

Small Sites Metric

(The Statutory Biodiversity Metric)

Version 1.2.3 Release Date: 3rd July 2025

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
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▲	Error
⚠	Attention required
	Use of this cell is not required



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Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	North Hertfordshire District Council
2. Site name:	Unit 8, Baldock Industrial Estate – Replacement Industrial Units
3. Applicant:	PPRentals
4. Planning application type:	North Hertfordshire District Council
5. Planning application reference:	TBC
6. Metric completed by (name & job title):	Neil Gaskell - Architect
7. Date of metric completion:	20 April 2026
8. Revision number:	
9. Masterplan document title / drawing number:	BHT-200

Net Gain Targets

10. Targeted % increase in Units	10a. Area habitats	10.00
	10b. Hedgerows	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Area habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Unit 8, Baldock Industrial Estate – Replacement Industrial Units
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	other	Site area must be less than 10,000 m2
15. Site area (m ²)	690	
N/A		
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	Not applicable	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Desktop review using local knowledge, Ordnance Survey mapping, Magic Map, aerial imagery and site observation.	

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Yes	
24. Date of site walkover - DD/MM/YY	14/04/2026	Site walkover data valid until 14/10/26
25. Who completed the walkover? (Name and job title)	Neil Gaskell – Architect	

Additional details

26. Any additional information or notes	associated hardstanding within an established industrial estate. No features of ecological value were observed. Proposed native hedgerow planting will provide	
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Site Name		Site & Safety Information: Name, Address, Coordinates, etc.	
Project Name		Project Location	
Project Description		Project Details	
Project ID	Project Name	Project Location	Project Status
1	Project 1		
2	Project 2		
3	Project 3		
4	Project 4		
5	Project 5		
6	Project 6		
7	Project 7		
8	Project 8		
9	Project 9		
10	Project 10		
11	Project 11		
12	Project 12		
13	Project 13		
14	Project 14		
15	Project 15		
16	Project 16		
17	Project 17		
18	Project 18		
19	Project 19		
20	Project 20		

[illegible]

Site Name Street Name	Unit 8, Bullock Industrial Estate - Replacement Industrial Units C. Area Habitats	Instructions: 1. Enter data into 1a. Baseline habitat table 2. Enter data on habitats to be created into 1b. Habitats to be created 3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced 4. Enter data on individual trees into 1d. Tree area calculator	Input Errors Present On Sheet - Red Cells Or ▲ Highlight Errors	Last Units 0.9480 Created Units 0.9480 Enhancement Units 0.0000 Net Change 0.0000
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1a. Baseline habitats									
Ref	A. Broad habitat	B. Habitat type	C. Strategic significance	Area (m ²)		Habitat results		Comments	
				G. Total Area	H. Area retained	I. Area enhanced	J. Total habitat units	K. Area lost	L. Net change
1	Urban	Developed land, sealed surface	Any/compensation not in local strategy/ no local strategy	35.00	0.00	0.00	35.00	0.0000	Existing industrial building and associated hardstanding within established industrial estate
2	Sparsely vegetated land	Roadside/ghenture	Any/compensation not in local strategy/ no local strategy	130.00	0.00	0.00	130.00	0.0000	Small area of car parks adjacent to limited ecological value
3	Urban	Developed land, sealed surface	Any/compensation not in local strategy/ no local strategy	130.00	0.00	0.00	130.00	0.0000	Existing industrial building and associated hardstanding within established industrial estate
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
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17									
18									
19									
20									
Trees	Individual trees	Urban/road tree	Formerly identified in local strategy	0.00	0.00	0.0000	0.00	0.0000	
Total trees and trunk areas within and external hard standing				430.00	0.00	0.00	430.00	0.0000	
Total trees and trunk areas within and external hard standing				430.00	0.00	0.00	430.00	0.0000	
Total trees and trunk areas within and external hard standing				430.00	0.00	0.00	430.00	0.0000	

