



The Statutor

Project details	
Planning authority:	
Project name:	
Applicant:	
Application type:	
Planning application reference:	
Completed by:	
Date of metric completion:	
Reviewer:	
Calculation iteration:	
Planning authority reviewer:	
Date of planning authority review:	
Target % net gain:	10%
Irreplaceable habitat present at baseline:	
Total site area - including irreplaceable habitat area (hectares):	4.04
Total off-site area - including irreplaceable habitat area (hectares):	N/A

Cell style conversion	
	
	

On-site baseline map

Insert

<div><div></div><div>Insert</div></div>	
<div>On-site baseline map reference number</div> <div></div>	
<div>Off-site baseline map</div> <div><div></div><div>Insert</div></div>	
<div>Off-site baseline map reference number</div> <div></div>	

Early Biodiversity Metric

Start page

Details	
Exeter City Council	
King George V Playing Fields	
Exeter City Community Trust	
Detailed	
Carly Benefer	
12.02.25	
N. Hargreaves	
1	
No ✓	
Irreplaceable habitat site area (hectares):	0.00
Irreplaceable habitat area off-site (hectares):	N/A

Instructions
Attention required
Input error/rules and principles not met
Use of this cell is not appropriate
Enter data
Automatic lookup
Result

On-site post intervention map

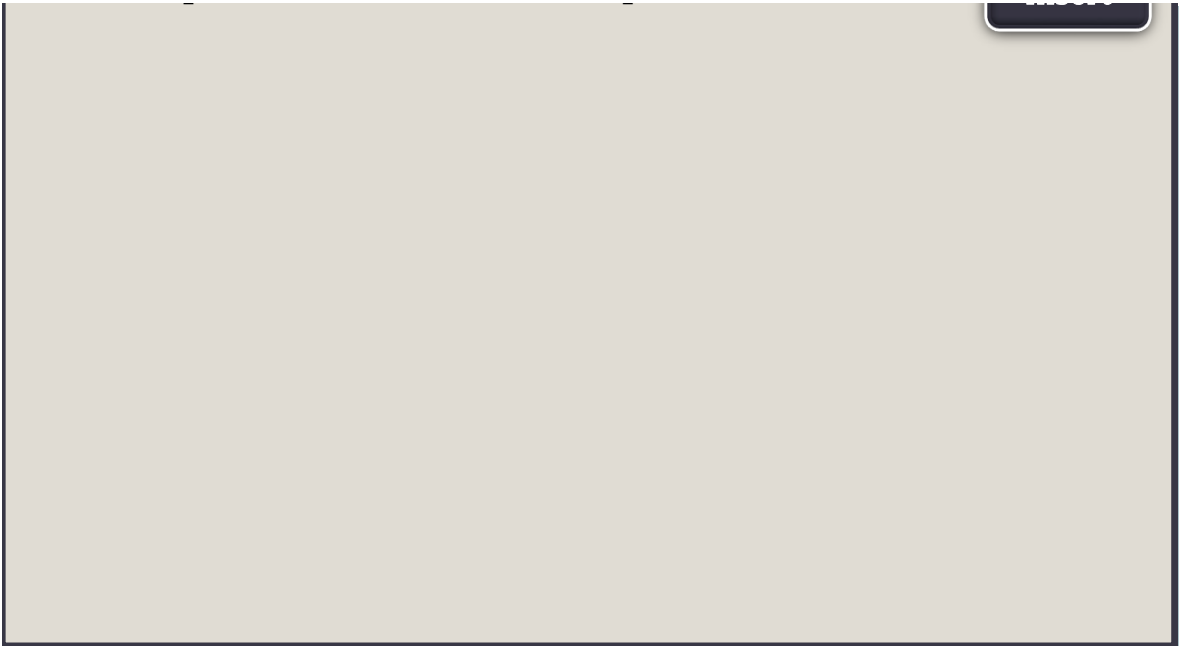
Insert

Main map

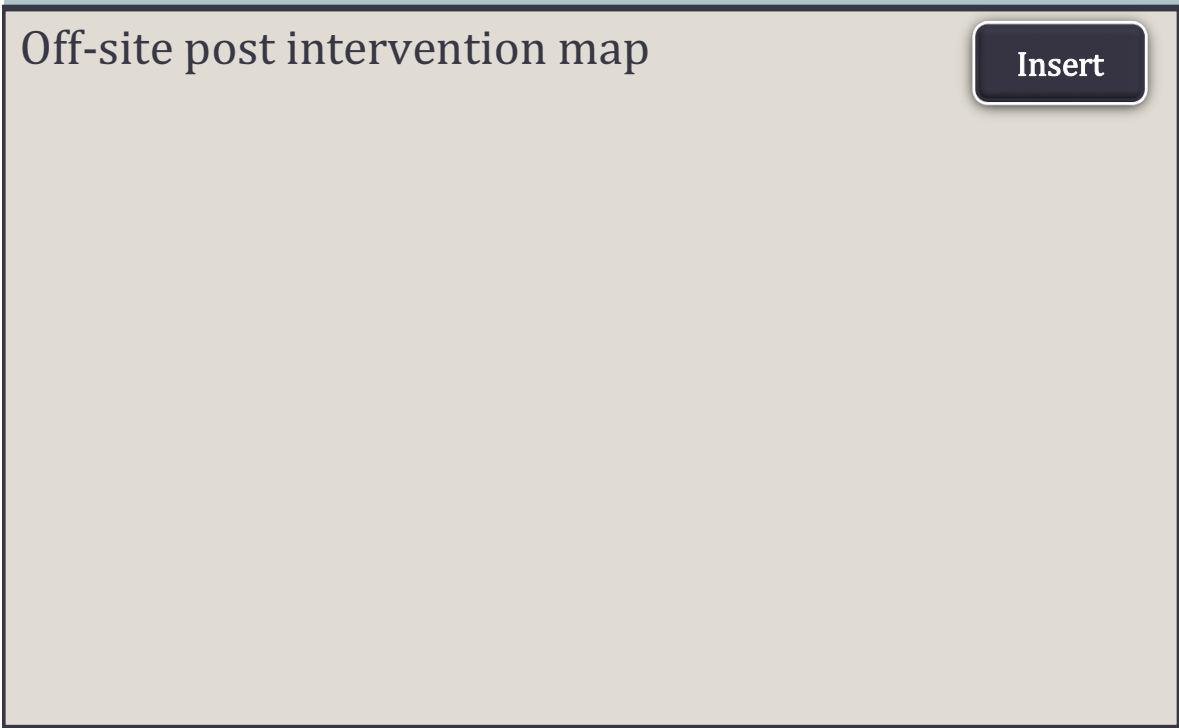
Results

View map

Reset map



On-site post-intervention map reference number	
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Off-site post-intervention reference number	
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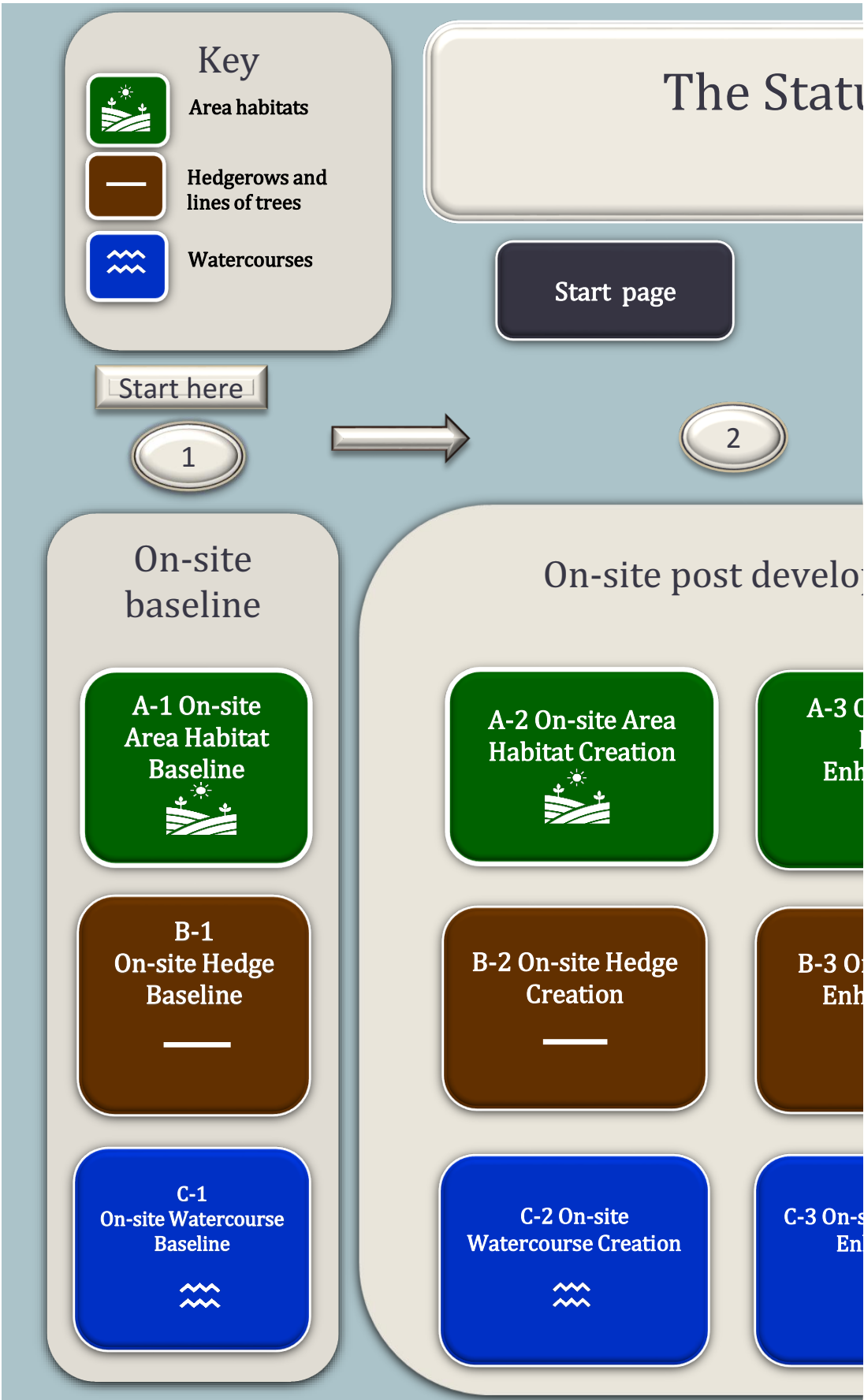
menu

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y all

view







utory Biodiversity Metric

Main menu

Technical data

Results

3

pment

On-site Area
Habitat
enhancement



On-site Hedge
enhancement



On-site Watercourse
enhancement



Off-site baseline

D-1
Off-site
Area Habitat Baseline



E-1
Off-site Hedge
Baseline



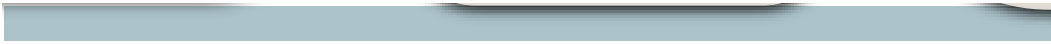
F-1
Off-site Watercourse
Baseline



D-1
H

E-2

Wate



Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	62	0.2524		0.0000		0.0000
Medium	3	0.0489		0.0000		0.0000
Large	4	0.1466		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	69	0.4479	0	0.0000	0	0.0000

4

Off-site post development

D-2 Off-site Area
Habitat Creation



D-3 Off-site Area Habitat
Enhancement



E-2 Off-site Hedge
Creation



E-3 Off-site Hedge
Enhancement



F-2 Off-site
Watercourse Creation



F-3 Off-site Watercourse
Enhancement





The Statutor

**Return to start
page**

Headline results

De

**Off-site
summary**

**In
hab**

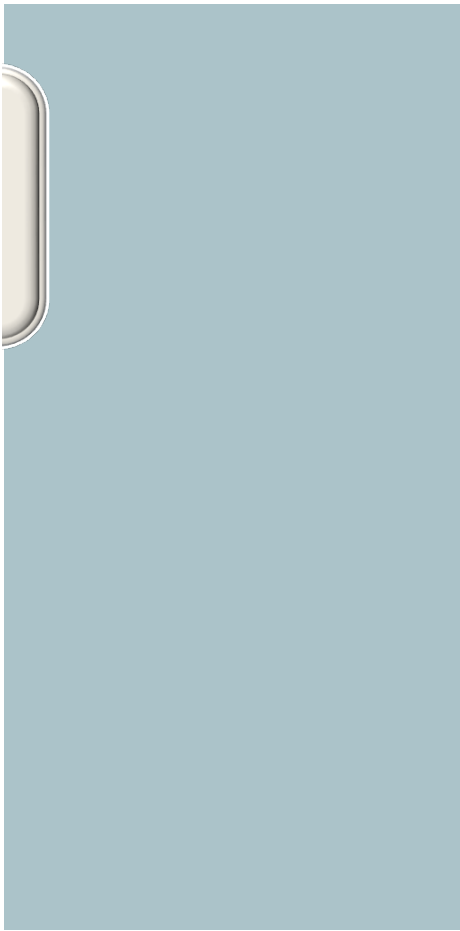
ry Biodiversity Metric Results

tailed results

Habitat trading
summaries

rreplaceable
itats summary

Unit shortfall
summary



King George V Playing Fields

Headline Results

Scroll down for final results ⚠

Return to
results menu

On-site baseline

Habitat units

Hedgerow units

Watercourse units

On-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units

Hedgerow units

Watercourse units

On-site net change

(units & percentage)

Habitat units

Hedgerow units

Watercourse units

Off-site baseline

Habitat units

Hedgerow units

Watercourse units

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units

Hedgerow units

Watercourse units

Off-site net change

Habitat units

Off-site net change (units & percentage)	Hedgerow units
	Watercourse units
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units
Spatial risk multiplier (SRM) deductions	Habitat units
	Hedgerow units
	Watercourse units
FINAL RESULTS	
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units

Trading rules satisfied?

Yes

Unit Type	Target	Baseline Units	Units Required
<i>Habitat units</i>	10.00%	11.06	12.16
<i>Hedgerow units</i>	10.00%	0.63	0.70
<i>Watercourse units</i>	10.00%	0.14	0.16

11.06
0.63
0.14

12.33
0.71
0.19

1.27	11.49%
0.08	12.82%
0.04	31.20%

0.00
0.00
0.00

0.00
0.00
0.00

0.00	0.00%
-------------	--------------

0.00	0.00%
0.00	0.00%

1.27
0.08
0.04

0.00
0.00
0.00

--

1.27
0.08
0.04

11.49%
12.82%
31.20%

es ✓

Unit Deficit
0.00
0.00
0.00

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

King George V Playing Fields
Detailed Results

Summary Figures

Net project biodiversity (Including all on-site & off-site habitat retention)

Total project biodiversity (Including all on-site & off-site habitat creation)
--

Combined
Total on-site and off-site baseline area / length
Total on-site and off-site baseline units

Total on-site and off-site baseline area / length retained
Total on-site and off-site baseline units retained

Total on-site and off-site area / length proposed for enhancement
Total on-site and off-site baseline units proposed for enhancement

Total on-site and off-site baseline area / length lost
Total on-site and off-site baseline units lost

Area habitats
On-site change

Area Habitats	
	Habitat group
	Cropland
	Grassland
	Heathland and shrub
	Lakes
	Sparsely vegetated land
	Urban
	Wetland
	Woodland and forest
	Intertidal sediment
	Coastal saltmarsh
	Rocky shore
	Coastal lagoons
	Intertidal hard structures
	Watercourse footprint
	Individual trees
	Off-site ch
Area Habitats	Habitat group
	Cropland
	Grassland
	Heathland and shrub
	Lakes
	Sparsely vegetated land
	Urban
	Wetland
	Woodland and forest
	Intertidal sediment
	Coastal saltmarsh
	Rocky shore
	Coastal lagoons
	Intertidal hard structures
	Watercourse footprint
	Individual trees
	Combined on-site and

Area Habitats	
	Habitat group
	Cropland
	Grassland
	Heathland and shrub
	Lakes
	Sparsely vegetated land
	Urban
	Wetland
	Woodland and forest
	Intertidal sediment
	Coastal saltmarsh
	Rocky shore
	Coastal lagoons
	Intertidal hard structures
	Watercourse footprint
	Individual trees
Hedgerows and Lines of Trees	
	Hedgerows and lines of trees
	On-site conditions
	Hedgerow type
	Species-rich native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow with trees
	Species-rich native hedgerow - associated with bank or ditch
	Native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow
	Native hedgerow - associated with bank or ditch
	Native hedgerow with trees
	Ecologically valuable line of trees
	Ecologically valuable line of trees - associated with bank or ditch
	Native hedgerow
	Line of trees
	Line of trees - associated with bank or ditch
	Non-native and ornamental hedgerow

