

## Appendix 1: Statutory Biodiversity Metric

# The Statutory Biodiversity Metric Start page

## Project details

Planning authority:	The Highland Council		
Project name:	Knocknagael		
Applicant:	Field Energy		
Application type:			
Planning application reference:			
Completed by:	RHDHV		
Date of metric completion:	20 June 2024		
Reviewer:			
Calculation iteration:	V1		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	Yes <span style="color: orange;">▲</span>		
Total site area - including irreplaceable habitat area (hectares):	22.93	Irreplaceable habitat site area (hectares):	0.17
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Main menu

Results

## Cell style conventions

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

View all

Reset view

On-site baseline map

Insert

On-site post intervention map

Insert

On-site baseline map reference number

On-site post-intervention map reference number

Off-site baseline map

Insert

Off-site post intervention map

Insert

Off-site baseline map reference number

Off-site post-intervention reference number

# The Statutory Biodiversity Metric Main menu

**Key**

- Area habitats
- Hedgerows and lines of trees
- Watercourses

Start page

Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000		0.0000		0.0000
Medium		0.0000	57	0.9283		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
<b>Total</b>	<b>0</b>	<b>0.0000</b>	<b>57</b>	<b>0.9283</b>	<b>0</b>	<b>0.0000</b>

Start here!

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## 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 development

A-2 On-site Area Habitat Creation

A-3 On-site Area Habitat Enhancement

B-2 On-site Hedge Creation

B-3 On-site Hedge Enhancement

C-2 On-site Watercourse Creation

C-3 On-site Watercourse Enhancement

## Off-site baseline

D-1 Off-site Area Habitat Baseline

E-1 Off-site Hedge Baseline

F-1 Off-site Watercourse Baseline

## Off-site post development

D-2 Off-site Area Habitat Creation

D-3 Off-site Area Habitat Enhancement

E-2 Off-site Hedge Creation

E-3 Off-site Hedge Enhancement

F-2 Off-site Watercourse Creation

F-3 Off-site Watercourse Enhancement

## The Statutory Biodiversity Metric Results

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Knocknagael

### Headline Results

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Scroll down for final results ⚠

On-site baseline	Habitat units	62.82	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	75.88	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change <small>(units &amp; percentage)</small>	Habitat units	13.07	20.80%
	Hedgerow units	0.00	0.00%
	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 <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	13.07	
	Hedgerow units	0.00	
	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 <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	13.07	
	Hedgerow units	0.00	
	Watercourse units	0.00	

<b>Total net % change</b> <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	20.80%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

<b>Trading rules satisfied?</b>	Yes ✓
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Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	62.82	69.10	0.00
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	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 ✓

**Input errors/rule breaks present in metric ▲**

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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 $\Delta$	Yes $\checkmark$
High	Same habitat required =	Yes $\checkmark$
Medium	Same broad habitat or a higher distinctiveness habitat required ( $\geq$ )	Yes $\checkmark$
Low	Same distinctiveness or better habitat required $\geq$	Yes $\checkmark$

### 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 CPGM	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 (H2180)	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	
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

### High Distinctiveness Summary

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

### Medium Distinctiveness

Habitat group	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	
Cropland - Arable field margins game bird mix	Cropland	0.00	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	
Grassland - Other neutral grassland	Grassland	32.64	0.00	32.64	32.64 $\checkmark$
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.48	0.00	0.48	5.01 $\checkmark$
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	4.53	0.00	4.53	
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	0.00	0.00	0.00	0.00
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	
Woodland and forest - Other woodland, broadleaved	Woodland and forest	4.86	0.00	4.86	4.86 $\checkmark$
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	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	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	
		42.52	0.00	42.52	

### Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	42.52 $\checkmark$
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	42.52 $\checkmark$

### 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 - Mixed grassland	Grassland	-30.04	0.00	-30.04 $\Delta$
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00

### Low Distinctiveness Summary

Low Distinctiveness net change in units	-29.45 $\Delta$
Cumulative surplus of units	13.07 $\checkmark$

Urban - Intensive green roof	Urban	0.00	0.00	0.00
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	0.76	0.00	0.76
Urban - Vacant or derelict land	Urban	-0.02	0.00	-0.02
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other openland woodland	Woodland and forest	-0.16	0.00	-0.16
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
		-29.45	0.00	-29.45



