

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Reading Borough Council		
Project name:	Reading Mill Lane		
Applicant:	John Lewis Partnership		
Application type:	Planning Permission Application		
Planning application reference:			
Completed by:	AECOM		
Date of metric completion:	11 April 2024		
Reviewer:	AECOM		
Calculation iteration:	First		
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):	0.44	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

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

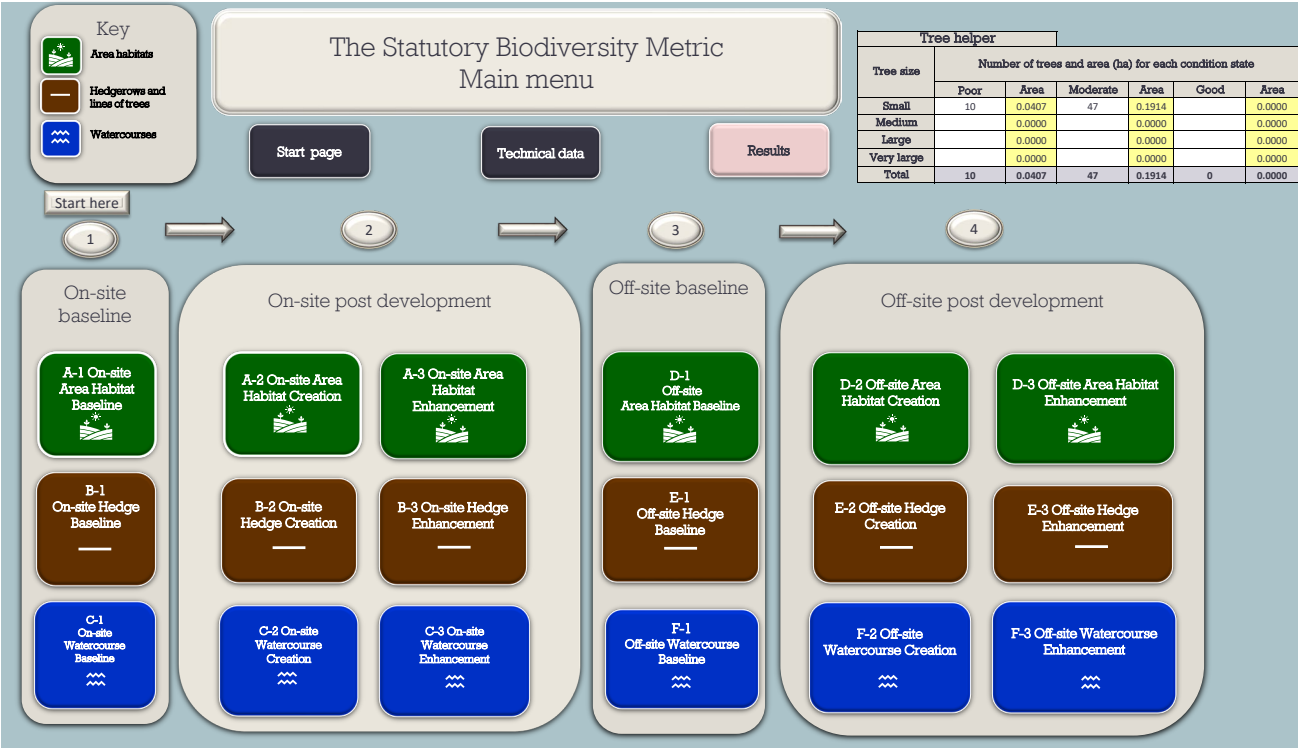
Off-site post-intervention reference number

Main menu

Results

View all

Reset view



The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Reading Mill Lane
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Habitat units	0.30	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.12	
	Hedgerow units	0.16	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.82	272.10%
	Hedgerow units	0.16	N/A
	Watercourse units	0.00	0.00%

Zero baseline units - % cannot be calculated

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	0.82
	Hedgerow units	0.16
	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	Habitat units	0.82
-----------------------	---------------	------

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Hedgerow units	0.16
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	272.10%
	Hedgerow units	N/A
	Watercourse units	0.00%

Trading rules satisfied?	Yes ✓
--------------------------	-------

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.30	0.33	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

0 baseline units - % cannot be calculated
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 ▲