Hedgerows and Lines of Trees	
	Off-site
	Hedgerow type
	Species-rich native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow with trees
	Species-rich native hedgerow - associated with bank or ditch
	Native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow
	Native hedgerow - associated with bank or ditch
	Native hedgerow with trees
	Ecologically valuable line of trees
	Ecologically valuable line of trees - associated with bank or ditch
	Native hedgerow
	Line of trees
	Line of trees - associated with bank or ditch
	Non-native and ornamental hedgerow
Hedgerows and Lines of Trees	
	Combined on-site
	Hedgerow type
	Species-rich native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow with trees
	Species-rich native hedgerow - associated with bank or ditch
	Native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow
	Native hedgerow - associated with bank or ditch
	Native hedgerow with trees
	Ecologically valuable line of trees
	Ecologically valuable line of trees - associated with bank or ditch
	Native hedgerow
	Line of trees
	Line of trees - associated with bank or ditch
	Non-native and ornamental hedgerow

Watercourses	
	Watercourses
	On-site channels
	Watercourse type
	Priority habitat
	Other rivers and streams
	Ditches
	Canals
	Culvert
Watercourses	Off-site channels
	Watercourse type
	Priority habitat
	Other rivers and streams
	Ditches
	Canals
	Culvert

Watercourses	
	Combined on-site and
	Watercourse type
	Priority habitat
	Other rivers and streams
	Ditches
	Canals
	Culvert

Return to results menu

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ty units (retention / creation)	<i>Habitat units</i>
	<i>Hedgerow units</i>
	<i>Watercourse units</i>

% change (loss + retained habitats)	<i>Habitat units</i>
	<i>Hedgerow units</i>
	<i>Watercourse units</i>

habitat retention and enhancement

	Habitats	Hedgerows
	4.41	0.17
	11.06	0.63

	1.37	0.16
	5.42	0.60

ent	1.01	0.00
ment	2.01	0.00

	2.04	0.01
	3.62	0.04

change by broad habitat type

Baseline		Post-development on-site		On-site
On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change
0.00	0.00	0.00	0.00	0.00
3.33	6.65	2.11	8.24	-1.22
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.72	0.00	1.94	0.11	1.22
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.37	4.40	0.52	3.97	0.15

Change by broad habitat type

Baseline		Post-development off-site		Off-site
Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

Off-site change by broad habitat type

Baseline		On-site and off-site post-development		Combined
Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change
0.00	0.00	0.00	0.00	0.00
3.33	6.65	2.11	8.24	-1.22
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.72	0.00	1.94	0.11	1.22
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.37	4.40	0.52	3.97	0.15

S

change by hedgerow type

Baseline		Post-development on-site		On-site
On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.01	0.04	0.04	0.12	0.03
0.15	0.58	0.15	0.58	0.00
0.00	0.00	0.00	0.00	0.00
0.02	0.02	0.02	0.02	0.00

change by hedgerow type

Off-site baseline		Post-development off-site		Off-site
Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

nd off-site change by hedgerow type

Baseline		Post-development		CI
Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.01	0.04	0.04	0.12	0.03
0.15	0.58	0.15	0.58	0.00
0.00	0.00	0.00	0.00	0.00
0.02	0.02	0.02	0.02	0.00

--

Change by watercourse type				
Baseline		Post-development on site		On-site
On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change
0.0	0.0	0.0	0.0	0.0
0.0	0.1	0.0	0.2	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

Change by watercourse type				
Baseline		Post development off-site		Off-site
Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

d off-site change by watercourse type

Baseline		Post-development on-site		On-site
Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change
0.0	0.0	0.0	0.0	0.0
0.0	0.1	0.0	0.2	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

1.27
0.08
0.04

11.49%
12.82%
31.20%

Watercourses
0.02
0.14

0.00
0.00

0.02
0.14

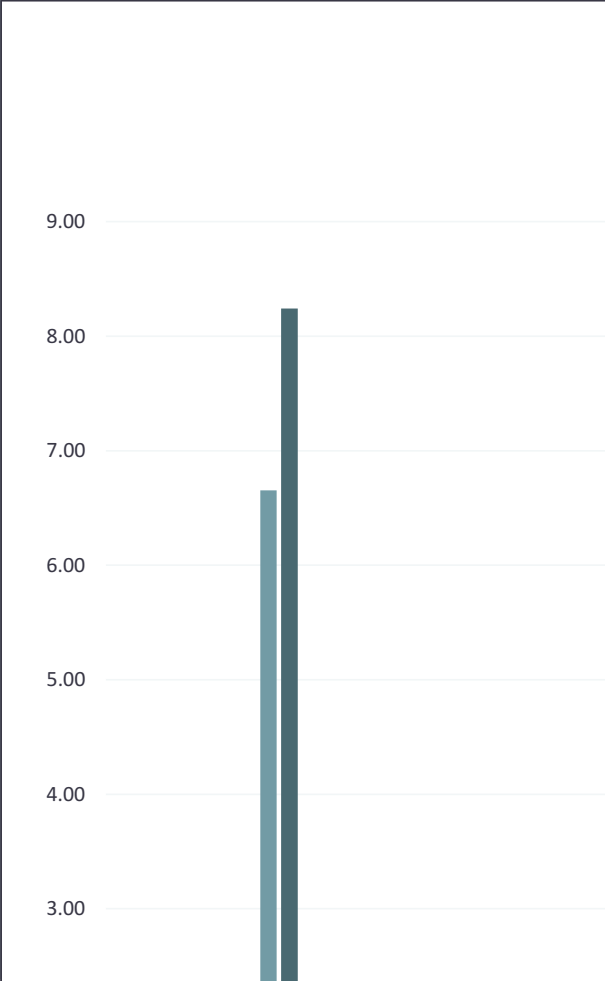
0.00
0.00

	Combined area lost from baseline
--	----------------------------------

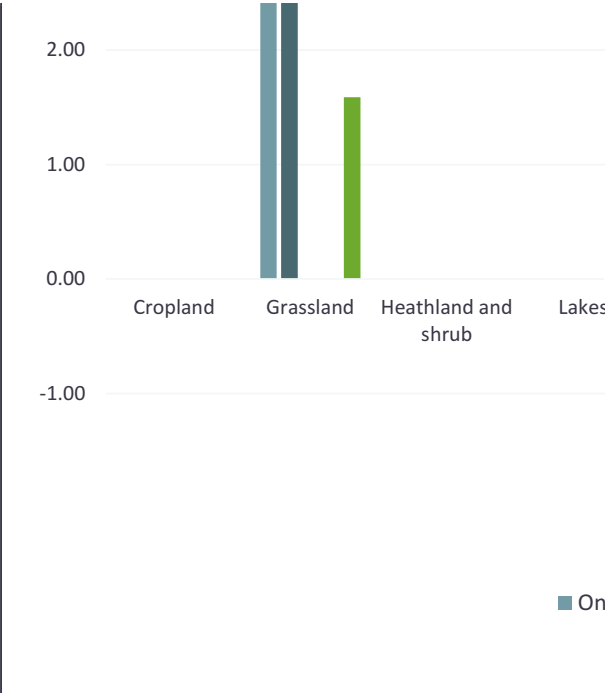
On-site unit change
0.00
1.59
0.00
0.00
0.00
0.11
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
-0.43

band	
Category	Area lost (hectares)
V.High	0
High	0
Medium	0.1008
Low	1.2218
V.Low	0.7152

Off-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00



Combined unit change
0.00
1.59
0.00
0.00
0.00
0.11
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
-0.43

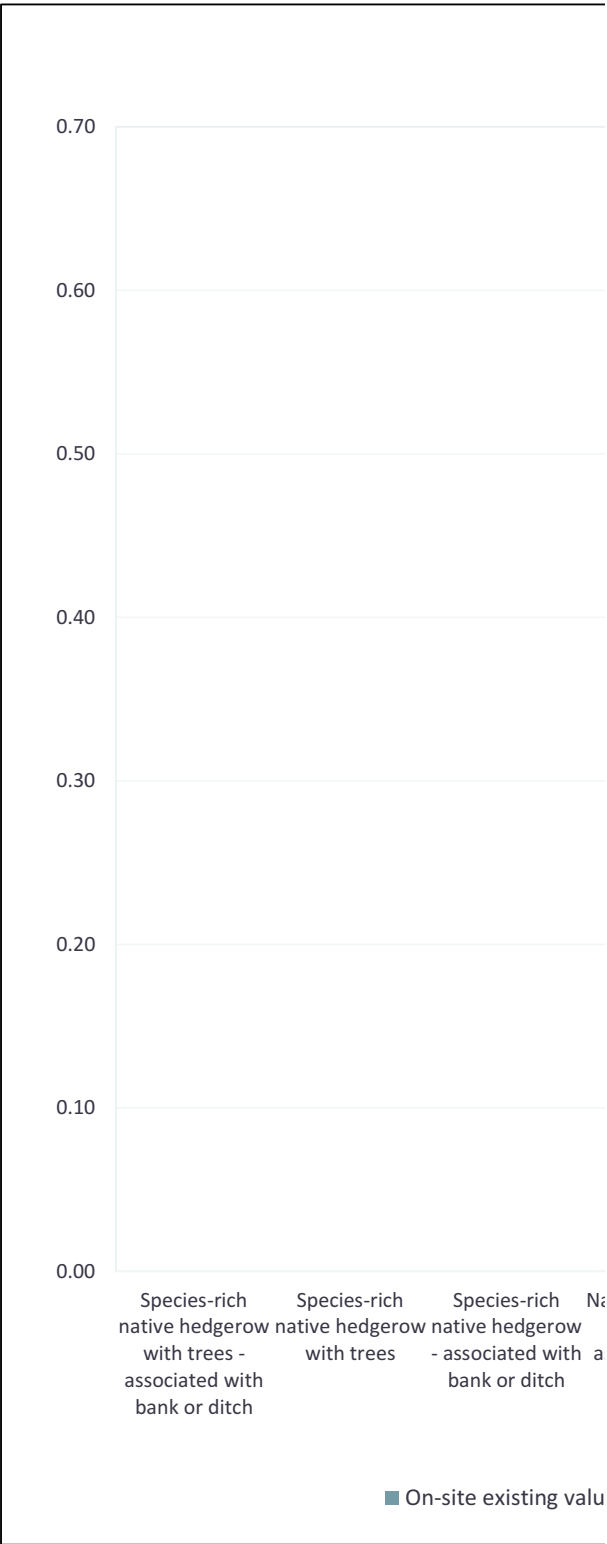


On-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.08
0.00
0.00
0.00

Combined length lost from baseline band	
Category	Length lost (km)
V.High	0
High	0
Medium	0
Low	0.006
V.Low	0

On-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

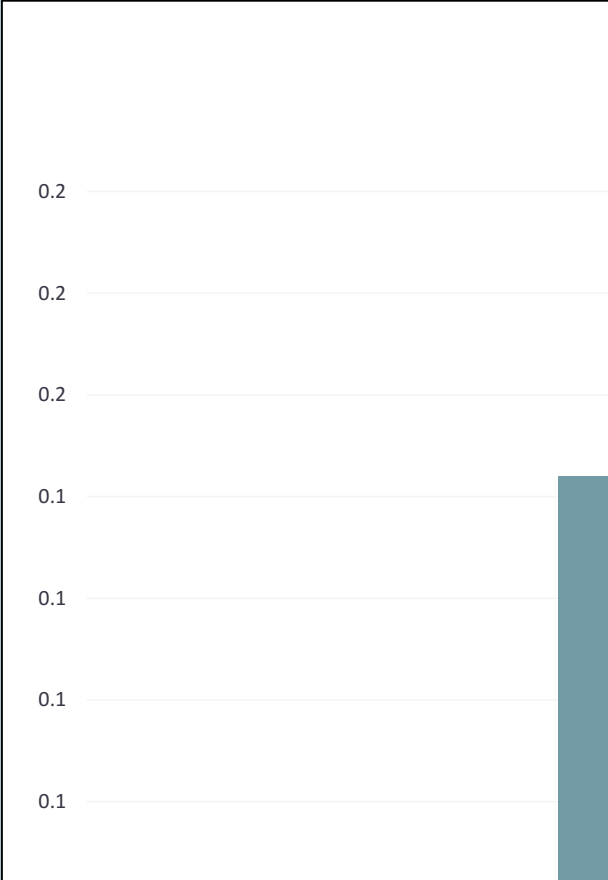
On-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.08
0.00
0.00
0.00



On-site unit change
0.0
0.0
0.0
0.0
0.0

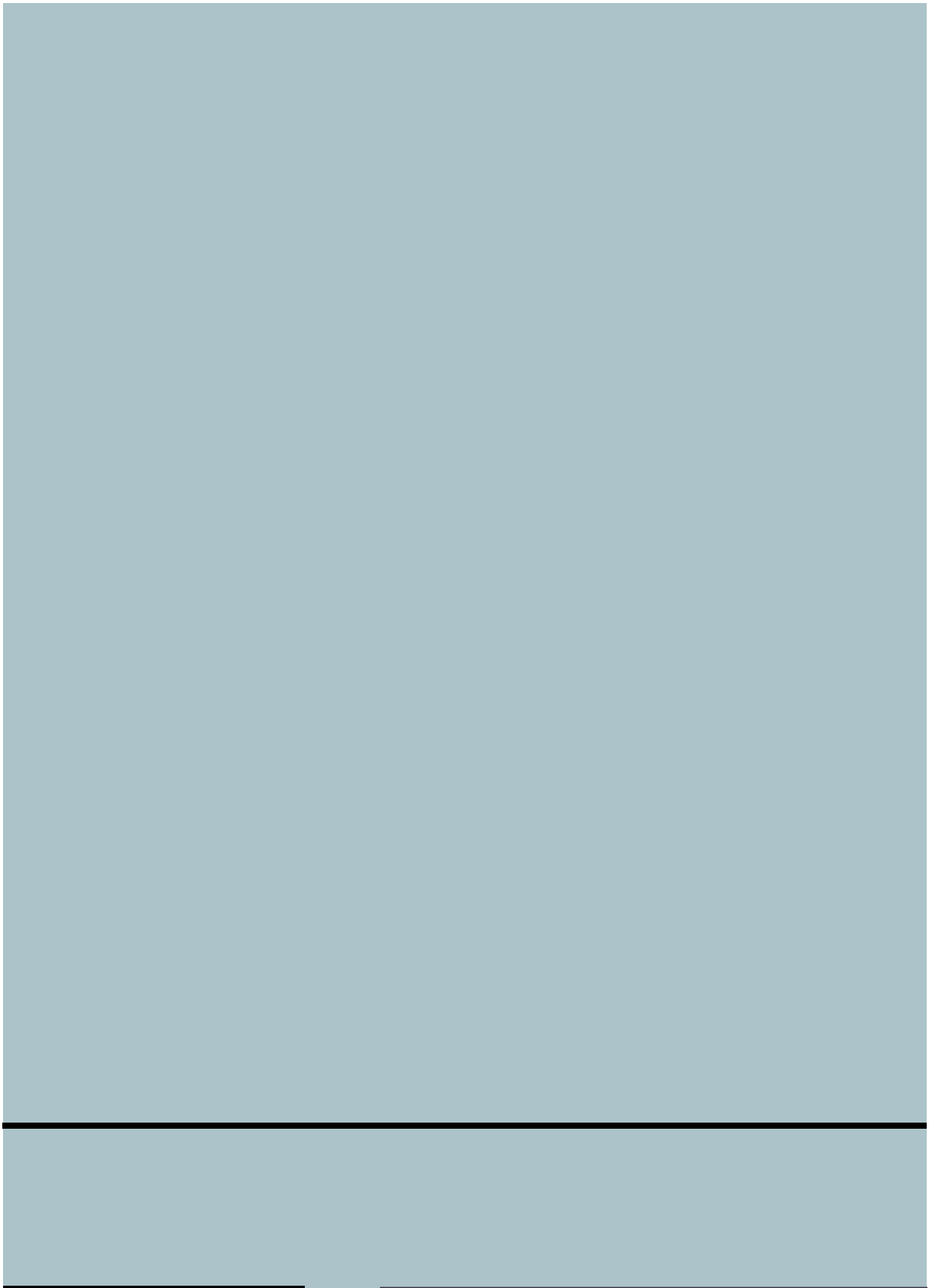
Combined length lost from baseline band	
Category	Length lost (km)
V.High	0
High	0
Medium	0
Low	0

