

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:	nhdc
2. Site name:	Barn to west of bedford road, holwell
3. Applicant:	pmc consultants
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	paul coyne, planning consultant
7. Date of metric completion:	05 November 2025
8. Revision number:	r0
9. Masterplan document title / drawing number:	PL01D

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:	Barn to west of bedford road, holwell
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m ²)	2120	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

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		
21. Information sources used for assessment of designated sites and priority habitats (See guidance)		

European protected species

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

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	03/11/2025	Site walkover data valid until 03/05/26
25. Who completed the walkover? (Name and job title)	paul coyne, development consultant	

Additional details

26. Any additional information or notes		
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Site Name:	Barn to west of bedford road, holwell
Sheet Name	Supporting Information

Baseline Habitat Photos

Insert photographs to support assumptions made in the metric

Ref	Habitat type	Photo 1	Photo 2
1	Date taken		
	Cereal crops		
2	Date taken	09 September 2024	
	Developed land; sealed surface		
3	Date taken	09 September 2024	
	Bare ground		
4	Date taken		
	Unvegetated garden		

Site Name:	Barn to west of Bedford road, Holwell
Sheet Name:	5. Area Habitats

Instructions:
1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be retained into 1b. Habitats to be retained
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

Retained Units	0.0132
Lost Units	0.0000
Created Units	0.0063
Enhancement Units	0.1108
Net Change	0.1110

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Area (m ²)		Baseline results			Comments		
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area lost	Units lost	User comments	LPA comments
1	Cropland	Cereal crops	Area/compensation not in local strategy/ no local strategy	282.00	0.00	282.00	0.00	0.00	0.000	cropland	
2	Urban	Developed land, sealed surface	Area/compensation not in local strategy/ no local strategy	188.00	188.00	0.00	0.00	0.00	0.000	existing barn	
3	Urban	Bare ground	Area/compensation not in local strategy/ no local strategy	880.00	880.00	0.00	0.00	0.00	0.000	former access track road	
4	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	180.00	180.00	0.00	0.00	0.00	0.000	north visibility splay	
5	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	800.00	800.00	0.00	0.00	0.00	0.000	south visibility splay	
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000		
Totals (areas and trees, green walls and intertidal hard structures)				2710.00	1068.00	282.00	0.4004	0.00	0.0000		
Error Check 1				Area Acceptable ✓							
Error Check 2				Area Acceptable ✓							
Error Check 3				Area Acceptable ✓							

1b. Habitats to be created

Ref	Habitat		Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
	A. Broad habitat	B. Habitat type	Acceptable condition	C. Targeted condition					
1	Urban	Developed land, sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00	0.0000	existing bar/new residential	
2	Urban	Ground level planters	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	55.00	0.0006	perimeter, hedge-row	
3	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	55.00	0.0006	perimeter, bedding	
4	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	54.00	0.0004	wild garden	
5	Urban	Artificial unvegetated, unsealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	110.00	0.0000	permeable hardstanding	
6	Urban	Introduced shrub	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.00	0.0000	item n/a	
7	Urban	Bare ground	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	0.00	0.0000	former access track	
8	Urban	Unvegetated garden	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00	0.0000	north visibility splay	
9	Urban	Unvegetated garden	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00	0.0000	south visibility splay	
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	81.20	0.0040		
Totals (areas and trees, green walls and intertidal hard structures)				Error - Area of habitat creation must match area lost. ▲					

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat Type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type							
1	Cropland	Cereal crops	Distinctiveness	Arable field margins functionality	Area/compensation not in local strategy/ no local strategy	282.00	Condition Assessment N/A	0.1108	0.0044	former cropland	
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals (areas and trees, green walls and intertidal hard structures)				282.00						0.1108	0.0044

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 30cm			2	0	0	81
Medium - DBH > 30 to ≤ 45cm				0	0	0
Large - DBH > 45 to ≤ 75cm				0	0	0
Very Large - DBH > 75cm				0	0	0
Total	0	0	2	0	0	81

