

The Biodiversity Metric

Start

Project details	
Planning authority:	
Project name:	Land
Applicant:	Davi
Application type:	
Planning application reference:	
Assessor:	
Reviewer:	Revised By Ke
Metric version:	
Assessment date:	
Planning authority reviewer:	

Cell style conventions	

On-site baseline map

Insert

Off-site baseline map

Insert

Figure 3.1 - Calculation Tool

		Instructions
off Kirkby Road, Desford		
dson Developments Ltd		
Outline		Main menu
erry Baker, Msc, Senior Ecologist		
3.1 REV10		
17/06/2025		Results
		View all
Enter data		
Automatic lookup		
Result		Reset view

On-site post intervention map

Insert



Off-site post intervention map

Insert







Key

Area habitats



Hedgerows and
lines of trees



Rivers and streams

Start here

1



2

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



B-2 Hedgerow
creation



C-2 River creation



A-3 Habitat
enhancement



B-3 Hedgerow
enhancement



C-3 River
enhancement



The Biodiversity M M

Start page

Instructions

Metric 3.1 - Calculation Tool

Main menu

Urban
Tree size
Small
Medium
Large
Total

ons

Technical data

Results



3



Off-site baseline

D-1
Off-site
habitat baseline



E-1
Off-site hedge
baseline



F-1
Off-site river
baseline



Off-site

D-2 Off-site habi
creation



E-2 Off-site hed
creation



F-2 Off-site river
creation



tree helper

Number of trees and area (ha) for each condition state

Poor	Area	Moderate	Area	Good	Area
	0.0000	102	0.4151		0.0000
	0.0000	8	0.2930		0.0000
	0.0000		0.0000		0.0000
0	0.0000	110	0.7081	0	0.0000

4

e post development

itat

D-3 Off-site habitat
enhancement



ge

E-3 Off-site hedge
enhancement



er

F-3 Off-site river
enhancement



The Biodiversity Metric 3.1 - C Results

[Return to start
page](#)

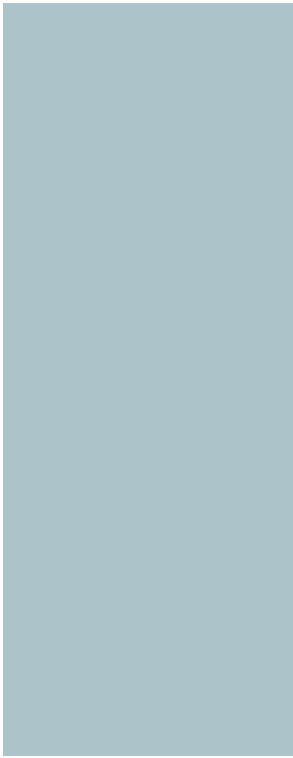
[Headline results](#)

[Detailed results](#)

alculation Tool

alts

Habitat trading
summary



Land off Kirkby Road, Desford

Headline Results

Return to results menu

On-site baseline	Habitat units
	Hedgerow units
	River units
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	River units
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	River units
Off-site baseline	Habitat units
	Hedgerow units
	River units
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	River units

Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	River units
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	River units
Trading rules Satisfied?	Yes

