

The Statutor

S

Project det	
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):	0.02
Total off-site area - including irreplaceable habitat area (hectares):	N/A

Cell style conv	
	
	I

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number



Start page

ails

Reading Borough Council

76a Queens Road

Ecology & Land Management

11 February 2026

No ✓

Irreplaceable habitat site area (hectares):

0.00

Irreplaceable habitat area off-site (hectares):

N/A

entions

Attention required

input error/rules and principles not met

Use of this cell is not appropriate

Enter data

Automatic lookup

Result

Main m

Rest

View

Reset v

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number





Menu

Results

all

view



Key



Area habitats



Hedgerows and
lines of trees



Watercourses

The Statutory Ma

Start page

Start here

1



2

On-site baseline

A-1 On-site
Area Habitat
Baseline



B-1
On-site Hedge
Baseline



C-1
On-site
Watercourse

On-site post development

A-2 On-site Area
Habitat Creation



B-2 On-site
Hedge Creation



C-2 On-site
Watercourse

A-3 On-site Ar
Habitat
Enhancement



B-3 On-site Hed
Enhancement



C-3 On-site
Watercourse

Watercourse
Baseline



Watercourse
Creation



Watercourse
Enhancement



Biodiversity Metric

Main menu

Technical data

Results

Tree size
Small
Medium
Large
Very large
Total



3



Off-site baseline

Off-site

Area
nt

D-1
Off-site
Area Habitat Baseline



D-2 Off-site Area
Habitat Creation



Hedge
nt

E-1
Off-site Hedge
Baseline

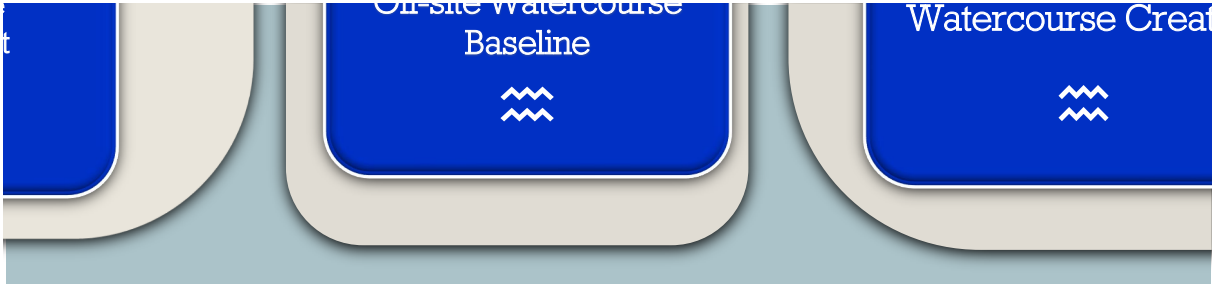


E-2 Off-site Hedge
Creation



F-1
Off-site Watercourse

F-2 Off-site



ee helper

Number of trees and area (ha) for each condition state					
Poor	Area	Moderate	Area	Good	Area
	0.0000		0.0000		0.0000
	0.0000		0.0000		0.0000
	0.0000		0.0000		0.0000
	0.0000		0.0000		0.0000
0	0.0000	0	0.0000	0	0.0000

