

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Stonehouse Farm- Stonehouse Business Park, Jackson's Business Park & Jackson's Ridge combined		
Applicant:	The Lake Investment Group		
Application type:			
Planning application reference:			
Completed by:	Lydia Galbraith, Ecologist		
Date of metric completion:	26.02.2025		
Reviewer:	Clare Caudwell, Director of Ecology		
Calculation iteration:	v2		
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):	4.21	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

Main menu

Results

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Unit Shortfall by Tier/Module

Tier	Unit Shortfall
A1	1.58 ▲
A2	0.00
A3	0.00
A4	0.00
A5	0.00
H	0.00
W	0.00

*The spatial risk multiplier has been applied to all unit shortfall values.

Stonehouse Farm- Stonehouse Business Park, Jacks

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results menu

Headline Results
Scroll down for final results ▲

On-site baseline	Habitat units	5.50	
	Hedgerow units	11.48	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	6.08	
	Hedgerow units	13.95	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.58	10.53%
	Hedgerow units	2.48	21.61%
	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	0.58
	Hedgerow units	2.48
	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	0.58
	Hedgerow units	2.48
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.53%
	Hedgerow units	21.61%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	5.50	6.05	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	11.48	12.62	0.00	No additional hedgerow units required to meet target ✓
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 ▲

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Habitat units	0.58
	Hedgerow units	2.48
	Watercourse units	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Habitat units	10.53%
	Hedgerow units	21.61%
	Watercourse units	0.00%

Combined habitat retention and enhancement			
	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	4.21	1.23	0.00
Total on-site and off-site baseline units	5.50	11.48	0.00
Total on-site and off-site baseline area / length retained	1.46	1.19	0.00
Total on-site and off-site baseline units retained	1.05	11.27	0.00
Total on-site and off-site area / length proposed for enhancement	0.51	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	1.12	0.00	0.00
Total on-site and off-site baseline area / length lost	2.25	0.03	0.00
Total on-site and off-site baseline units lost	3.34	0.21	0.00