Off-site unit change
0.0
0.0
0.0
0.0
0.0



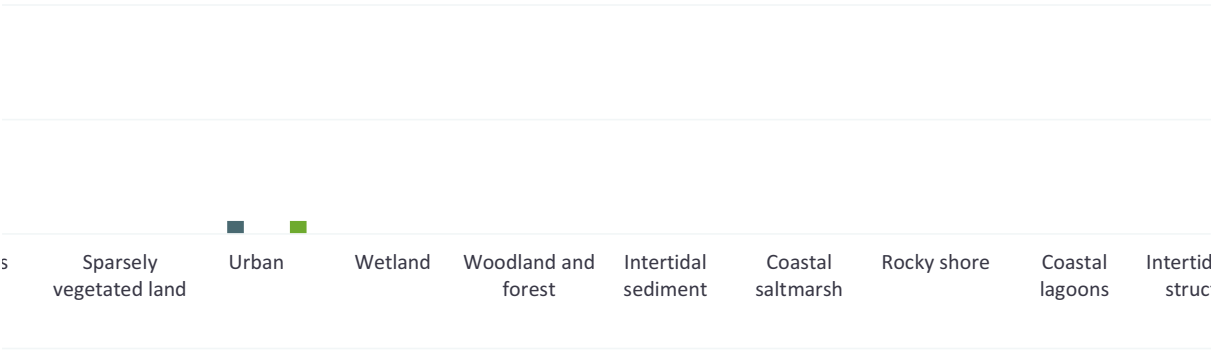
On-site change
Combined unit change
0.0
0.0
0.0
0.0
0.0



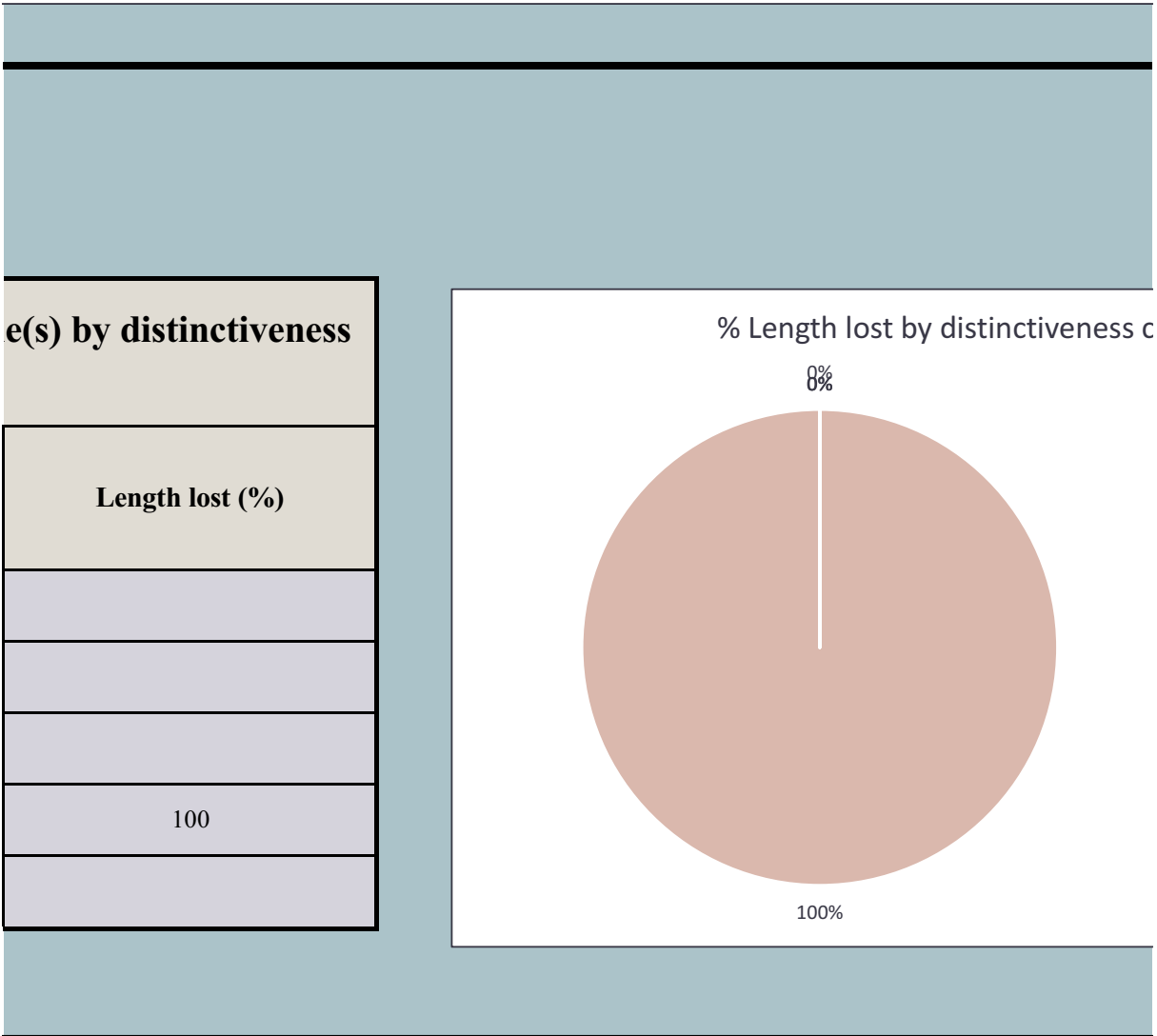


(s) by distinctiveness

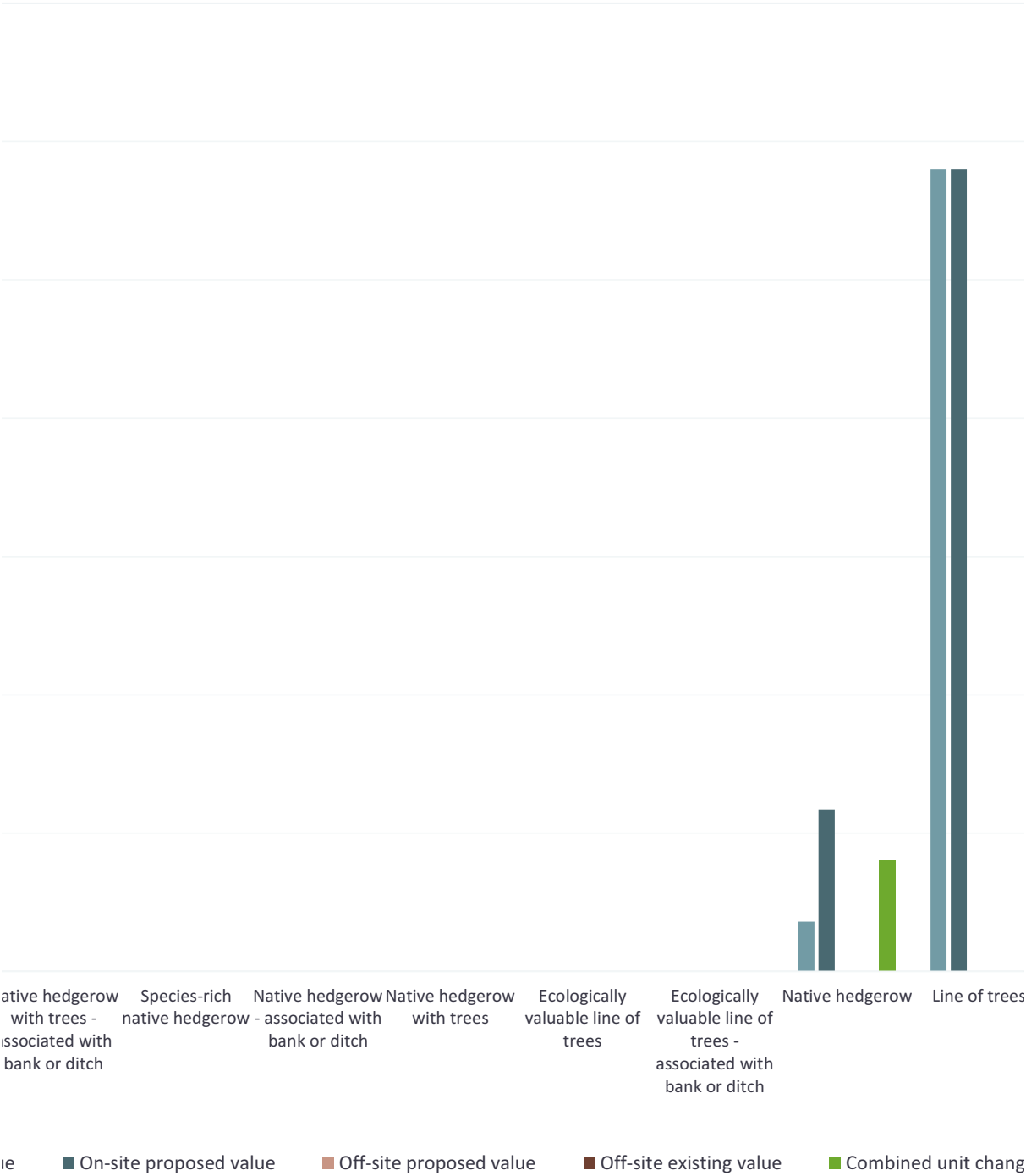
% Area lost by distinctiveness cate

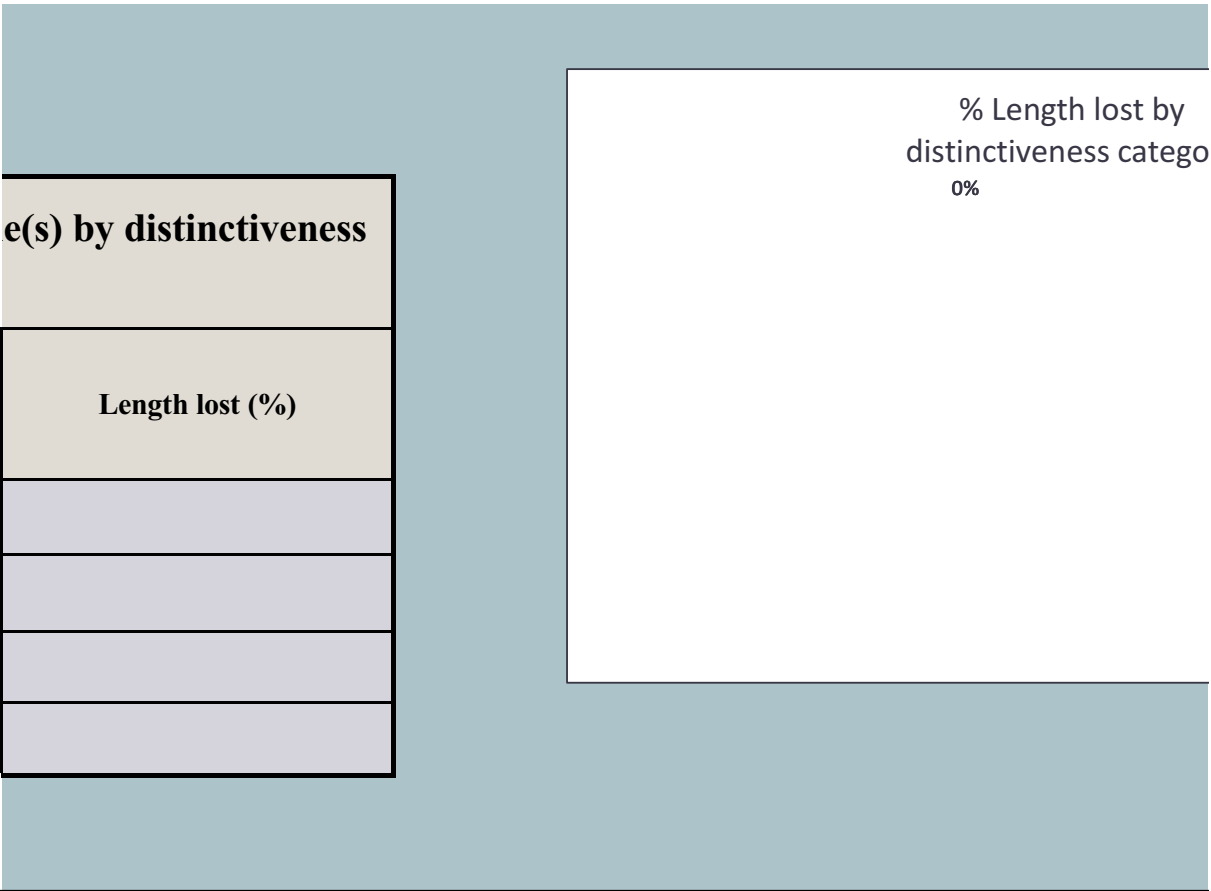


On-site existing value On-site proposed value Off-site existing value Off-site proposed value Con

