

The Biodiversity Metric 3.1 - Calculation Tool

Start page

Project details

Planning authority:	Reading Borough Council
Project name:	2 Hexham Road
Applicant:	Reading Brough Council
Application type:	Full
Planning application reference:	tbc
Assessor:	Adam Egglefield; Senior Ecologist
Reviewer:	
Metric version:	v3.1
Assessment date:	01/02/2023
Planning authority reviewer:	

[Instructions](#)[Main menu](#)[Results](#)[View all](#)[Reset view](#)

Cell style conventions

	Enter data
	Automatic lookup
	Result

On-site baseline map

[Insert](#)

On-site post intervention map

[Insert](#)

Off-site baseline map

[Insert](#)

Off-site post intervention map

[Insert](#)

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Rivers and streams

The Biodiversity Metric 3.1 - Calculation Tool

Main menu

[Start page](#)
[Instructions](#)
[Technical data](#)
[Results](#)

Urban tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	4	0.0163		0.0000
Medium		0.0000	8	0.2930		0.0000
Large		0.0000		0.0000		0.0000
Total	0	0.0000	12	0.3093	0	0.0000

Start here!

1

2

3

4

On-site baseline

A-1 On-site habitat baseline



B-1 On-site hedge baseline



C-1 On-site river baseline



On-site post development

A-2 Habitat creation



A-3 Habitat enhancement



B-2 Hedgerow creation



B-3 Hedgerow enhancement



C-2 River creation



C-3 River enhancement



Off-site baseline

D-1 Off-site habitat baseline



E-1 Off-site hedge baseline



F-1 Off-site river baseline



Off-site post development

D-2 Off-site habitat creation



D-3 Off-site habitat enhancement



E-2 Off-site hedge creation



E-3 Off-site hedge enhancement



F-2 Off-site river creation



F-3 Off-site river enhancement



The Biodiversity Metric 3.1 - Calculation Tool Results

[Return to start
page](#)

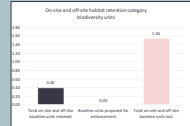
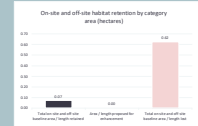
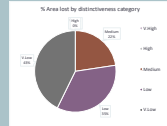
[Headline results](#)

[Detailed results](#)

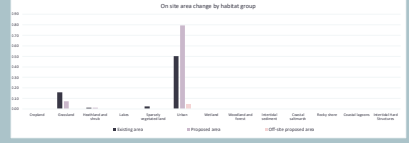
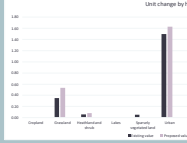
[Habitat trading
summary](#)

On-site baseline	Habitat units	1.96
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.25
	Hedgerow units	0.00
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	14.82%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.12
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.41
	Hedgerow units	0.00
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	21.17%
	Hedgerow units	0.00%
	River units	0.00%
Trading rules Satisfied?	Yes ✓	

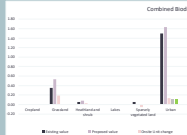
2 Medium boat		Return to results matrix	
Detailed Results			
Summary Figures			
Net project biodiversity units (excluding all on-site and off-site habitat conversion/retention)		Habitat units Habitat-priorities units Biodiversity units	0.61 0.00 0.00
Total project biodiversity % change (including all on-site & off-site habitat conversion/retention)		Habitat units Habitat-priorities units Biodiversity units	81.11% 0.00% 0.00%
Combined habitat retention and enhancement			
	Habitats	On-balance	Priority
Total on-site and off-site baseline area / length	134	0.00	0.00
Total on-site and off-site baseline units retained	134	0.00	0.00
Total on-site and off-site baseline area / length retained	134	0.00	0.00
Total on-site and off-site baseline units retained	134	0.00	0.00
Area / length proposed for enhancement	0.00	0.00	0.00
Baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length total	134	0.00	0.00
Total on-site and off-site baseline units total	134	0.00	0.00

[illegible]

