The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Hertfordshire Council		
Project name:	Guysfield Care Home, Letchworth		
Applicant:	Oliver & Robb Architects LLP		
Application type:	Full planning permission		
Planning application reference:			
Completed by:	Darren Storey MZool (Hons) MSc MCIEEM, Senior Ecologist		
Date of metric completion:	27.11.2024		
Reviewer:	Josh Stafford BSc (Hons) MRSB, Principal Ecologist		
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):	0.82	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

Main menu

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

On-site baseline map

Insert

On-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site baseline map

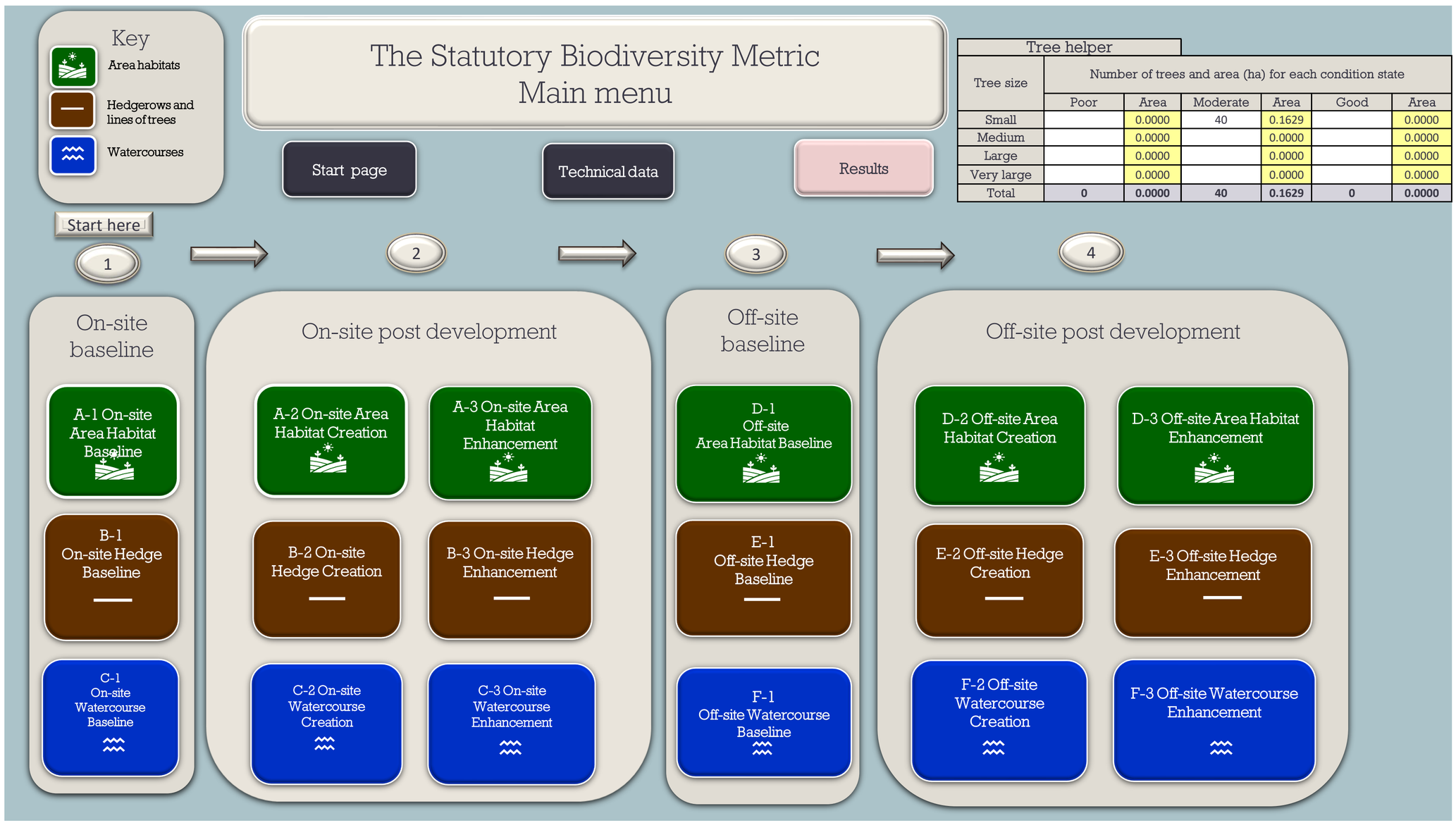
Insert

Off-site baseline map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	40	0.1629		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	40	0.1629	0	0.0000