1b. Habitats to be created									
Ref	A. Broad habitat	B. Habitat type	C. Strategic significance	Area (m ²)		Habitat results		Comments	
				G. Total Area	H. Area retained	I. Area enhanced	J. Total habitat units	K. Area lost	L. Net change
1	Grassland	Other rural grassland	Moderate, Good	130.00	0.00	0.00	130.00	0.0000	
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16									
17									
18									
19									
20									
Trees	Individual trees	Urban/road tree	Moderate	0.00	0.00	0.0000	0.00	0.0000	
Total trees and trunk areas within and external hard standing				0.00	0.00	0.00	0.00	0.0000	
Total trees and trunk areas within and external hard standing				0.00	0.00	0.00	0.00	0.0000	
Total trees and trunk areas within and external hard standing				0.00	0.00	0.00	0.00	0.0000	

1c. Habitats to be enhanced									
Baseline ref	A. Broad habitat type	B. Habitat type	C. Strategic significance	Area (m ²)		Habitat results		Comments	
				G. Total Area	H. Area retained	I. Area enhanced	J. Total habitat units	K. Area lost	L. Net change
1									
2									
3									
4									
5									
6									
7									
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11									
12									
13									
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19									
20									
Trees	Individual trees	Urban/road tree	Moderate	0.00	0.00	0.0000	0.00	0.0000	
Total trees and trunk areas within and external hard standing				0.00	0.00	0.00	0.00	0.0000	
Total trees and trunk areas within and external hard standing				0.00	0.00	0.00	0.00	0.0000	
Total trees and trunk areas within and external hard standing				0.00	0.00	0.00	0.00	0.0000	

1d. - Tree area calculator									
Tree size (Diameter at breast height)	A. Total number of trees per development	B. Number of trees retained (not net enhanced)	C. Number of new trees planted post development	Area		Area		Area	
				Area pre development	Area retained	Area lost	Area of new trees planted post development	Area of new trees planted post development	Area of new trees planted post development
Small - DBH < 30cm				0	0	0	0	0	0
Medium - DBH > 30 to < 45cm				0	0	0	0	0	0
Large - DBH > 45 to < 60cm				0	0	0	0	0	0
Very large - DBH > 60cm				0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Data beyond this row is automated

1e. Tridline Summary						
Broad Habitat Type - Medium Distinctiveness Habitats			Trading Rules Satisfied ✓			
Medium and Low Distinctiveness Band			Trading Rules Satisfied ✓			
1f. Habitat trading assessment						
Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?	
Cropland	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Grassland	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Heathland and shrub	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Intertidal hard structures	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Intertidal sediment	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Lakes	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Urban	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Woodland and forest	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Individual trees	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000	N/A	
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?	
Medium distinctiveness		0.0000	0.0000	0.0000	Yes ✓	
Low distinctiveness		0.0000	0.0000	-0.0000	Yes ✓	
Surplus area habitat biodiversity units after offsetting low distinctiveness units			0.0000		Yes ✓	

Site Name: **Site 6, Ballock Industrial Estate - Replacement Industrial Unit**
Sheet Name: **6. Hedger & Lines of Trees**

Instructions:
1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.1714
Enhancement Units	0.0000
Net Change	0.1714

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units length lost	length lost	Units lost		
1	Hedgerow and Lines of Trees										
2	Hedgerow and Lines of Trees										
3	Hedgerow and Lines of Trees										
4	Hedgerow and Lines of Trees										
5	Hedgerow and Lines of Trees										
6	Hedgerow and Lines of Trees										
7	Hedgerow and Lines of Trees										
8	Hedgerow and Lines of Trees										
9	Hedgerow and Lines of Trees										
10	Hedgerow and Lines of Trees										
11	Hedgerow and Lines of Trees										
12	Hedgerow and Lines of Trees										
13	Hedgerow and Lines of Trees										
14	Hedgerow and Lines of Trees										
15	Hedgerow and Lines of Trees										
16	Hedgerow and Lines of Trees										
17	Hedgerow and Lines of Trees										
18	Hedgerow and Lines of Trees										
19	Hedgerow and Lines of Trees										
20	Hedgerow and Lines of Trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition existing	C. Targeted condition					
1	Hedgerow and Lines of Trees	Species-rich native hedgerow	Moderate, Good	Moderate	Area/compensation met in local strategy/ no local strategy	25.00	0.1714		
2	Hedgerow and Lines of Trees								
3	Hedgerow and Lines of Trees								
4	Hedgerow and Lines of Trees								
5	Hedgerow and Lines of Trees								
6	Hedgerow and Lines of Trees								
7	Hedgerow and Lines of Trees								
8	Hedgerow and Lines of Trees								
9	Hedgerow and Lines of Trees								
10	Hedgerow and Lines of Trees								
11	Hedgerow and Lines of Trees								
12	Hedgerow and Lines of Trees								
13	Hedgerow and Lines of Trees								
14	Hedgerow and Lines of Trees								
15	Hedgerow and Lines of Trees								
16	Hedgerow and Lines of Trees								
17	Hedgerow and Lines of Trees								
18	Hedgerow and Lines of Trees								
19	Hedgerow and Lines of Trees								
20	Hedgerow and Lines of Trees								
Totals						25.00	0.1714		
Error Check 1						Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type							
1											
2											
3											
4											
5											
6											
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9											
10											
11											
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16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e - Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f - Habitat trading assessment

