

The Statutory Biodiversity Metric

Start page

Project details		
Planning authority:	Mid Sussex District Council	
Project name:	Bedford Park Development Ltd.	
Applicant:	Gatehouse Hub Ltd.	
Application type:		
Planning application reference:		
Completed by:	Fleur Booth	
Date of metric completion:	Tuesday, 21 January 2025	
Reviewer:		
Calculation iteration:		
Planning authority reviewer:		
Date of planning authority review:		
Target % net gain:	10%	
Irreplaceable habitat present at baseline:	No ✓	
Total site area - including irreplaceable habitat area (hectares):	1.02	Irreplaceable habitat site area (hectares):

Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):
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Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

On-site baseline map

Insert

On-site post intervention map

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post-intervention map reference number

Off-site post intervention map

Off-site post-intervention reference number

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N/A

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Key
Area habitats



Hedgerows and



Watercourses

Start here

1



2

On-site baseline

**A-1 On-site Area
Habitat
Baseline**



**B-1
On-site Hedge
Baseline**



**C-1
On-site Watercourse
Baseline**



On-site post develop

**A-2 On-site Area
Habitat Creation**



**B-2 On-site Hedge
Creation**



**C-2 On-site Watercourse
Creation**



**A-3 On-site Area
Habitat Enhancement**



**B-3 On-site Hedge
Enhancement**



**C-3 On-site Watercourse
Enhancement**



The State

Start page

utory Biodiversity Metric

Main menu

Technical data

Results

3

ment

n-site Area
Enhancement



n-site Hedge
enhancement

ite Watercourse
enhancement



Off-site baseline

D-1
Off-site
Area Habitat Baseline



E-1
Off-site Hedge
Baseline

F-1
Off-site Watercourse
Baseline



D-2 Off-

E-2 O

F-2 Off-s

Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	50	0.2036		0.0000		0.0000
Medium		0.0000	1	0.0163		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	50	0.2036	1	0.0163	0	0.0000

4

Off-site post development

Off-site Area Habitat
Creation



D-3 Off-site Area Habitat
Enhancement



Off-site Hedge
Creation



E-3 Off-site Hedge
Enhancement



Off-site Watercourse
Creation



F-3 Off-site Watercourse
Enhancement



The Statutory

**Return to start
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Headline results

Det

**Off-site
summary**

**In
habi**

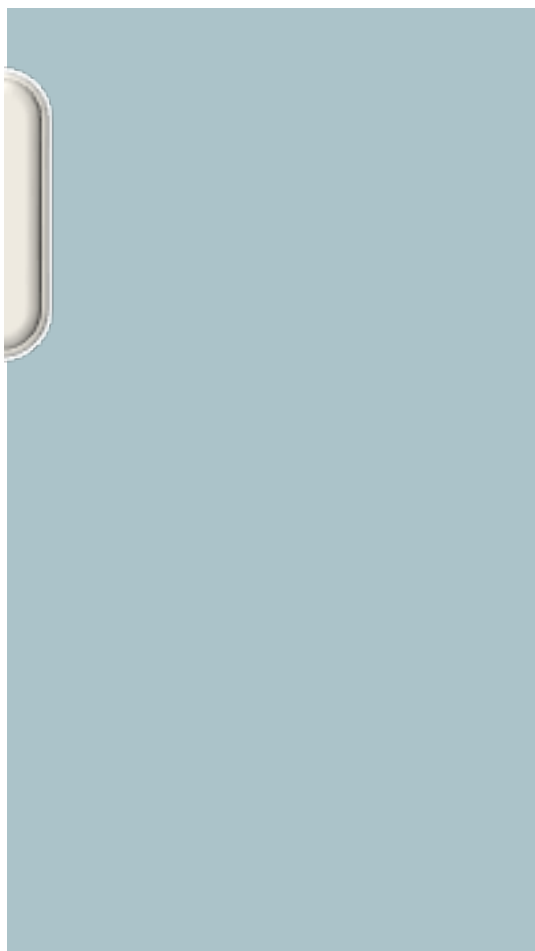
y Biodiversity Metric Results

tailed results

**Habitat trading
summaries**

replaceable
itats summary

**Unit shortfall
summary**



Bedford Park Development Ltd.		Return to
Headline Results		
Scroll down for final results ☒		
On-site baseline		Habitat
		Hedgerow
		Watercourse
On-site post-intervention (Including habitat retention, creation & enhancement)		Habitat
		Hedgerow
		Watercourse
On-site net change (units & percentage)		Habitat
		Hedgerow
		Watercourse
Off-site baseline		Habitat
		Hedgerow
		Watercourse
Off-site post-intervention (Including habitat retention, creation & enhancement)		Habitat
		Hedgerow
		Watercourse
Off-site net change		Habitat
		Hedgerow

(units & percentage)	Watercours
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitats
	Hedgerows
	Watercours
Spatial risk multiplier (SRM) deductions	Habitats
	Hedgerows
	Watercours
FINAL RESULTS	
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitats
	Hedgerows
	Watercours
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitats
	Hedgerows
	Watercours
Trading rules satisfied?	