The Statutory Biodiversity Metric
Results

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Headline results

Detailed results

Habitat trading summaries

Off-site summary

Irreplaceable habitats summary

Unit shortfall summary

Guysfield Care Home, Letchworth

Headline Results

Scroll down for final results ⚠

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On-site baseline	*Habitat units*	4.32		
	Hedgerow units	1.10		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	4.16		
	Hedgerow units	0.62		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-0.17	-3.88%	On-site net gain is less than target set ⚠
	Hedgerow units	-0.48	-43.66%	On-site net gain is less than target set ⚠
	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 (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*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)	*Habitat units*	-0.17		
	Hedgerow units	-0.48		
	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 (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.17	
	Hedgerow units	-0.48	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-3.88%	Total net gain achieved is less than target set ▲
	Hedgerow units	-43.66%	Total net gain achieved is less than target set ▲
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	4.32	4.76	0.60	
Hedgerow units	10.00%	1.10	1.21	0.59	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Guysfield Care Home, Letchworth

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	*Habitat units*	-0.17
	Hedgerow units	-0.48
	Watercourse units	0.00
Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	*Habitat units*	-3.88%
	Hedgerow units	-43.66%
	Watercourse units	0.00%

Combined habitat retention and enhancement

	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.94	0.60	0.00
Total on-site and off-site baseline units	4.32	1.10	0.00
Total on-site and off-site baseline area / length retained	0.05	0.00	0.00
Total on-site and off-site baseline units retained	0.32	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.31	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	1.99	0.00	0.00
Total on-site and off-site baseline area / length lost	0.57	0.60	0.00
Total on-site and off-site baseline units lost	2.01	1.10	0.00

Area Habitats

Area habitats

On-site change by broad habitat type

Habitat group	Baseline: On-site existing area	Baseline: On-site existing value	Post-development on-site: On-site proposed area	Post-development on-site: On-site proposed value	On-site change: On-site area change	On-site change: On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.32	1.57	0.12	1.23	-0.20	-0.34
Heathland and shrub	0.00	0.00	0.01	0.08	0.01	0.08
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.27	0.22	0.44	0.22	0.17	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.23	1.42	0.24	1.75	0.01	0.33
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.12	1.11	0.20	0.87	0.08	-0.24

Off-site change by broad habitat type

Habitat group	Baseline: Off-site existing area	Baseline: Off-site existing value	Post-development off-site: Off-site proposed area	Post-development off-site: Off-site proposed value	Off-site change: Off-site area change	Off-site change: Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

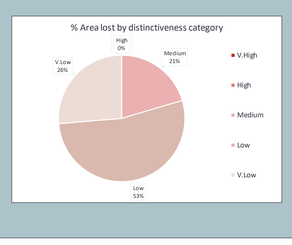
Combined on-site and off-site change by broad habitat type

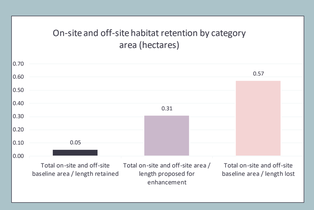
Habitat group	Baseline: Combined existing area	Baseline: Combined existing value	On-site and off-site post-development: Combined proposed area	On-site and off-site post-development: Combined proposed value	Combined change: Combined area change	Combined change: Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.32	1.57	0.12	1.23	-0.20	-0.34
Heathland and shrub	0.00	0.00	0.01	0.08	0.01	0.08
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.27	0.22	0.44	0.22	0.17	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.23	1.42	0.24	1.75	0.01	0.33
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.12	1.11	0.20	0.87	0.08	-0.24

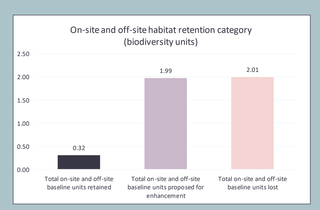
Area Habitats

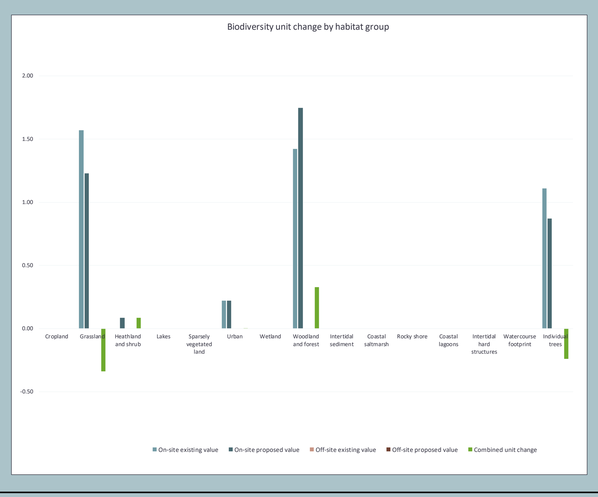
Combined area lost from baseline(s) by distinctiveness band