11.41
7.89
0.00

14.27
10.70
0.00

25.08%
35.66%
0.00%

0.00
0.00
0.00

0.00
0.00
0.00

2.86
2.81
0.00

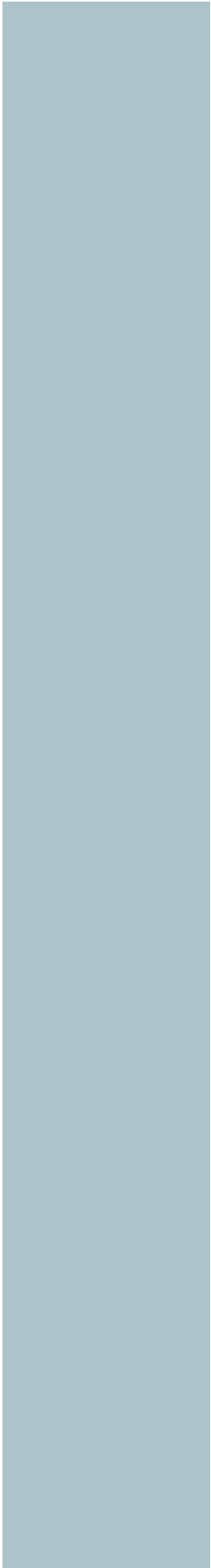
25.08%
35.66%
0.00%

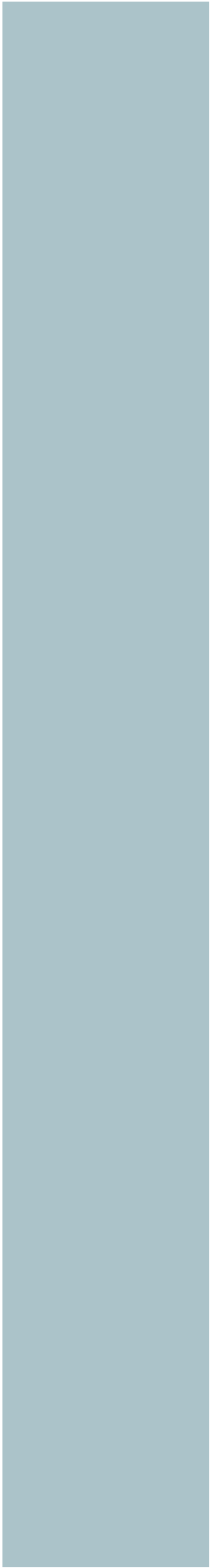
s ✓

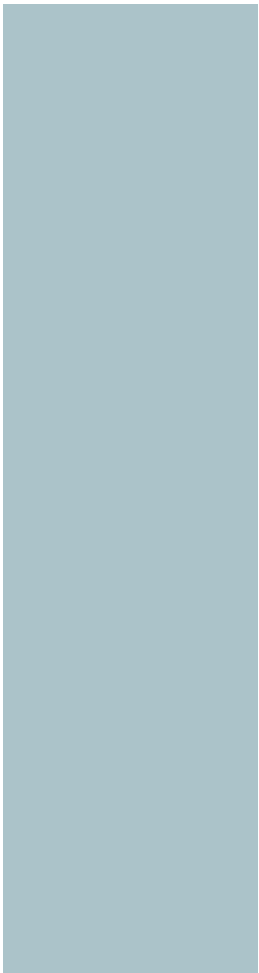




Return to
results
menu







Tradin

Distinctiveness Group

Very High

High

Medium

Low

Very High

Habitat group

Grassland - Lowland dry acid grassland

Grassland - Lowland meadows

Grassland - Upland hay meadows

Heathland and shrub - Mountain heaths and willow scrub

Lakes - Aquifer fed naturally fluctuating water bodies

Sparsely vegetated land - Calaminarian grasslands

Sparsely vegetated land - Limestone pavement

Wetland - Blanket bog

Wetland - Depressions on Peat substrates (H7150)

Wetland - Fens (upland and lowland)

Wetland - Lowland raised bog

Wetland - Oceanic Valley Mire[1] (D2.1)

Wetland - Purple moor grass and rush pastures

Wetland - Transition mires and quaking bogs (H7140)

Woodland and forest - Wood-pasture and parkland

Rocky shore - High energy littoral rock - on peat, clay or chalk

Rocky shore - Moderate energy littoral rock - on peat, clay or chalk

Rocky shore - Low energy littoral rock - on peat, clay or chalk

Rocky shore - Features of littoral rock - on peat, clay or chalk

Intertidal sediment - Littoral seagrass on peat, clay or chalk

High Di

Habitat group

Grassland - Traditional orchards

Grassland - Floodplain Wetland Mosaic (CFGM)