Unit Type	Target	Baseline Units	Units Re
<i>Habitat units</i>	10.00%	1.65	1.8
<i>Hedgerow units</i>	10.00%	0.57	0.6
<i>Watercourse units</i>	10.00%	0.00	0.0

t units	1.65
ow units	0.57
erse units	0.00

t units	1.87
ow units	0.68
erse units	0.00

t units	0.22	13.40%
ow units	0.11	18.96%
erse units	0.00	0.00%

t units	0.00
ow units	0.00
erse units	0.00

t units	0.00
ow units	0.00
erse units	0.00

t units	0.00	0.00%
ow units	0.00	0.00%

erse units	0.00	0.00%
------------	------	-------

t units	0.22
ow units	0.11
erse units	0.00

t units	0.00
ow units	0.00
erse units	0.00

--

t units	0.22
ow units	0.11
erse units	0.00

t units	13.40%
ow units	18.96%
erse units	0.00%

Yes ✓

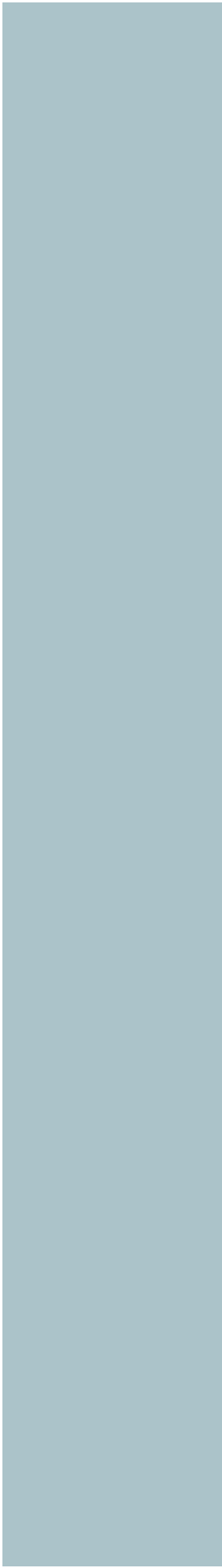
Required	Unit Deficit
81	0.00
63	0.00
00	0.00

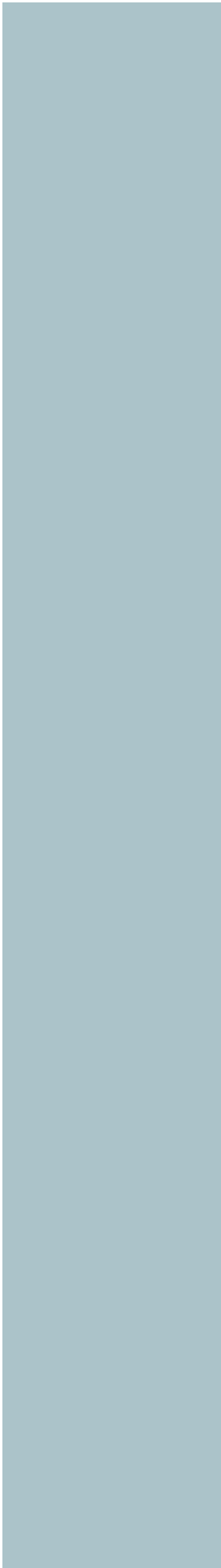
No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

