

Small Sites Metric

(The Statutory Biodiversity Metric)

Version 1.2.3 Release Date: 3rd July 2025

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
	Title cell alt colour
▲	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:	16 Bennet Road
3. Applicant:	OC Motor Repairs Ltd
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	Stephen Parker, Director
7. Date of metric completion:	
8. Revision number:	
9. Masterplan document title / drawing number:	

Net Gain Targets

10. Targeted % increase in Units	10a. Area habitats	10.00
	10b. Hedgerows	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Area 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:	16 Bennet Road
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Commercial	Site area must be less than 10,000 m2
15. Site area (m ²)	3777	
16. Building footprint (m2) of commercial buildings proposed within the development site (or zero if none)	625	
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats		
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Natural England Open Data Portal	

European protected species

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

23. Site walkover completed?		
24. Date of site walkover - DD/MM/YY	24/09/2025	Site walkover data valid until 24/03/26
25. Who completed the walkover? (Name and job title)	Stephen Parker - Director	

Additional details

26. Any additional information or notes		
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Project Name		Project Location	
Project Description			
Project Status			
Project Manager			
Project Start Date			
Project End Date			
Project Budget			
Project Progress			
Project Risks			
Project Notes			
Project Photos			
Project Documents			
Project Comments			
Project History			
Project Details			
Project Summary			
Project Overview			
Project Analysis			
Project Evaluation			
Project Conclusion			
Project Recommendations			
Project Final Report			
Project Appendix			
Project Glossary			
Project Index			
Project Bibliography			
Project References			
Project Acknowledgments			
Project Credits			
Project Copyright			
Project Disclaimer			
Project Privacy Policy			
Project Terms and Conditions			
Project Contact Information			
Project Footer			
Project Page 1 of 1			

[illegible]

Site Name:10 Bennet Road
Sheet Name:6: Hedger & 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 on-site	Length Lost	Units lost	User comments	LPA comments
1	Hedgerow and Lines of Trees										
2	Hedgerow and Lines of Trees										
3	Hedgerow and Lines of Trees										
4	Hedgerow and Lines of Trees										
5	Hedgerow and Lines of Trees										
6	Hedgerow and Lines of Trees										
7	Hedgerow and Lines of Trees										
8	Hedgerow and Lines of Trees										
9	Hedgerow and Lines of Trees										
10	Hedgerow and Lines of Trees										
11	Hedgerow and Lines of Trees										
12	Hedgerow and Lines of Trees										
13	Hedgerow and Lines of Trees										
14	Hedgerow and Lines of Trees										
15	Hedgerow and Lines of Trees										
16	Hedgerow and Lines of Trees										
17	Hedgerow and Lines of Trees										
18	Hedgerow and Lines of Trees										
19	Hedgerow and Lines of Trees										
20	Hedgerow and Lines of Trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2											

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 option	C. Targeted condition				User comments	LPA comments
1	Hedgerow and Lines of Trees								
2	Hedgerow and Lines of Trees								
3	Hedgerow and Lines of Trees								
4	Hedgerow and Lines of Trees								
5	Hedgerow and Lines of Trees								
6	Hedgerow and Lines of Trees								
7	Hedgerow and Lines of Trees								
8	Hedgerow and Lines of Trees								
9	Hedgerow and Lines of Trees								
10	Hedgerow and Lines of Trees								
11	Hedgerow and Lines of Trees								
12	Hedgerow and Lines of Trees								
13	Hedgerow and Lines of Trees								
14	Hedgerow and Lines of Trees								
15	Hedgerow and Lines of Trees								
16	Hedgerow and Lines of Trees								
17	Hedgerow and Lines of Trees								
18	Hedgerow and Lines of Trees								
19	Hedgerow and Lines of Trees								
20	Hedgerow and Lines of Trees								
Totals						0.00	0.0000		
Error Check 1						Lengths Acceptable ✓			

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											
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	16 Bennet Road
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 1				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	Condition Assessment				D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	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	
	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		16 Bennet Road
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Area habitat units	0.3912
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.4334
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	0.0422
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	10.78%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000
Chart 1 - Unit change by habitat group		