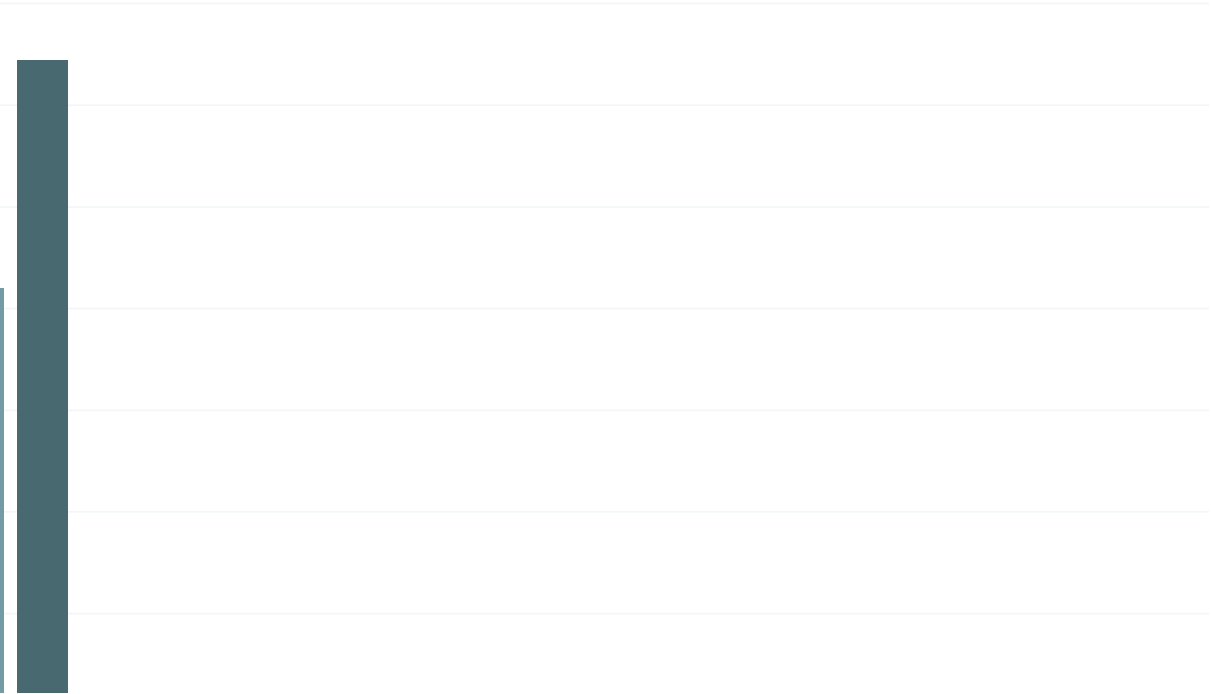


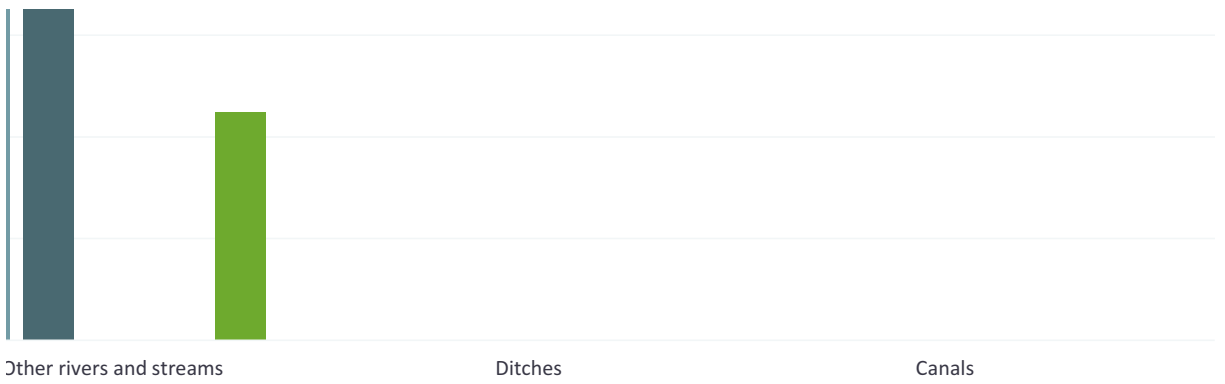
Hedgerow biodiversity unit change



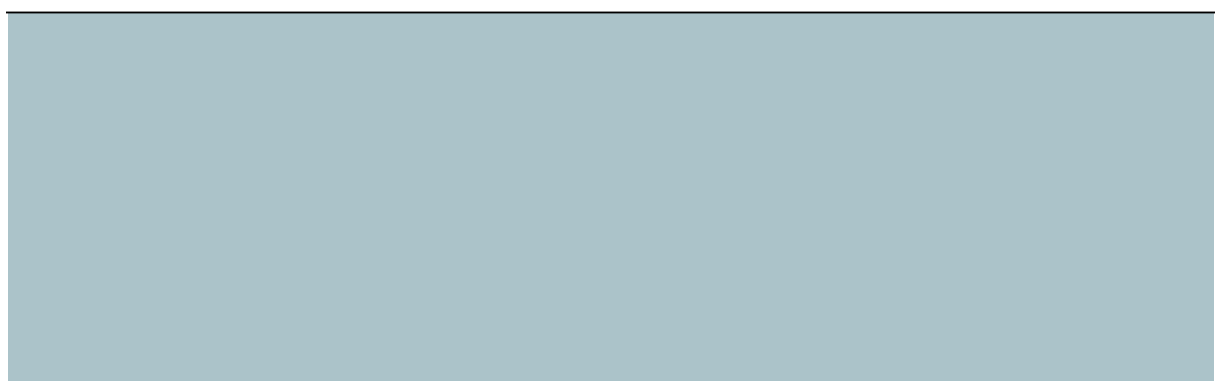


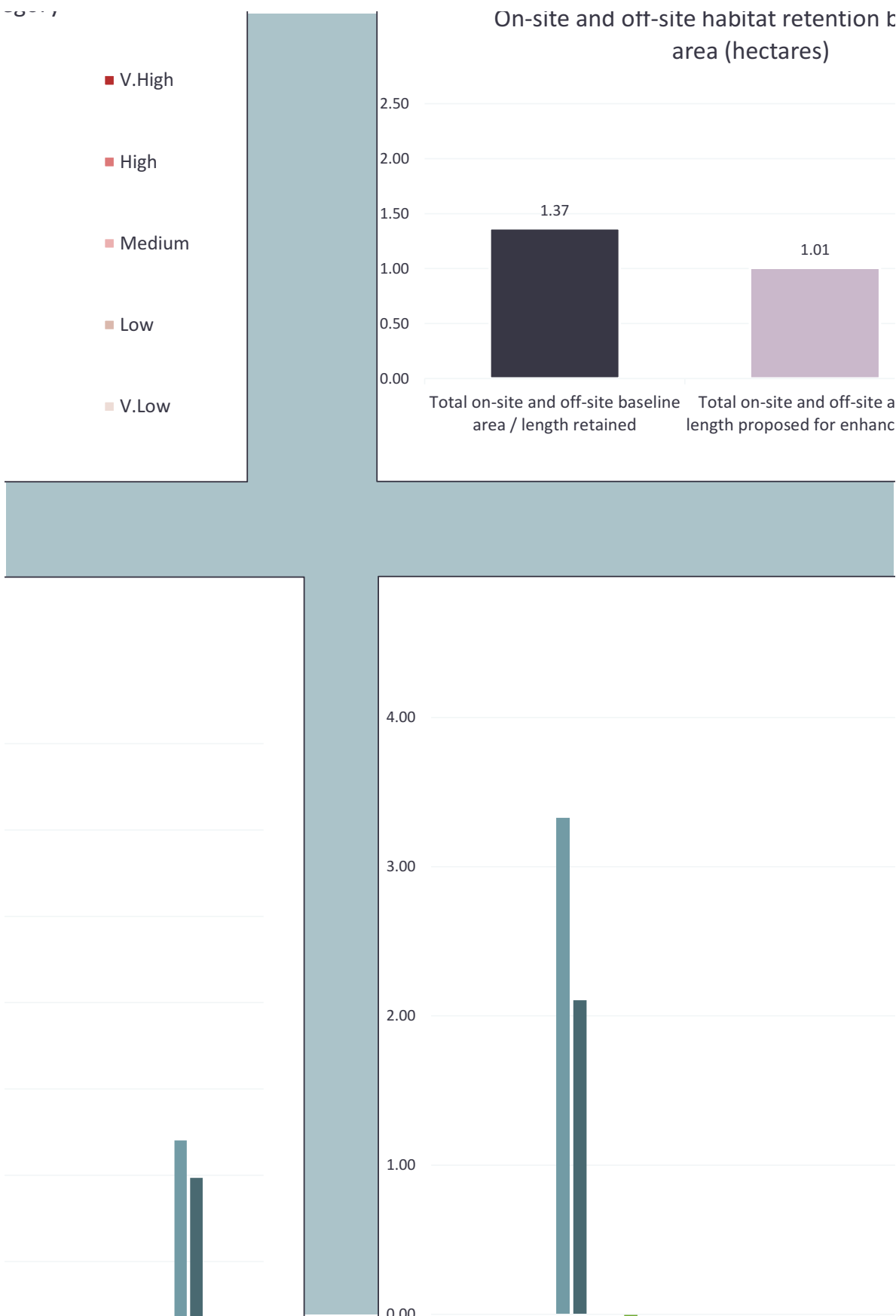
Watercourse biodiversity unit change

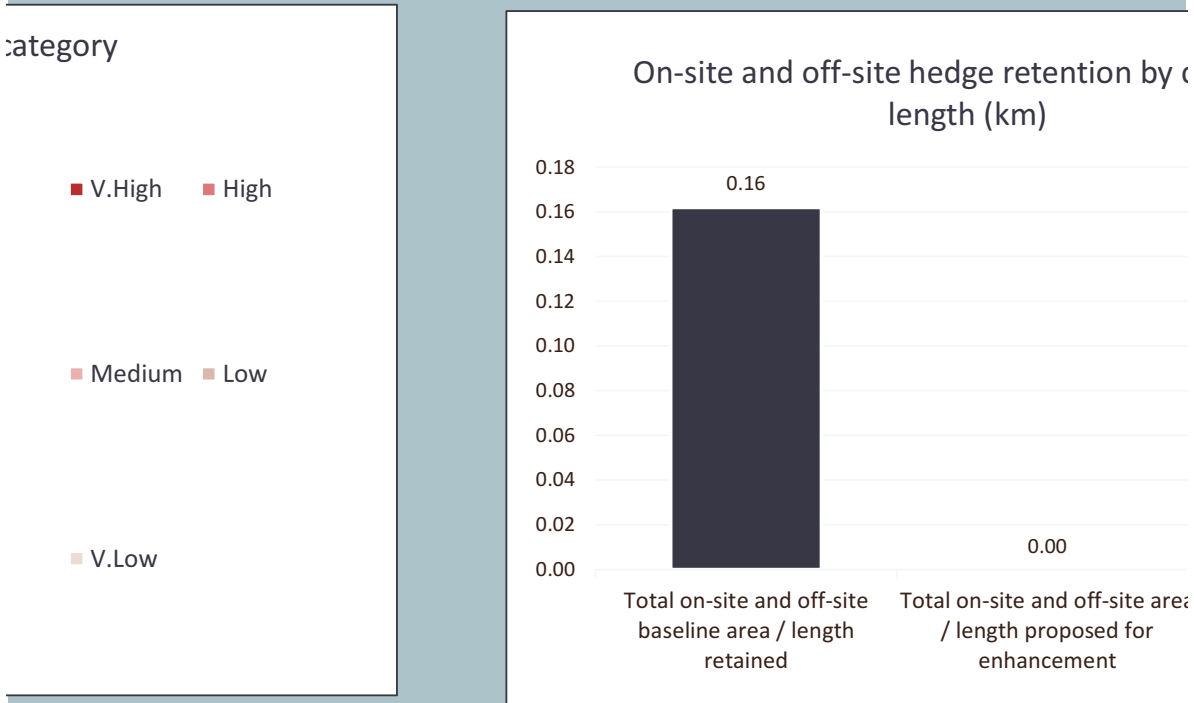
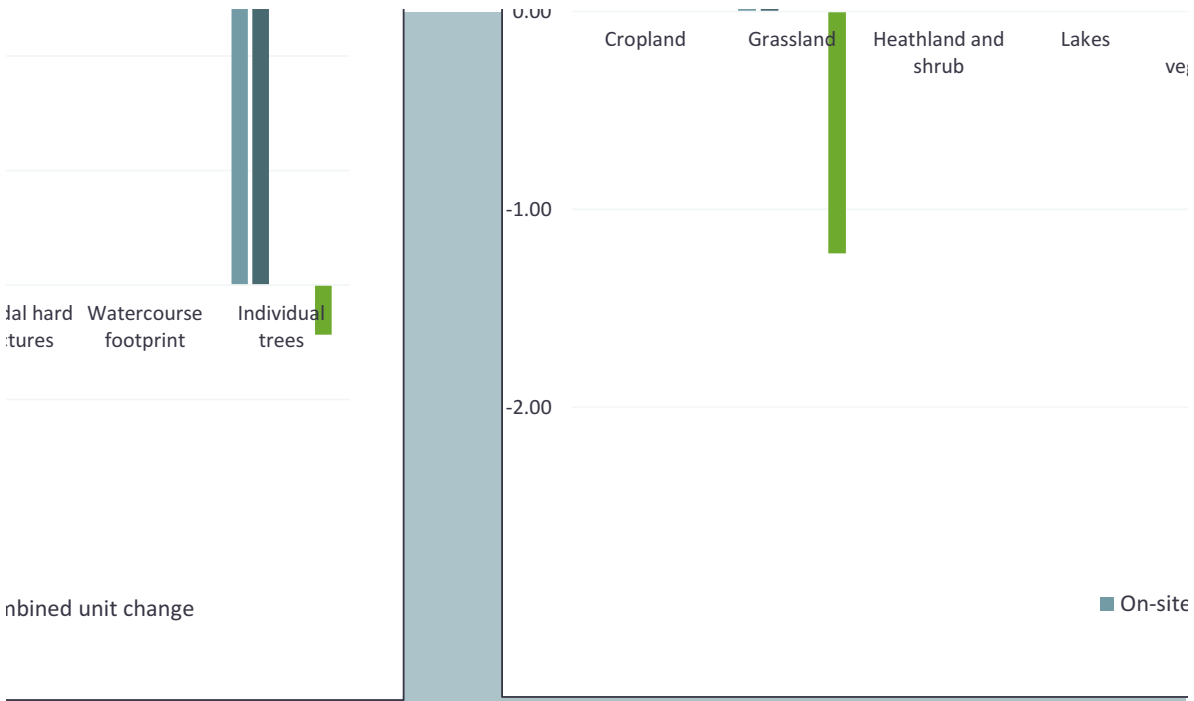


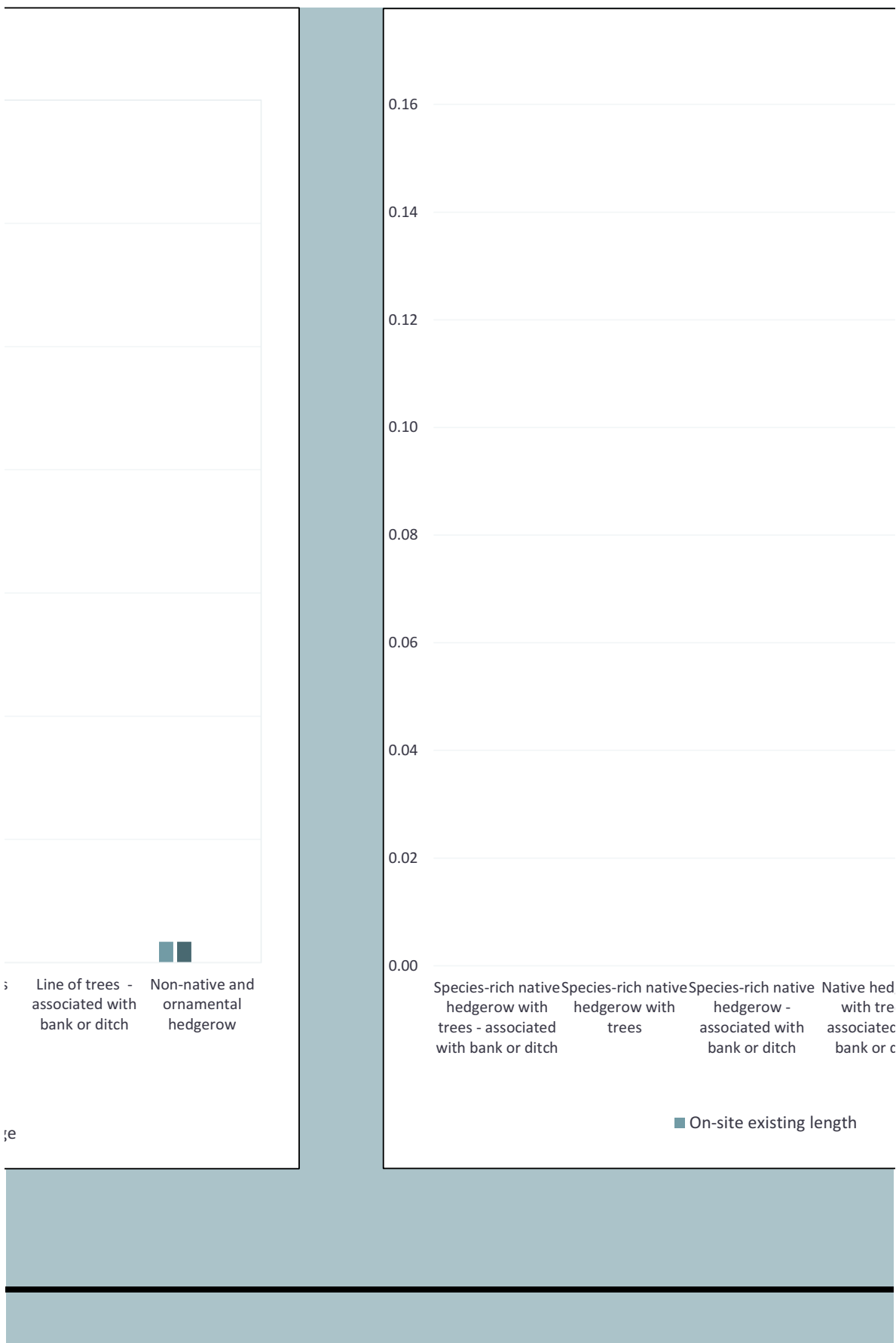


■ On-site proposed value ■ Off-site existing value ■ Off-site proposed value ■ Combined unit change









ry

■ V.High

■ High

■ Medium

■ Low

Watercourse length retained, proposed
lost (length km)