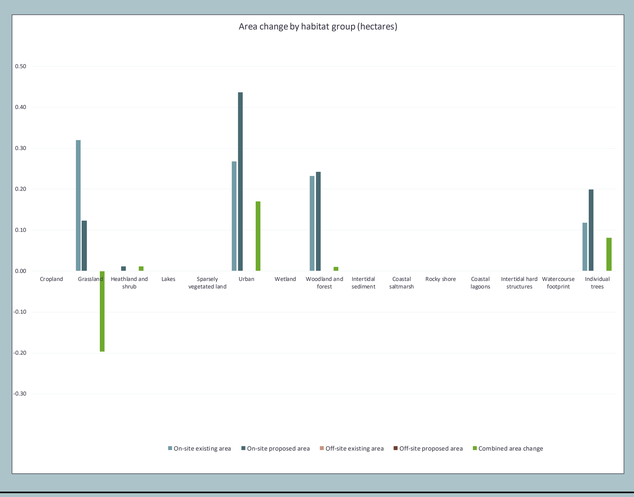
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.117356463	20
Low	0.3062	53
V.Low	0.1514	26











Biodiversity and Lines of Trees

Hedgerows and lines of trees

On-site change by hedgerow type

Hedgerow type	Baseline: On-site existing length	Baseline: On-site existing value	Post-development on-site: On-site proposed length	Post-development on-site: On-site proposed value	On-site change: On-site length change	On-site change: On-site 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
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	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
Native hedgerow	0.00	0.00	0.14	0.62	0.14	0.62
Line of trees	0.40	0.88	0.00	0.00	-0.40	-0.88
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.20	0.22	0.00	0.00	-0.20	-0.22

Off-site change by hedgerow type

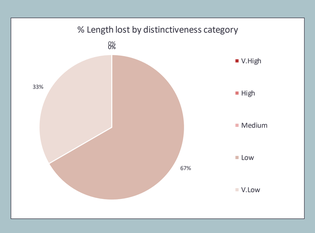
Hedgerow type	Baseline: Off-site existing length	Baseline: Off-site existing value	Post-development off-site: Off-site proposed length	Post-development off-site: Off-site proposed value	Off-site change: Off-site length change	Off-site change: Off-site unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	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
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

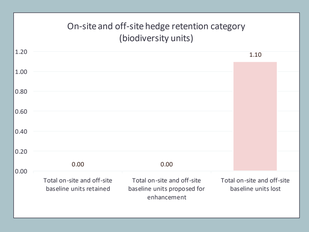
Combined on-site and off-site change by hedgerow type

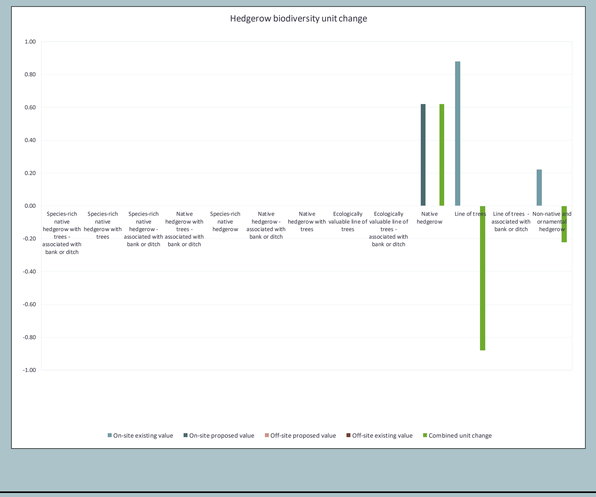
Hedgerow type	Baseline: Combined existing length	Baseline: Combined existing value	Post-development: Combined proposed length	Post-development: Combined proposed value	Change: Combined length change	Change: Combined unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	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
Native hedgerow	0.00	0.00	0.14	0.62	0.14	0.62
Line of trees	0.40	0.88	0.00	0.00	-0.40	-0.88
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.20	0.22	0.00	0.00	-0.20	-0.22

