

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:			
Project name:	Waterfront Square, Reading		
Applicant:	Packaged Living		
Application type:	Full Planning Application		
Planning application reference:			
Completed by:	Anne Pritchard, Associate Ecologist, TEP		
Date of metric completion:	04 July 2024		
Reviewer:	Kerry Stead, Principal Ecologist, TEP		
Calculation iteration:	1		
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):	0.55	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

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

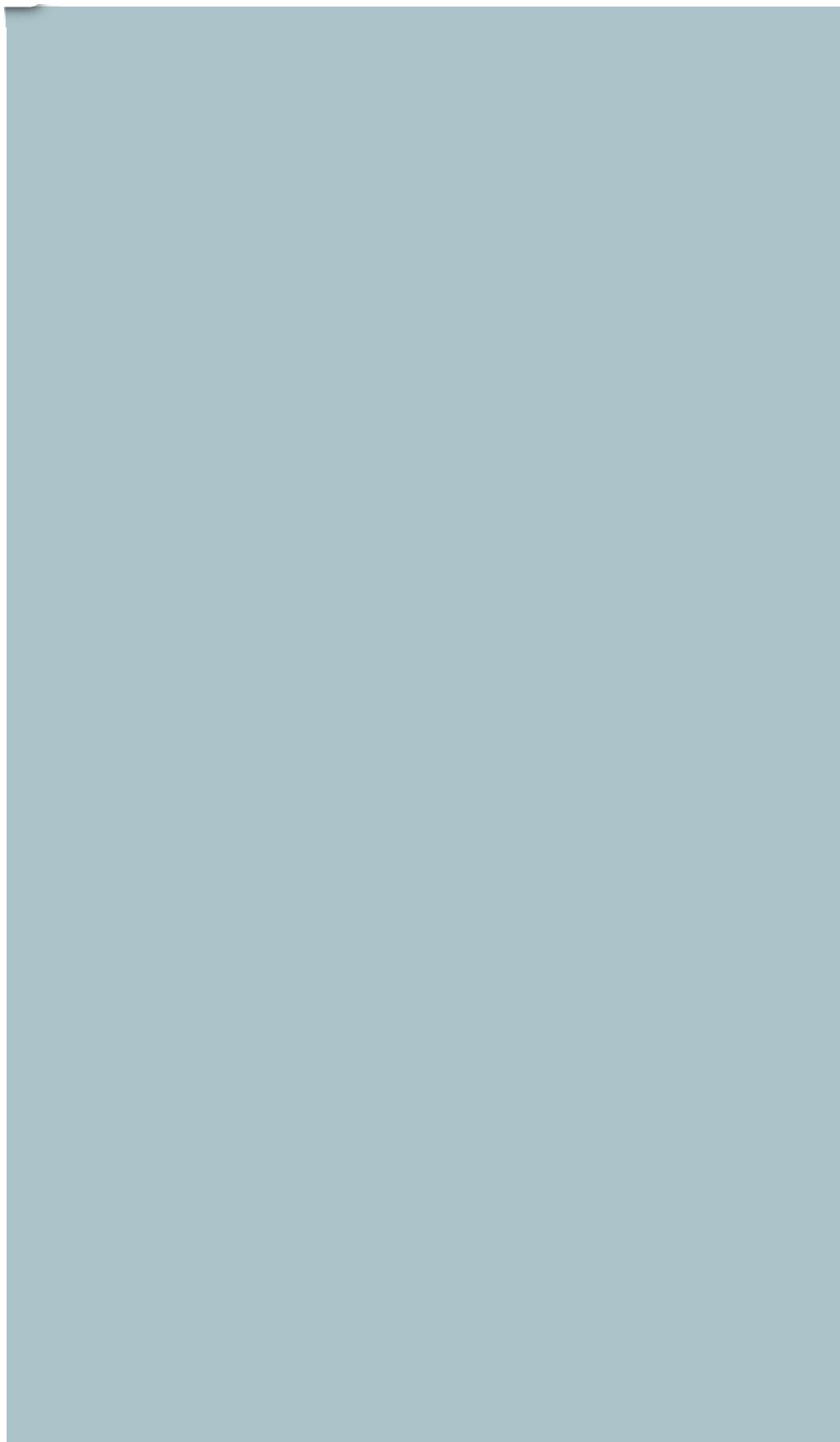
Insert

Off-site baseline map reference number

Off-site post-intervention reference number







Key

 Area habitats

 Hedgerows and lines of trees

 Watercourses

The Statutory Biodiversity Metric Main menu

Start page

Technical data

Results

Tree helper		
Tree size	Number of tree	
	Poor	Area
Small	66	0.2687
Medium		0.0000
Large		0.0000
Very large		0.0000
Total	66	0.2687

Start here

1



2



3



4

On-site baseline

A-1 On-site Area Habitat Baseline



B-1 On-site Hedge Baseline



C-1 On-site Watercourse



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



C-3 On-site Watercourse



Off-site baseline

D-1 Off-site Area Habitat Baseline



E-1 Off-site Hedge Baseline



F-1 Off-site Watercourse



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



F-3 Off-site Watercourse





s and area (ha) for each condition state			
Moderate	Area	Good	Area
	0.0000		0.0000
	0.0000		0.0000
	0.0000		0.0000
	0.0000		0.0000
0	0.0000	0	0.0000

oment

Off-site Area Habitat
enhancement



Off-site Hedge
enhancement



Off-site Watercourse

enhancement



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

Waterfront Square, Reading
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Habitat units	0.99	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.11	
	Hedgerow units	0.12	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.12	12.28%
	Hedgerow units	0.12	N/A
	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	0.12	
	Hedgerow units	0.12	
	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	0.12
	Hedgerow units	0.12
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	12.28%
	Hedgerow units	N/A
	Watercourse units	0.00%

