

The Statutory Biodiversity Metric

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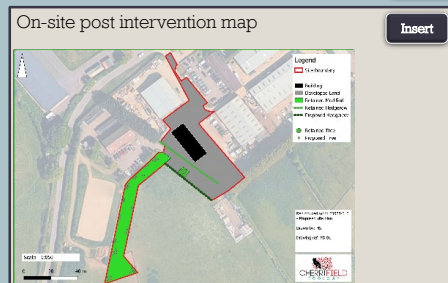
Project details			
Planning authority:			
Project name:	Unit E Nup End Industrial Estate, Nup End, Old Knebworth, Hertfordshire SG3 6QJ		
Applicant:			
Application type:			
Planning application reference:			
Completed by:	Heather Stackey		
Date of metric completion:	20 February 2026		
Reviewer:	Martin O'Connor		
Calculation iteration:	2		
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):	0.37	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	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

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On-site baseline map reference number

BL 01

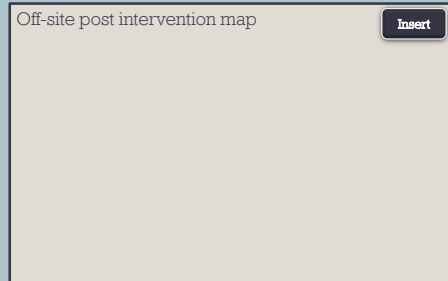


On-site post-intervention map reference number

PD 01



Off-site baseline map reference number



Off-site post-intervention reference number

Unit E Nup End Industrial Estate, Nup End, Old Kne

Headline Results

Scroll down for final results [▲](#)

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On-site baseline	Area habitat units	0.73	
	Hedgerow units	0.06	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.81	
	Hedgerow units	0.10	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.08	10.94%
	Hedgerow units	0.04	78.96%
	Watercourse units	0.00	0.00%

Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.08	
	Hedgerow units	0.04	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.08	
	Hedgerow units	0.04	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.94%	
	Hedgerow units	78.96%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.73	0.81	0.00
Hedgerow units	10.00%	0.06	0.06	0.00
Watercourse units	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 ✓

Return to results menu Trading summary hedgewogs	Trading Summary		
	Diet/Disease Group	Trading Rule	Trading Satisfied?
	Very High	Same habitat required - Inexpensive compensation option A	Yes ✓
	High	Same habitat required =	Yes ✓
	Medium	Same forest habitat or a higher - distastefulness habitat required (?)	Yes ✓
	Low	Same distastefulness or better habitat required ?	Yes ✓

Very High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
<i>Grassland - Lowland dry acid grassland</i>	Grassland	0.00	0.00	0.00	
<i>Grassland - Lowland meadows</i>	Grassland	0.00	0.00	0.00	
<i>Grassland - Tended hay meadows</i>	Grassland	0.00	0.00	0.00	
<i>Heathland and shrub - Mountain heath and willow scrub</i>	Heathland and shrub	0.00	0.00	0.00	
<i>Marshes - Red waterlily marsh</i>	Marshes	0.00	0.00	0.00	
<i>Scarcely vegetated land - Calluna heath, grasslands</i>	Scarcely vegetated land	0.00	0.00	0.00	
<i>Scarcely vegetated land - Limestone pavement</i>	Scarcely vegetated land	0.00	0.00	0.00	
<i>Woodland - Broadleaf</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Deciduous on poor substrates (DT1/DT2)</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Pine (upland and lowland)</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Lowland mixed broad</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Oak and ash</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Oak and ash (DT2.1)</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Oak and ash (DT2.2)</i>	Woodland	0.00	0.00	0.00	
<i>Woodland - Transition mixed oak and ash (DT2.3)</i>	Woodland	0.00	0.00	0.00	
<i>Woodland and forest - Wood pasture and parkland</i>	Woodland and forest	0.00	0.00	0.00	
<i>Rocky shore - High energy littoral rock - on sand, clay or shingle</i>	Rocky shore	0.00	0.00	0.00	
<i>Rocky shore - Medium energy littoral rock - on sand, clay or shingle</i>	Rocky shore	0.00	0.00	0.00	
<i>Rocky shore - Low energy littoral rock - on sand, clay or shingle</i>	Rocky shore	0.00	0.00	0.00	
<i>Rocky shore - Embankment littoral rock - on sand, clay or shingle</i>	Rocky shore	0.00	0.00	0.00	
<i>Intertidal scrubland - Littoral scrub on sand, clay or shingle</i>	Intertidal scrubland	0.00	0.00	0.00	0.00

