

Small Sites Metric
(The Statutory Biodiversity Metric)

Version 1.2.2 Release Date: July 2024

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
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▲	Error
⚠	Attention required
	Use of this cell is not required



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Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	Reading Borough Council
2. Site name:	Church End Lane
3. Applicant:	Bradfield Properties
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	David Casson ACIEEM - Ecologist, Pro Vision
7. Date of metric completion:	04 September 2024
8. Revision number:	v1
9. Masterplan document title / drawing number:	

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Church End Lane
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m ²)	277	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool ⚠
19. Any priority habitats on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool ⚠
20. List the designated sites and/or priority habitats	West Reading Woodlands and LNR, Blundell's Copse + The Moor BLWS, Round Copse LNR, Lousehill Copse BLWS + LNR	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Thames Valley Environmental Records Centre, Berkshire Local Nature Partnership + Natural England	

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by qualified ecologist	
24. Date of site walkover - DD/MM/YY	08/08/2024	Site walkover data valid until 08/02/25
25. Who completed the walkover? (Name and job title)	David Casson ACIEEM - Ecologist, Pro Vision	

Additional details

26. Any additional information or notes		
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Site Name	Church End Lane
Sheet Name	5. Area Habitats

Instructions
1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost Units	0.0436
Created Units	0.0000
Enhancement Units	0.0000
Net Change	-0.0436

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)		Baseline results			Comments			
	A. Broad habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost	User comments	LPA comments	
1	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	45.00	8.00	0.00	0.00	37.00	0.015			
2	Urban	Developed land, sealed surface	Area/compensation not in local strategy/ no local strategy	17.00	20.00		0.00	7.00	0.000			
3	Urban	Vegetated garden	Area/compensation not in local strategy/ no local strategy	205.00	61.00		0.04	144.00	0.020			
4												
5												
6												
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20												
Trees	Individual trees	Urban/rural tree	Normally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000			
				Totals Green wall trees, green walls and structural hard landscaping		127.00	99.00	0.00	0.0000	108.00	0.0000	
				Error Check 1		Area Acceptable ✓						
				Error Check 2		Area Acceptable ✓						
				Error Check 3		Area Acceptable ✓						

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat Type	Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Urban	Developed land, sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	148.00	0.0000		
2									
3									
4									
5									
6									
7									
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9									
10									
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12									
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14									
15									
16									
17									
18									
19									
20									
Totals	Individual trees	Urban/Rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	0.00	0.0000		
Totals (Area and trees, green walls and structural hard landscaping)						148.00	0.0000		
Error Check 4						Area Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat Type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA Comments
1											
2											
3											
4											
5											
6											
7											
8											
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10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
				Totals Losses and trees, green walls and structural hard landscaping		0.00		0.0000	0.0000		

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (Net not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 30cm		0	0	0	0	0
Medium - DBH > 30 to ≤ 60cm		0	0	0	0	0
Large - DBH > 60 to ≤ 90cm		0	0	0	0	0
Very Large - DBH > 90cm		0	0	0	0	0
Total	0	0	0	0	0	0

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Error - Trading Rules Not Satisfied - Insufficient Biodiversity Units Created ▲

1f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	...
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.0000	0.0000	-0.0048	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	-0.0048	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000	0.0000	0.0000	Yes ✓
Low distinctiveness		0.0000	0.0000	-0.0048	No ▲
Surplus area habitat biodiversity units after offsetting low distinctiveness units				-0.0048	No ▲

Site Name	Church End Lane
Sheet Name	6: Hedgcs & Lines of Trees

Instructions
1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units available	Length lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees										
2	Hedgerows and Lines of trees										
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
6	Hedgerows and Lines of trees										
7	Hedgerows and Lines of trees										
8	Hedgerows and Lines of trees										
9	Hedgerows and Lines of trees										
10	Hedgerows and Lines of trees										
11	Hedgerows and Lines of trees										
12	Hedgerows and Lines of trees										
13	Hedgerows and Lines of trees										
14	Hedgerows and Lines of trees										
15	Hedgerows and Lines of trees										
16	Hedgerows and Lines of trees										
17	Hedgerows and Lines of trees										
18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Accurate ✓							
Error Check 2				Lengths Accurate ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees								
2	Hedgerows and Lines of trees								
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								
12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								
15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
Totals						0.00	0.0000		
Error Check 1						Lengths Accurate ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
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9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f. Habitat trading assessment

Site Name	Church End Lane
Sheet Name	7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	A. Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f. Habitat trading assessment

Site Name		Church End Lane
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Habitat units	0.0590
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0154
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	-0.0436
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	-73.90%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0495
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group