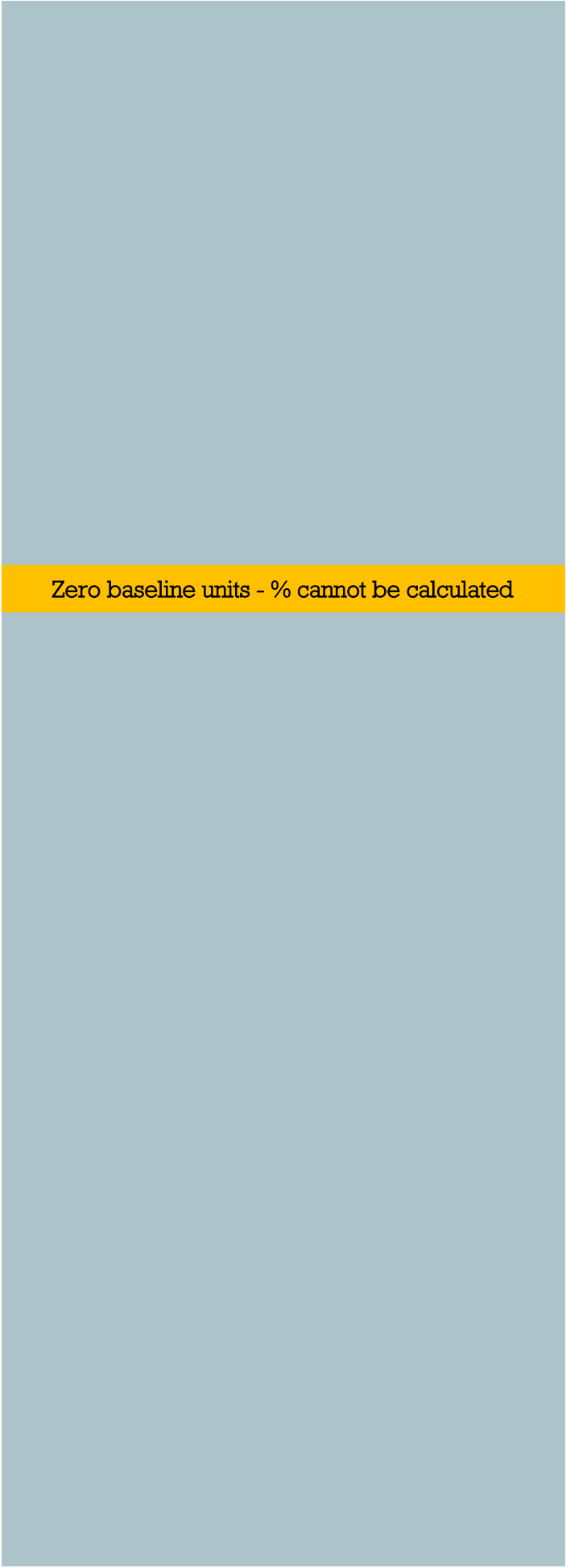
0 baseline

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.99	1.09	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional ar
No additional h
No additional wa

Input errors/rule breaks present in metric ▲



Zero baseline units - % cannot be calculated

line units - % cannot be calculated

rea habitat units required to meet target ✓
edgerow units required to meet target ✓
atercourse units required to meet target ✓

Project Name: Waterfront Square, Reading

Map Reference:

A-1 On-Site Habitat Baseline

Area h
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

Condense / Show Columns

Condense / Show Rows

Main Menu

Existing area habitats					Distinctiveness		Condition
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition
1	Grassland	Modified grassland	No	0.031	Low	2	Poor
2	Urban	Developed land; sealed surface	No	0.431	V.Low	0	N/A - Other
3	Urban	Introduced shrub	No	0.088	Low	2	Condition Assessment N/A
4	Individual trees	Urban tree	No	0.0081	Medium	4	Good
5	Individual trees	Urban tree	No	0.0692	Medium	4	Moderate
6	Individual trees	Urban tree	No	0.0244	Medium	4	Poor
7							
8							
				Total habitat area	0.65		
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.55		

M² to hectares conversion tool:

Select a unit

Hectares

M²

habitat summary
0.12
12.28%
Yes ✓

on	Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.06
0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.18
3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.10
2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.55
1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.10
					0.99