Data beyond this row is automated

1e. Trading 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 Type	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0004	0.0000	-0.0004	N/A
	Medium	0.0000	0.1108	0.1108	N/A
	High	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
	High	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
	High	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
	High	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
	High	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
	High	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
	High	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
	High	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
	High	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
	High	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
	High	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000	0.136	0.1357	Yes ✓
Low distinctiveness		0.4084	0.384	-0.0247	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units		0.1110			Yes ✓

Site Name: Barn to west of bedford road, howell
Sheet Name: 6. Hedges & 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
Unit Units	0.0000
Created Units	0.2292
Enhancement Units	0.0000
Net Change	0.2292

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 on-site	Length Lost		
1	Hedgerows and Lines of trees	Native hedgerow	Area/compensation not in local strategy/ no local strategy	0.00	0.00	0.00	0.0000	0.00	0.0000	
2	Hedgerows and Lines of trees	Native hedgerow with trees	Area/compensation not in local strategy/ no local strategy	0.00	0.00	0.00	0.0000	0.00	0.0000	
3	Hedgerows and Lines of trees									
4	Hedgerows and Lines of trees									
5	Hedgerows and Lines of trees									
6	Hedgerows and Lines of trees									
7	Hedgerows and Lines of trees									
8	Hedgerows and Lines of trees									
9	Hedgerows and Lines of trees									
10	Hedgerows and Lines of trees									
11	Hedgerows and Lines of trees									
12	Hedgerows and Lines of trees									
13	Hedgerows and Lines of trees									
14	Hedgerows and Lines of trees									
15	Hedgerows and Lines of trees									
16	Hedgerows and Lines of trees									
17	Hedgerows and Lines of trees									
18	Hedgerows and Lines of trees									
19	Hedgerows and Lines of trees									
20	Hedgerows 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 options	C. Targeted condition					
1	Hedgerows and Lines of trees	Native hedgerow	Moderately Good	Moderate	Area/compensation not in local strategy/ no local strategy	20.00	0.1172		
2	Hedgerows and Lines of trees	Native hedgerow with trees	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	20.00	0.1120		
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								
12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								
15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
Totals						20.00	0.2292		
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						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
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

Broad habitat type	Distinctiveness	Habitat type	Baseline units	Onsite provision	Net change	Trading satisfied?
Hedgerows and Lines of trees	Medium	Species-rich native hedgerow	0.0000	0.0000	0.0000	Yes ✓
		Native hedgerow - associated with bank or ditch	0.0000	0.0000	0.0000	
		Native hedgerow with trees	0.0000	0.1120	0.1120	
		Ecologically valuable line of trees	0.0000	0.0000	0.0000	
		Ecologically valuable line of trees - associated with bank or ditch	0.0000	0.0000	0.0000	
		Sum	0.0000	0.1120	0.1120	Yes ✓
	Low	Native hedgerow	0.0000	0.1172	0.1172	
		Line of trees	0.0000	0.0000	0.0000	
		Line of trees - associated with bank or ditch	0.0000	0.0000	0.0000	
		Sum	0.0000	0.1172	0.1172	
	Very low	Non-native and ornamental hedgerow	0.0000	0.0000	0.0000	Yes/
Surplus medium distinctiveness units to offset low and very low distinctiveness units				0.1120		
Cumulative surplus of units after offsetting low distinctiveness units				0.2292		
Cumulative surplus of units after offsetting very low distinctiveness units				0.2292		

Site Name	Barn to west of bedford road, holwell
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										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
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								
12	Watercourses								
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	
	A. Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
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

Broad habitat type	Distinctiveness	Habitat Type	Baseline units	Onsite provision	Net change	Trading satisfied?
Watercourses	Medium distinctiveness	Canals	0.0000	0.0000	0.0000	Yes ✓
		Ditches	0.0000	0.0000	0.0000	
		Sum	0.0000	0.0000	0.0000	
	Low distinctiveness	Culvert	0.0000	0.0000	0.0000	Yes ✓
Surplus medium distinctiveness units to offset low distinctiveness units			0.0000			
Surplus watercourse biodiversity units			0.0000			

Site Name	Barn to west of bedford road, holwell
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	0.4084
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline