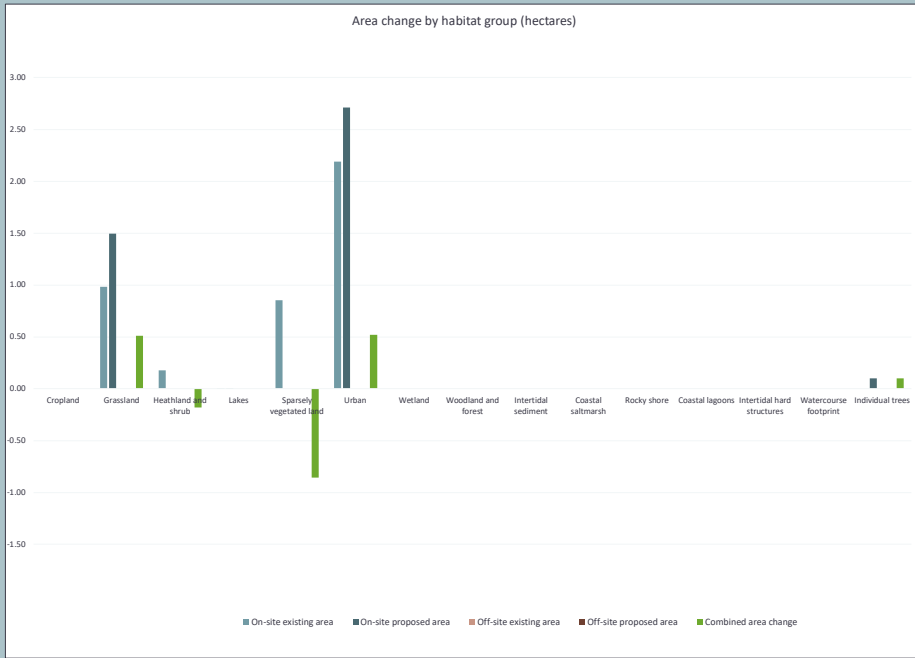
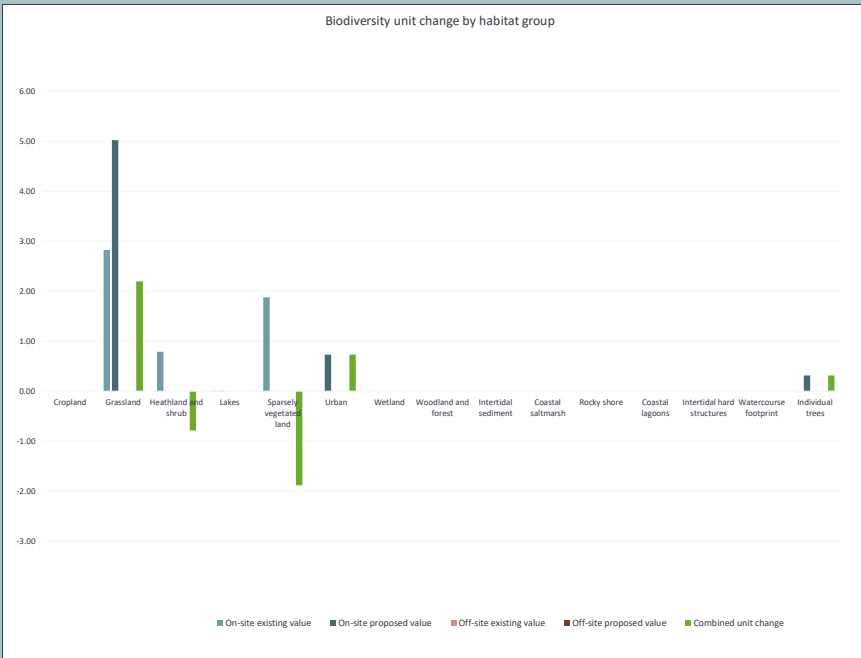
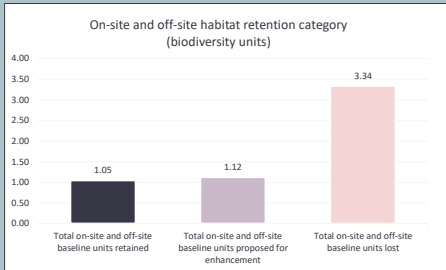
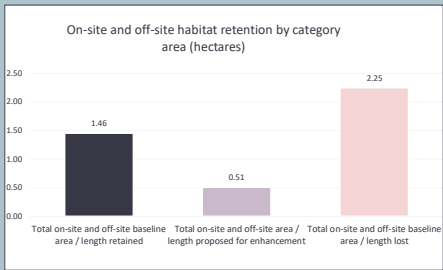
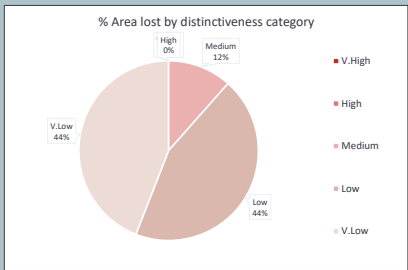
Area habitats

On-site change by broad habitat type						
Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change	On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.98	2.82	1.50	5.02	0.51	2.20
Heathland and shrub	0.18	0.79	0.00	0.00	-0.18	-0.79
Lakes	0.00	0.01	0.00	0.01	0.00	0.00
Sparsely vegetated land	0.86	1.88	0.00	0.00	-0.86	-1.88
Urban	2.19	0.00	2.71	0.74	0.52	0.74
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	0.10	0.31	0.10	0.31

Off-site change by broad habitat type						
Habitat group	Baseline		Post-development off-site		Off-site change	
	Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area 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		On-site and off-site post-development		Combined change	
	Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.98	2.82	1.50	5.02	0.51	2.20
Heathland and shrub	0.18	0.79	0.00	0.00	-0.18	-0.79
Lakes	0.00	0.01	0.00	0.01	0.00	0.00
Sparsely vegetated land	0.86	1.88	0.00	0.00	-0.86	-1.88
Urban	2.19	0.00	2.71	0.74	0.52	0.74
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	0.10	0.31	0.10	0.31