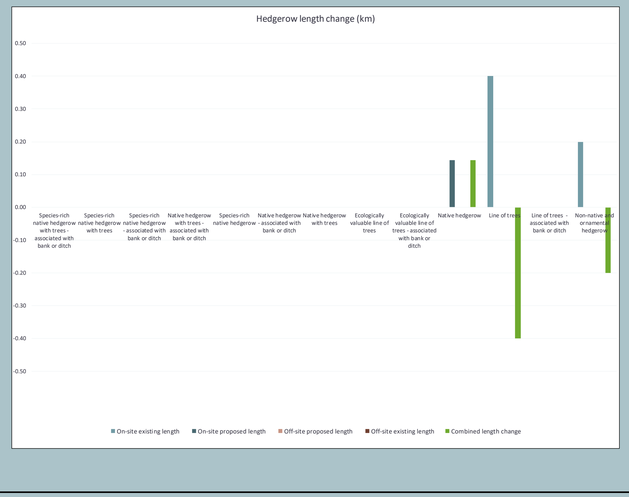
Combined length lost from baseline(s) by distinctiveness band

Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0.4	67
V.Low	0.2	33









Watercourses

Watercourses

On-site change by watercourse type

Watercourse type	Baseline: On-site existing length	Baseline: On-site existing value	Post-development on site: On-site proposed length	Post-development on site: On-site proposed value	On-site Change: On-site length change	On-site Change: On-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Off-site change by watercourse type

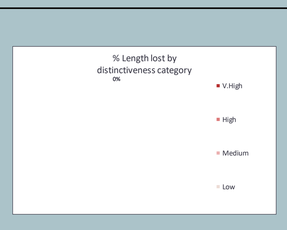
Watercourse type	Baseline: Off-site existing length	Baseline: Off-site existing value	Post development off-site: Off-site proposed length	Post development off-site: Off-site proposed value	Off-site Change: Off-site length change	Off-site Change: Off-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

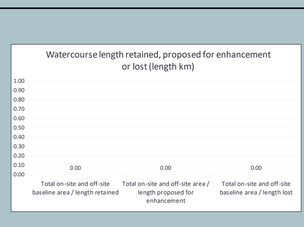
Combined on-site and off-site change by watercourse type

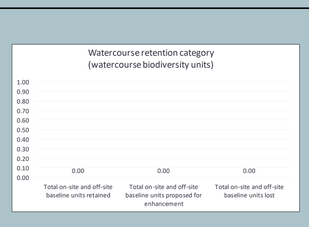
Watercourse type	Baseline: Combined existing length	Baseline: Combined existing value	Post-development on-site: Combined proposed length	Post-development on-site: Combined proposed value	On-site change: Combined length change	On-site change: Combined unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

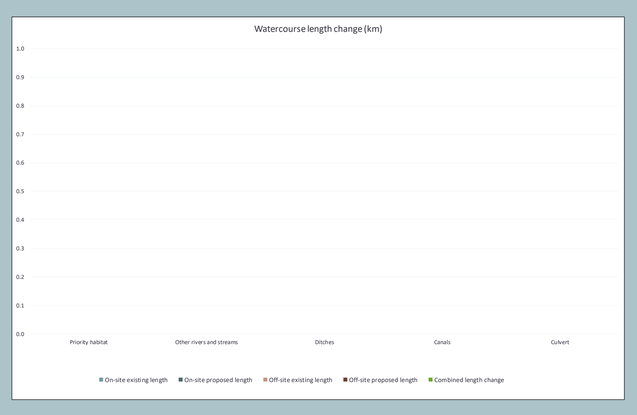
Combined length lost from baseline(s) by distinctiveness band

Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	









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Trading summary hedgerows

Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	No ▲

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire[1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	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	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	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 (H2160)	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 alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	1.51	0.00	1.51	✓
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	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 - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		1.51	0.00	1.51	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	1.51 ✓
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	1.20 ✓
Grassland - Other neutral grassland	Grassland	1.20	0.00	1.20	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.08 ✓
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.08	0.00	0.08	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-0.03	0.00	-0.03	-0.24 ⚠
Individual trees - Rural tree	Individual trees	-0.22	0.00	-0.22	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	-1.19 ⚠
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.24	0.00	0.24	
Woodland and forest - Other woodland; mixed	Woodland and forest	-1.42	0.00	-1.42	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.14	0.00	-0.14	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.28 ✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-1.43 ⚠
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.09 ✓
Cumulative surplus of units	1.37 ✓