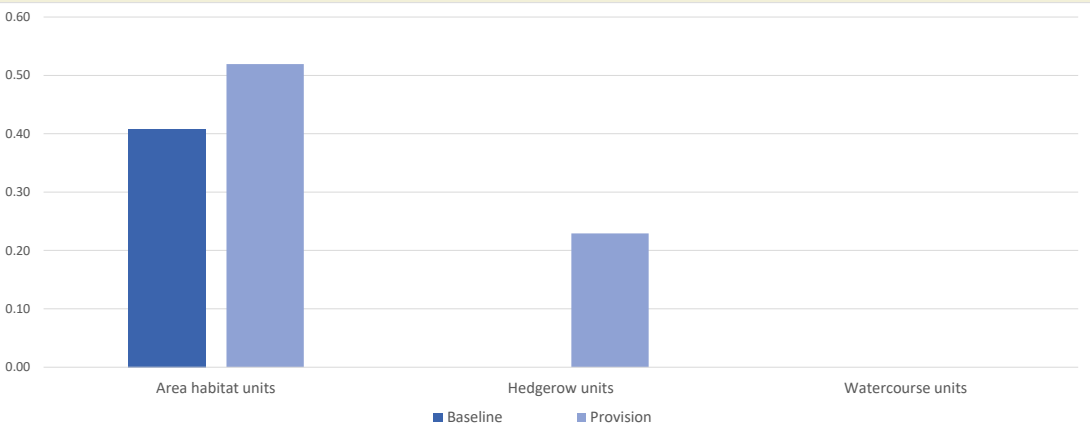
Post-development Units	Area habitat units	0.5194
	Hedgerow units	0.2292
	Watercourse units	0.0000

Total net unit change	Area habitat units	0.1110 ✓
	Hedgerow units	0.2292
	Watercourse units	0.0000

Total net % change	Area habitat units	27.17% ✓
	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



9. All Habitats + Multipliers - (general technical information for reference purposes only)						
Ref	Habitat Type		Distinctiveness		Risk Multipliers	
	Habitat Type	Broad Habitat Group	Distinctiveness Category	Trading Notes	Technical Difficulty Creation	Technical Difficulty Enhancement
1	Arable field margins cultivated annually	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
2	Arable field margins game bird mix	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
3	Arable field margins pollen and nectar	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
4	Arable field margins tussocky	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
5	Cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
6	Winter stubble	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
7	Horticulture	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
8	Intensive orchards	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
9	Non-cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
10	Temporary grass and clover leys	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
11	Bracken	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
12	Modified grassland	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
13	Other lowland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
14	Other neutral grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
15	Upland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
16	Blackthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
17	Bramble scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
18	Gorse scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
19	Hawthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
20	Hazel scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
21	Mixed scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
22	Rhododendron scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
23	Other sea buckthorn scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
24	Willow scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
25	Ornamental lake or pond	Lakes	Low	Same distinctiveness or better habitat required	Low	High
26	Ponds (non-priority habitat)	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Medium
27	Reservoirs	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
28	Ruderal/Ephemeral	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
29	Other inland rock and scree	Sparsely vegetated land	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
30	Tall forbs	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
31	Allotments	Urban	Low	Same distinctiveness or better habitat required	Low	Low
32	Artificial unvegetated, unsealed surface	Urban	V.Low	Compensation Not Required	Low	Low
33	Bioswale	Urban	Low	Same distinctiveness or better habitat required	Medium	Low
34	Biodiverse green roof	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
35	Built linear features	Urban	V.Low	Compensation Not Required	Low	Low
36	Cemeteries and churchyards	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
37	Developed land; sealed surface	Urban	V.Low	Compensation Not Required	Low	Low
38	Intensive green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
39	Facade-bound green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
40	Ground based green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
41	Ground level planters	Urban	Low	Same distinctiveness or better habitat required	Low	Low
42	Other green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
43	Introduced shrub	Urban	Low	Same distinctiveness or better habitat required	Low	Low
44	Rain garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
45	Actively worked sand pit quarry or open cast mine	Urban	Low	Same distinctiveness or better habitat required	Medium	Low
46	Urban/rural tree	Individual trees	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
47	Sustainable drainage system	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
48	Unvegetated garden	Urban	V.Low	Compensation Not Required	Low	Low
49	Vacant or derelict land	Urban	Low	Same distinctiveness or better habitat required	Low	Low
50	Vegetated garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
51	Bare ground	Urban	Low	Same distinctiveness or better habitat required	Low	Low
52	Other coniferous woodland	Woodland and forest	Low	Same distinctiveness or better habitat required	Low	Low
53	Other Scot's pine woodland	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
54	Other woodland; broadleaved	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
55	Other woodland; mixed	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
56	Littoral coarse sediment	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
57	Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	Low	Same distinctiveness or better habitat required	High	Medium
58	Artificial littoral coarse sediment	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
59	Artificial littoral mud	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
60	Artificial littoral sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
61	Artificial littoral muddy sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
62	Artificial littoral mixed sediments	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
63	Artificial littoral seagrass	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	High
64	Artificial littoral biogenic reefs	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
65	Littoral sand	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
66	Artificial hard structures	Intertidal hard structures	Low	Same distinctiveness or better habitat required	Medium	Medium
67	Artificial features of hard structures	Intertidal hard structures	Low	Same distinctiveness or better habitat required	Medium	Medium
68	Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
69	Species-rich native hedgerow	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
70	Native hedgerow - associated with bank or ditch	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
71	Native hedgerow with trees	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
72	Native hedgerow	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
73	Non-native and ornamental hedgerow	Hedgerows and Lines of trees	V.Low	Compensation Not Required	Low	Low
74	Line of trees	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
75	Ecologically valuable line of trees	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
76	Line of trees - associated with bank or ditch	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
77	Ecologically valuable line of trees - associated with bank or ditch	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
78	Ditches	Rivers	Medium	Same habitat required	Medium	Low
79	Canals	Rivers	Medium	Same habitat required	Medium	Low
80	Culvert	Rivers	Low	Better distinctiveness habitat required	Medium	N/A