4

e post development

a
n

D-3 Off-site Area Habitat Enhancement



ge

E-3 Off-site Hedge Enhancement



F-3 Off-site Watercourse

tion

Enhancement



The Statutory Bio Resu

Return to start
page

Headline results

Detailed res

Off-site
summary

Irreplaceal
habitats sum

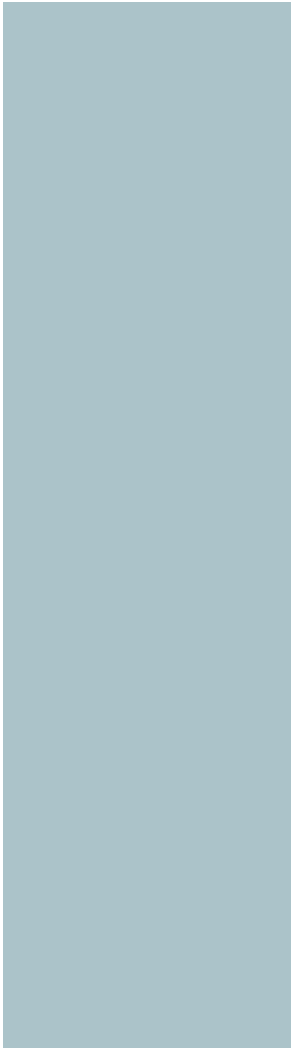
diversity Metric ults

sults

Habitat trading
summaries

ble
mary

Credits Summary



76a Queens Road
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Area habitat units
	Hedgerow units
	Watercourse units
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units
	Hedgerow units
	Watercourse units
On-site net change (units & percentage)	Area habitat units
	Hedgerow units
	Watercourse units
Off-site baseline	Area habitat units
	Hedgerow units
	Watercourse units
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units
	Hedgerow units
	Watercourse units

Off-site net change

(units & percentage)

Area habitat units

Hedgerow units

Watercourse units

Combined net unit change

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

Area habitat units

Hedgerow units

Watercourse units

Spatial risk multiplier (SRM) deductions

Area habitat units

Hedgerow units

Watercourse units

FINAL RESULTS

Total net unit change

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

Area habitat units

Hedgerow units

Watercourse units

Total net % change

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

Area habitat units

Hedgerow units

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

Watercourse units

Trading rules satisfied?

No - Check Trade

Unit Type	Target	Baseline Units	Units Required
<i>Area habitat units</i>	10.00%	0.03	0.03
<i>Hedgerow units</i>	10.00%	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00