Grassland - Lowland calcareous grassland

Grassland - Tall herb communities (H6430)

Grassland - Upland calcareous grassland
Heathland and shrub - Lowland Heathland
Heathland and shrub - Sea buckthorn scrub (Annex 1)
Heathland and shrub - Upland Heathland
Lakes - High alkalinity lakes
Lakes - Low alkalinity lakes
Lakes - Marl Lakes
Lakes - Moderate alkalinity lakes
Lakes - Peat Lakes
Lakes - Ponds (Priority Habitat)
Lakes - Temporary lakes, ponds and pools
Sparsely vegetated land - Coastal sand dunes
Sparsely vegetated land - Coastal vegetated shingle
Sparsely vegetated land - Inland rock outcrop and scree habitats
Sparsely vegetated land - Maritime cliff and slopes
Urban - Open Mosaic Habitats on Previously Developed Land
Wetland - Reedbeds
Woodland and forest - Felled
Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland
Coastal lagoons - Coastal lagoons
Rocky shore - High energy littoral rock
Rocky shore - Moderate energy littoral rock
Rocky shore - Low energy littoral rock
Rocky shore - Features of littoral rock
Intertidal sediment - Littoral mud
Intertidal sediment - Littoral mixed sediments
Coastal saltmarsh - Saltmarshes and saline reedbeds
Intertidal sediment - Littoral biogenic reefs - Mussels
Intertidal sediment - Littoral biogenic reefs - Sabellaria
Intertidal sediment - Features of littoral sediment
Intertidal sediment - Littoral muddy sand



Medium I	
Habitat Group	
Cropland - Arable field margins cultivated annually	
Cropland - Arable field margins game bird mix	
Cropland - Arable field margins pollen & nectar	

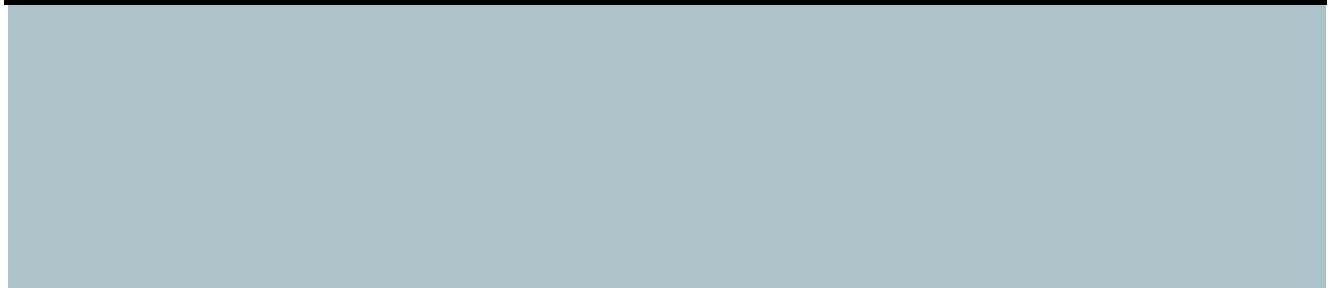
Cropland - Arable field margins tussocky
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Upland acid grassland
Heathland and shrub - Blackthorn scrub
Heathland and shrub - Bramble scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Lakes - Ponds (Non- Priority Habitat)
Lakes - Reservoirs
Sparsely vegetated land - Other inland rock and scree
Urban - Cemeteries and churchyards
Urban - Biodiverse green roof
Urban - Urban Tree
Woodland and forest - Other Scot's Pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Intertidal sediment - Littoral coarse sediment
Intertidal sediment - Littoral sand
Intertidal Hard Structures - Artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)



Low Distinctivene

Habitat group
Cropland - Cereal crops
Cropland - Horticulture
Cropland - Intensive orchards
Cropland - Non-cereal crops
Cropland - Temporary grass and clover leys
Cropland - Cereal crops winter stubble
Grassland - Modified grassland
Grassland - Bracken
Heathland and shrub - Rhododendron scrub
Lakes - Ornamental lake or pond
Sparsely vegetated land - Ruderal/Ephemeral
Urban - Bioswale
Urban - Allotments
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Ground level planters
Urban - Other green roof