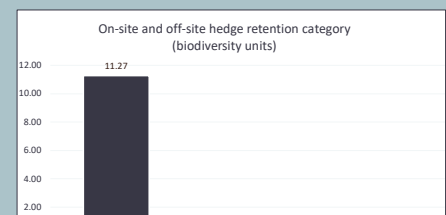
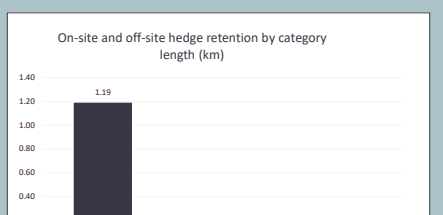
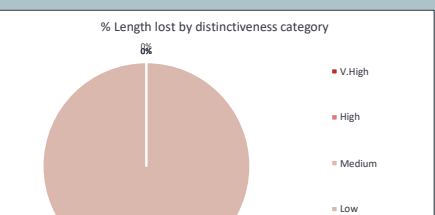
Combined area lost from baseline(s) by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.259	12
Low	0.999	44
V.Low	0.99	44



Hedgerows and lines of trees

On-site change by hedgerow type						
Hedgerow type	Baseline		Post-development on-site		On-site change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length 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	0.09	0.91	0.09	0.91
Species-rich native hedgerow - associated with bank or ditch	0.19	3.68	0.19	3.68	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	0.22	2.84	0.41	4.52	0.20	1.68
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00

Combined length lost from baseline(s) by distinctiveness band		
Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	

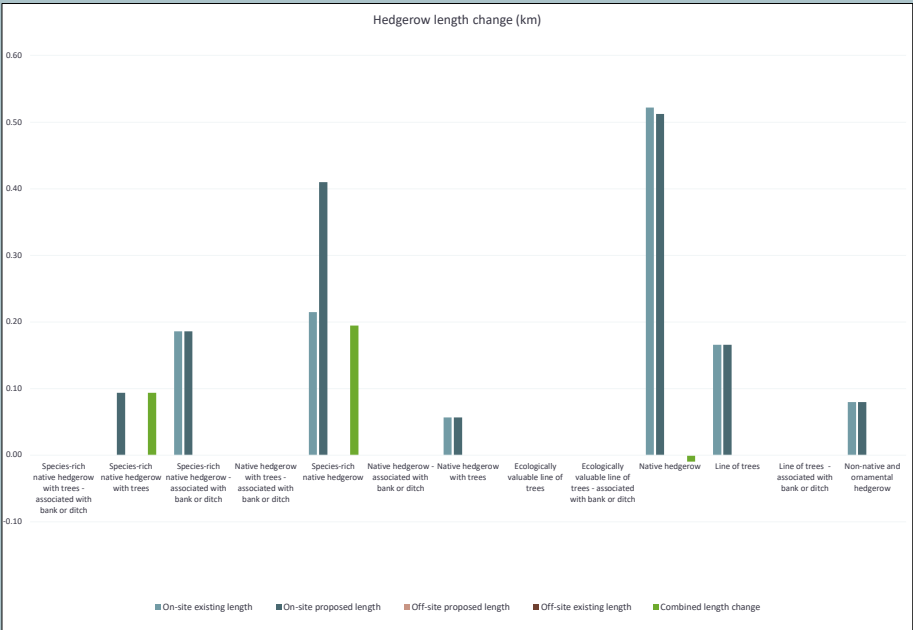
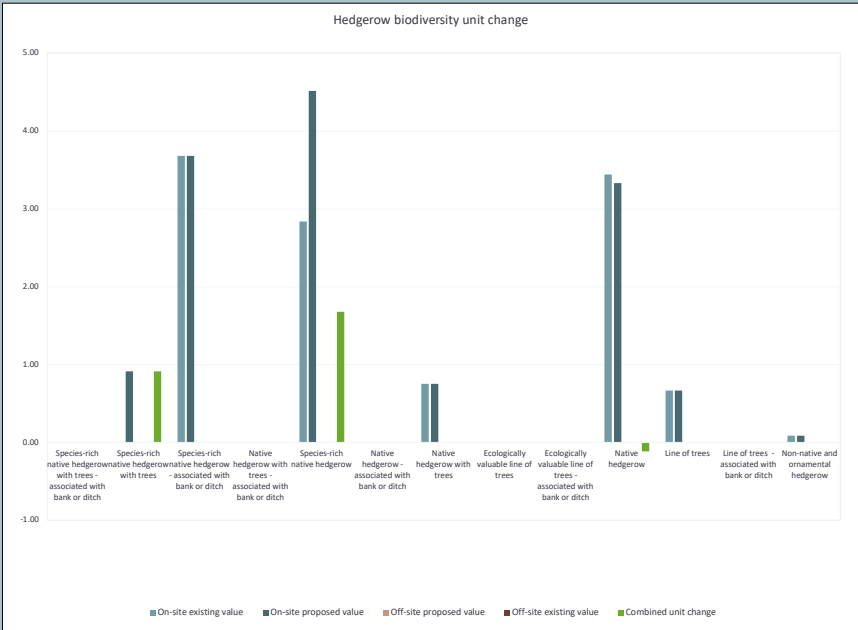
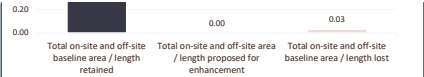