Input errors/rule breaks present in metric ▲

0.03
0.00
0.00

0.02
0.00
0.00

-0.01	-45.17%
0.00	0.00%
0.00	0.00%

0.00
0.00
0.00

0.00
0.00
0.00

On-site net gain is less than target set Δ

0.00	0.00%
0.00	0.00%
0.00	0.00%

-0.01
0.00
0.00

0.00
0.00
0.00

--

-0.01
0.00
0.00

-45.17%	Total net gain achieved is less than target set ▲
---------	---

0.00%

0.00%

ing Summaries ▲

Unit Deficit
0.02
0.00
0.00

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



Credits

Tier
A1
A2
A3
A4
A5
H
W

*The spatial risk multiplier h

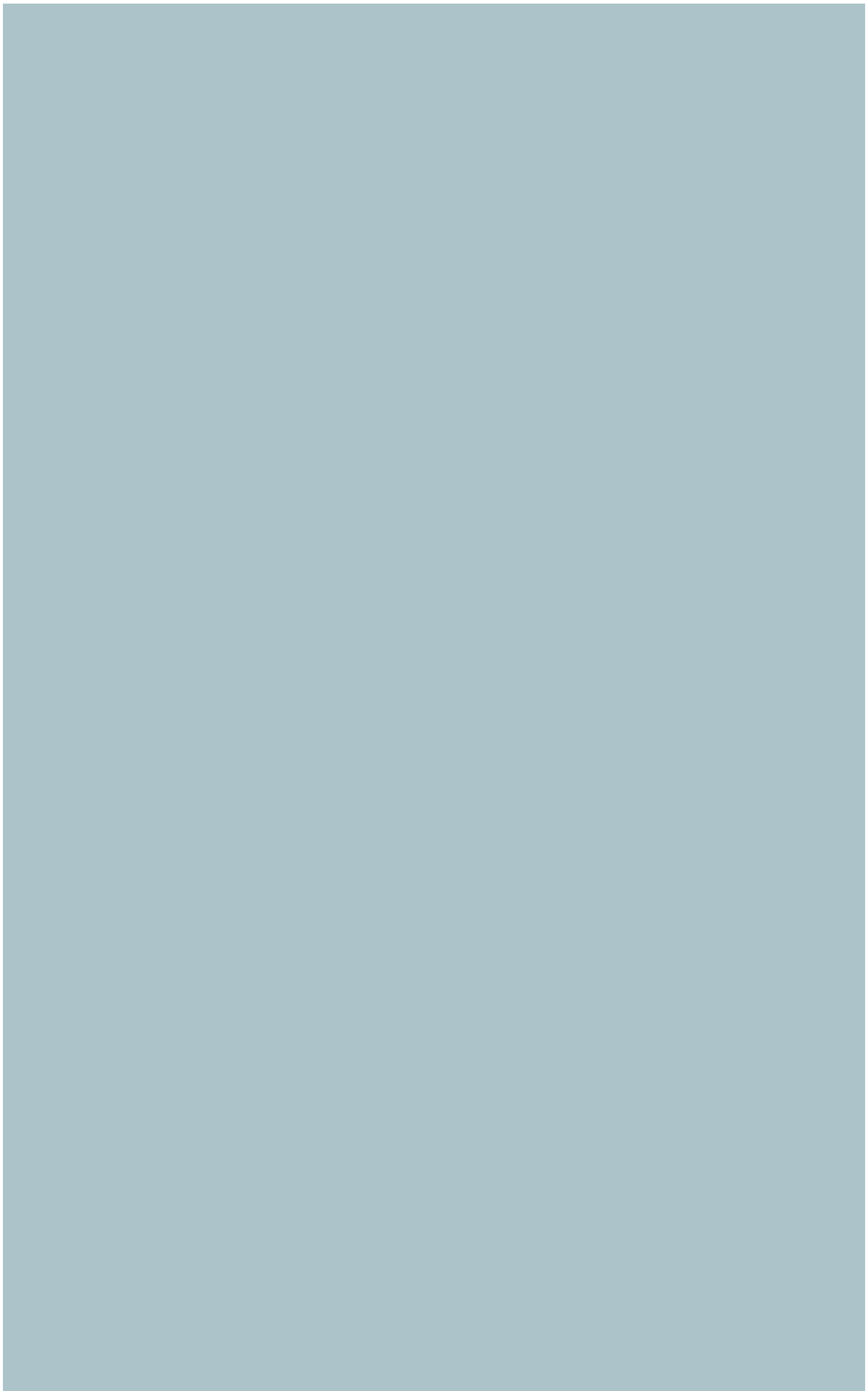


Required by Tier/Module