10. Condition and Temporal - general technical information for reference purposes only												
Habitat Type	Baseline Default Condition	Creation Condition Options	Enhancement Habitat options	Enhancement/Default Condition	Temporal Multipliers							Enhancement Rules
					Years To Target Condition Creation: Moderate	Years To Target Condition Creation: Good	Years To Target Condition Creation: Poor	Years To Target Condition Creation: N/A	Years To Target Condition Creation: N/A/Other	Time To Target Condition: Enhancement - Moderate to Good	Time To Target Condition: Enhancement - Low to Default Condition	
					Moderate	Good	Poor	Condition Assessment N/A	N/A - Other			
Arable field margins cultivated annually	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible
Arable field margins game bird mix	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible
Arable field margins pollen and nectar	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible
Arable field margins tussocky	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible
Cereal crops	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Winter stubble	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement not possible
Herbiculture	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Intensive orchards	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Non-cereal crops	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Temporary grass and clover leys	Condition Assessment N/A	Condition Assessment N/A	Other lowland acid grassland, Other neutral grassland, Upland acid grassland	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness grassland habitat only
Bracken	Condition Assessment N/A	Condition Assessment N/A	Other lowland acid grassland, Other neutral grassland, Upland acid grassland	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness grassland habitat only
Modified grassland	Moderate	Moderate, Good	Modified grassland, Other neutral grassland, Other neutral grassland, Upland acid grassland	Good	4	7	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement or enhancement to any medium distinctiveness grassland habitat
Other lowland acid grassland	Moderate	Moderate, Good	Other lowland acid grassland	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only
Other neutral grassland	Moderate	Moderate, Good	Other neutral grassland	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only
Upland acid grassland	Moderate	Moderate, Good	Upland acid grassland	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only
Blackthorn scrub	Moderate	Moderate, Good	Blackthorn scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Bramble scrub	Condition Assessment N/A	Condition Assessment N/A	Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Willow scrub	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness habitat in heathland or shrub habitat only
Gorse scrub	Moderate	Moderate, Good	Gorse scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Hawthorn scrub	Moderate	Moderate, Good	Hawthorn scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Hazel scrub	Moderate	Moderate, Good	Hazel scrub	Good	10	15	Not Possible	Not Possible	Not Possible	7	10	Condition enhancement only
Mixed scrub	Moderate	Moderate, Good	Mixed scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Rhododendron scrub	Condition Assessment N/A	Condition Assessment N/A	Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Willow scrub	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness habitat in heathland or shrub habitat only
Other rare blackthorn scrub	Condition Assessment N/A	Condition Assessment N/A	Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Willow scrub	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness habitat in heathland or shrub habitat only
Willow scrub	Moderate	Moderate, Good	Willow scrub	Good	10	15	Not Possible	Not Possible	Not Possible	7	10	Condition enhancement only
Ornamental lake or pond	Moderate	Moderate, Good	Ornamental lake or pond, Ponds (non-priority habitat)	Good	5	10	Not Possible	Not Possible	Not Possible	4	5	Condition enhancement or enhancement to non-priority pond only