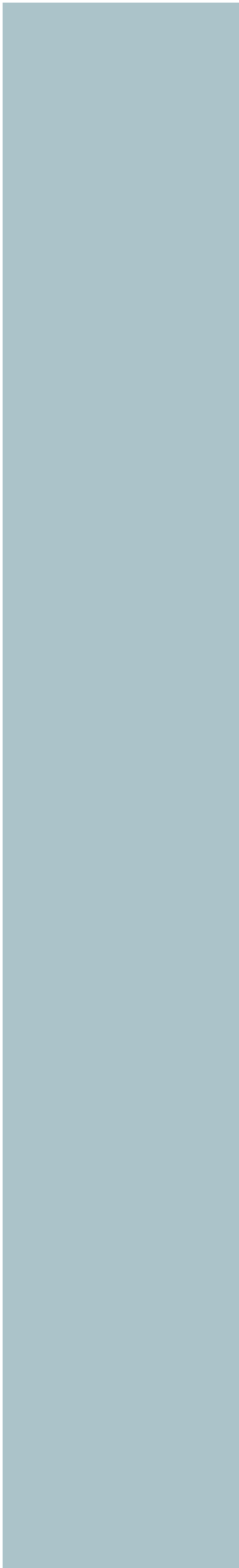
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Trading
summary
hedgerows

Trading
summary
watercourses







Habitat group

Grassland - Traditional orchards

Grassland - Floodplain wetland mosaic and CFGM

Grassland - Lowland calcareous grassland

Grassland - Tall herb communities (H6430)

Grassland - Upland calcareous grassland

Heathland and shrub - Lowland Heathland

Heathland and shrub - Dunes with sea buckthorn (H2160)

Heathland and shrub - Upland heathland

Lakes - High alkalinity lakes

Lakes - Low alkalinity lakes

Lakes - Marl lakes

Lakes - Moderate alkalinity lakes

Lakes - Peat lakes

Lakes - Ponds (priority habitat)

Lakes - Temporary lakes ponds and pools (H3170)

Sparsely vegetated land - Coastal sand dunes

Sparsely vegetated land - Coastal vegetated shingle

Sparsely vegetated land - Inland rock outcrop and scree habitats

Sparsely vegetated land - Maritime cliff and slopes

Urban - Open mosaic habitats on previously developed land

Wetland - Reedbeds

Woodland and forest - Felled/Replacement for felled woodland

Woodland and forest - Lowland beech and yew woodland

Woodland and forest - Lowland mixed deciduous woodland

Woodland and forest - Native pine woodlands

Woodland and forest - Upland birchwoods

Woodland and forest - Upland mixed ashwoods

Woodland and forest - Upland oakwood

Woodland and forest - Wet woodland

Coastal lagoons - Coastal lagoons

Rocky shore - High energy littoral rock

Rocky shore - Moderate energy littoral rock

Rocky shore - Low energy littoral rock

Rocky shore - Features of littoral rock

Intertidal sediment - Littoral mud

Intertidal sediment - Littoral mixed sediments

Coastal saltmarsh - Saltmarshes and saline reedbeds

Intertidal sediment - Littoral biogenic reefs - Mussels

Intertidal sediment - Littoral biogenic reefs - Sabellaria

Intertidal sediment - Features of littoral sediment

Intertidal sediment - Littoral muddy sand

Intertidal sediment - Littoral seagrass

Habitat group

Cropland - Arable field margins cultivated annually

Cropland - Arable field margins game bird mix

Cropland - Arable field margins pollen and nectar

Cropland - Arable field margins tussocky

Grassland - Other lowland acid grassland

Grassland - Other neutral grassland

Grassland - Upland acid grassland

Heathland and shrub - Blackthorn scrub

Heathland and shrub - Bramble scrub

Heathland and shrub - Gorse scrub

Heathland and shrub - Hawthorn scrub

Heathland and shrub - Willow scrub

Heathland and shrub - Hazel scrub

Heathland and shrub - Mixed scrub

Lakes - Ponds (non-priority habitat)

Lakes - Reservoirs

Sparsely vegetated land - Other inland rock and scree

Urban - Cemeteries and churchyards

Urban - Biodiverse green roof

Individual trees - Urban tree

Individual trees - Rural tree

Woodland and forest - Other Scot's pine woodland

Woodland and forest - Other woodland; broadleaved

Woodland and forest - Other woodland; mixed

Intertidal sediment - Littoral coarse sediment

Intertidal sediment - Littoral sand

Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastru

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

Summary

Trading Rule
Same habitat required – bespoke compensation option ☒
Same habitat required =
Same broad habitat or a higher distinctiveness habitat required (≥)
Same distinctiveness or better habitat required ≥

Distinctiveness

Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.00	0.00	0.00

Effectiveness

[illegible]

	0.00	0.00	0.00
ntiveness			
Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.88	0.00	0.88
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Individual trees	0.57	0.00	0.57
Individual trees	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00
	1.45	0.00	1.45
tiveness			