Native hedgerow with trees	0.06	0.75	0.06	0.75	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.52	3.45	0.51	3.33	-0.01	-0.11
Line of trees	0.17	0.67	0.17	0.67	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	0.08	0.09	0.08	0.09	0.00	0.00

Off-site change by hedgerow type						
Hedgerow type	Off-site baseline		Post-development off-site		Off-site change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length 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		Post-development		Change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length 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	0.09	0.91	0.09	0.91
Species-rich native hedgerow - associated with bank or ditch	0.19	3.68	0.19	3.68	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	0.22	2.84	0.41	4.52	0.20	1.68
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.06	0.75	0.06	0.75	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	0.52	3.45	0.51	3.33	-0.01	-0.11
Line of trees	0.17	0.67	0.17	0.67	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	0.08	0.09	0.08	0.09	0.00	0.00

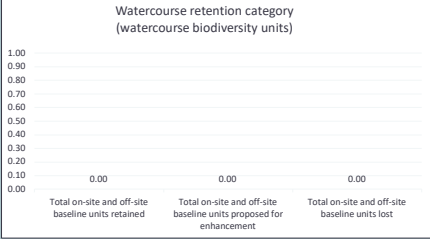
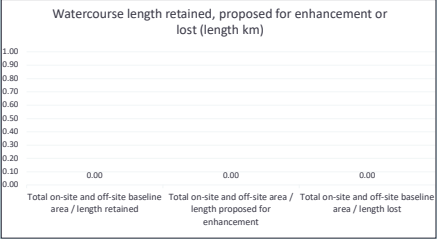
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V.Low	0	



Watercourses

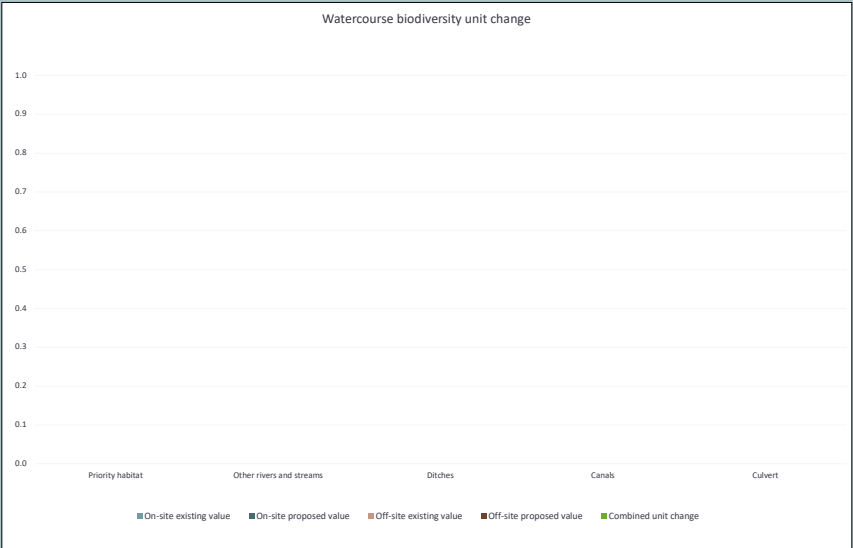
On-site change by watercourse type						
Watercourse type	Baseline		Post-development on site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers 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

Combined length lost from baseline(s) by distinctiveness band		
Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	



Off-site change by watercourse type						
Watercourse type	Baseline		Post development off-site		Off-site Change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length 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		Post-development on-site		On-site change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length 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