Ponds (non-priority habitat)	Moderate	Moderate, Good	Ponds (non-priority habitat)	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Road verge	Moderate	Moderate, Good	Road verges	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Roadside vegetation	Moderate	Moderate, Good	Roadside vegetation	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Other inland rock and scree	Moderate	Moderate, Good	Other inland rock and scree	Good	10	20	Not Possible	Not Possible	Not Possible	10	20	Condition enhancement only
Tall ferns	Moderate	Moderate, Good	Tall ferns	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Alfalfa	Moderate	Moderate, Good	Alfalfa	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Artificial unimproved, unsealed surface	N/A - Other	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Enhancement not possible
Bowdler	Moderate	Moderate, Good	Bowdler	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Bowdler green roof	Moderate	Moderate, Good	Bowdler green roof	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Build over features	N/A - Other	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Enhancement not possible
Cemeteries and churchyards	Moderate	Moderate, Good	Cemeteries and churchyards	Good	15	20	Not Possible	Not Possible	Not Possible	15	20	Condition enhancement only
Demolished land, sealed surface	N/A - Other	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Enhancement not possible
Other green roof	Condition Assessment N/A	Condition Assessment N/A	Bowdler green roof	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement to Bowdler green roof
Facade bound green wall	Moderate	Moderate, Good	Facade bound green wall	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Ground based green wall	Moderate	Moderate, Good	Ground based green wall	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Ground level gardens	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement not possible
Intensive green roof	Moderate	Moderate, Good	Intensive green roof, Bowdler green roof	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement possible, enhancement to intensive green roof and Bowdler green roof
Intervalled scrub	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement possible, enhancement to intensive green roof and Bowdler green roof
Rain garden	Moderate	Moderate, Good	Rain garden	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Actively worked sand pit quarry or open cast mine	Condition Assessment N/A	Condition Assessment N/A	Other inland rock and scree	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to Sparily vegetated land - other inland rock and scree only
Urban/rural tree	Moderate	Moderate, Good	Urban/rural tree	Good	27	30+	Not Possible	Not Possible	Not Possible	16	Not Possible	Enhancement not possible
Sustainable drainage system	Moderate	Moderate, Good	Sustainable drainage system	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Unvegetated garden	N/A - Other	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Enhancement not possible
Vacant or derelict land	Moderate	Moderate, Good	Vacant or derelict land	Good	3	5	Not Possible	Not Possible	Not Possible	1	1	Condition enhancement only
Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	2	5	Condition enhancement only
Bare ground	Moderate	Moderate, Good	Bare ground	Good	5	10	Not Possible	Not Possible	Not Possible	1	2	Condition enhancement only
Other coniferous woodland	Moderate	Moderate, Good	Other Scott's pine woodland, Other woodland, Broadleaved, Other woodland, mixed	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement or enhancement to any medium distinctiveness woodland
Other Scott's pine woodland	Moderate	Moderate, Good	Other Scott's pine woodland	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only
Other woodland, broadleaved	Moderate	Moderate, Good	Other woodland, broadleaved	Good	15	20	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only
Other woodland, mixed	Moderate	Moderate, Good	Other woodland, mixed	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only
Littoral coarse sediment	Moderate	Moderate, Good	Littoral coarse sediment	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial saltmarshes and saline reedbeds	Moderate	Moderate, Good	Artificial saltmarshes and saline reedbeds	Good	7	10	Not Possible	Not Possible	Not Possible	14	Not Possible	Condition enhancement only