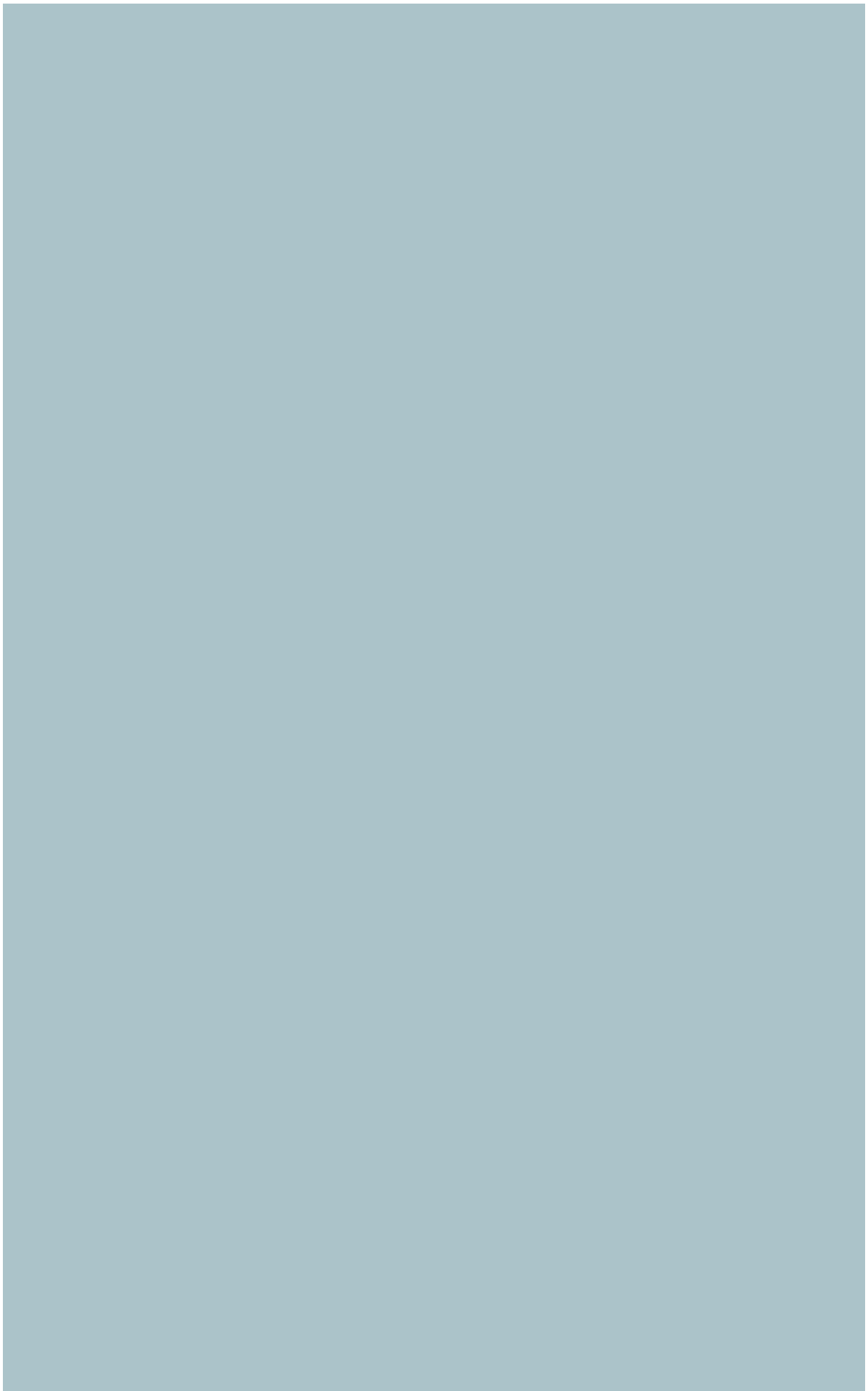
Credits Required
0.03 ▲
0.00
0.00
0.00
0.00
0.00
0.00
0.00

as already been applied to calculate these values.

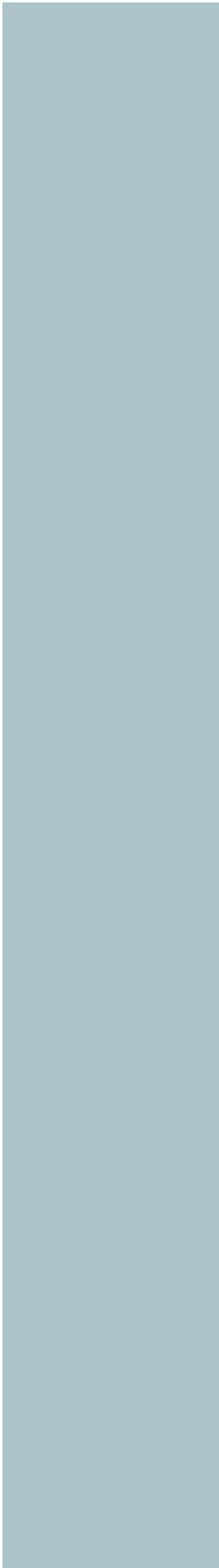


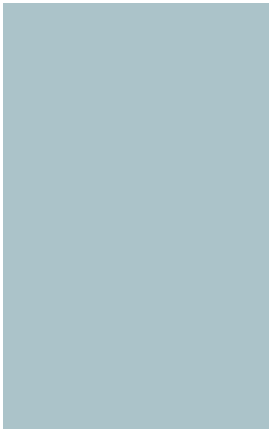












Project	
Condense /	
Main	
Ref	Broad Habitat
1	Individual trees
2	Urban
3	Urban
4	
5	
6	
7	

Project Name: 76a Queens Road

Map Reference:

A-1 On-Site Habitat Baseline

Show Columns

Condense / Show Rows

Print Menu

Existing area habitats

Habitat Type
Urban tree
Vacant or derelict land
Developed land; sealed surface

Site Area (Excluding area of individual trees, green walls, etc.)