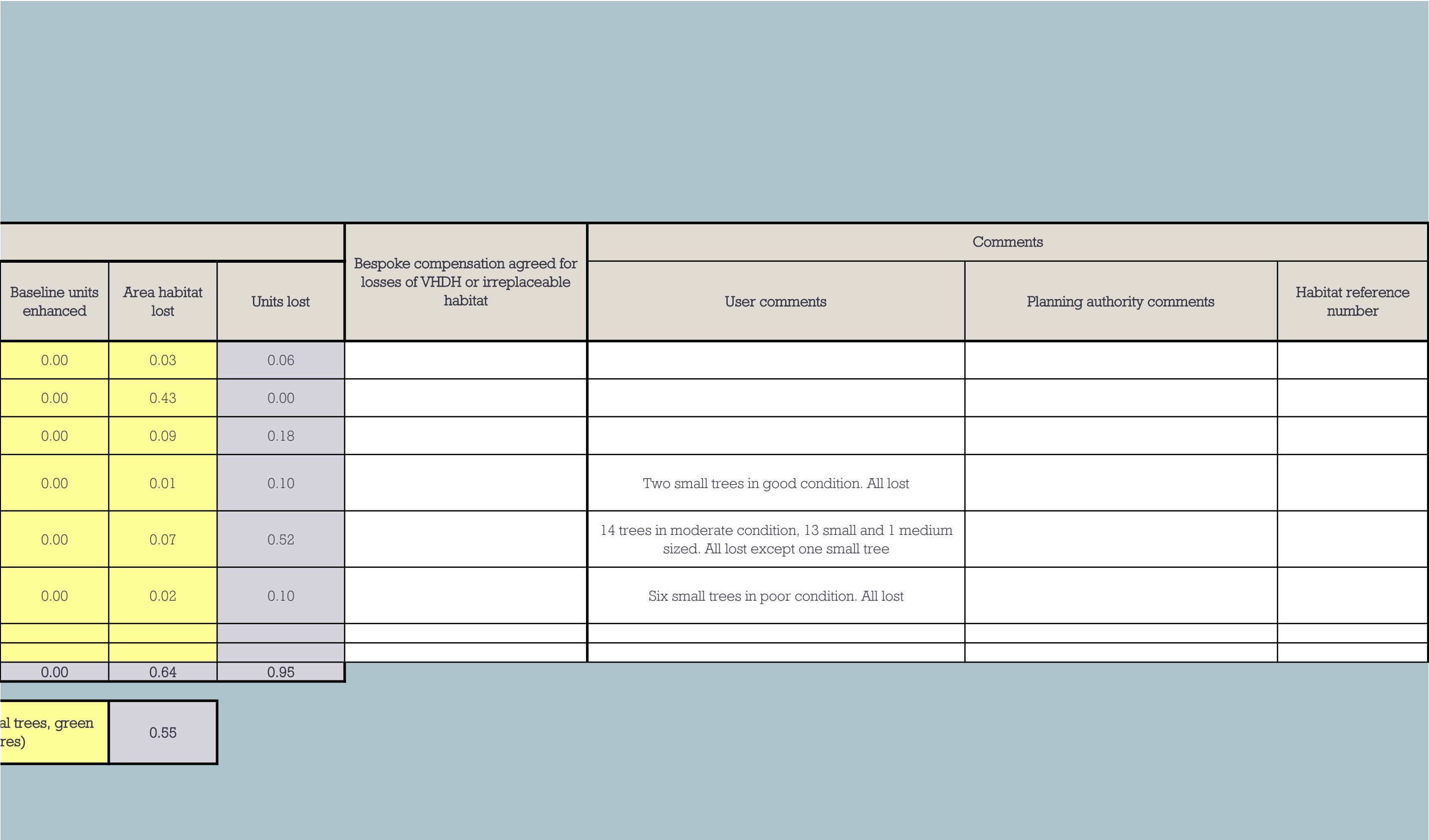
Area retained	Area enhanced	Baseline units retained
		0.00
	0.004	0.00
		0.00
		0.00
0.0041		0.03
		0.00
0.00	0.00	0.03

Total area lost (excluding area of individual walls and intertidal hard structures)



			Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
0.00	0.03	0.06				
0.00	0.43	0.00				
0.00	0.09	0.18				
0.00	0.01	0.10		Two small trees in good condition. All lost		
0.00	0.07	0.52		14 trees in moderate condition, 13 small and 1 medium sized. All lost except one small tree		
0.00	0.02	0.10		Six small trees in poor condition. All lost		
0.00	0.64	0.95				

al trees, green res)	0.55
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Project Name: Waterfront Square, Reading

Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

Total Net % Change

Trading Rules Satisfied

Area Check

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition	
				Distinctiveness	Score	Condition	Score
1	Urban	Bare ground	0.008	Low	2	Poor	1
2	Urban	Biodiverse green roof	0.01	Medium	4	Moderate	2
3	Urban	Developed land; sealed surface	0.003	V.Low	0	N/A - Other	0
4	Urban	Developed land; sealed surface	0.395	V.Low	0	N/A - Other	0
5	Urban	Ground level planters	0.0008	Low	2	Condition Assessment N/A	1
6	Urban	Ground level planters	0.037	Low	2	Condition Assessment N/A	1
7	Urban	Introduced shrub	0.039	Low	2	Condition Assessment N/A	1
8	Urban	Other green roof	0.019	Low	2	Condition Assessment N/A	1
9	Urban	Rain garden	0.007	Low	2	Moderate	2
10	Grassland	Modified grassland	0.021	Low	2	Poor	1
11	Grassland	Other neutral grassland	0.003	Medium	4	Poor	1
12	Individual trees	Urban tree	0.2687	Medium	4	Poor	1
13							
14							
15							
16							
		Total habitat area	0.81				