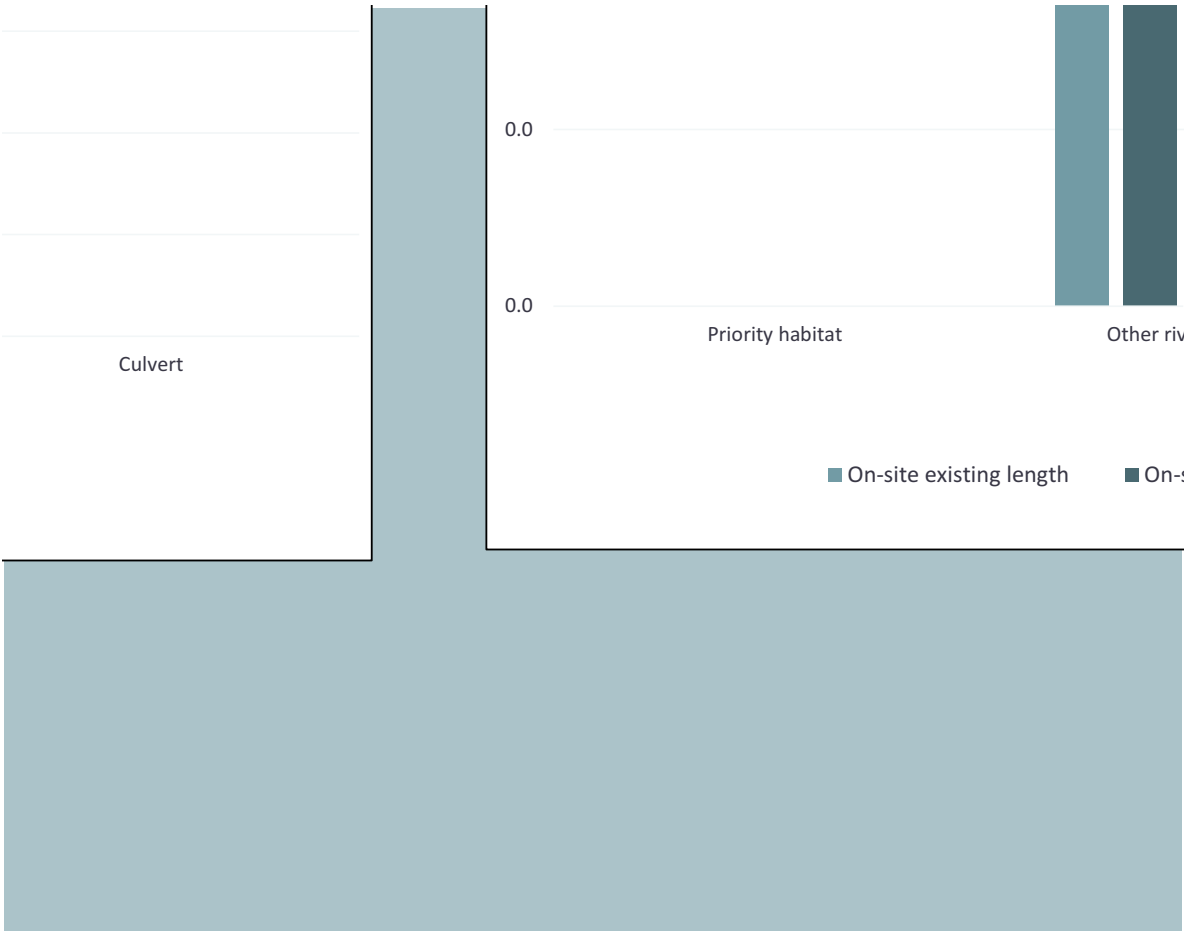
0.0

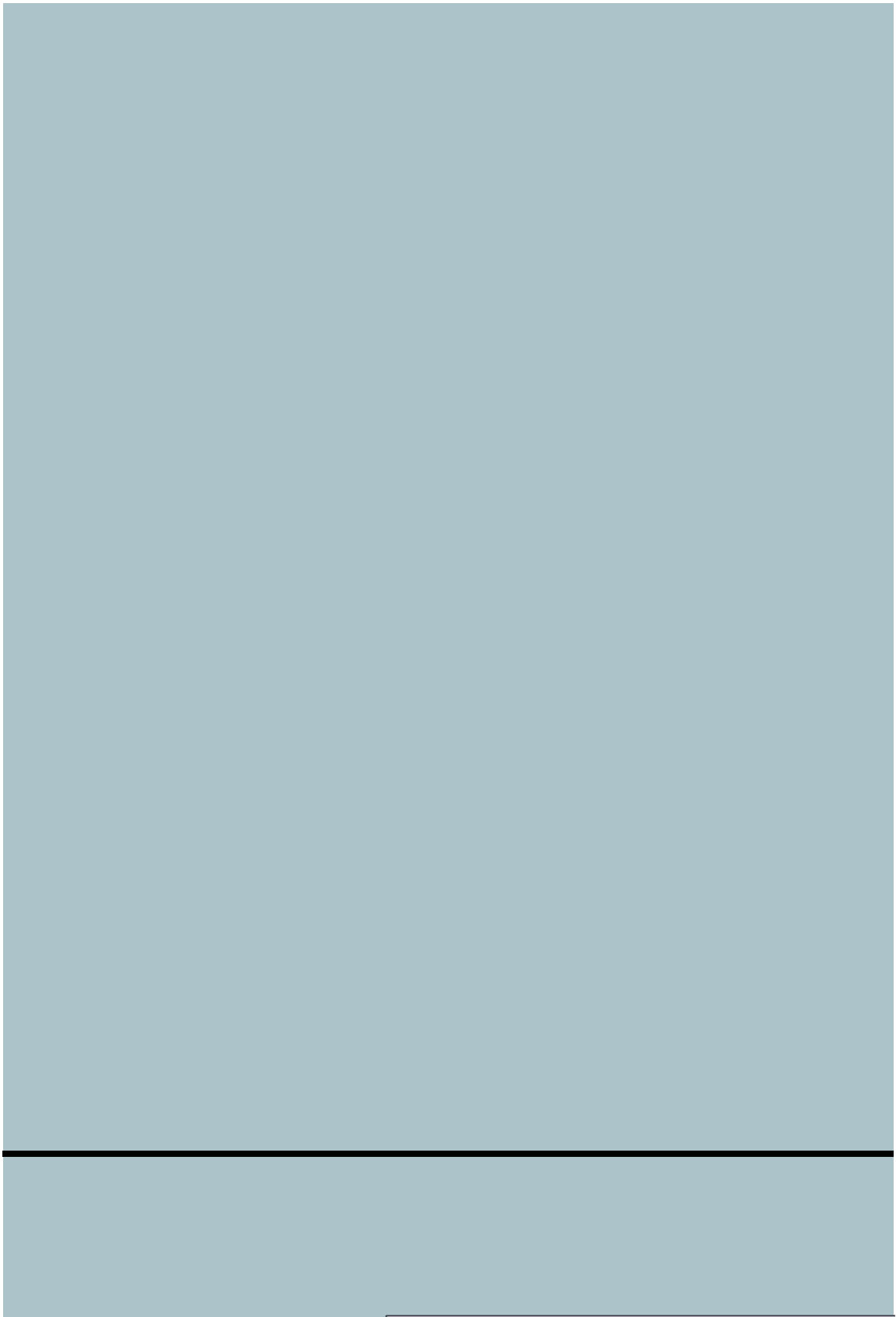
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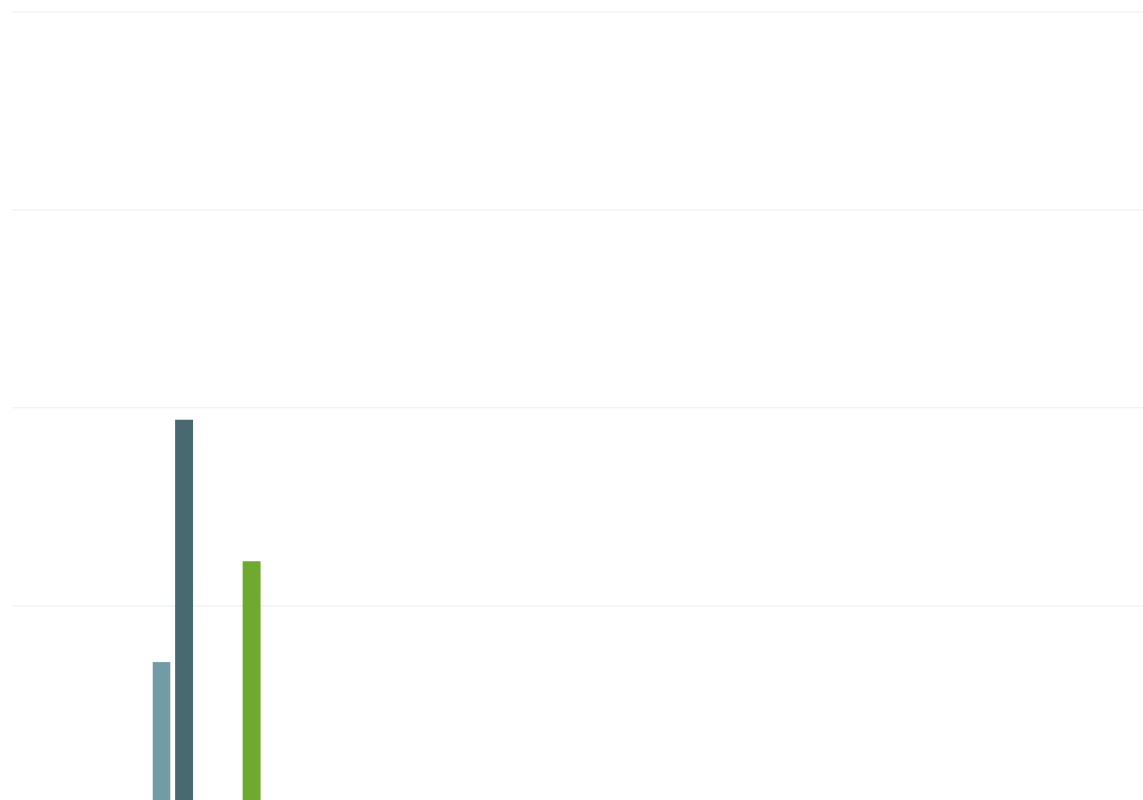
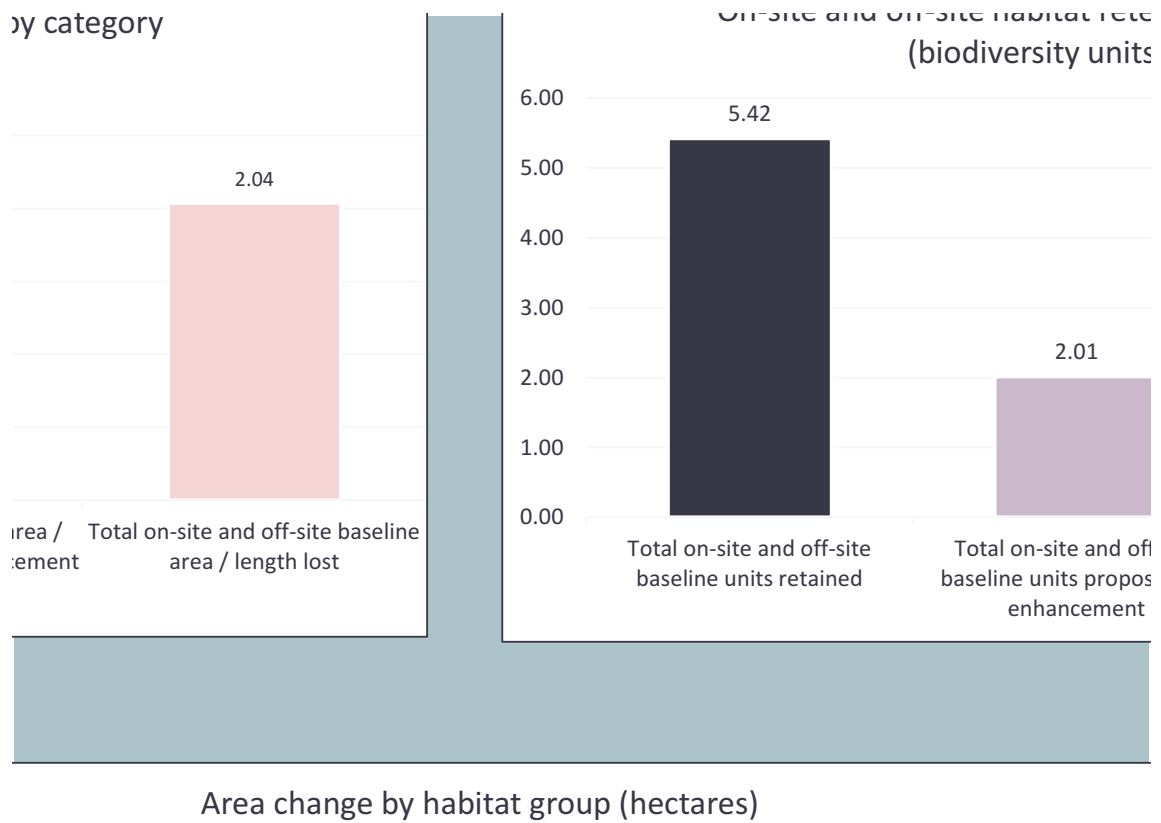
0.0

0.0



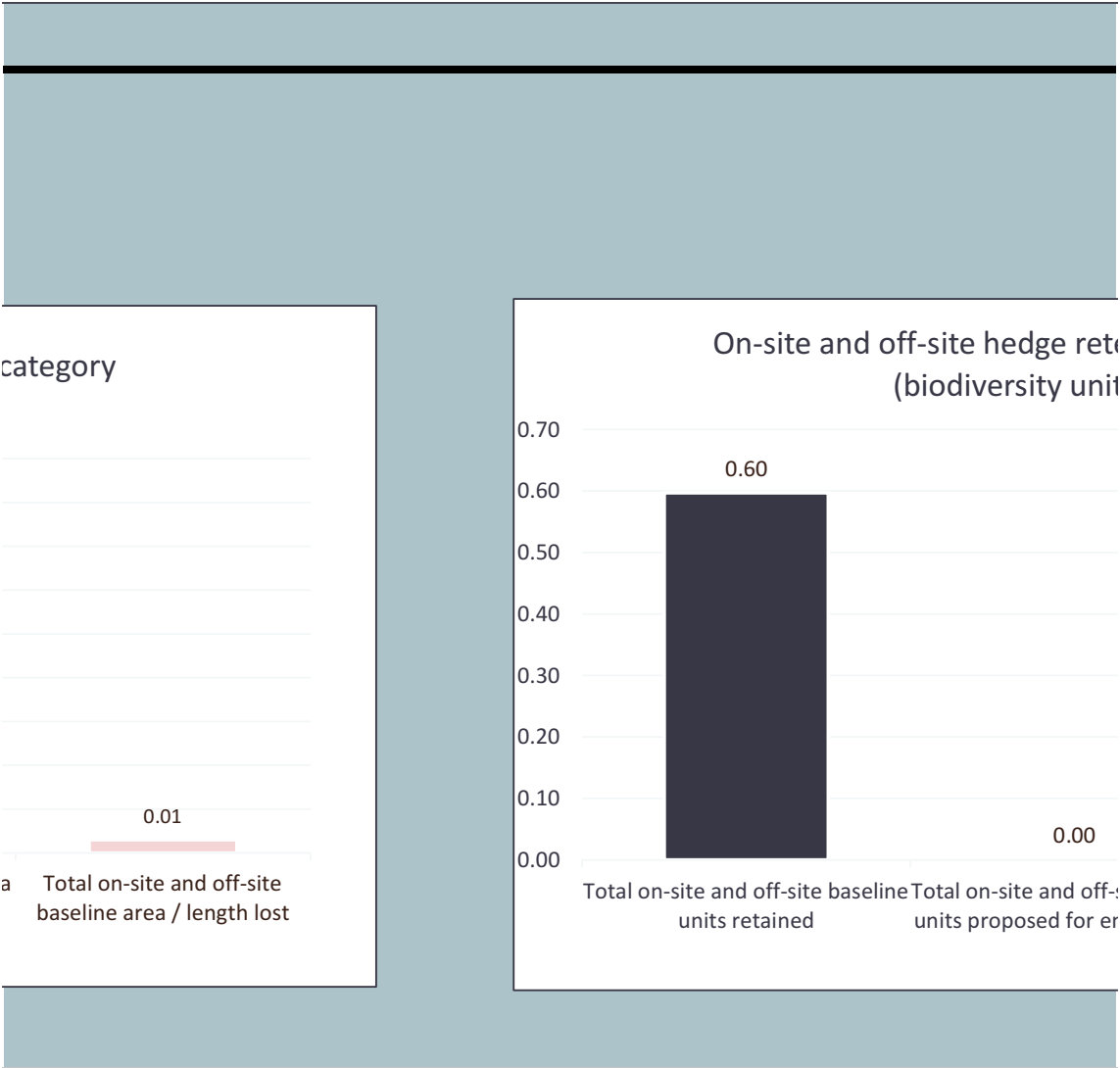


by category

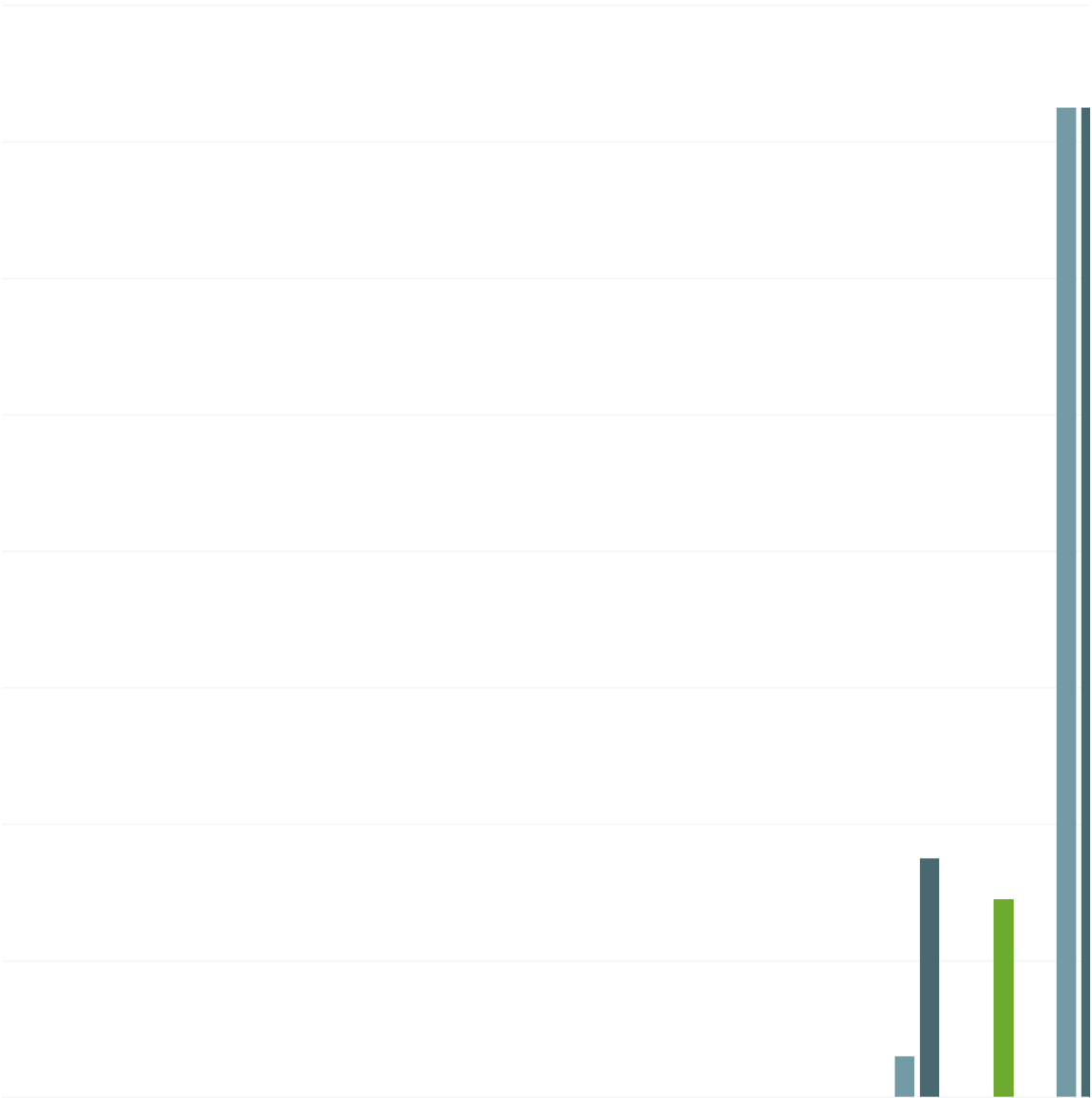


Sparsely vegetated land Urban Wetland Woodland and forest Intertidal sediment Coastal saltmarsh Rocky shore Coastal lagoons

existing area On-site proposed area Off-site existing area Off-site proposed area Combined