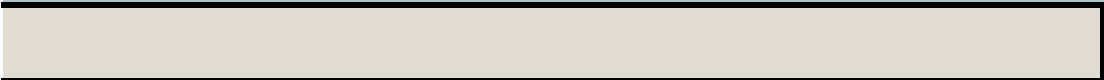
M² to hectares conversion tool:

		Area h		
		Total Net Unit Change		
		Total Net % Change		
		Trading Rules Satisfied		
Rows				
		Distinctiveness		Conditio
Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition
No	0.00392	Medium	4	Poor
No	0.008	Low	2	Poor
No	0.015	V.Low	0	N/A - Other
Total habitat area	0.03			
ills, intertidal hard structures)	0.02			
	Select a unit	Hectares	M ²	

habitat summary
-0.01
-45.17%
No - check trading summaries ▲

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

		Ecological baseline	
Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained
1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.02	0
1	Same distinctiveness or better habitat required $\geq$	0.02	0
1	Compensation Not Required	0.00	0
		0.03	0.00
			Total area



Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
0	0.00	0.00	0.00	0.02
0	0.00	0.00	0.01	0.02
0	0.00	0.00	0.02	0.00
0.00	0.00	0.00	0.03	0.03



. lost (excluding area of individual trees, green walls and intertidal hard structures)	0.02
---	------





Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	
	User comments





Comments	
Planning authority comments	Habitat reference number



Proj

Condense / Sh

Main M

Ref	Broad Habitat
1	Urban
2	Urban
3	
4	
5	
6	

ect Name: 76a Queens Road Map Reference:

A-2 On-Site Habitat Creation

ow Columns

Condense / Show Rows

Menu

Proposed habitat

Developed land; sealed surface

Vegetated garden

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
0.014	V.Low	0	N/A - Other	0
0.009	Low	2	Condition Assessment N/A	1
0.02				

0.02

Select a unit	Hectares	M²

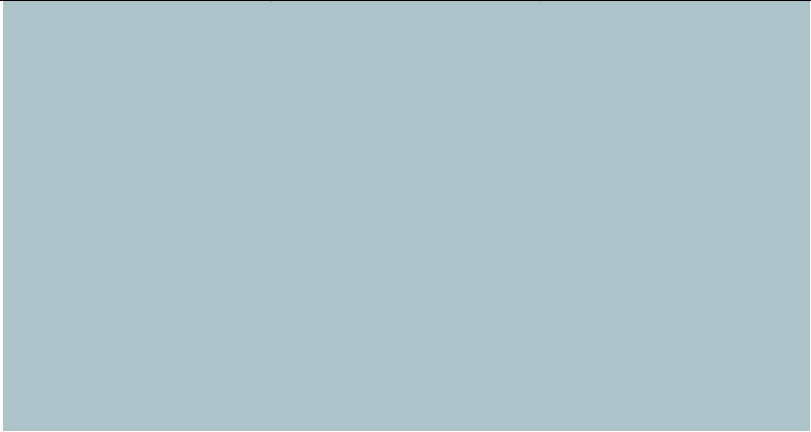
nary
-0.01
-45.17%
No - check trading summaries ▲
Area Acceptable ✓