Urban - Intensive green roof
Urban - Introduced shrub
Urban - Rain garden
Urban - Actively worked sand pit quarry or open cast mine
Urban - Sustainable urban drainage feature
Urban - Vacant/derelict land/ bareground
Urban - Vegetated garden
Woodland and forest - Other coniferous woodland
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds
Intertidal sediment - Artificial littoral coarse sediment
Intertidal sediment - Artificial littoral mud
Intertidal sediment - Artificial littoral sand
Intertidal sediment - Artificial littoral muddy sand
Intertidal sediment - Artificial littoral mixed sediments
Intertidal sediment - Artificial littoral seagrass
Intertidal sediment - Artificial littoral biogenic reefs
Intertidal Hard Structures - Artificial hard structures
Intertidal Hard Structures - Artificial features of hard structures
Heathland and shrub - Sea buckthorn scrub (other)



Trading Rule
Bespoke compensation likely to be required ✕
Same habitat required =
Same broad habitat or a higher distinctiveness habitat required ($\geq$)
Same distinctiveness or better habitat required $\geq$

Distinctiveness			
Group	On Site Unit Change	Off Site Unit Change	Project wide Unit Change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.00	0.00	0.00

Sensitivity			
Group	On Site Unit Change	Off Site Unit Change	Project wide Unit Change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00

Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.03	0.00	0.03
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Coastal Saltmarsh	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.03	0.00	0.03

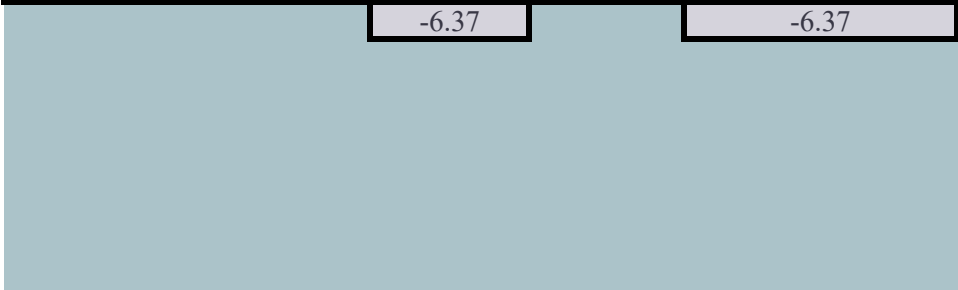
Distinctiveness

Group	On site unit change	Off Site unit Change	Project wide unit change
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00

SS

[illegible]

Urban	0.00	0.00	0.00
Urban	-0.02	0.00	-0.02
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	1.38	0.00	1.38
Urban	-0.02	0.00	-0.02
Urban	1.95	0.00	1.95
Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal	0.00	0.00	0.00
Intertidal	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
	-6.37		-6.37



Trading Satisfied?
Yes ✓
Yes ✓
Yes ✓
Yes ✓

Unit Losses
0.00

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

Losses not yet accounted for

High Distinctiveness Summary
High Distinctiveness Units available to offset lower distinctiveness deficit
Unit Defecit; Like for like not satisfied