Return to results menu

Trading summary area habitats

Trading summary watercourses

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

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

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

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading up	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.00	0.00	0.00
Line of trees	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

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

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

Return to results menu

Trading summary area habitats

Trading summary hedgerows

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

Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	0.00	0.00	0.00
	0.00	0.00	0.00

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

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.00	0.00	0.00
	0.00	0.00	0.00

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

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

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

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

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

Project Name: Knocknagael Map Reference:  
 A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	13.07
Total Net % Change	20.80%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

Main Menu

Ref	Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)					
1	Grassland	Modified grassland	No	2.467	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	9.87
2	Grassland	Other neutral grassland	No	0.969	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	7.75
3	Lakes	Ponds (non-priority habitat)	No	0.002	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.02
4	Urban	Vacant or derelict land	No	0.219	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.44
5	Urban	Developed land: sealed surface	No	0.246	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
6	Grassland	Modified grassland	No	0.133	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.27
7	Heathland and shrub	Mixed scrub	No	0.158	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	1.26
8	Grassland	Other neutral grassland	No	0.423	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	3.38
9	Heathland and shrub	Corse scrub	No	0.261	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	2.09
10	Heathland and shrub	Corse scrub	No	0.065	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.52
11	Wetland	Blanket bog	Yes	0.168	V.High	Good	Location ecologically desirable but not in local strategy	Bespoke compensation likely to be required	0.00
12	Grassland	Modified grassland	No	15.09	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	30.18
13	Woodland and forest	Other woodland: broadleaved	No	0.377	Medium	Poor	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	1.66
14	Woodland and forest	Other woodland: broadleaved	No	0.188	Medium	Poor	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.83
15	Heathland and shrub	Corse scrub	No	0.299	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	1.20
16	Urban	Developed land: sealed surface	No	0.185	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
17	Woodland and forest	Other coniferous woodland	No	1.359	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	2.72
18	Woodland and forest	Other coniferous woodland	No	0.32	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.64
19									
20									
21									
22									
23									
				Total habitat area	22.93				62.82
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	22.93				

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
							User comments	Planning authority comments	Habitat reference number
2.463	0	9.85	0.00	0.00	0.02				Eastern area of grassland, east of substation
0.845	0	6.76	0.00	0.12	0.99				Area of hokus-juncus neutral grassland
0.002	0	0.02	0.00	0.00	0.00				
0.21	0	0.42	0.00	0.01	0.02				
0.243	0	0.00	0.00	0.00	0.00				
0.133	0	0.27	0.00	0.00	0.00				
0.072	0	0.58	0.00	0.09	0.69				
0.251	0	2.01	0.00	0.17	1.38				
0.115	0	0.92	0.00	0.15	1.17				
0.062	0	0.50	0.00	0.00	0.02				
0.168	0	Irreplaceable habitat - no units generated Δ	0.00	0.00	0.00				To be retained and protected alongside development
0	0	0.00	0.00	15.09	30.18				Sheep grazed field. Grassland to be lost and resown with species rich seedmix post development.
0.373	0	1.64	0.00	0.00	0.02				Group of mature trees in the centre of the sheep grazed field - to be retained.
0.188	0	0.83	0.00	0.00	0.00				Group of mature trees in the centre of the sheep grazed field - to be retained.
0.186	0	0.74	0.00	0.11	0.45				
0.179	0	0.00	0.00	0.01	0.00				
1.324	0	2.65	0.00	0.03	0.07				Coniferous woodland plantation. To be retained alongside development.
0.266	0	0.53	0.00	0.05	0.11				Coniferous woodland plantation. To be retained alongside development.
7.08	0.00	27.71	0.00	15.85	35.11				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures) 15.85

M² to hectares conversion tool: Select a unit: Hectares M²

Project Name: Knocknagael Map Reference:  
A-2 On-Site Habitat Creation

Condense / Show Columns Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	13.07
Total Net % Change	20.60%
Trading Rules Satisfied	Yes ✓
Area Check	Error - Area created does not equal area lost ▲