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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 Δ	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	No $\blacktriangle$
Low	Same distinctiveness or better habitat required $\geq$	Yes ✓

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	0.00	0.00	0.00	
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	

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	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	
		0.00	0.00	0.00	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	0.73
Grassland - Other neutral grassland	Grassland	0.73	0.00	0.73	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	-0.79
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	-0.02	0.00	-0.02	
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	-0.77	0.00	-0.77	
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	0.31	0.00	0.31	0.31
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
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	
		0.26	0.00	0.26	

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.04	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-0.79	⚠
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.79	⚠
Cumulative surplus of units	0.26	✓

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	1.47	0.00	1.47	✓
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	-1.88	0.00	-1.88	⚠
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	

Low Distinctiveness Summary		
Low Distinctiveness net change in units	0.32	✓
Cumulative surplus of units	0.58	✓

Urban - Introduced shrub	Urban	0.00	0.00	0.00	
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	0.14	0.00	0.14	✓
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00	
Urban - Vegetated garden	Urban	0.59	0.00	0.59	✓
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	
		0.32	0.00	0.32	

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Trading summary area habitats

Trading summary watercourses

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

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

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.91	0.00	0.91 ✓
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
	0.91	0.00	0.91

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	1.68	0.00	1.68 ✓
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
	1.68	0.00	1.68

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	-0.11	0.00	-0.11 ⚠
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-0.11	0.00	-0.11

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	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 Summary		
High Distinctiveness Units available to offset lower distinctiveness deficit	0.91	✓
High Distinctiveness losses to be offset by trading up	0.00	
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00	

Medium Distinctiveness Summary		
Units available from higher distinctiveness habitats	0.91	✓
Medium Distinctiveness net change in units	1.68	✓
Cumulative availability of units	2.59	✓

Low Distinctiveness Summary		
Low Distinctiveness net change in units	-0.11	⚠
Cumulative availability of units	2.48	✓

Very Low Distinctiveness Summary		
Very Low Distinctiveness net change in units	0.00	
Cumulative availability of units	2.48	✓

Project Name: Stonehouse Farm- Stonehouse Business Park, Jackson's
A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	0.68
Total Net % Change	10.83%
Trading Rules Satisfied	No - check trading summaries A

Condense / Show Columns

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[illegible]

	Total habitat area	4.81
	Site Area (Excluding area of individual trees, green walls, intertidal hard	4.81

[illegible]

1.40	0.01	1.00	1.12	2.25
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				2.25

M ² to hectares conversion tool:	Select a unit:	Hectares	M ²

Stonehouse Business Park, Jackson's Business Park & Jackson's Ridge

A-2 On-Site Habitat Creation

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Area habitat summary	
Total Net Unit Change	0.58
Total Net % Change	10.53%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

Post intervention habitats													
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Final time to target condition (years)	Difficulty	Habitat units delivered	Comments		
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition		Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1	Grassland	Modified grassland	0.122	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	0.26	Grass patches/verges	Stonehouse Business Park	
2	Urban	Developed land; sealed surface	0.035	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	New buildings	Stonehouse Business Park	
3	Urban	Developed land; sealed surface	0.01	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Paths/hardstanding	Stonehouse Business Park	
4	Individual trees	Urban tree	0.0326	Medium	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	10	Low	0.10	Proposed tree planting, c. 8- assumed to be small and in poor condition	Stonehouse Business Park	
5	Urban	Sustainable drainage system	0.024	Low	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	3	Medium	0.06	Additional land in the NW- proposed SuDS	Stonehouse Business Park	
6	Grassland	Modified grassland	0.014	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	0.03	Additional land in the NW- proposed grassland to replace hardstanding	Stonehouse Business Park	
7													
8													
9													
10	Grassland	Other neutral grassland	0.195	Medium	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	2	Low	0.80	Grassland to be created over areas of hardstanding and sparsely vegetated land	Jackson's Business Park	
11	Grassland	Other neutral grassland	0.069	Medium	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	2	Low	0.28	Earth bank with tall ruderals, to be managed for ONS	Jackson's Business Park	
12	Grassland	Modified grassland	0.336	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	0.71	Parcels of modified grassland throughout, including between buildings and access roads	Jackson's Business Park	
13	Urban	Sustainable drainage system	0.03	Low	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	3	Medium	0.08		Jackson's Business Park	
14	Urban	Developed land; sealed surface	0.923	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	New areas of hardstanding/access path	Jackson's Business Park	
15	Individual trees	Urban tree	0.0692	Medium	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	10	Low	0.21	c. 17 trees planted (excluding those shown within the existing hedgerow H13). Assumed to be small and poor due to urban settings	Jackson's Business Park	
16													
17													
18													
19	Urban	Developed land; sealed surface	0.085	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Proposed buildings	Jackson's Ridge	
20	Urban	Developed land; sealed surface	0.126	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Proposed hardstanding	Jackson's Ridge	
21	Urban	Vegetated garden	0.279	Low	Condition Assessment N/A	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	0.59	Proposed vegetated garden (assumed all of area around houses, including over parcel of scrub along eastern boundary, although not necessarily being removed- cannot guarantee retention and management)	Jackson's Ridge	
22													
23													
24													
25													
26													
Total habitat area			2.35							3.13			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	2.25
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M² to hectares conversion tool:	Select a unit	Hectares	M²