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

Habitat group	Group	Cn-site unit change	Off-site unit change	Project-wide unit change	Looses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetlands/marsh and CPFM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H116)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alpine lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alpine lakes	Lakes	0.00	0.00	0.00	
Lakes - Moor lakes	Lakes	0.00	0.00	0.00	
Lakes - Mountain alpine lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (private habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H179)	Lakes	0.00	0.00	0.00	
Sparingly vegetated land - Coastal salt dunes	Sparingly vegetated land	0.00	0.00	0.00	
Sparingly vegetated land - Coastal vegetation dune	Sparingly vegetated land	0.00	0.00	0.00	
Sparingly vegetated land - Inland rock outcrops and scree habitats	Sparingly vegetated land	0.00	0.00	0.00	
Sparingly vegetated land - Maritime cliff and strata	Sparingly vegetated land	0.00	0.00	0.00	
Woodland - Open forests (open to extensive) deciduous broad	Woodland	-0.00	0.00	-0.00	
Woodland and forest - Beech forest	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Fescue pastures for inland woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Oak forests	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Oak woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed hardwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal dune/scrub - Coastal vegetation	Coastal vegetation	0.00	0.00	0.00	
Rocky shores - High marine littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Moderate marine littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Low marine littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Features of littoral rock	Rocky shores	0.00	0.00	0.00	
Intertidal sediments - Littoral mud	Intertidal sediments	0.00	0.00	0.00	
Intertidal sediments - Littoral mixed sediments	Intertidal sediments	0.00	0.00	0.00	
Coastal saltmarsh - Polysaline and saline mudflats	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Faunings of rocky sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral rocky patch	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral aspenium	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

[illegible]

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.24	✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00	
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00	

[illegible]

Low Distinctiveness Summary		
Units available to offset Low Distinctiveness deficit	0.24	✓
Low Distinctiveness net change in units	-0.16	⚠
Computation: number of units	0.086	

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Trading summary area habitats

Trading summary watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

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			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness: Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset for trading (0.00)	0.00
Higher Distinctiveness: surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.10	0.00	0.10 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.10	0.00	0.10

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.10 ✓
Cumulative availability of units	0.10 ✓

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	-0.08	0.00	-0.08 Δ
	-0.08	0.00	-0.08

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	-0.08 Δ
Cumulative availability of units	0.02 ✓

[illegible]

Final Technical Report, Big Bend, Old Knaprock, Westborough MA 01581

B-3 On-Site Hedge Creation

Customer: State of Massachusetts Customer: State of MA

Map Name

Hedge survey summary	
Year for this survey	2020
Year for the forecast	2020
Year for the forecast	2020

Ref		Tree height category	Proposed habitat		Disturbance		Condition		Average experience				Transport multiplier				Difficulty risk multiplier				Budget with adjustment	Comments			
			Habitat type	Length (ft)	Disturbance	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance	Standard time to target condition	Standard amount to achieve	Delay to starting habitat creation	Standard or adjusted time to target condition	Final time to target condition	Final time to target condition	Standard difficulty of project	Adjusted difficulty of project	Final difficulty of project		Difficulty multiplier	Tree estimate	Planting difficulty estimate	Adjusted estimate
1			Native vegetation	100	Low	1	Good	1	Strategic significance	Strategic significance	Strategic significance	Standard time to target condition	Standard amount to achieve	Delay to starting habitat creation	Standard or adjusted time to target condition	Final time to target condition	Final time to target condition	Standard difficulty of project	Adjusted difficulty of project	Final difficulty of project	Difficulty multiplier	0.50			
2																									
3																									
4																									
5																									
0.50																					0.50				