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



Post intervention habitats

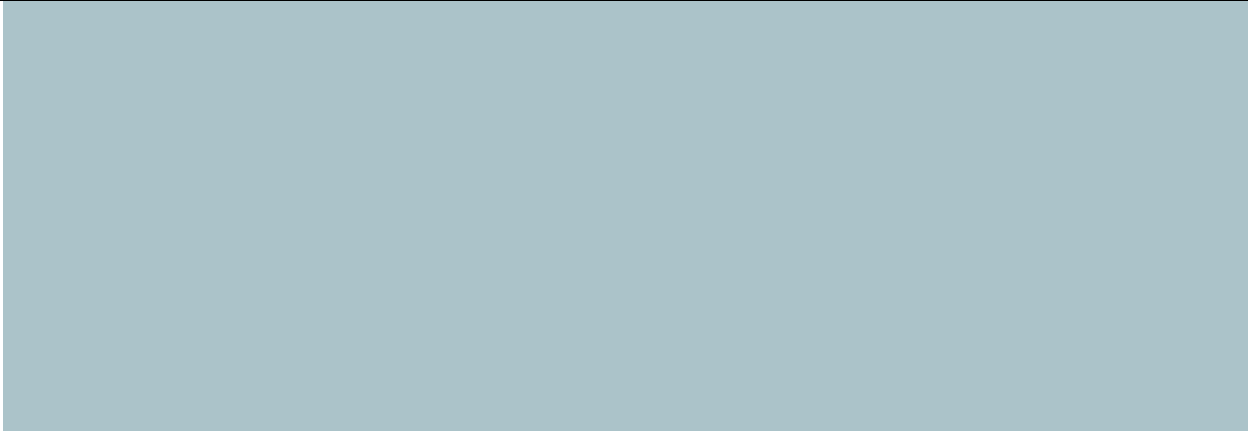
Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
0	0	0
1	0	0

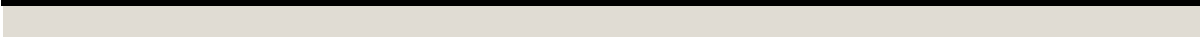




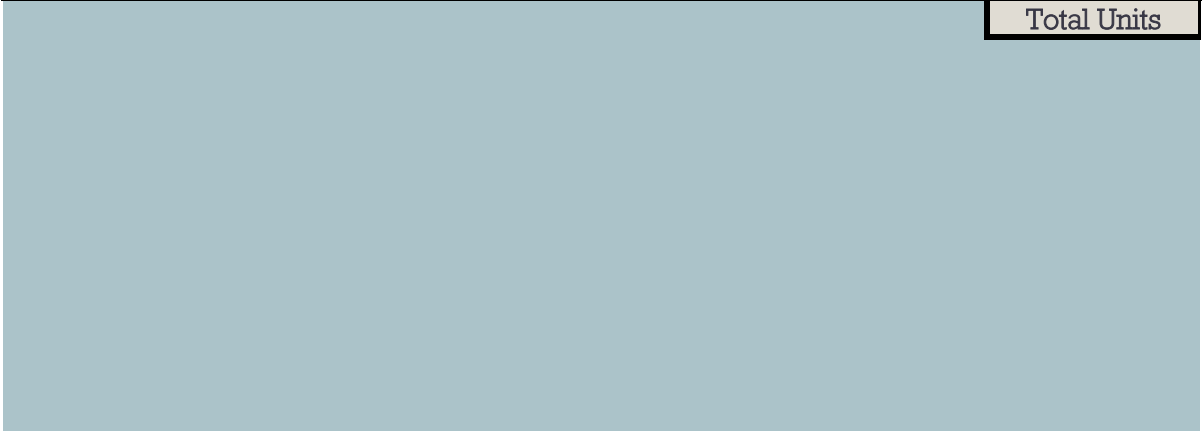
Temporal multiplier

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
Standard time to target condition applied	1	0.965

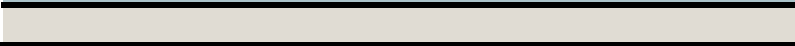




Difficulty multipliers			
Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied
Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1



Total Units



Habitat units delivered	
	User comments
0.00	
0.02	
0.02	



Comments	
Planning authority comments	Habitat reference number