Group	On-site unit change	Off-site unit change	Proj
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Grassland	-1.22	0.00	
Grassland	0.00	0.00	
Heathland and shrub	0.00	0.00	
Lakes	0.00	0.00	
Sparsely vegetated land	0.00	0.00	
Sparsely vegetated land	0.00	0.00	
Urban	0.00	0.00	
Urban	-0.03	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.02	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Woodland and forest	0.00	0.00	
Coastal saltmarsh	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal hard structures	0.00	0.00	
Intertidal hard structures	0.00	0.00	
Heathland and shrub	0.00	0.00	
	-1.23	0.00	

[illegible]

0.00
Cumulative broad habitat change
0.00
0.88 ✓
0.00 ✓
0.00
0.00
0.00
0.57 ✓
0.00
0.00

[illegible]

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 Summary

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

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.45	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00	
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00	
Cumulative surplus of units	1.45	✓

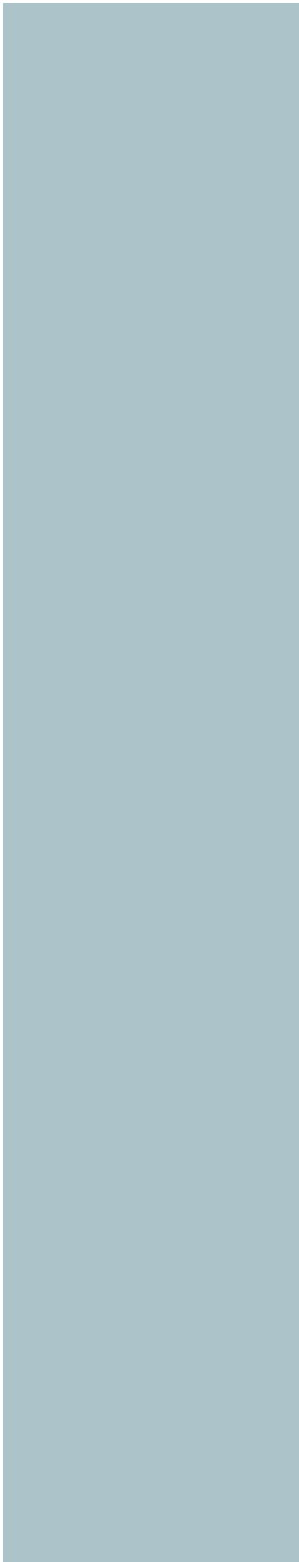
Low Distinctiveness Summary

Low Distinctiveness net change in units	-1.23	⊠
Cumulative surplus of units	0.22	✓

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Trading
summary
area habitats

Trading
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watercourses



Tra	
Distinctiveness Group	
Very High	
High	
Medium	
Low	
Very Low	
Very High Distinctiveness	
Habitat group	
Species-rich native hedgerow with trees - associated with bank or ditch	
High Distinctiveness	
Habitat group	
Species-rich native hedgerow with trees	
Species-rich native hedgerow - associated with bank or ditch	
Native hedgerow with trees - associated with bank or ditch	
Medium Distinctiveness	
Habitat group	

Species-rich native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch



Low Distinction
Habitat group
Native hedgerow
Line of trees
Line of trees - associated with bank or ditch



Very Low Distinction
Habitat group
Non-native and ornamental hedgerow



Trading Summary	
Trading Rule	Trade
Same habitat required =	
Like for like or better	
Same distinctiveness or better habitat required	
Same distinctiveness or better habitat required	
Same distinctiveness or better habitat required	

Distinctiveness		
On-site unit change	Off-site unit change	Project-wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

Distinctiveness		
On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

Distinctiveness		
On-site unit change	Off-site unit change	Project wide unit change

0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

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ness

On-site unit change	Off-site unit change	Project wide unit change
0.11	0.00	0.11 ✓
0.00	0.00	0.00
0.00	0.00	0.00
0.11	0.00	0.11

--

tiveness

On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

--

Trading Satisfied?
Yes ✓
Yes ✓
Yes ✓
Yes ✓
Yes ✓

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

High Distinct
High Distinctiveness Units available to offset lower distinctiveness deficit
High Distinctiveness losses to be offset by trading up
Higher Distinctiveness surplus units minus any high distinctiveness deficit