Hedgerow length change (km)



Hedgerow associated with ditch Species-rich native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Ecologically valuable line of trees Ecologically valuable line of trees - associated with bank or ditch Native hedgerow Line

On-site proposed length Off-site proposed length Off-site existing length Combined length

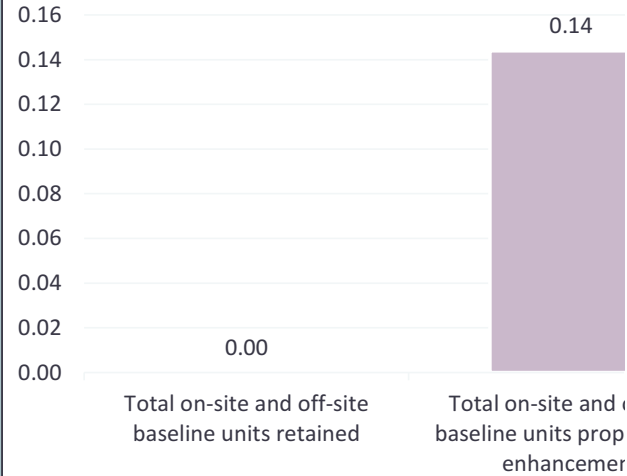


for enhancement or

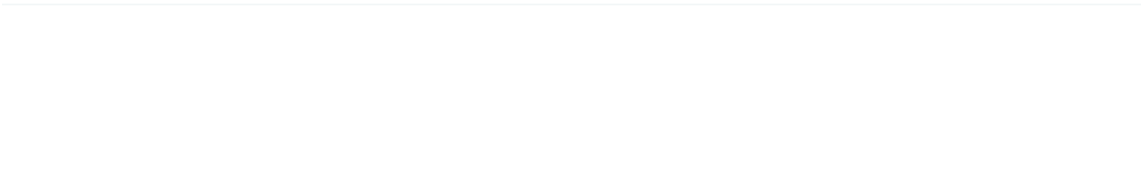


area / Total on-site and off-site baseline
ement area / length lost

Watercourse retention c
(watercourse biodiversit



Watercourse length change (km)

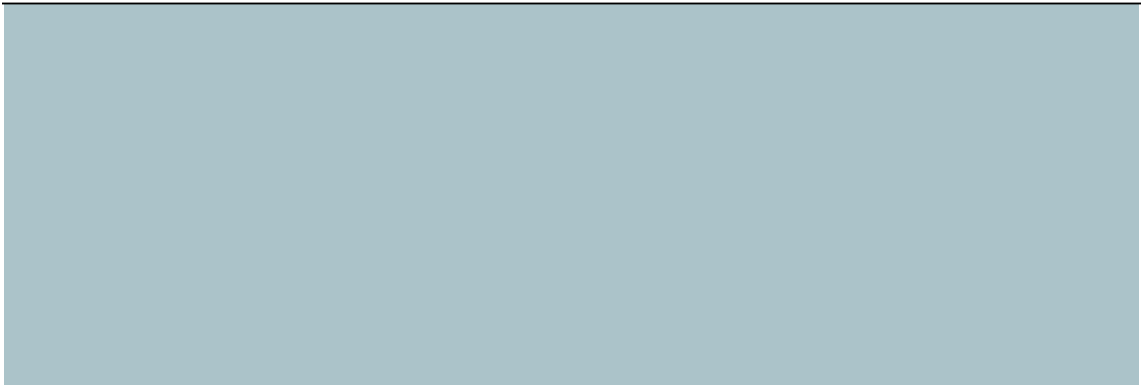


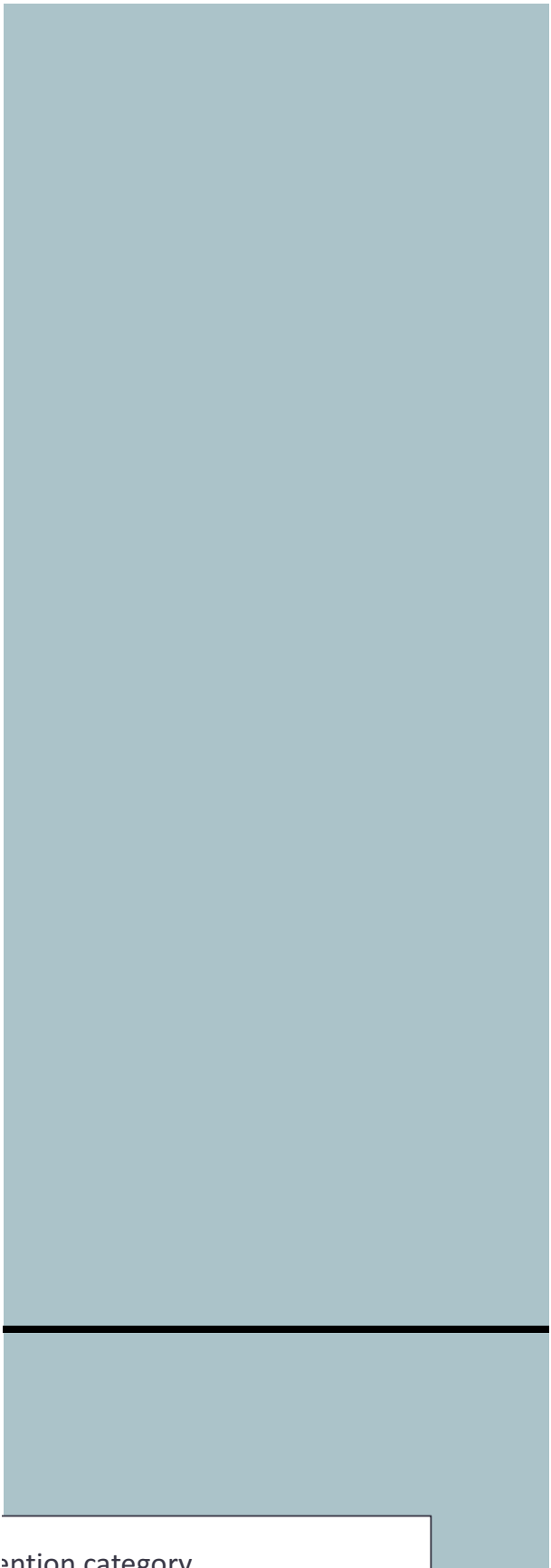
ivers and streams

Ditches

Canals

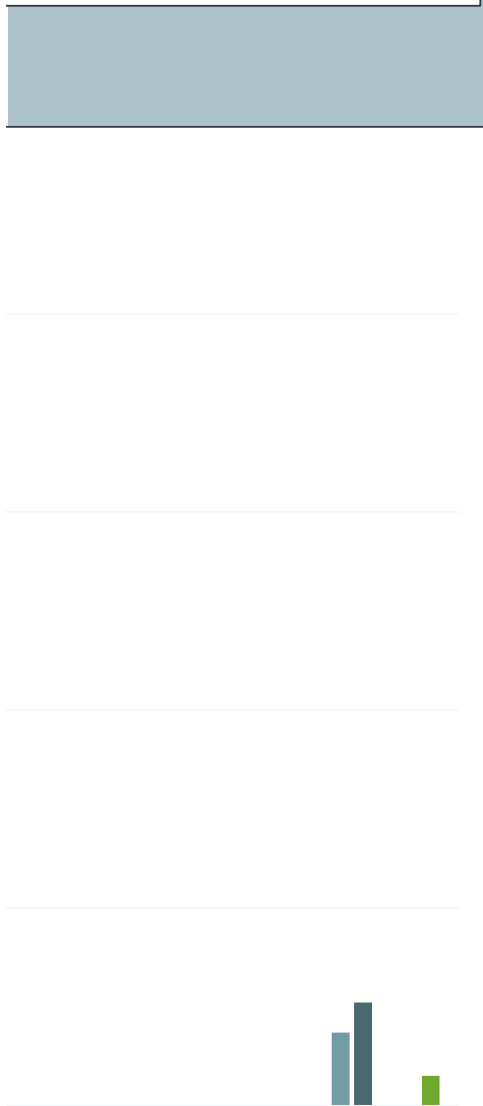
site proposed length ■ Off-site existing length ■ Off-site proposed length ■ Combined length change





ention category

ation category
s)



s

Intertidal hard structures

Watercourse footprint

Individual trees

ned area change

ention category
ts)