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-1.54	0.00	-1.54 ⚠
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00 ✓
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	-0.01	0.00	-0.01 ⚠
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.01	0.00	0.01 ✓
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-1.54	0.00	-1.54

Low Distinctiveness Summary

Low Distinctiveness net change in units	-1.54 ⚠
Cumulative surplus of units	-0.17 ▲

Return to results menu

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	No ▲
Very Low	Same distinctiveness or better habitat required	No ▲

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 by trading up	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	0.62	0.00	0.62 ✓
Line of trees	-0.88	0.00	-0.88 ⚠
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-0.26	0.00	-0.26

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.26 ⚠
Cumulative availability of units	-0.26 ⚠

Very Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	-0.22	0.00	-0.22 ⚠
	-0.22	0.00	-0.22

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	-0.22 ⚠
Cumulative availability of units	-0.22 ▲

Return to results menu

Trading summary area habitats

Trading summary hedgerows

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required =	Yes ✓
Low	Better distinctiveness habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	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
Other rivers and streams	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

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Culvert	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

Project Name: Guysfield Care Home, Letchworth Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-0.17
Total Net % Change	-3.88%
Trading Rules Satisfied	No - check trading summaries ▲

	Existing area habitats				Distinctiveness		Condition		Strategic significance				Ecological baseline									Comments		
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	User comments	Planning authority comments	Habitat reference number
1	Grassland	Modified grassland	No	0.1967	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	1.30	0	0.1145	0.00	0.76	0.08	0.54		Retained grassland, south-east		g4.1
2	Grassland	Modified grassland	No	0.1232	Low	2	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	0.27	0	0	0.00	0.00	0.12	0.27		Lost to car park and non-native landscaping		g4.2
3	Urban	Introduced shrub	No	0.0036	Low	2	Condition Assessment N/A	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	0.01	0	0	0.00	0.00	0.00	0.01		Lost		h3h.1
4	Urban	Developed land; sealed surface	No	0.0845	V.Low	0	N/A - Other	0	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Compensation Not Required	0.00	0.0151	0	0.00	0.00	0.07	0.00		Existing building		B1
5	Urban	Developed land; sealed surface	No	0.082	V.Low	0	N/A - Other	0	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Compensation Not Required	0.00	0	0	0.00	0.00	0.08	0.00		Car parking area, etc.		u1b6.1
6	Urban	Vegetated garden	No	0.0578	Low	2	Condition Assessment N/A	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	0.13	0	0	0.00	0.00	0.06	0.13		Lost		u1d.1
7	Urban	Vegetated garden	No	0.0394	Low	2	Condition Assessment N/A	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	0.09	0	0	0.00	0.00	0.04	0.09		Lost		u1d.2
8	Woodland and forest	Other woodland; mixed	No	0.0907	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (2)	0.80	0	0.0839	0.00	0.74	0.01	0.06				w1h5.1
9	Woodland and forest	Other woodland; mixed	No	0.0322	Medium	4	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (2)	0.14	0	0.026	0.00	0.11	0.01	0.03				w1h5.2
10	Woodland and forest	Other woodland; mixed	No	0.1094	Medium	4	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (2)	0.48	0	0.0865	0.00	0.38	0.02	0.10				w1h5.3
11	Individual trees	Urban tree	No	0.1018	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (2)	0.90	0.036644	0	0.32	0.00	0.07	0.57		5 no. non-native pine / cedar trees (1 retained)		
12	Individual trees	Rural tree	No	0.0163	Medium	4	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (2)	0.22	0	0	0.00	0.00	0.02	0.22		4 no. native / cultivar small fruit trees		
				Total habitat area									4.32	0.05	0.31	0.32	1.99	0.57	2.01				
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)																			

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	0.49

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Guyafield Care Home, Letchworth Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-0.17
Total Net % Change	-3.58%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