Medium Dist
Units available from higher distinctiveness habitats

Medium Distinctiveness net change in units
Cumulative availability of units

Low Distinctiveness

Low Distinctiveness net change in units
Cumulative availability of units

Very Low Distinctiveness

Very Low Distinctiveness net change in units
Cumulative availability of units

Distinctiveness Summary
0.00
0.00

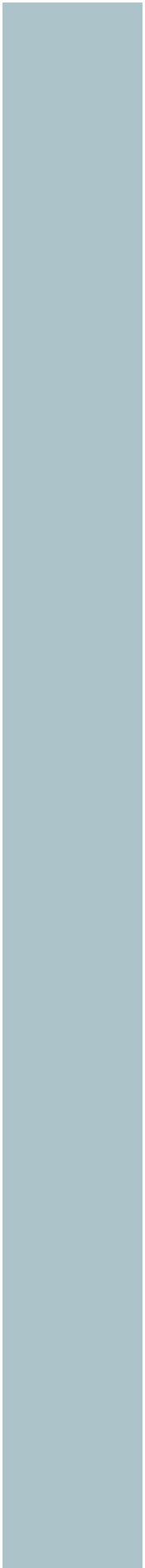
Distinctiveness Summary
0.00
0.00
0.00

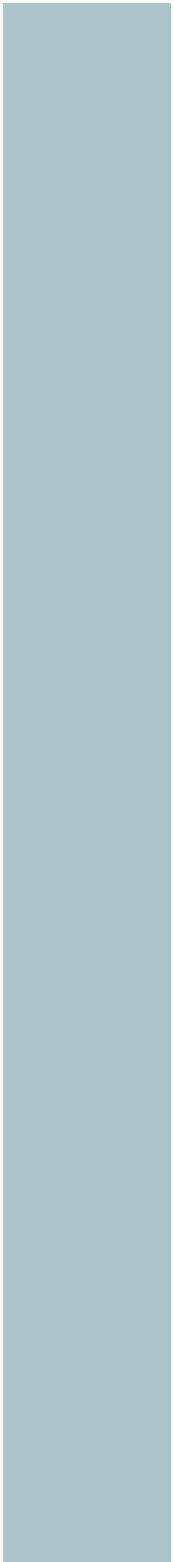
Distinctiveness Summary
0.00

0.00
0.00

ctiveness Summary	
0.11	✓
0.11	✓

tinctiveness Summary	
0.00	
0.11	✓

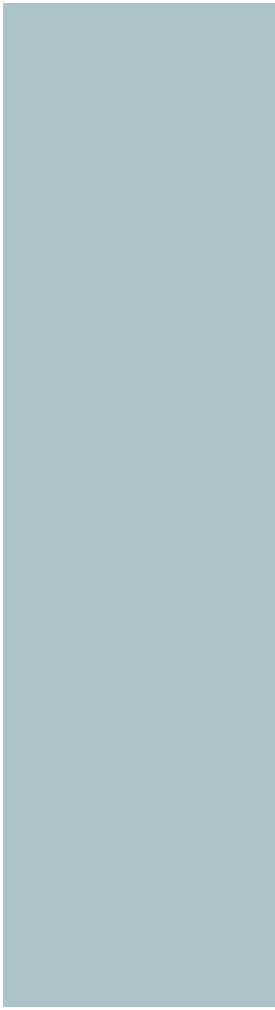




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Trading
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area habitats

Trading
summary
hedgerows



Distinctiveness Group
Very High
High
Medium
Low

Very High Distinctiveness
Habitat group
Priority habitat

High Distinctiveness
Habitat group
Other rivers and streams

Medium Distinctiveness
Habitat group

Ditches
Canals



Low Distinct
Habitat group
Culvert



Trading Summary

Trading Rule

Same habitat required – bespoke compensation option ☐

Same habitat required =

Same habitat required =

Better distinctiveness habitat required

S

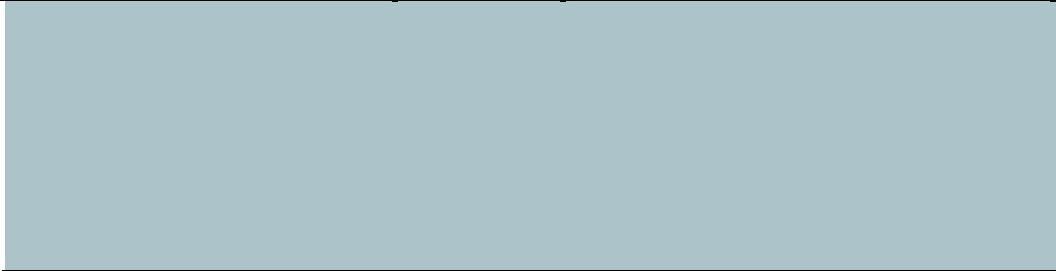
On-site unit change	Off-site unit change	Project-wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

On-site unit change	Off-site unit change	Project-wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

SS

On-site unit change	Off-site unit change	Project wide unit change
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0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00



On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00
0.00	0.00	0.00



Trading Satisfied?
Yes ✓
Yes ✓
Yes ✓
Yes ✓

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 Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	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
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Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00





Project Name:

Condense / S

Main

Ref	Broad Habitat
1	Urban
2	Urban
3	Urban
4	Urban
5	Individual trees
6	Heathland and shrub
7	Grassland
8	
9	
10	
11	
12	
13	

Bedford Park Development Ltd.