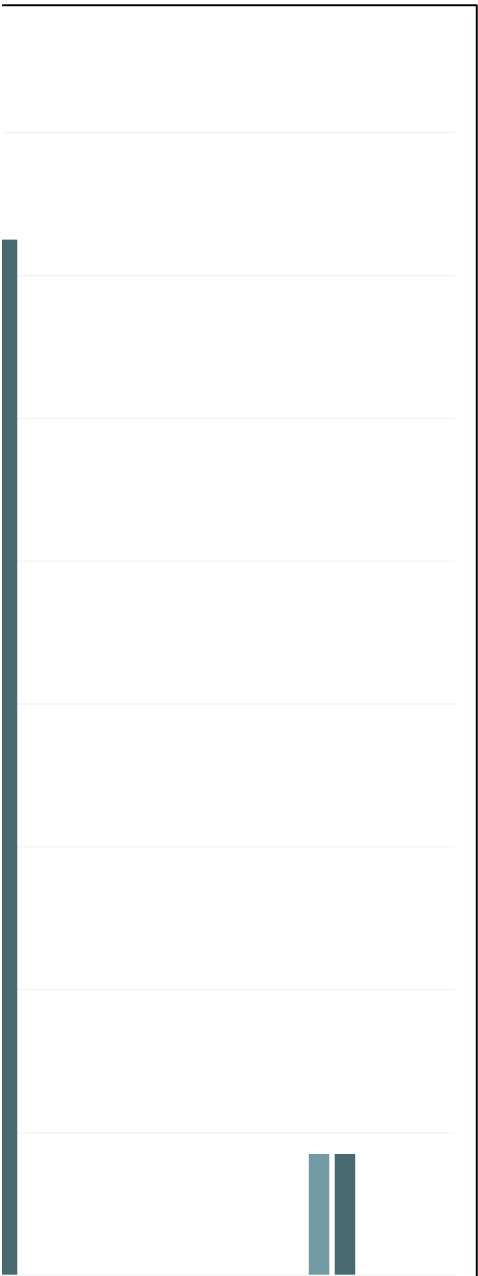
0.04

site baseline

enhancement

Total on-site and off-site baseline

units lost

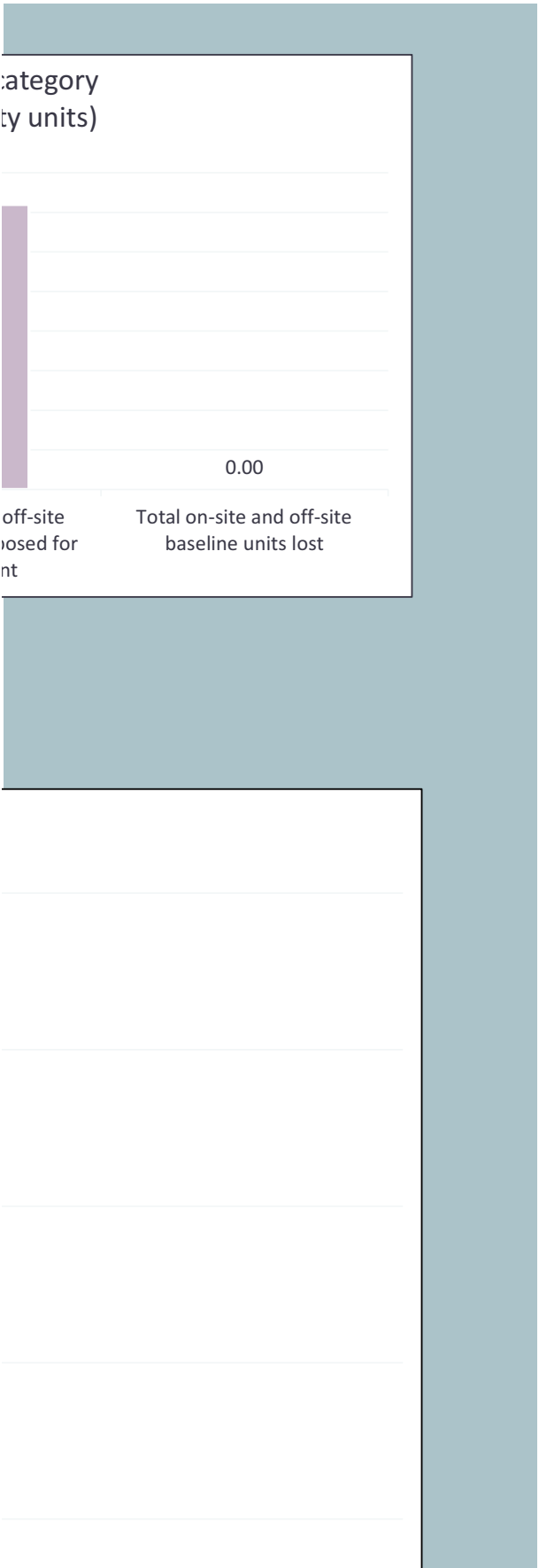


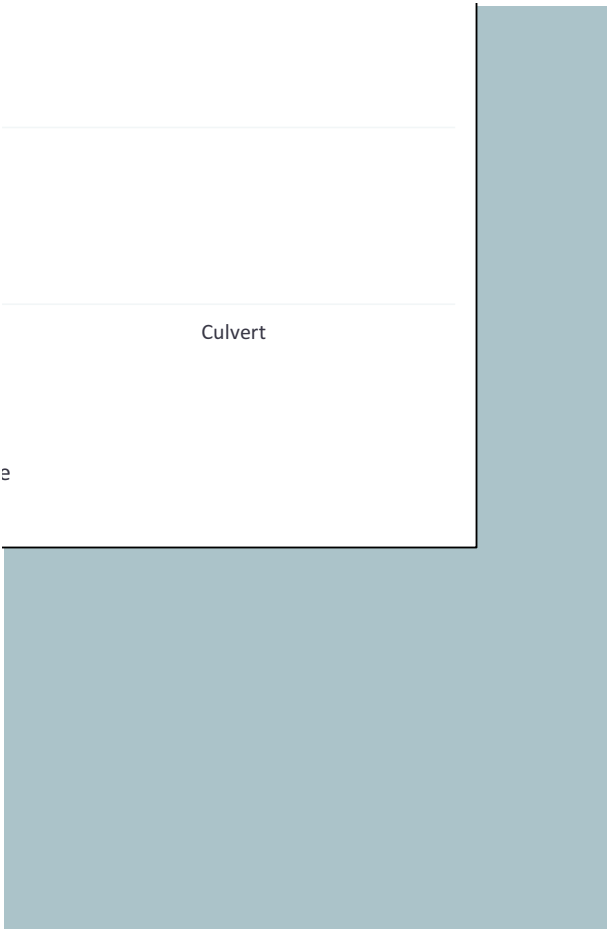
e of trees

Line of trees -
associated with
bank or ditch

Non-native and
ornamental
hedgerow

h change

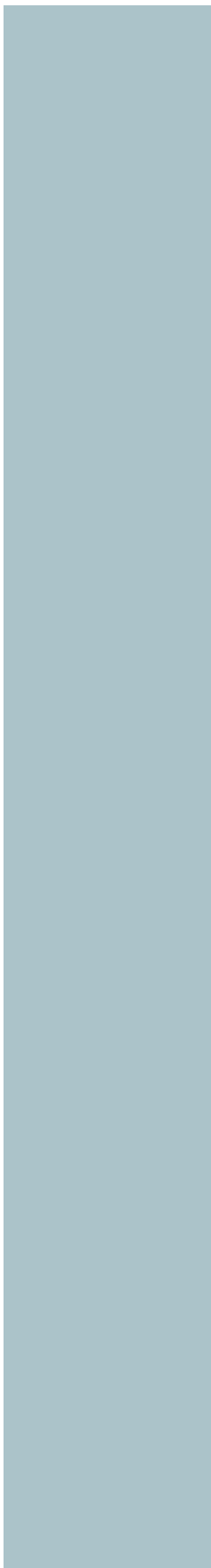


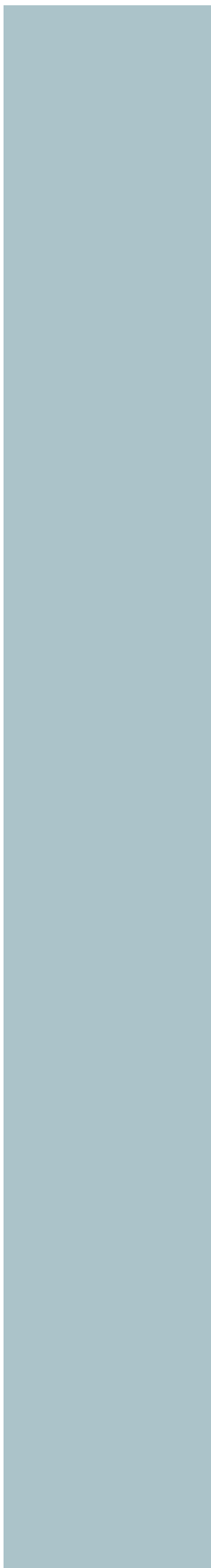


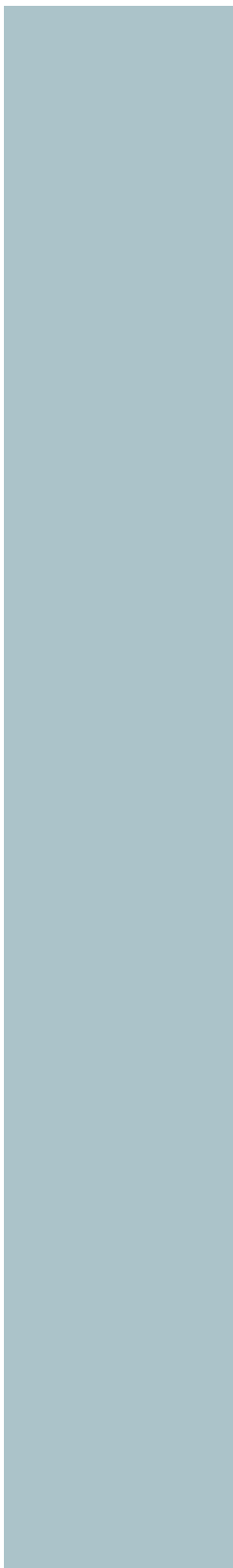
Return to
results
menu

Trading
summary
hedgerows

Trading
summary
watercourses







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

Habitat group
Grassland - Traditional orchards
Grassland - Floodplain wetland mosaic and CFGM
Grassland - Lowland calcareous grassland
Grassland - Tall herb communities (H6430)
Grassland - Upland calcareous grassland
Heathland and shrub - Lowland Heathland
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Upland heathland
Lakes - High alkalinity lakes
Lakes - Low alkalinity lakes
Lakes - Marl lakes
Lakes - Moderate alkalinity lakes
Lakes - Peat lakes
Lakes - Ponds (priority habitat)
Lakes - Temporary lakes ponds and pools (H3170)
Sparsely vegetated land - Coastal sand dunes
Sparsely vegetated land - Coastal vegetated shingle
Sparsely vegetated land - Inland rock outcrop and scree habitats
Sparsely vegetated land - Maritime cliff and slopes
Urban - Open mosaic habitats on previously developed land
Wetland - Reedbeds
Woodland and forest - Felled/Replacement for felled woodland
Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland
Coastal lagoons - Coastal lagoons
Rocky shore - High energy littoral rock
Rocky shore - Moderate energy littoral rock
Rocky shore - Low energy littoral rock
Rocky shore - Features of littoral rock
Intertidal sediment - Littoral mud
Intertidal sediment - Littoral mixed sediments
Coastal saltmarsh - Saltmarshes and saline reedbeds
Intertidal sediment - Littoral biogenic reefs - Mussels
Intertidal sediment - Littoral biogenic reefs - Sabellaria
Intertidal sediment - Features of littoral sediment
Intertidal sediment - Littoral muddy sand
Intertidal sediment - Littoral seagrass

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

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

g Summary

Trading Rule

Same habitat required – bespoke compensation option Δ

Same habitat required =

Same broad habitat or a higher distinctiveness habitat required (\geq)

Same distinctiveness or better habitat required \geq

Distinctiveness

Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.00	0.00	0.00

instinctiveness

[illegible]

	0.44	0.00	0.44
Distinctiveness			
Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	5.61	0.00	5.61
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Individual trees	-0.43	0.00	-0.43
Individual trees	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00
	5.18	0.00	5.18
Distinctiveness			

Group	On-site unit change	Off-site unit change	Pro
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Grassland	-4.46	0.00	
Grassland	0.00	0.00	
Heathland and shrub	0.00	0.00	
Lakes	0.00	0.00	
Sparsely vegetated land	0.00	0.00	
Sparsely vegetated land	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.11	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Woodland and forest	0.00	0.00	
Coastal saltmarsh	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal hard structures	0.00	0.00	
Intertidal hard structures	0.00	0.00	
Heathland and shrub	0.00	0.00	
	-4.34	0.00	

0.00
Cumulative broad habitat change
0.00
5.61 ✓
0.00
0.00
0.00
0.00
-0.43 ⚠
0.00
0.00

[illegible]

Very High Distinctiveness Summary

Very High Distinctiveness Units available to
offset lower distinctiveness deficit

0.00

Remaining losses; Like for like not satisfied

0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset
lower distinctiveness deficit

0.44

✓

Remaining losses; Like for like not satisfied

0.00

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	5.61	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-0.43	⚠
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00	✓
Cumulative surplus of units	5.61	✓

Low Distinctiveness Summary

Low Distinctiveness net change in units	-4.34	⚠
Cumulative surplus of units	1.27	✓

Project Name	
Condensed	
Map	
Ref	Broad Habitat
1	Grassland
2	Grassland
3	Grassland
4	Urban
5	Urban
6	Individual trees
7	Individual trees
8	Individual trees
9	
10	Individual trees
11	
12	
13	

ne: King George V Playing Fields Map Reference:

A-1 On-Site Habitat Baseline

/ Show Columns

Condense / Show

in Menu

Existing area habitats
Habitat Type
Modified grassland
Modified grassland
Modified grassland
Developed land; sealed surface
Developed land; sealed surface
Urban tree
Urban tree
Urban tree
Urban tree

Site Area (Excluding area of individual trees, green wa

M² to hectares conversion tool:

habitat summary
1.27
11.49%
Yes ✓

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

Required Action to Meet Trading Rules	Ecological baseline
	Total habitat units
Same distinctiveness or better habitat required \geq	0.17
Same distinctiveness or better habitat required \geq	0.19
Same distinctiveness or better habitat required \geq	6.30
Compensation Not Required	0.00
Compensation Not Required	0.00
Same broad habitat or a higher distinctiveness habitat required (\geq)	0.78
Same broad habitat or a higher distinctiveness habitat required (\geq)	0.92
Same broad habitat or a higher distinctiveness habitat required (\geq)	2.64
Same broad habitat or a higher distinctiveness habitat required (\geq)	0.06
	11.06

Area retained	Area enhanced
	0.0827
	0.0952
1.0987	0.8288
0.0489	
0.2199	
1.37	1.01

Total area lost (excluding are and intertidal

Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
0.00	0.17	0.00	0.00
0.00	0.19	0.00	0.00
2.20	1.66	1.22	2.44
0.00	0.00	0.68	0.00
0.00	0.00	0.04	0.00
0.59	0.00	0.02	0.19
0.00	0.00	0.08	0.92
2.64	0.00	0.00	0.00
0.00	0.00	0.01	0.06
5.42	2.01	2.04	3.62

Area of individual trees, green walls and hard structures)	1.94
--	------

Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	
	User comments
	Playpark area - unmanaged grassland, to be enhanced to orchard
	Area around formal garden - to be enhanced
	Sports pitches, verges, amenity areas - some lost, some retained and some enhanced
	Hardstanding
	Pavilion building
	T45 (medium) - to be removed, T15 (medium), T53 (medium), T55 (medium) - to be retained
	T61, very large oak - to be removed
	T18 (large), T56 - 60 (3 large, 2 medium) all to be retained
	ROW NOT USED
	T63 and T64 (small) - to be removed

Comments	
Planning authority comments	Habitat reference number
	G1
	G2
	G3
	HS
	B1
	T45, T15, T53, T55
	T61
	T18, T56-60
	T63, T64

Project No:

Condense / Shorten

Main Title

Ref	Broad Habitat
1	Urban
2	Individual trees
3	Individual trees
4	Urban
5	Urban
6	Urban
7	

ame: King George V Playing Fields Map Reference:

A-2 On-Site Habitat Creation

Show Columns

Condense / Show Rows

Menu

Proposed habitat
Developed land; sealed surface
Urban tree
Developed land; sealed surface
Artificial unvegetated, unsealed surface
Introduced shrub
Total habitat area

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

M² to hectares conversion tool:

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

Area (hectares)	Distinctiveness		Condition	
	Distinctiveness	Score	Condition	Score
1.2028	V.Low	0	N/A - Other	0
0.2524	Medium	4	Moderate	2
0.081	V.Low	0	N/A - Other	0
0.5944	V.Low	0	N/A - Other	0
0.0613	Low	2	Condition Assessment N/A	1
2.19				

1.94

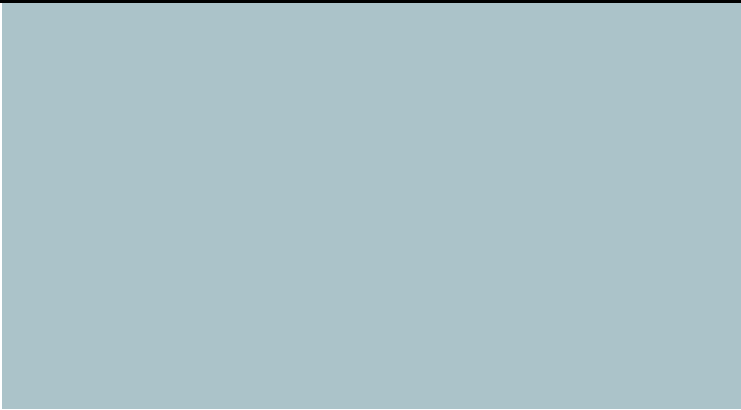
Select a unit	Hectares	M²

nary		
1.27		
11.49%		
Yes ✓		
Area Acceptable ✓		
Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1



Post intervention habitats

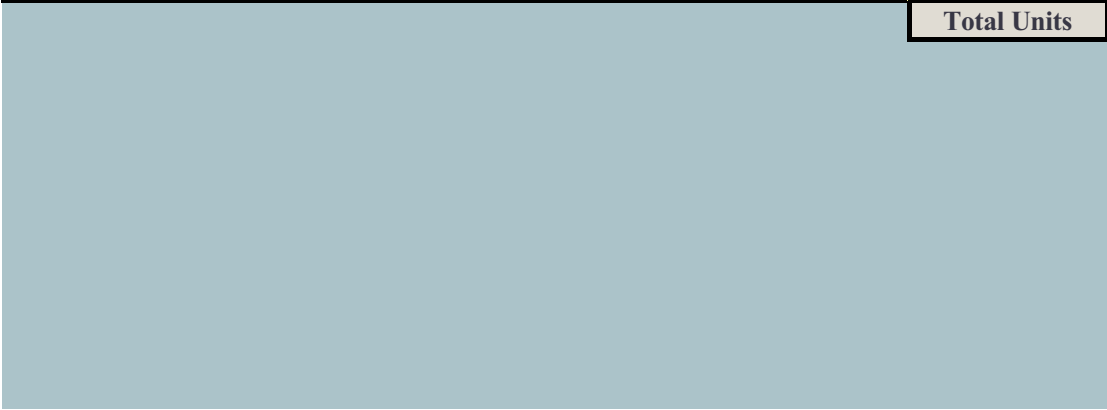
Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
0		
27		1
0		
0		
1		1



Temporal multiplier		
Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
Standard time to target condition applied	0	1.000
Check details- Delay in starting habitat in required condition? ⚠	28	0.369
Standard time to target condition applied	0	1.000
Standard time to target condition applied	0	1.000
Check details- Delay in starting habitat in required condition? ⚠	2	0.931



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



Habitat units delivered	
User comments	
0.00	Playzones, cycle paths, car parks
0.74	62 small trees. Assume can meet criteria B, D and F as a minimum
0.00	Pavilion building
0.00	Artificial pitch
0.11	Ornamental planting
0.86	

Comments	
Planning authority comments	Habitat reference number
	HS
	See landscape plan
	B1
	AS
	OP

Project Name: King George V Playing Fields

Map Reference:

A-3 On-Site Habitat Enhancement

Condense / Show Columns

Condense / Show Rows

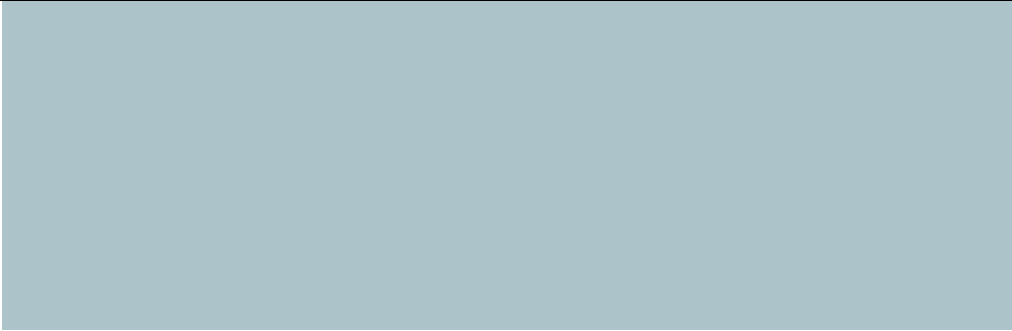
Main Menu

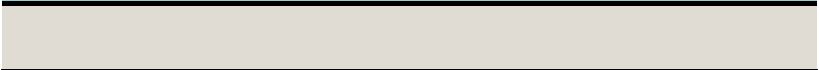
Baseline ref	Baseline habitat	Total habitat area (hectares)
1	Grassland - Modified grassland	0.0827
2	Grassland - Modified grassland	0.0952
3	Grassland - Modified grassland	3.1493



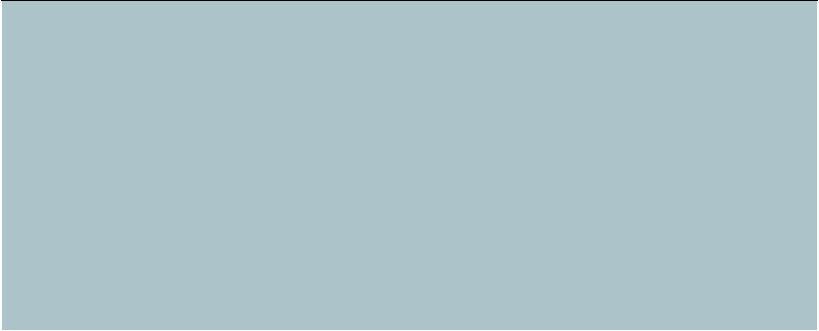
Baseline habitats

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





Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units
Low Strategic Significance	1	0.17
Low Strategic Significance	1	0.19
Low Strategic Significance	1	6.30

