

Development Type	Monitoring Type	Fee	Monitoring Shedule ¹
Non-significant gains	Compliance	N/A	Year 5
Significant gains – minor development (<2 BU)	Compliance	N/A	Year 5
Significant gains – minor development (>2 BU)	Direct	£3,369.60	Year 2, 5, 10, 20, 30
	Indirect		Year 5, 15
Significant gains – major development (all)	Direct	£8,030.02 ²	Year 2, 5, 10, 15, 20, 25, 30
	Indirect		Year 1, 5, 12, 15, 25, 30
Offsite gains (all)	Direct	£8,030.02	Year 2, 5, 10, 15, 20, 25, 30
	Indirect		Year 1, 5, 12, 15, 25, 30

(1) Monitoring reports submitted following the establishment of new and/or enhanced habitats

(2) Up to 10 ha site

Key:

- **BU** - Biodiversity Unit
- **Compliance:** Secured via a planning condition with requirement to submit a compliance report
- **Direct Monitoring:** Monitoring of habitats undertaken by a suitably qualified ecologist instructed by the applicant with report supplied to the LPA
- **Indirect Monitoring:** Monitoring of habitats undertaken by a suitably qualified LPA ecologist
- **Non-significant gains:** Habitat enhancements that do not substantially contribute to the overall biodiversity value of the development. Examples - private gardens, container planting, small scale amenity planting
- **Significant Gains:** Habitat enhancement/creations that substantially contribute to the biodiversity value of the post development site. Examples – deciduous woodland, native hedgerows, scattered native trees, medium distinctiveness habitat types, ponds
- **Offsite Gains:** Any gains secured in offsite land, e.g., within the blue line boundary, owned by the applicant and any habitat banks within East Devon