Site Name Unit 8, Baldock Industrial Estate – Replacement Industrial Unit
Sheet Name 7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
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13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 1				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
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13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
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18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

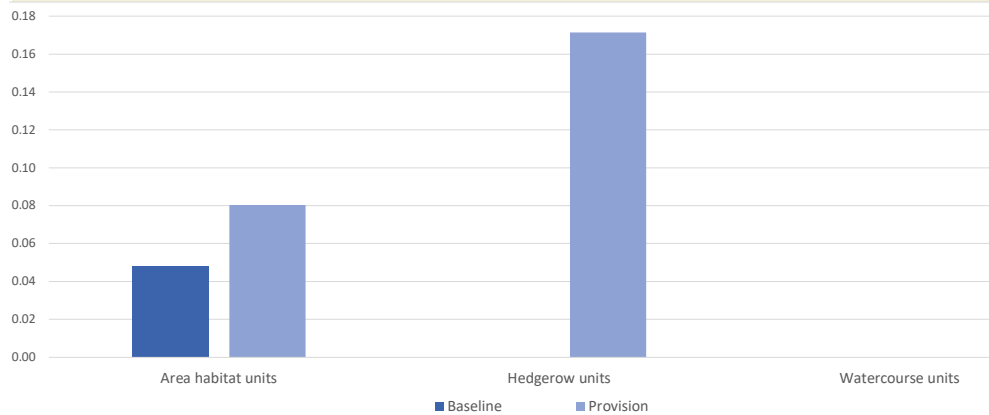
1e. Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f. Habitat trading assessment

Site Name		Unit 8, Baldock Industrial Estate – Replacement Industrial Unit
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Area habitat units	0.0480
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.0803
	Hedgerow units	0.1714
	Watercourse units	0.0000
Total net unit change	Area habitat units	0.0323
	Hedgerow units	0.1714
	Watercourse units	0.0000
Total net % change	Area habitat units	67.37%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group



[illegible]

General Information		
Item	Description	Value
100	General Information	100
101	General Information	101
102	General Information	102
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108	General Information	108
109	General Information	109
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Small sites metric version history		
Version	Changes made	Date released
Version 1.0.0	Initial statutory version	29th November 2023
Version 1.0.1	Updated to correct some labelling errors, minor formula errors and expand column widths	12th February 2024
Version 1.2.0	Fixed some discrepancies in difficulty of creation and enhancement for 3 habitat types	5th March 2024
Version 1.2.1	Unlocked Strategic Significance selection box for individual trees. Locked additional cells. Added version history. European protected species added to desktop assessment tab. Setting a unit target with a zero unit baseline is now optional for each module. The options for planning application type have been restricted.	23rd July 2024
Version 1.2.2	Fix made to error specific to Version 1.2.1 relating to area checker on Area Habitats tab.	24th July 2024
Version 1.2.3	Difficulty of creation for actively worked sand pit quarry or open cast mine changed to medium for consistency with the main metric, 'habitat units' corrected to 'area habitat units' where appropriate.	3rd July 2025