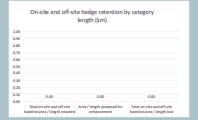
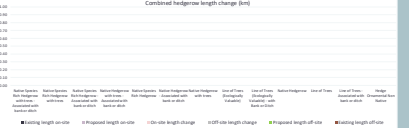
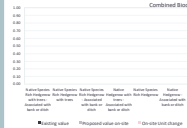
	CSE site change by breed habitat type					
	Breeds		Past development CSE sites		CSE-site Change	
Habitat group	Existing sites	CSE or Existing sites	CSE or proposed sites	CSE sites Proposed sites	CSE-sites	CSE-site change
Chickadees	0.00	0.00	0.00	0.00	0.00	0.00
Chimney Swifts	0.00	0.00	0.00	0.00	0.00	0.00
Hummingbirds and nuthatches	0.00	0.00	0.00	0.00	0.00	0.00
Larks	0.00	0.00	0.00	0.00	0.00	0.00
Severely restricted wood	0.00	0.00	0.00	0.00	0.00	0.00
Sparrows	0.00	0.00	0.00	0.00	0.00	0.00
Warblers	0.00	0.00	0.00	0.00	0.00	0.00
Woodpeckers and juncos	0.00	0.00	0.00	0.00	0.00	0.00
Yellow-rumped	0.00	0.00	0.00	0.00	0.00	0.00
Black-throated blue	0.00	0.00	0.00	0.00	0.00	0.00
Blue jays	0.00	0.00	0.00	0.00	0.00	0.00
Chimney Swifts	0.00	0.00	0.00	0.00	0.00	0.00



Combined on site and off site abatement by broad habitat type						
Habitat group	Baseline		On-site and Off-site post development		Combined change	
	Starting value	Existing value	Combined potential	Combined proposed	Proposed value	Proposed value
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Cereals	0.15	0.35	0.07	0.14	-0.08	0.19
Hardwood and shrub	0.24	0.54	0.00	0.54	0.00	0.00
Conifers	0.00	0.00	0.00	0.00	0.00	0.00
Scrubland/wetland/pond	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
Others	0.00	1.80	0.04	1.76	0.04	0.80
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Wooded wetland	0.00	0.00	0.00	0.00	0.00	0.00
Open water	0.00	0.00	0.00	0.00	0.00	0.00
Coastal wetland	0.00	0.00	0.00	0.00	0.00	0.00
Beach dunes	0.00	0.00	0.00	0.00	0.00	0.00
Coastal heath	0.00	0.00	0.00	0.00	0.00	0.00
Coastal heath	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal/low dunes	0.00	0.00	0.00	0.00	0.00	0.00

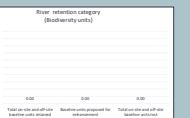
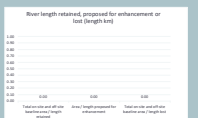
[illegible]

Combined length lost by distinctiveness band		
Category	Length lost (mm)	Length lost (%)
V High	0	
High	0	
Medium	0	
Low	0	
V Low	0	

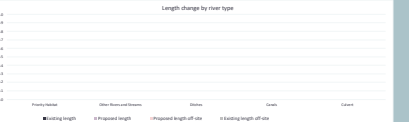
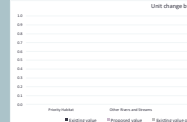
[illegible][illegible]

Rivers and Streams						
On site changes by river type						
River type	Existing facilities	Existing reach	Post development on site		Channel Change	
	Proposed Reaches	Proposed Reaches	Proposed Reaches	Proposed Reaches	Length Change	Channel Shift
Perennial Stream	0.0	0.0	0.0	0.0	0.0	0.0
Other Interim and Intermittent	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0

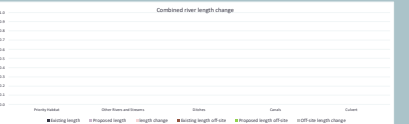
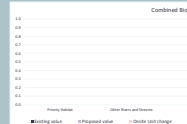
Combined length lost by distinctiveness band		
Category	Length lost (EM)	Length lost (90)
Very High	0	
High	0	
Medium	0	
Low	0	



Oil site changes by river type						
River type	Baseline		Post development oil site		Oil site Change	
	Existing length of site	Existing value of site	Proposed length of site	Proposed value of oil site	Oil site length change	Oil site value change
Priority Initiative	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Tributaries	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
Others	0.0	0.0	0.0	0.0	0.0	0.0



Stress type	Combined on and off site changes by stress type					
	Baseline		Full development on site		Offsite Change	
	Existing	Existing value	Proposed	Proposed	Change	Change
Acoustic vibration	0.0	0.0	0.0	0.0	0.0	0.0
Electricity vibration	0.0	0.0	0.0	0.0	0.0	0.0
Other Vibration and Seismicity	0.0	0.0	0.0	0.0	0.0	0.0
Chemicals	0.0	0.0	0.0	0.0	0.0	0.0
Climate	0.0	0.0	0.0	0.0	0.0	0.0
Children	0.0	0.0	0.0	0.0	0.0	0.0