Stonehouse Business Park, Jackson's Business Park & Jackson's

B-1 On-Site Hedge Baseline

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Hedgerow summary	
Total Net Unit Change	2.48
Total Net % Change	21.61%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1	H20a	Line of trees	0.028	Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.06
2	H20b	Non-native and ornamental hedgerow	0.035	V.Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.04
3	H26a	Native hedgerow with trees	0.057	Medium	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.75
4	H27a	Species-rich native hedgerow	0.118	Medium	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	1.56
5	H27b	Species-rich native hedgerow	0.097	Medium	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	1.28
6	H29	Native hedgerow	0.056	Low	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.37
7	H30	Line of trees	0.035	Low	Moderate	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.15
8								
9								
10								
11	H10a	Species-rich native hedgerow - associated with bank or ditch	0.186	High	Good	Location ecologically desirable but not in local strategy	Like for like or best eq	3.68
12	H13	Native hedgerow	0.111	Low	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.73
13	H28	Native hedgerow	0.35	Low	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	2.31
14	H10c	Native hedgerow	0.005	Low	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.03
15								
16								
17								
18	H1	Line of trees	0.103	Low	Moderate	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.45
19	H8	Non-native and ornamental hedgerow	0.045	V.Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.05
20								
21								
22								
23								
24								
			1.23					11.48

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.028		0.06	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.035		0.04	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.057		0.75	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.118		1.56	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.097		1.28	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.056		0.37	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.035		0.15	0.00	0.00	0.00	All retained	Stonehouse Business Park	
0.186		3.68	0.00	0.00	0.00	All retained	Jackson's Business Park	
0.111		0.73	0.00	0.00	0.00	All retained (to be replanted)	Jackson's Business Park	
0.321		2.12	0.00	0.03	0.19	Area to be lost to access road reconfiguration (c. 29m)	Jackson's Business Park	
0.0027		0.02	0.00	0.00	0.02	H10c - small section of hedgerow along southern boundary, c. 2.3m to be lost for access	Jackson's Business Park	
0.103		0.45	0.00	0.00	0.00	All retained	Jackson's Ridge	
0.045		0.05	0.00	0.00	0.00	All retained	Jackson's Ridge	
1.19	0.00	11.27	0.00	0.03	0.21			

hehouse Business Park, Jackson's Business Park & Jackson's

B-2 On-Site Hedge Creation

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Hedgerow summary	
Total Net Unit Change	2.48
Total Net % Change	21.61%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.091	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	12	Low	0.78	Proposed new hedgerow arounds SuDS basin in NW	Stonehouse Business Park	
2													
3													
4													
5		Native hedgerow	0.022	Low	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	12	Low	0.09	Length of H13 extended, assumed to be same condition	Jackson's Business Park	
6		Species-rich native hedgerow with trees	0.094	High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	20	Low	0.91	Length of hedgerow proposed along southern boundary of F7	Jackson's Business Park	
7		Species-rich native hedgerow	0.104	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	12	Low	0.90	Length of hedgerow proposed along reconfigured access road (western boundary of road)	Jackson's Business Park	
8													
9													
10													
11													
12													
			0.91							2.69			