



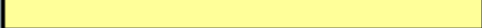
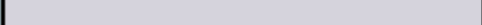


Project details			
Planning authority:	Slough Borough Council		
Project name:	Manor Farm, Slough		
Applicant:	Quod		
Application type:	Full		
Planning application reference:			
Completed by:	Georgia Willmott MSc		
Date of metric completion:	26th November 2024		
Reviewer:	George Siskos BSc (Hons) ACIEEM		
Calculation iteration:	4		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	7.74	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
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Project Name: Manor Farm, Slough    Map Reference: 16194/P04					Area habitat summary													
A-1 On-Site Habitat Baseline					Total Net Unit Change		11.76											
					Total Net % Change		116.53%											
					Trading Rules Satisfied		Yes ✓											
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Existing area habitats					Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline						Bespoke compensation agreed for losses of VHDH or Irreplaceable habitat			
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units		Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments
1	Urban	Developed land; sealed surface	No	4.62	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00				0.00	0.00	4.62	0.00		Area of hardstanding mostly located in the northern section and 16 buildings as shown in 16194/P04. The habitat holds no ecological value and as such does not require a condition assessment.
2	Urban	Artificial unvegetated, unsealed surface	No	0.26	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00				0.00	0.00	0.26	0.00		Area of bare ground located throughout the site as shown in 16194/P04. The habitat holds no ecological value and as such does not require a condition assessment.
3	Heathland and shrub	Bramble scrub	No	0.24	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.96				0.00	0.00	0.24	0.96		Area of bramble scrub located throughout the site. Habitat holds little ecological value and as such does not require a condition assessment.
4	Heathland and shrub	Mixed scrub	No	0.5	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	2.00	0.07		0.28	0.00	0.43	1.72			Area of mixed scrub located throughout the site. Achieved a poor condition as it only meets criterion B. This is due to consisting of less than 80% of native species with less than 3 native woody species. The scrub did not have a well-developed edge with tall grassland or forbs and did not provide sheltered edges. Only a range of scrub ages can be located within this habitat. Indicative locations are shown in 16194/P04 with further explanation in Appendix 4 in 16194/P03.
5	Urban	Vegetated garden	No	0.008	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required (2)	0.02			0.00	0.00	0.01	0.02			Area of vegetated garden in the northern parcel outside E2 as shown in 16194/P04. This habitat does not require a condition assessment.
6	Individual trees	Urban tree	No	0.35	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	2.80	0.17		1.36	0.00	0.18	1.44			Consists of 26 trees varied in sizes. Eight trees are marked for removal for the design scheme. These trees achieve a moderate condition by meeting 3 of the criteria. All are mature native species with a continuous tree canopy and automatically pass criterion B. There is also no evidence of an adverse impact on tree health by human activities.
7	Grassland	Modified grassland	No	2.04	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required (2)	4.08			0.00	0.00	2.04	4.08			Areas of modified grassland located throughout the site as shown in 16194/P04. Habitat in the northern section is damaged due to being used as an overflow car park for the neighbouring airport and as such as areas of bare ground. Habitat in southern section is also agriculturally managed and is grown for hay. As such it does achieve a poor condition score by achieving passing criterion C, criterion E and F. Further explanation can be found in Appendix 4 in 16194/P03.
8	Grassland	Other neutral grassland	No	0.07	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.28			0.00	0.00	0.07	0.28			The indicative location of this habitat is found in 16194/P04. This area only achieves criterion B as sward height was observed to be varied. Further explanation can be found in Appendix 4 in 16194/P03.
9	Individual trees	Urban tree	No	0.01	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.04	0.01		0.04	0.00	0.00	0.00			Eleven trees located throughout the site and achieve a poor condition by only achieving criterion B and D. Further explanation can be found in Appendix 4 in 16194/P03.
Total habitat area				8.10					10.18		0.25	0.00	1.68	0.00	7.85	8.50		
Site Area (Excluding area of individual trees, green walls, intertidal hard)				7.74						Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				7.67				

Project Name: Manor Farm, Slough Map Reference: 16194/P04

B-1 On-Site Hedge Baseline

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Hedgerow summary

Total Net Unit Change 0.23

Total Net % Change 10.07%

Trading Rules Satisfied Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units							User comments
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	
1	H1	Non-native and ornamental hedgerow	0.19	V.Low	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.19	0.19		0.19	0.00	0.00	0.00	Hedgerow is labelled as H1 in 16194/P04 and can be located on entrance to Manor Farm. This habitat can only achieve a poor condition.
2	H2	Native hedgerow	0.11	Low	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.44			0.00	0.00	0.11	0.44	Hedgerow is labelled as H2 in 16194/P04. Achieves a moderate condition by meeting criteria A1, A2, B2 and D1. This hedgerow has been marked for translocation.
3	H3	Native hedgerow	0.06	Low	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.24			0.00	0.00	0.06	0.24	Hedgerow is labelled as H3 in 16194/P04. Achieves a moderate condition by meeting criteria A1, A2, B2 and D1. This hedgerow has been marked for translocation.
4	H4	Native hedgerow	0.06	Low	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.24	0.06		0.24	0.00	0.00	0.00	Hedgerow is labelled as H4 in 16194/P04. Achieves a moderate condition by meeting criteria A1, A2, B2 and D1.
5	H5	Native hedgerow	0.06	Low	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.24	0.06		0.24	0.00	0.00	0.00	Hedgerow is labelled as H5 in 16194/P04. Achieves a moderate condition by meeting criteria A1, A2, B2 and D1.
6	TL1	Line of trees	0.24	Low	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.96	0.24		0.96	0.00	0.00	0.00	Hedgerow is labelled as H6 in 16194/P04. Achieves a moderate condition by meeting criteria A1, A2, B2 and D1.
7															
8															
9															
10															
11															
			0.72					2.31	0.55	0.00	1.63	0.00	0.17	0.68	