Map Reference:

A-1 On-Site Habitat Baseline

How Columns

Condense / Show Rows

Menu

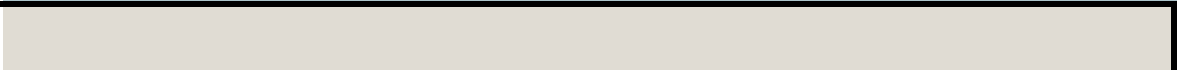
Existing area habitats

Habitat Type
Artificial unvegetated, unsealed surface
Artificial unvegetated, unsealed surface
Developed land; sealed surface
Bare ground
Rural tree
Mixed scrub
Modified grassland

Site Area (Excluding area of individual trees, green walls)

M² to hectares conversion tool:

		Ecological baseline	
Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained
1	Compensation Not Required	0.00	
1	Compensation Not Required	0.00	
1	Compensation Not Required	0.00	
1	Same distinctiveness or better habitat required ≥	0.03	
1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.13	0.0163
1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.27	
1	Same distinctiveness or better habitat required ≥	1.22	
		1.65	0.02
			Total area v



Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
	0.00	0.00	0.14	0.00
	0.00	0.00	0.12	0.00
	0.00	0.00	0.06	0.00
	0.00	0.00	0.02	0.03
	0.13	0.00	0.00	0.00
	0.00	0.00	0.07	0.27
	0.00	0.00	0.61	1.22
0.00	0.13	0.00	1.02	1.52

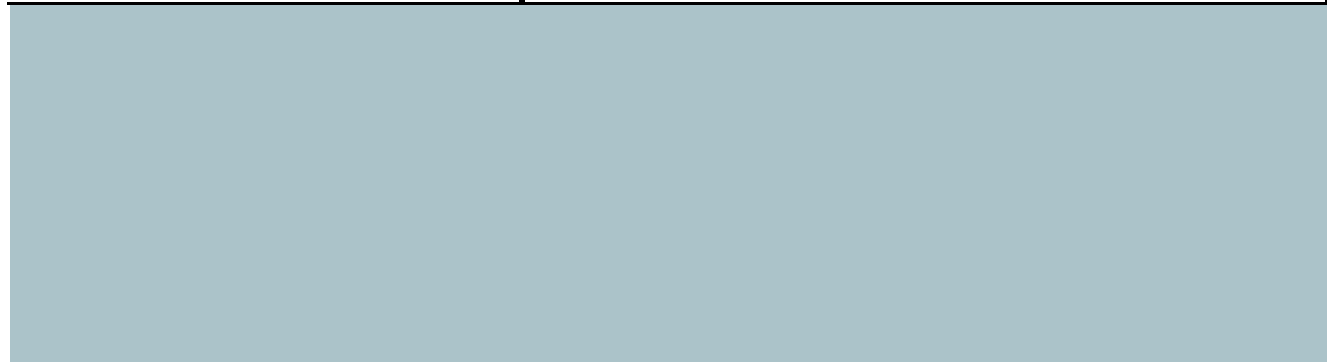


lost (excluding area of individual trees, green valls and intertidal hard structures)	1.02
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Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	
	User comments
	Pre-approved area currently under construction
	Areas of gravel and rubble throughout site
	Access road
	Bare ground along western border
	Tree on western boundary to be retained
	Mixed scrub dominated by dogwood to the north of site
	Previously used as a donkey paddock





Comments	
Planning authority comments	Habitat reference number



Project Name

Condense / Show

Main Me

Ref

Broad Habitat

1

Urban

2

Urban

3

Heathland and shrub

4

Grassland

5

Urban

6

Individual trees

7

8

9

10

Project Name: Bedford Park Development Ltd.

