

The Statutory Biodiversity Metric  
Start page

| Project details                                                        |                                                 |                                                 |      |
|------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------|
| Planning authority:                                                    | North Herefordshire District Council            |                                                 |      |
| Project name:                                                          | Barns at Winch Hill, Wandon End, Luton, LU2 8PA |                                                 |      |
| Applicant:                                                             | Cube Metals Limited                             |                                                 |      |
| Application type:                                                      |                                                 |                                                 |      |
| Planning application reference:                                        |                                                 |                                                 |      |
| Completed by:                                                          | Jade Lemm                                       |                                                 |      |
| Date of metric completion:                                             | 21 January 2026                                 |                                                 |      |
| Reviewer:                                                              |                                                 |                                                 |      |
| Calculation iteration:                                                 |                                                 |                                                 |      |
| 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):     | 0.60                                            | 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  |

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## Results

| Cell style conventions                                                            |                                          |
|-----------------------------------------------------------------------------------|------------------------------------------|
|  | Attention required                       |
|  | Input error/rules and principles not met |
|  | Use of this cell is not appropriate      |
|  | Enter data                               |
|  | Automatic lookup                         |
|  | Result                                   |

[View all](#)

Reset view

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|---------------------------------------|--|
| On-site baseline map reference number |  |
|---------------------------------------|--|

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|                                                |  |
|------------------------------------------------|--|
| On-site post-intervention map reference number |  |
|------------------------------------------------|--|

Off-site baseline map

Insert

| Off-site baseline map reference number |
|----------------------------------------|
|----------------------------------------|

## Off-site post intervention map

|                                             |  |
|---------------------------------------------|--|
| Off-site post-intervention reference number |  |
|---------------------------------------------|--|

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Headline Results

Scroll down for final results ⚠

|                                                                                                       |                   |      |        |
|-------------------------------------------------------------------------------------------------------|-------------------|------|--------|
| On-site baseline                                                                                      | Habitat units     | 2.30 |        |
|                                                                                                       | Hedgerow units    | 0.14 |        |
|                                                                                                       | Watercourse units | 0.00 |        |
| On-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small> | Habitat units     | 2.53 |        |
|                                                                                                       | Hedgerow units    | 0.23 |        |
|                                                                                                       | Watercourse units | 0.00 |        |
| On-site net change<br><small>(units &amp; percentage)</small>                                         | Habitat units     | 0.24 | 10.23% |
|                                                                                                       | Hedgerow units    | 0.08 | 58.97% |
|                                                                                                       | Watercourse units | 0.00 | 0.00%  |

|                                                                                                        |                   |      |       |
|--------------------------------------------------------------------------------------------------------|-------------------|------|-------|
| Off-site baseline                                                                                      | Habitat units     | 0.00 |       |
|                                                                                                        | Hedgerow units    | 0.00 |       |
|                                                                                                        | Watercourse units | 0.00 |       |
| Off-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small> | Habitat units     | 0.00 |       |
|                                                                                                        | Hedgerow units    | 0.00 |       |
|                                                                                                        | Watercourse units | 0.00 |       |
| Off-site net change<br><small>(units &amp; percentage)</small>                                         | Habitat units     | 0.00 | 0.00% |
|                                                                                                        | Hedgerow units    | 0.00 | 0.00% |
|                                                                                                        | Watercourse units | 0.00 | 0.00% |

|                                                                                                                                 |                   |      |  |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------|------|--|
| Combined net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Habitat units     | 0.24 |  |
|                                                                                                                                 | Hedgerow units    | 0.08 |  |
|                                                                                                                                 | Watercourse units | 0.00 |  |
| Spatial risk multiplier (SRM) deductions                                                                                        | Habitat units     | 0.00 |  |
|                                                                                                                                 | Hedgerow units    | 0.00 |  |
|                                                                                                                                 | Watercourse units | 0.00 |  |