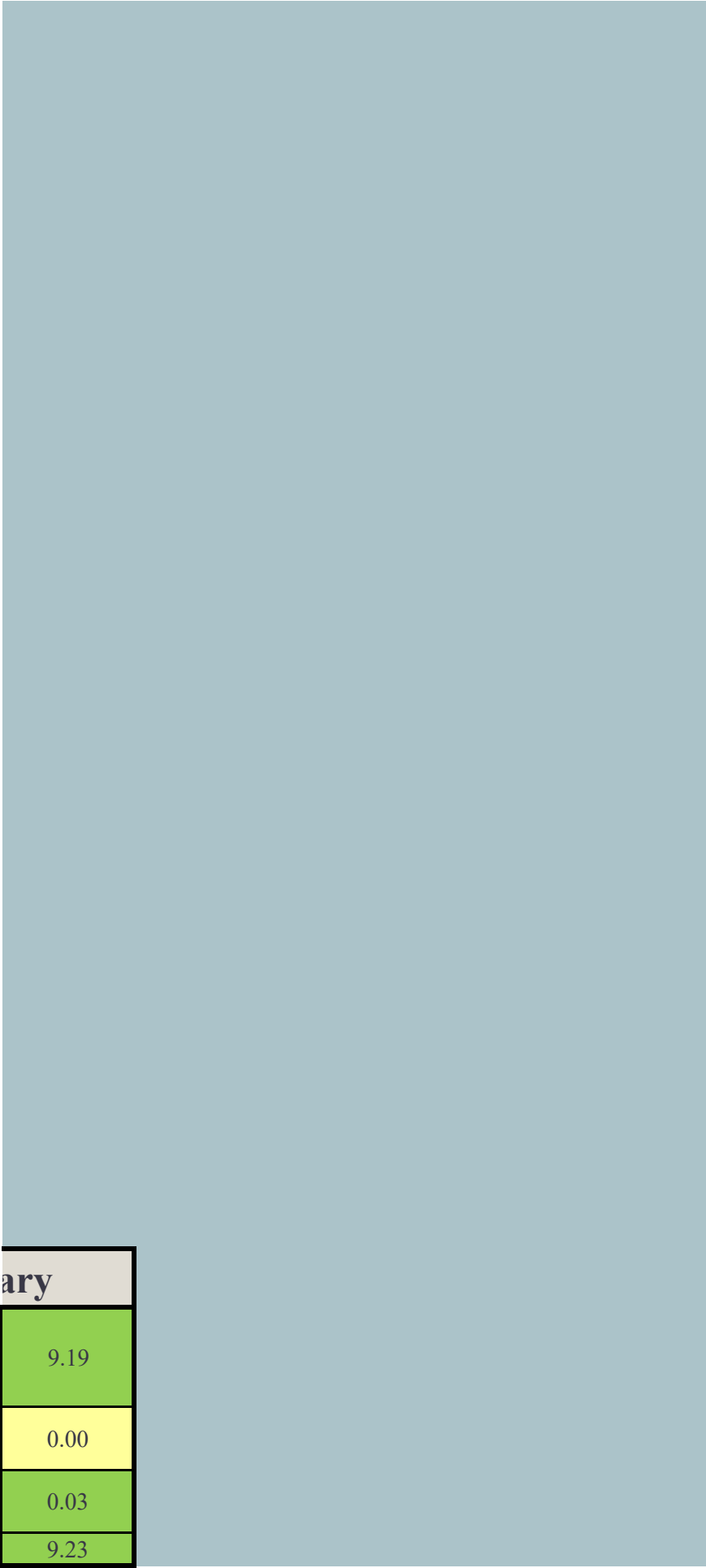
6.97
0.05
0.00
0.00
2.17
0.00
0.00

Low Distinctiveness Summary
Low Distinctiveness Net Change in Units
Cumulative surplus of units