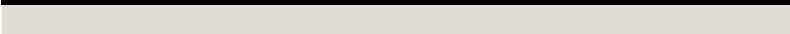
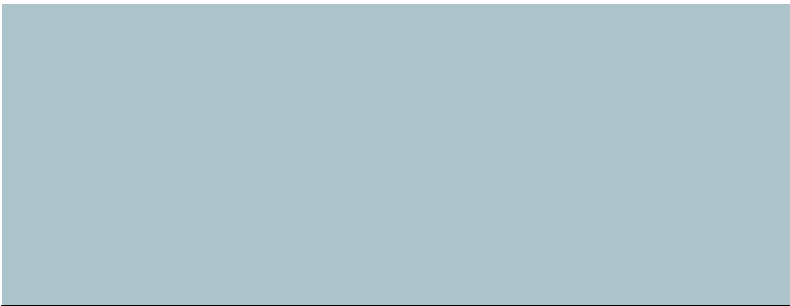


	Proposed H
Required Action to Meet Trading Rules	Proposed Broad Habitat
Same distinctiveness or better habitat required \geq	Grassland
Same distinctiveness or better habitat required \geq	Grassland
Same distinctiveness or better habitat required \geq	Grassland

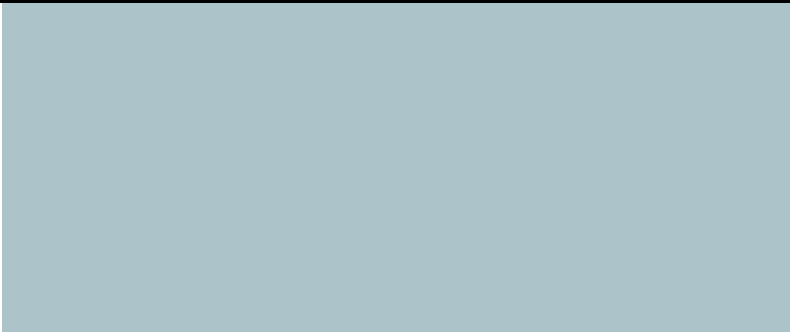
Area habitat s
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied
abitat (Broad habitat pre-populated but can be overridden)
Proposed habitat
Traditional orchards
Other neutral grassland
Other neutral grassland

summary
1.27
11.49%
Yes ✓

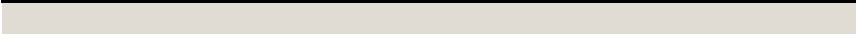
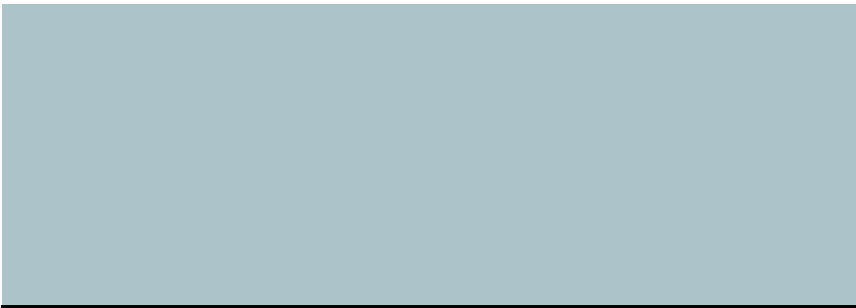
Change in distinctiveness and condition		Area (hectares)
Distinctiveness change	Condition change	
Low - High	Lower Distinctiveness Habitat - Moderate	0.0827
Low - Medium	Lower Distinctiveness Habitat - Moderate	0.0952
Low - Medium	Lower Distinctiveness Habitat - Moderate	0.8288
Total habitat area		1.01



Distinctiveness	Score	Condition	Score
High	6	Moderate	2
Medium	4	Moderate	2
Medium	4	Moderate	2

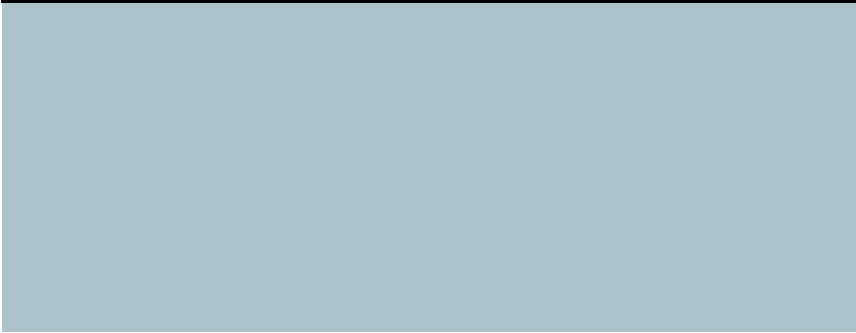


Post intervention habitats		
Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance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



Temporal

Standard time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)
20		
10		
10		1



al risk multiplier			
Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement
Standard time to target condition applied	20	0.490	Medium
Standard time to target condition applied	10	0.700	Low
Check details- Delay in starting habitat in required condition? ⚠	11	0.676	Low

Difficulty risk multipliers			
Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Habitat units delivered
Standard difficulty applied	Medium	0.67	0.44
Standard difficulty applied	Low	1	0.59
Standard difficulty applied	Low	1	5.02
			6.05

Comments	
User comments	Planning authority comments
Assume can meet criteria C, D, E, F, H as a minimum	
Around formal garden. Assume can meet criteria A, D, E as a minimum	
Around new footpath - to be completed once footpaths have been constructed. Assume can meet criteria A, D, E as a minimum	

Habitat reference number
G1
G2
G3

Project Name:

Condense / Show C

Main Menu

Ref	Hedge number
1	H4
2	H6
3	TL1
4	
5	
6	
7	
8	

King George V Playing Fields	Map Reference:
B-1 On-Site Hedge Baseline	

Columns Condense / Show Rows

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Condense / Show Rows

Existing hedgerow habitats

[illegible]

Hedgerow s			
Total Net Unit Change			
Total Net % Change			
Trading Rules Satisfied			
Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
V.Low	1	Poor	1
Low	2	Good	3
Low	2	Moderate	2

summary
0.08
12.82%
Yes ✓

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

		Ecological baseline
Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units
1	Same distinctiveness band or better	0.02
1	Same distinctiveness band or better	0.04
1	Same distinctiveness band or better	0.58
		0.63

Length retained	Length enhanced	Units retained
0.017		0.02
		0.00
0.145		0.58
0.16	0.00	0.60

Units enhanced	Length lost	Units lost	User comments
0.00	0.00	0.00	
0.00	0.01	0.04	
0.00	0.00	0.00	
0.00	0.01	0.04	

Comments	
Planning authority comments	Habitat reference number
	H4
	H6
	TL1

Project Name:

Condense / Show

Main Menu

Ref	New hedge number
1	HN
2	
3	
4	
5	
6	

King George V Playing Fields Map Reference:

B-2 On-Site Hedge Creation

Columns

Condense / Show Rows

nu

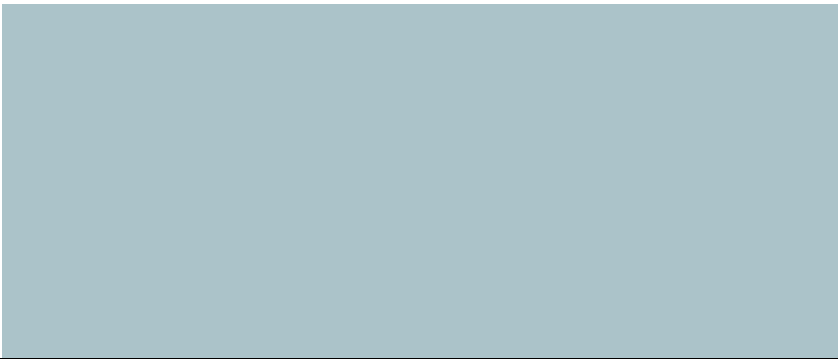
[illegible]

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

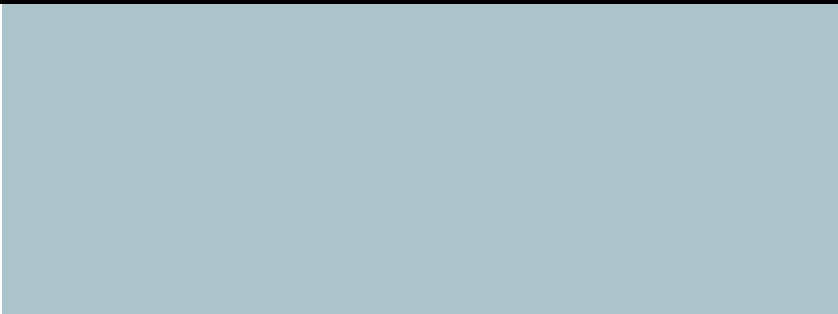
Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
Low	2	Moderate	2

Summary
0.08
12.82%
Yes ✓

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



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



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

Difficulty risk multipliers			Hedge units delivered
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	
Standard difficulty applied	Low	1	0.12
			0.12

Comments	
User comments	Planning authority comments
Assume can meet criteria A1, A2, B1, B2, C1, D1.	

Habitat reference number
HN

Project Name: King George V Playing Fields Map Reference:

C-1 On-Site WaterC' Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Existing watercourse type		
Ref	Watercourse type	Length (km)
1	Other rivers and streams	0.024
2		
3		
4		
5		
6		
		0.02

Watercourse summary	
Total Net Unit Change	0.04
Total Net % Change	31.20%
Trading Rules Satisfied	Yes ✓

Distinctiveness		Condition		Strategic sign
Distinctiveness	Score	Condition	Score	Strategic significance
High	6	Poor	1	Area/compensation not in local strategy/ no local strategy



Significance		Watercourse encroachment		Riparian encroachment
Strategic significance	Strategic significance multiplier	Extent of encroachment	Multiplier	Extent of encroachment for both banks
Low Strategic Significance	1	No Encroachment	1	No Encroachment/ No Encroachment



ment		Ecological baseline
Multiplier	Required Action to Meet Trading Rules	Total watercourse units
1	Same habitat required =	0.14
		0.14

Length retained	Length enhanced	Units retained
	0.024	0.00
0.00	0.02	0.00

			Bespoke compensation agreed for losses of VHDH
Units enhanced	Length Lost	Units Lost	
0.14	0.00	0.00	
0.14	0.00	0.00	



User Comments

Only 4m of watercourse is within the site boundary, including the location of the outfall to be installed. 20m of off-site watercourse (10m either side of the small on-site section) is also included.

The watercourse falls under the Exe catchment management plan but there are no management actions being undertaken in line with this plan which would justify classification of this as of 'high' strategic significance



Comments	
Planning authority comments	Habitat reference number
	Stream

Project Name: King George V Playing Fields

Map Reference:

C-3 On-Site WaterC' Enhancement

Condense / Show Columns

Condense / Show Rows

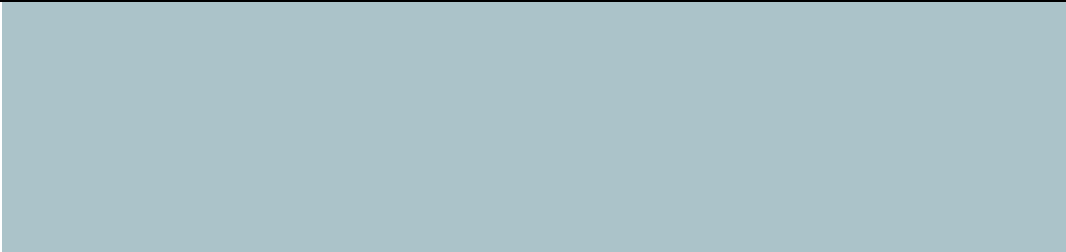
Main Menu

Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band
1	Other rivers and streams	0.024	High

Baseline habitats			
Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category
6	Poor	1	Area/compensation not in local strategy/ no local strategy



Strategic significance	Baseline strategic significance Score	Required Action to Meet Trading Rules
Low Strategic Significance	1	Same habitat required =



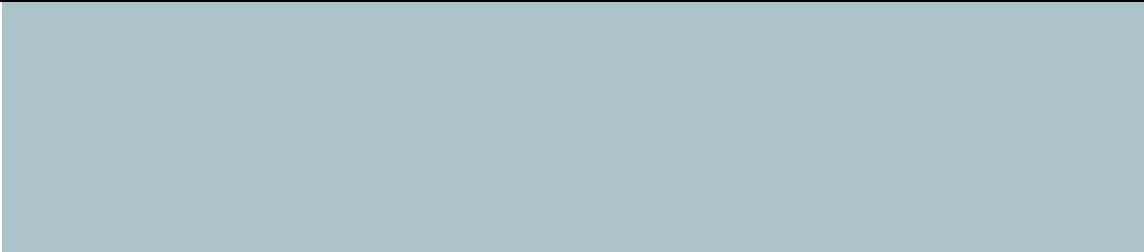
Baseline habitat units	Proposed habitat
0.144	Other rivers and streams

Watercourse summary	
Total Net Unit Change	0.04
Total Net % Change	31.20%
Trading Rules Satisfied	Yes ✓
Change in distinctiveness and condition	
Distinctiveness movement	Condition movement
High - High	Poor - Fairly Poor

Length (km)	Habitat distinctiveness		Habitat condition	
	Distinctiveness	Score	Condition	Score
0.024	High	6	Fairly Poor	1.5
0.02				



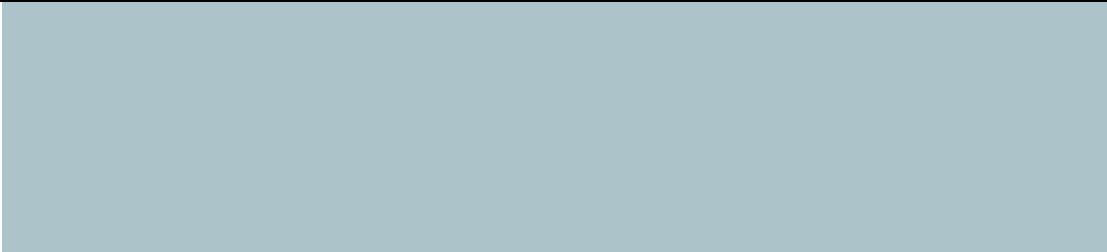
Post intervention habitats			
Strategic significance			
Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	2





Temporal multiplier

Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition
		Standard time to target condition applied





		Difficulty multiplier	
Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier
2	0.931	Medium	Standard difficulty applied

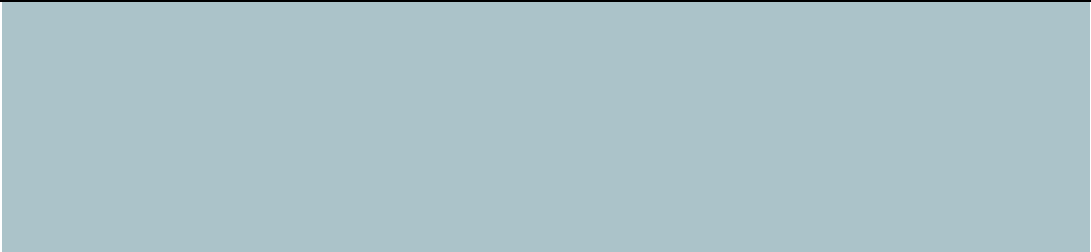
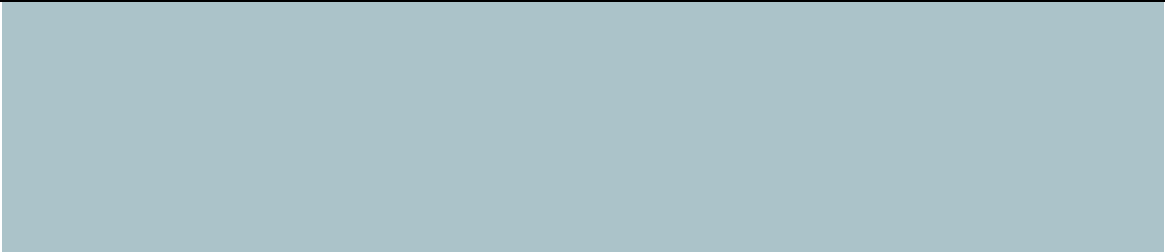




Table 1. Final difficulty of enhancement

Final difficulty of enhancement		Watercourse encroachment		Riparian encroachment
Final difficulty of enhancement	Difficulty multiplier applied	Extent of encroachment	Multiplier	Extent of encroachment for both banks
Medium	0.67	No Encroachment	1	No Encroachment/ No Encroachment



Catchment		
Multiplier	Watercourse units delivered	User comments
1	0.19	Additional marginal planting of emergent broadleaved plants along the impacted stretch so that they are 'present' (5-33% of this module), with natural colonisation along the rest of the stream (outside the site boundary). While beneficial, the actions undertaken would not contribute to the aims of the catchment management plan and so this is retained as of 'low' strategic significance.
	0.19	

Comments	
Planning authority comments	Habitat reference number
	Stream