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Temporal multiplier			Difficulty multipliers			Habitat units delivered	Comments						
			Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation		Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	User comments	Planning authority comments	Habitat reference number	
Woodland and forest	Other woodland: broadleaved	0.004	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.02			1
Woodland and forest	Other woodland: broadleaved	0.003	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.02			10
Woodland and forest	Other woodland: broadleaved	0.058	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.30			11
Woodland and forest	Other woodland: broadleaved	0.025	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.13			12
Woodland and forest	Other coniferous woodland	0.014	Low	2	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	30	0	0	Standard time to target condition applied	30	0.343	Low	Standard difficulty applied	Low	1	0.02			12
Urban	Developed land: sealed surface	0.494	V.Low	0	NA - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			12
Urban	Sustainable drainage system	0.128	Low	2	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	3	0	0	Standard time to target condition applied	3	0.899	Medium	Standard difficulty applied	Medium	0.67	0.34			12
Heathland and shrub	Mixed scrub	1.348	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	5.20			12
Heathland and shrub	Coarse scrub	0.543	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	2.10			12
Urban	Developed land: sealed surface	2.944	V.Low	0	NA - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			12
Urban	Sustainable drainage system	0.16	Low	2	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	3	0	0	Standard time to target condition applied	3	0.899	Medium	Standard difficulty applied	Medium	0.67	0.42			12
Heathland and shrub	Coarse scrub	0.003	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.01			12
Grassland	Modified grassland	0.025	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	0.09			13
Woodland and forest	Other woodland: broadleaved	0.073	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.38			15
Urban	Developed land: sealed surface	0.015	V.Low	0	NA - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			15
Woodland and forest	Other woodland: broadleaved	0.005	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.02			15
Grassland	Modified grassland	0.035	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.07			16
Woodland and forest	Other woodland: broadleaved	0.016	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.08			17
Woodland and forest	Other woodland: broadleaved	0.036	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.19			18
Urban	Developed land: sealed surface	0.001	V.Low	0	NA - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			18
Urban	Developed land: sealed surface	0.124	V.Low	0	NA - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			18
Heathland and shrub	Mixed scrub	0.009	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.03			18
Woodland and forest	Other woodland: broadleaved	0.003	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.02			2
Woodland and forest	Other woodland: broadleaved	0.086	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.44			4
Woodland and forest	Other woodland: broadleaved	0.172	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.89			5
Woodland and forest	Other woodland: broadleaved	0.147	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.76			7
Woodland and forest	Other woodland: broadleaved	1.72E-01	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.89			8
Woodland and forest	Other woodland: broadleaved	0.147	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	0.76			9
Grassland	Other neutral grassland	9.399	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	2	0	0	Standard time to target condition applied	2	0.931	Low	Standard difficulty applied	Low	1	35.01	Sheep grazed field in baseline. Grassland lost and reown with species rich seedmix post development.		12
Total habitat area		16.19																				Total Units	48.18

Site Area (Excluding area of individual trees, green walls, intertidal hard structures) 16.19

M² to hectares conversion tool: Select a unit Hectares M²



■ Regional Office Locations

Royal HaskoningDHV is an independent consultancy which integrates 140 years of engineering expertise with digital technologies and software solutions. As consulting engineers, we care deeply about our people, our clients and society at large. Through our mission Enhancing Society Together, we take responsibility for having a positive impact on the world. We constantly challenge ourselves and others to develop sustainable solutions to local and global issues related to the built environment and the industry.

Change is happening. And it's happening fast – from climate and digital transformation to customer demands and hybrid working. The speed and extent of these changes create complex challenges which cannot be addressed in isolation. New perspectives are needed to accommodate the broader societal and technological picture and meet the needs of our ever-changing world.

Backed by the expertise of over 6,000 colleagues working from offices in more than 20 countries across the world, we are helping organisations to turn these challenges into opportunities and make the transition to smart and sustainable operations. We do this by seamlessly integrating engineering and design knowledge, consulting skills, software and technology to deliver more added value for our clients and their asset lifecycle.

We act with integrity and transparency, holding ourselves to the highest standards of environmental and social governance. We are diverse and inclusive. We will not compromise the safety or well-being of our team or communities – no matter the circumstances.

We actively collaborate with clients from public and private sectors, partners and stakeholders in projects and initiatives. Our actions, big and small, are driving the positive change the world needs, and are enhancing society now and for the future.

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