Project Name: Manor Farm, Slough Map Reference: 16194/P05  
A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change	11.76
Total Net % Change	115.53%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Post intervention habitats							Habitat units delivered	Comments			
				Distinctiveness	Condition	Strategic significance		Temporal multiplier		Difficulty		User comments	Planning authority comments	Habitat reference number	
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation						
1	Urban	Developed land; sealed surface	3.9	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Area of habitat does not hold any ecological value and as such does not require a condition assessment.				
2	Grassland	Modified grassland	2.11	Low	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	7	Low	9.87	Areas of this habitat is located throughout the site and is expected to achieve a good condition. This is through meeting criterions A and C-G, more explanation can be found in Appendix 5 in 16194/P03.				
3	Grassland	Other neutral grassland	0.5	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	3.35	Area of habitat located throughout the site and is expected to achieve a moderate condition. This is through meeting conditions A and C-E with further explanation in Appendix 5 in 16194/P03.				
4	Individual trees	Urban tree	0.48	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	1.47	New tree planting of 61 small trees with a trunk diameter of above 7.5cm but below or equal to 30cm and 15 medium trees with a trunk diameter above 30cm but below 60cm. Habitat expected to achieve a moderate condition by achieving condition A, B and F with further explanation in Appendix 5 in 16194/P03.				
5	Urban	Sustainable drainage system	0.16	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	0.39	Habitat is located mostly in the northern section of the site and is expected to achieve a moderate condition. This is through meeting criterions B and C and additional criterion E1. Further explanation can be found in Appendix 5 in 16194/P05.				
6	Heathland and shrub	Mixed scrub	0.67	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	4.49	Habitat located throughout the site and is expected to achieve a moderate condition. It is expected to meet criterions A, B, C and E with further explanations in Appendix 5 in 16194/P03.				
7	Urban	Rain garden	0.12	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Low	0.43	Habitat is located mostly in the northern section of the site and is expected to achieve a moderate condition. This is through meeting criterions B and C, with further explanation in Appendix 5 in 16194/P03. Indicative locations can be found in 16194/P05.				
8	Urban	Introduced shrub	0.07	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.14	Habitat is located in the northern section of the Site and does not require a condition assessment				
9	Urban	Artificial unvegetated, unsealed surface	0.003	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00					
10	Urban	Developed land; sealed surface	0.07	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	50% for biodiverse habitat				
11	Grassland	Modified grassland	0.07	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.14	50% for biodiverse habitat				

Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Units delivered	User comments	Planning authority comments
1	H6	Non-native and ornamental hedgerow	0.02	V.Low	Poor	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	1	Low	0.02	Ornamental hedgerow planting and can not achieve a condition higher than poor.	
2	H7	Non-native and ornamental hedgerow	0.03	V.Low	Poor	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	1	Low	0.03	Ornamental hedgerow planting and can not achieve a condition higher than poor.	
3	H8	Native hedgerow	0.1	Low	Poor	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	1	Low	0.19	Native hedgerow will be expected to achieve a poor condition by only achieving criteria B2 and D1.	
4	H9	Native hedgerow	0.05	Low	Poor	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	1	Low	0.10	Native hedgerow will be expected to achieve a poor condition by only achieving criteria B2 and D1.	
5	H10	Non-native and ornamental hedgerow	0.006	V.Low	Poor	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	1	Low	0.01	Ornamental hedgerow planting and can not achieve a condition higher than poor.	
6	H2	Native hedgerow	0.11	Low	Moderate	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	5	Low	0.37	Translocated hedgerow (H2), as it will be temporarily removed from the site until being re-planted, it will be considered as a loss and then created.	
7	H3	Native hedgerow	0.06	Low	Moderate	Area\compensation not in local strategy\ no local strategy	Standard time to target condition applied	5	Low	0.20	Translocated hedgerow (H3), as it will be temporarily removed from the site until being re-planted, it will be considered as a loss and then created.	
			0.38							0.91		

## FINAL RESULTS

### Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

<i>Habitat units</i>	11.76
<i>Hedgerow units</i>	0.23
<i>Watercourse units</i>	0.00

### Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

<i>Habitat units</i>	115.53%
<i>Hedgerow units</i>	10.07%
<i>Watercourse units</i>	0.00%

### Trading rules satisfied?

Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	10.18	11.19	0.00
<i>Hedgerow units</i>	10.00%	2.31	2.54	0.00
<i>Watercourse units</i>	10.00%	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 ✓