FINAL RESULTS

|                                                                                                                              |                   |      |  |
|------------------------------------------------------------------------------------------------------------------------------|-------------------|------|--|
| Total net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Habitat units     | 0.24 |  |
|                                                                                                                              | Hedgerow units    | 0.08 |  |
|                                                                                                                              | Watercourse units | 0.00 |  |

|                                                                                                                           |                   |        |  |
|---------------------------------------------------------------------------------------------------------------------------|-------------------|--------|--|
| Total net % change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Habitat units     | 10.23% |  |
|                                                                                                                           | Hedgerow units    | 58.97% |  |
|                                                                                                                           | Watercourse units | 0.00%  |  |

|                          |       |
|--------------------------|-------|
| Trading rules satisfied? | Yes ✓ |
|--------------------------|-------|

| Unit Type         | Target | Baseline Units | Units Required | Unit Deficit |                                                            |
|-------------------|--------|----------------|----------------|--------------|------------------------------------------------------------|
| Habitat units     | 10.00% | 2.30           | 2.53           | 0.00         | No additional area habitat units required to meet target ✓ |
| Hedgerow units    | 10.00% | 0.14           | 0.16           | 0.00         | No additional hedgerow units required to meet target ✓     |
| Watercourse units | 10.00% | 0.00           | 0.00           | 0.00         | No additional watercourse units required to meet target ✓  |

|                                                                                 |
|---------------------------------------------------------------------------------|
| Project Name: Barns at Winch Hill, Wandon End, Luton, LU2 8PA    Map Reference: |
| <b>A-1 On-Site Habitat Baseline</b>                                             |

Condense / Show ColumnsCondense / Show Rows

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| Area habitat summary    |        |
|-------------------------|--------|
| Total Net Unit Change   | 0.24   |
| Total Net % Change      | 10.23% |
| Trading Rules Satisfied | Yes ✓  |

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| Area habitat summary    |                   |
|-------------------------|-------------------|
| Total Net Unit Change   | 0.24              |
| Total Net % Change      | 10.23 %           |
| Trading Rules Satisfied | Yes ✓             |
| Area Check              | Area Acceptable ✓ |





ect Name: Barns at Winch Hill, Wandon End, Luton, LU2 8PA    Map Referen

B-1 On-Site Hedge Baseline

Condense / Show Columns

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| Hedgerow summary        |        |
|-------------------------|--------|
| Total Net Unit Change   | 0.08   |
| Total Net % Change      | 58.97% |
| Trading Rules Satisfied | Yes ✓  |

| Existing hedgerow habitats |              |               |             | Distinctiveness |       | Condition |       | Strategic significance                                     |                            |                                   | Required Action to Meet Trading Rules | Ecological baseline<br>Total hedgerow units | Comments        |                 |                |                |             |            |               |                             |
|----------------------------|--------------|---------------|-------------|-----------------|-------|-----------|-------|------------------------------------------------------------|----------------------------|-----------------------------------|---------------------------------------|---------------------------------------------|-----------------|-----------------|----------------|----------------|-------------|------------|---------------|-----------------------------|
| Ref                        | Hedge number | Habitat type  | Length (km) | Distinctiveness | Score | Condition | Score | Strategic significance                                     | Strategic significance     | Strategic significance multiplier |                                       |                                             | Length retained | Length enhanced | Units retained | Units enhanced | Length lost | Units lost | User comments | Planning authority comments |
| 1                          |              | Line of trees | 0.036       | Low             | 2     | Moderate  | 2     | Area/compensation not in local strategy/ no local strategy | Low Strategic Significance | 1                                 | Same distinctiveness band or better   | 0.14                                        | 0.036           | 0               | 0.14           | 0.00           | 0.00        |            |               |                             |
| 2                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 3                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 4                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 5                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 6                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 7                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 8                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 9                          |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 10                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 11                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 12                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 13                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 14                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 15                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 16                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 17                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 18                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 19                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 20                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 21                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 22                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 23                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 24                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 25                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 26                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 27                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 28                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 29                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 30                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 31                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 32                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 33                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 34                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 35                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 36                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 37                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 38                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 39                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 40                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 41                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 42                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 43                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 44                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 45                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 46                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 47                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 48                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 49                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 50                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 51                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 52                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 53                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 54                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 55                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 56                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 57                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 58                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 59                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 60                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 61                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 62                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 63                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 64                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 65                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 66                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 67                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 68                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 69                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 70                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 71                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 72                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 73                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 74                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 75                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 76                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 77                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 78                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 79                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 80                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 81                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 82                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 83                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 84                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 85                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 86                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 87                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 88                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 89                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 90                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 91                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 92                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 93                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 94                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |
| 95                         |              |               |             |                 |       |           |       |                                                            |                            |                                   |                                       |                                             |                 |                 |                |                |             |            |               |                             |

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Project Name: 
 Map Reference:

| Hedgerow summary        |        |
|-------------------------|--------|
| Total Net Unit Change   | 0.08   |
| Total Net % Change      | 58.97% |
| Trading Rules Satisfied | Yes ✓  |

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