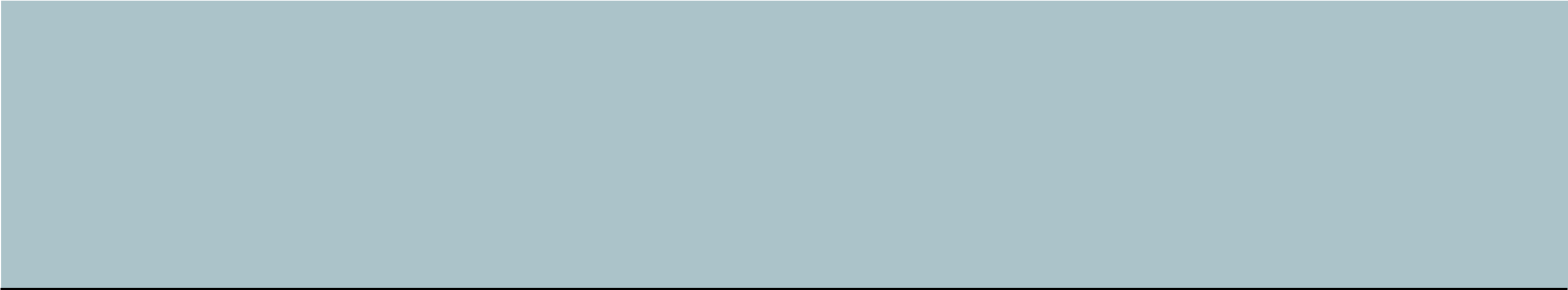
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.54
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M² to hectares conversion tool:	Select a unit	Hectares	M²

nary
0.12
12.28%
Yes ✓
Area Acceptable ✓

Post intervention habitats						
Strategic significance			Temporal multiplier			
Strategic significance	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
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	2			Standard time to target condition applied
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10			Standard time to target condition applied





		Difficulty multipliers				Habitat units delivered	
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
1	0.965	Low	Standard difficulty applied	Low	1	0.02	Hedge planting - ground under the hedgerow as hedgerow is a linear feature
5	0.837	Medium	Standard difficulty applied	Medium	0.67	0.04	Biodiverse green roof
0	1.000	Low	Standard difficulty applied	Low	1	0.00	Boulder rocks
0	1.000	Low	Standard difficulty applied	Low	1	0.00	Built development
1	0.965	Low	Standard difficulty applied	Low	1	0.00	Food garden
1	0.965	Low	Standard difficulty applied	Low	1	0.07	Raised planters
1	0.965	Low	Standard difficulty applied	Low	1	0.08	Shrub planting
1	0.965	Low	Standard difficulty applied	Low	1	0.04	Brown roof
3	0.899	Low	Standard difficulty applied	Low	1	0.03	Shrub planting
1	0.965	Low	Standard difficulty applied	Low	1	0.04	Amenity lawn
2	0.931	Low	Standard difficulty applied	Low	1	0.01	Wildflower planting
10	0.700	Low	Standard difficulty applied	Low	1	0.75	66 small trees
					Total Units	1.07	



[illegible]

Project Name: Waterfront Square, Reading

Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.12
Total Net % Change	N/A
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
1		Non-native and ornamental hedgerow	0.12	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy
2								
3								
4								
5								
6								
			0.12					

Significance		Temporal multiplier						Difficulty risk multiplier	
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
Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied

Multipliers		Hedge units delivered	Comments		
Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
Low	1	0.12			
		0.12			