Map Reference:

A-2 On-Site Habitat Creation

Show Columns

Condense / Show Rows

Menu

Proposed habitat
Developed land; sealed surface
Developed land; sealed surface
Mixed scrub
Other neutral grassland
Introduced shrub
Urban tree
Total habitat area

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)

M² to hectares conversion tool:

Area habitat summary	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	
Area Check	

Area (hectares)	Distinctiveness		Condition	
	Distinctiveness	Score	Condition	Score
0.5036	V.Low	0	N/A - Other	0
0.31	V.Low	0	N/A - Other	0
0.07	Medium	4	Poor	1
0.1318	Medium	4	Moderate	2
0.0085	Low	2	Condition Assessment N/A	1
0.2036	Medium	4	Poor	1
1.23				

1.02

Select a unit	Hectares	M²

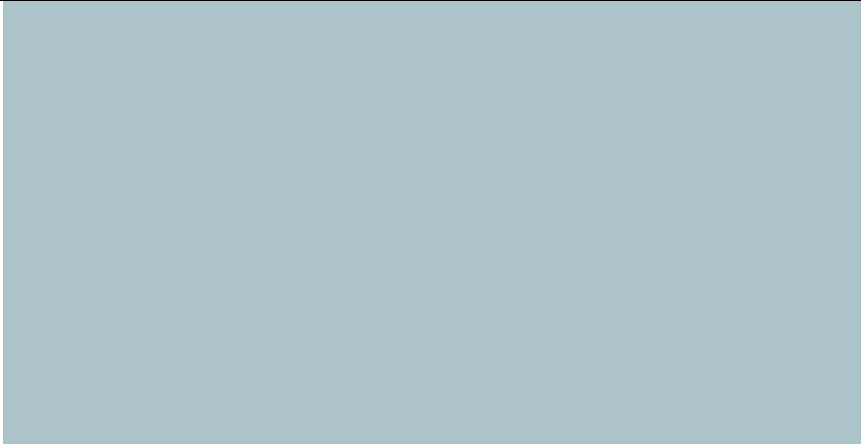
Summary
0.22
13.40%
Yes ✓
Area Acceptable ✓

Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1



Post intervention habitats

Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
0	0	0
0	0	0
1	0	0
5	0	0
1	0	0
10	0	0





Temporal multiplier

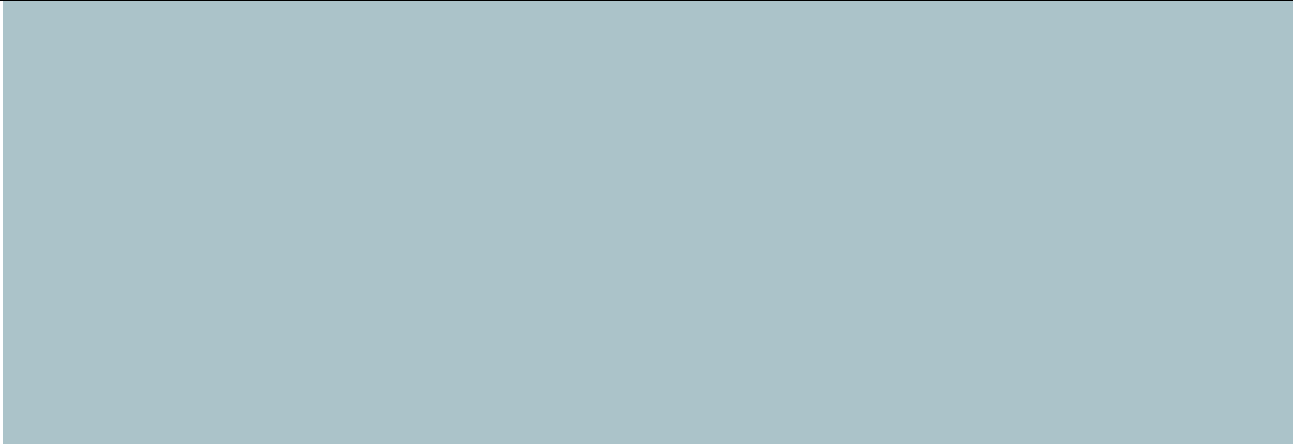
Standard or adjusted time to target condition	Final time to target condition (years)
Standard time to target condition applied	0
Standard time to target condition applied	0
Standard time to target condition applied	1
Standard time to target condition applied	5
Standard time to target condition applied	1
Standard time to target condition applied	10





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	Difficulty multipliers		
Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation
1.000	Low	Standard difficulty applied	Low
1.000	Low	Standard difficulty applied	Low
0.965	Low	Standard difficulty applied	Low
0.837	Low	Standard difficulty applied	Low
0.965	Low	Standard difficulty applied	Low
0.700	Low	Standard difficulty applied	Low