Artificial littoral coarse sediment	Moderate	Moderate, Good	Artificial littoral coarse sediment	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial littoral mud	Moderate	Moderate, Good	Artificial littoral mud	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial littoral sand	Moderate	Moderate, Good	Artificial littoral sand	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial littoral muddy sand	Moderate	Moderate, Good	Artificial littoral muddy sand	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial littoral mixed sediments	Moderate	Moderate, Good	Artificial littoral mixed sediments	Good	10	20	Not Possible	Not Possible	Not Possible	10	20	Condition enhancement only
Artificial littoral organic	Moderate	Moderate, Good	Artificial littoral organic	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial littoral inorganic	Moderate	Moderate, Good	Artificial littoral inorganic	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial littoral hard structures	Moderate	Moderate, Good	Littoral sand	Good	1	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Artificial hard structures	Moderate	Moderate, Good	Artificial hard structures, Artificial hard structures with integrated greening of grey infrastructure (GGGI)	Good	1	15	Not Possible	Not Possible	Not Possible	8	Not Possible	Condition enhancement within same distinctiveness or enhancement to medium distinctiveness habitat
Artificial features of hard structures	Moderate	Moderate, Good	Artificial features of hard structures, Artificial hard structures with integrated greening of grey infrastructure (GGGI)	Good	4	15	Not Possible	Not Possible	Not Possible	7	Not Possible	Condition enhancement within same distinctiveness or enhancement to medium distinctiveness habitat
Artificial hard structures with integrated greening of grey infrastructure (GGGI)	Moderate	Moderate, Good	Artificial hard structures with integrated greening of grey infrastructure (GGGI)	Good	5	10	Not Possible	Not Possible	Not Possible	8	Not Possible	Condition enhancement within same distinctiveness or enhancement to medium distinctiveness habitat
Species rich native hedgerow	Moderate	Moderate, Good	Species rich native hedgerow	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only
Native hedgerow - associated with bank or ditch	Moderate	Moderate, Good	Native hedgerow - associated with bank or ditch	Good	15	20	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only
Native hedgerow with trees	Moderate	Moderate, Good	Native hedgerow with trees	Good	10	20	Not Possible	Not Possible	Not Possible	4	10	Condition enhancement only
Native hedgerow	Moderate	Moderate, Good	Native hedgerow, Species rich native hedgerow, Native hedgerow - associated with bank or ditch, Native hedgerow with trees	Good	5	10	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement or enhancement to any medium distinctiveness hedgerow
Non-native and exoticised hedgerow	Poor	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Enhancement not possible
Line of trees	Moderate	Moderate, Good	Native hedgerow with trees, Line of trees, Line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not possible	10	Not possible	Condition enhancement or enhancement to an ecologically valuable line of trees or any medium distinctiveness hedgerow - i.e. should retain trees
Ecologically valuable line of trees	Moderate	Moderate, Good	Ecologically valuable line of trees, Ecologically valuable line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement or enhancement to an ecologically valuable line of trees - associated with bank or ditch
Line of trees - associated with bank or ditch	Moderate	Moderate, Good	Line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement or enhancement to an ecologically valuable line of trees or any medium distinctiveness hedgerow - i.e. should retain trees
Ecologically valuable line of trees - associated with bank or ditch	Moderate	Moderate, Good	Ecologically valuable line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement or enhancement to an ecologically valuable line of trees or any medium distinctiveness hedgerow - i.e. should retain trees
Ditches	Moderate	Moderate, Good	Ditches	Good	5	10	Not Possible	Not Possible	Not Possible	4	10	Condition enhancement only
Canals	Moderate	Moderate, Good	Canals	Good	5	10	Not Possible	Not Possible	Not Possible	4	10	Condition enhancement only
Canals	Poor	Condition Assessment N/A	Canals, Ditches	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Not Possible	Enhancement to Canal or Ditch