Return to results menu

Trading Summary		
Distastefulness Group	Trading Rule	Trading Satisfied?
Very High	Respect companion ability to be required ✖	Yes ✓
High	Some habitat required ✖	Yes ✓
Medium	Some forest habitat or a higher distastefulness habitat required ✔	Yes ✓
Low	Some distastefulness or better habitat required ✔	Yes ✓

Very High Distinctiveness					
Habitat group	Crop	On Site Unit Change	Off Site Unit Change	Project wide Unit Change	Unit Losses
Cropland - Lowland dry acid grassland	Cropland	0.00	0.00	0.00	
Cropland - Lowland meadows	Cropland	0.00	0.00	0.00	
Cropland - Upland hay meadows	Cropland	0.00	0.00	0.00	
Heathland and shrub - Mountain heath and yellow scrub	Heathland and shrub	0.00	0.00	0.00	
Larvae - Aquatic bed and natural herbaceous water flood	Larvae	0.00	0.00	0.00	
Openly vegetated land - Calcareous wetland	Openly vegetated land	0.00	0.00	0.00	
Soak pool - vegetated land - herbaceous permanent	Wetland	0.00	0.00	0.00	
Wetland - Broadleaf bog	Wetland	0.00	0.00	0.00	
Wetland - Deep estuary on Peat sub-area (271/56)	Wetland	0.00	0.00	0.00	
Wetland - Fens (wetland and bogland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic Valley Mire (112/1)	Wetland	0.00	0.00	0.00	
Wetland - Turf bog at sea and salt pasture	Wetland	0.00	0.00	0.00	
Wetland - Transition mire and calcareous bog (167/40)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood pasture on wetland	Woodland and forest	0.00	0.00	0.00	
Rocky shrub - High energy littoral rock - on peat, clay or chalk	Rocky shrub	0.00	0.00	0.00	
Rocky shrub - Moderate energy littoral rock - on peat, clay or chalk	Rocky shrub	0.00	0.00	0.00	
Rocky shrub - Low energy littoral rock - on peat, clay or chalk	Rocky shrub	0.00	0.00	0.00	
Rocky shrub - Features of littoral rock - on peat, clay or chalk	Rocky shrub	0.00	0.00	0.00	
Intertidal sediment - Littoral margin on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.0

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness				
Habitat group	Group	On Site Unit Changes	Off Site Unit Changes	Project wide Unit Changes
				Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00
Grassland - Floodplain Wetland/Marsh (CFM)	Grassland	0.00	0.00	0.00
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00
Grassland - Tall herb communities (HFA)	Grassland	0.00	0.00	0.00
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00
Heathland and scrub - Lowland Heathland	Heathland and scrub	0.00	0.00	0.00
Heathland and scrub - Sea buckthorn scrub (Phase 1)	Heathland and scrub	0.00	0.00	0.00
Heathland and scrub - Upland Heathland	Heathland and scrub	0.00	0.00	0.00
Lakes - High alpine lakes	Lakes	0.00	0.00	0.00
Lakes - Low alpine lakes	Lakes	0.00	0.00	0.00
Lakes - Mari Lakes	Lakes	0.00	0.00	0.00
Lakes - Moderate alpine 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	Lakes	0.00	0.00	0.00
Scarcely vegetated land - Coastal sand dunes	Scarcely vegetated land	0.00	0.00	0.00
Scarcely vegetated land - Coastal vegetated shingle	Scarcely vegetated land	0.00	0.00	0.00
Scarcely vegetated land - Island rock outcrops and tree banks	Scarcely vegetated land	0.00	0.00	0.00
Scarcely vegetated land - Maritime cliff and slopes	Scarcely vegetated land	0.00	0.00	0.00
Urban - Open Moors/Habitats on Priority Developed Land	Urban	0.00	0.00	0.00
Woodland - Beechwood	Woodland	0.00	0.00	0.00
Woodland and forest - Pollard	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Lowland beech and oak 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 hardwood	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 shores - High energy littoral rock	Rocky shores	0.00	0.00	0.00
Rocky shores - Moderate energy littoral rock	Rocky shores	0.00	0.00	0.00
Rocky shores - Low energy littoral rock	Rocky shores	0.00	0.00	0.00
Rocky shores - Features of littoral rock	Rocky shores	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 sediments - Littoral fine and medium sediments	Coastal sediments	0.00	0.00	0.00
Intertidal sediment - Littoral coarse sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Littoral lagoons reeds - Salicornia	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Features of littoral sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediments - Littoral & muddy sand	Intertidal sediment	0.00	0.00	0.00