				Distinctiveness		Condition		Strategic significance			Post intervention habitats			Temporal multiplier			Difficulty multipliers					Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	0.111	V.Low	0	N/A - Other	0	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	New buildings		
2	Urban	Developed land; sealed surface	0.1898	V.Low	0	N/A - Other	0	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	New access, parking, walkways etc.		
3	Urban	Artificial unvegetated, unsealed surface	0.0163	V.Low	0	N/A - Other	0	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Unsealed woodland walk		
4	Heathland and shrub	Mixed scrub	0.0115	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.06	Planted native holly shrubs at rear of building and yew hedging around building		
5	Urban	Vegetated garden	0.1033	Low	2	Condition Assessment N/A	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.22	Var. areas of vegetated planting areas with mainly non-native shrubbery, grasses, bulbs etc. (see landscape plans)		
6	Urban	Ground level planters	0.0012	Low	2	Condition Assessment N/A	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.00	Ground planters in residents garden		
7	Woodland and forest	Other woodland; broadleaved	0.0456	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.24	Dense planted native broadleaved trees extending small existing areas of woodland, connecting habitat at site scale.		
8	Individual trees	Urban tree	0.162860163	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.55	Individually planted native broadleaved trees around building and vegetated garden areas		
9	Grassland	Modified grassland	0.0083	Low	2	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	0.03			

Total habitat area	0.65
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.49
Total Units	1.12

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Guyafield Care Home, Letchworth Map Reference:
A-3 On-Site Habitat Enhancement

Checklist - Click to Validate | Guidance - Show Rules

Main Menu

Area habitat summary	
Total Net Unit Change	-0.17
Total Net % Change	-7%
Trading Rules Satisfied	No - check trading summaries ▲

Note: Habitat selected has a time to target condition greater than 30 years. Non standard agreement may be required ▲

Baseline habitats										Proposed Habitat (Broad habitat pre-populated list can be overridden)		Change in distinctiveness and condition		Post intervention habitats																			Comments		
																		Strategic significance			Temporal risk multiplier					Difficulty risk multipliers									
Baseline ref	Baseline habitat	Total habitat area (hectares)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Grassland - Modified grassland	0.1962	Low	2	Good	3	Medium strategic significance	1.1	1.30	Same distinctiveness or better habitat required !	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Good	0.1145	Medium	4	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.596	Low	Standard difficulty applied	Low	1	1.20			
8	Woodland and forest - Other woodland; mixed	0.0902	Medium	4	Moderate	2	Medium strategic significance	1.1	0.80	Same broad habitat or a higher distinctiveness habitat required	Woodland and forest	Lowland mixed deciduous woodland	Medium - High	Lower Distinctiveness Habitat - Good	0.0609	High	6	Good	3	Location ecologically desirable but not in local strategic significance	Medium strategic significance	1.1	30+	0	0	Standard time to target condition applied	30+	0.300	High	Standard difficulty applied	High	0.33	0.84			
9	Woodland and forest - Other woodland; mixed	0.0322	Medium	4	Poor	1	Medium strategic significance	1.1	0.14	Same broad habitat or a higher distinctiveness habitat required	Woodland and forest	Lowland mixed deciduous woodland	Medium - High	Lower Distinctiveness Habitat - Good	0.021	High	6	Good	3	Location ecologically desirable but not in local strategic significance	Medium strategic significance	1.1	30+	0	0	Standard time to target condition applied	30+	0.300	High	Standard difficulty applied	High	0.33	0.16			
10	Woodland and forest - Other woodland; mixed	0.1054	Medium	4	Poor	1	Medium strategic significance	1.1	0.46	Same broad habitat or a higher distinctiveness habitat required	Woodland and forest	Lowland mixed deciduous woodland	Medium - High	Lower Distinctiveness Habitat - Good	0.0665	High	6	Good	3	Location ecologically desirable but not in local strategic significance	Medium strategic significance	1.1	30+	0	0	Standard time to target condition applied	30+	0.320	High	Standard difficulty applied	High	0.33	0.52			
														Total habitat area	0.33																		3.11			

Project Name: Guysfield Care Home, Letchworth Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	-0.48
Total Net % Change	-43.86%
Trading Rules Satisfied	No - check trading summary ▲

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline							Comments	
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	H1	Non-native and ornamental hedgerow	0.2	V.Low	1	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness band or better	0.22	0	0	0.00	0.00	0.20	0.22			h2b.1
2	H2	Line of trees	0.4	Low	2	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness band or better	0.88	0	0	0.00	0.00	0.40	0.88			33
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roject Name: Guysfield Care Home, Letchworth Map Reference

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	-0.48
Total Net % Change	-43.66%
Trading Rules Satisfied	No - check trading summary ▲

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1		Native hedgerow	0.144	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	12	0	0	Standard time to target condition applied	12	0.652	Low	Standard difficulty applied	Low	1	0.62	New hedgerow along front of property, 4 species, native		
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