Return to
results
menu

Trading
summary
hedgerows

Trading
summary
watercourses

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Satisfied?	
Very High	Same habitat required - Ineligible compensation option A	Yes ✓	
High	Same habitat required or	Yes ✓	
Medium	Same habitat habitat or a higher distinctiveness habitat required or	Yes ✓	
Low	Same distinctiveness or better habitat required or	Yes ✓	

Very High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry and 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 wetland scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquatic and semi-aquatic wetland habitats	Lakes	0.00	0.00	0.00	
Scarcely vegetated land - Chalkland grasslands	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Limestone pavements	Scarcely vegetated land	0.00	0.00	0.00	
Wetland - Broadleaves	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H110)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland mixed fens	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mires (H102-1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mire and quaking bog (H112)	Wetland	0.00	0.00	0.00	
Woodland and forest - Woodpastures and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral sand or peat, clay or shale	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 - Flockland wetland mosaic and CFTM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H610)	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 turfs (H116)	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 - Mire 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 - Purple (exposed habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes (peat and peat) (H112)	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 shrub	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Coastal wetland and peat substrate	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Maritime cliff and shrub	Scarcely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Broadleaves	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/woodland for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland forest and young 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 hardwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed hardwoods	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 - Vine 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 wetlands	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 - Sublittoral	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 sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral shingle	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 intensive	Cropland	0.00	0.00	0.00	
Grassland - Other permanent grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackberry 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 - Cistus scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Broadleaves	Lakes	0.00	0.00	0.00	0.00
Lakes - Purple (non-exposed habitat)	Lakes	0.00	0.00	0.00	
Scarcely vegetated land - Other inland rock and stone	Scarcely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Broadleaved green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban mix	Individual trees	0.41	0.00	0.41	0.41 ✓
Individual trees - Broad tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other short-term woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland (wooded)	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 rocky sand	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 (GCG)	Intertidal hard structures	0.00	0.00	0.00	
		0.41	0.00	0.41	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.41 ✓
Medium Distinctiveness Broad Habitat losses to be offset by trading on	0.00
Medium Distinctiveness Broad Habitat	0.00
Cumulative surplus of units	0.41

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 - Permanent grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Broadleaved	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Coniferous lakes or coir	Lakes	0.00	0.00	0.00
Scarcely vegetated land - Broadleaved scrub	Scarcely vegetated land	0.00	0.00	0.00
Scarcely vegetated land - Tall herbs	Scarcely vegetated land	0.00	0.00	0.00
Urban - Broadleaved	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Alder	Urban	0.00	0.00	0.00
Urban - Deciduous broad green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Other street and	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Lowland shrub	Urban	0.00	0.00	0.00
Urban - Rain gardens	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 systems	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated gardens	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline meadows	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	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 shingle	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

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.48 ✓
Cumulative surplus of units	0.96 ✓

Intertidal hard structures - Artificial bottoms of hard structures	Intertidal hard structures	0.00	0.00	0.00
Submerged and shoals - Other sea bottom structures	Submerged and shoals	0.00	0.00	0.00
		0.48	0.00	0.48

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 deficits	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 deficits	0.00
High Distinctiveness losses to be offset by trading in	0.00
Highest Distinctiveness surplus units minus any high distinctiveness deficits	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
Highly variable, variable line of trees	0.00	0.00	0.00
Highly variable variable 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	0.07	0.00	0.07 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.07	0.00	0.07

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.07 ✓
Cumulative availability of units	0.07 ✓

Very Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.08	0.00	0.08 ✓
	0.08	0.00	0.08

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	0.08 ✓
Cumulative availability of units	0.15 ✓

Team Size	Maximum Allowed Age	Maximum # of Teams	Team Weight	Team Rating
Small	10-2000000000	1	1	
Medium	10-2000000000	1	1	
Large	10-2000000000	1	1	
Extra Large	10-2000000000	1	1	

Area habitat summary	
Total Wet Trail Channels	0.00
Total Wet Yd Channels	879.1206

Timeline Entry Satisfied	Yes /
--------------------------	-------

MP in lecture component task	Student's self	Students	MP

Total area lost (including area of individual trees, green walls and structural hard structures)	0.00
--	------