Difficulty multiplier applied	Habitat units delivered	User comments
1	0.00	Proposed areas of hardstanding
1	0.00	Proposed buildings
1	0.27	Proposed areas of scrub
1	0.88	Proposed areas of wildflower grassland
1	0.02	Proposed areas of introduced shrub
1	0.57	Proposed 50no. small, urban trees
Total Units	1.74	



[illegible]

Project Name: Be

F

Condense / Show Col

Main Menu

Ref	Hedge number
1	
2	
3	
4	
5	
6	
7	

Bedford Park Development Ltd.

Map Reference:

3-1 On-Site Hedge Baseline

umns

Condense / Show Rows

Existing hedgerow habitats

[illegible]

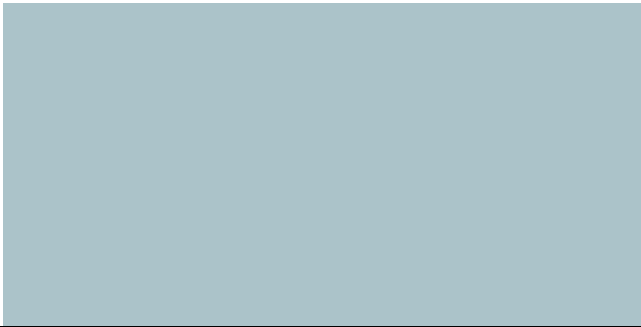
Hedgerow			
Total Net Unit Change			
Total Net % Change			
Trading Rules Satisfied			

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
Low	2	Good	3
Low	2	Moderate	2

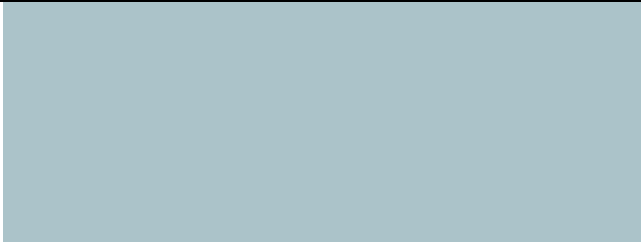
Summary
0.11
18.96%
Yes ✓

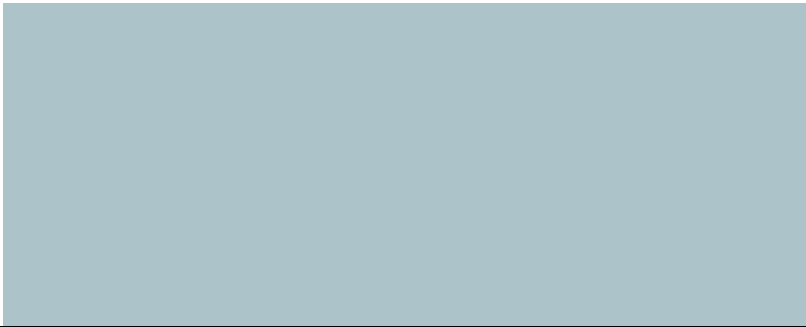
Strategic significance	
Strategic significance	Strategic significance
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance

Strategic significance multiplier	Required Action to Meet Trading Rules	Ecological baseline		
		Total hedgerow units	Length retained	Length enhanced
1	Same distinctiveness band or better	0.41	0.069	
1	Same distinctiveness band or better	0.16	0.039	
		0.57	0.11	0.00



Units retained	Units enhanced	Length lost	Units lost
0.41	0.00	0.00	0.00
0.16	0.00	0.00	0.00
0.57	0.00	0.00	0.00





User comments

Existing hedgerow, unaffected by development



[illegible]

Project Name: Be

1

Condense / Show C

Main Menu

Ref	New hedge number
1	
2	
3	
4	
5	
6	

Bedford Park Development Ltd.

Map Reference:

B-2 On-Site Hedge Creation

Columns

Condense / Show Rows

[illegible]

Hedgerow sun	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
Low	2	Poor	1

Summary
0.11
18.96%
Yes ✓

Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1



Temporal		
Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
1	0	0



oral multiplier			
Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation
Standard time to target condition applied	1	0.965	Low

Difficulty risk multipliers			Hedge units delivered
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	
Standard difficulty applied	Low	1	0.11
			0.11

User comments
Proposed native hedgerow

Comments	
Planning authority comments	Habitat reference number