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

Medium Distinctiveness					
Habitat Group	Group	Ce 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 non-crop game bird zone	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field irrigation system & buffer	Cropland	0.00	0.00	0.00	
Cropland - Arable field margin tree/shrub	Cropland	0.00	0.00	0.00	
Cropland - Other lowland and grassland	Cropland	0.00	0.00	0.00	0.00
Cropland - Other pastures	Cropland	0.00	0.00	0.00	
Ce grassland - Ireland and/or Scotland	Ce grassland	0.00	0.00	0.00	
Heathland and shrubs - Broadleaved forest	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Heathland forest	Heathland and shrubs	-0.08	0.00	-0.08	
Heathland and shrubs - Hazel scrub	Heathland and shrubs	0.00	0.00	0.00	0.00
Heathland and shrubs - Hawthorn scrub	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Hazel scrub	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Other scrub	Heathland and shrubs	0.00	0.00	0.00	
Lakes - Forest (New Forest) habitat	Lakes	0.00	0.00	0.00	
Lakes - Bogs	Lakes	0.00	0.00	0.00	0.00
Shrub only vegetation (land - Other mixed scrub and grass	Shrub only vegetation (land)	0.00	0.00	0.00	
Urban - Cemetery and churchyards	Urban	0.00	0.00	0.00	
Urban - Business area road	Urban	0.00	0.00	0.00	0.14
Urban - Urban forest	Urban	0.00	0.18	0.14	
Woodland and forest - Other small forest woodlands	Woodland and forest	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	
Intermittent wetland - Marsh, open or wetland	Intermittent wetland	0.00	0.00	0.00	
Intermittent wetland - Lakes or ponds	Intermittent wetland	0.00	0.00	0.00	0.00
Intermittent wetland - Artificial land in contact with long-stem flowering of Clough hill with water (SOS)	Intermittent	0.36	0.18	0.51	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.51
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher distinctiveness surplus units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	0.51

[illegible]

Low Distinctiveness Summary	
Low Distinctiveness Net Change in Units	-0.10
Cumulative surplus of units	0.41

Habitats and areas				Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline
Rat	Broad Habitat	Habitat Type	Area (hectares)					Total habitat units
1	Heathland and shrub	Bramble scrub	0.013	Medium	Condition Assessment N/A	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.06
2	Grassland	Modified grassland	0.0848	Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.19
3	Sparsely vegetated land	Ruderal/Ephemeral	0.0122	Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.03
4	Grassland	Modified grassland	0.0739	Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.16
5	Sparsely vegetated land	Ruderal/Ephemeral	0.0126	Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.03
6	Urban	Introduced shrub	0.0331	Low	Condition Assessment N/A	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.07
7	Urban	Developed land, sealed surface	0.111	V.Low	N/A - Other	Location ecologically desirable but not in local strategy	Compensation Not Required	0.00
8	Urban	Developed land, sealed surface	0.1957	V.Low	N/A - Other	Location ecologically desirable but not in local strategy	Compensation Not Required	0.00
9								
10	Urban	Urban Tree	0.1221	Medium	Moderate	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	1.07
11	Urban	Urban Tree	0.0795	Medium	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required ≥	0.35
12								
13								
14								
15								
16								
17								
Total habitat area			0.70					1.68

Retention category biodiversity value						Baseline compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		Assessor comments	Reviewer comments
		0.00	0.00	0.01	0.06		Developing sparse bramble scrub	
		0.00	0.00	0.08	0.19		Grassland POOR - passes 6/7 criteria but not essential 1, so misses MOD	
		0.00	0.00	0.01	0.03		Tall ruderal POOR - only passes 1/8 criteria (lack of invasives). Structure is fairly poor, as is species	
		0.00	0.00	0.07	0.16		Amenity grassland POOR - passes 5/7 criteria but not essential 1, so misses MOD	
		0.00	0.00	0.01	0.03		Short ephemeral/perennial POOR - only passes 1/8 criteria (lack of invasives). Structure is fairly poor, as is species diversity	
		0.00	0.00	0.03	0.07		Introduced shrub	
		0.00	0.00	0.11	0.00		Building	
		0.00	0.00	0.16	0.00		Hardstanding	
0.0181		0.16	0.00	0.10	0.92		See Tree Sheet	
0.0551		0.24	0.00	0.02	0.11		See Tree Sheet	
							See Tree Sheet	
0.07	0.00	0.40	0.00	0.62	1.68			

Total area lost (excluding area of Urban trees and Green walls)

0.50

2 Haxham Road
A-2 Site Habitat Creation

Site Area (Excluding area of Urban trees and Green walls)	0.50
---	------

D-2 Off Site Habitat Creation

Condense / Show Rows

Instructions

[illegible]