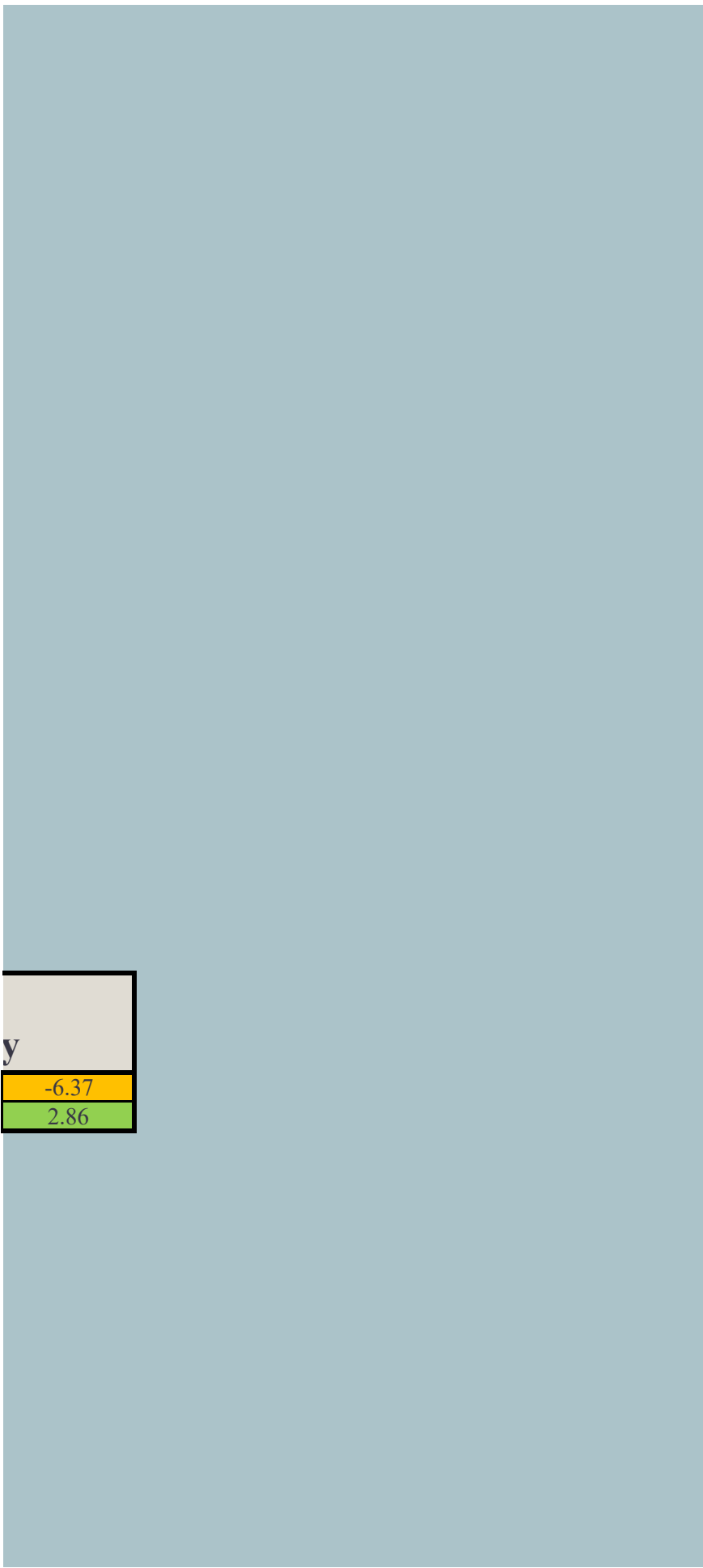


Primary
0.00

Primary
0.03
✓ 0.00



ary
9.19
0.00
0.03
9.23



y	
	-6.37
	2.86



Condense / Show C

[Main Menu](#)

Ref	Broad Habitat
1	Urban
2	Cropland
3	Grassland
4	Lakes
5	Heathland and shrub
6	Urban
7	Sparsely vegetated land
8	Urban
9	Grassland
10	
11	
12	
13	

Land off Kirkby Road, Desford

A-1 Site Habitat Baseline

Columns

Condense / Show Rows

Instructions

Habitats and areas

Habitat Type	Area (hectares)
Developed land; sealed surface	0.05
Cereal crops	5.17
Modified grassland	0.12
Ponds (Priority Habitat)	0.01
Bramble scrub	0.07
Introduced shrub	0.01
Ruderal/Ephemeral	0.02
Vacant/derelict land/ bareground	0.01
Modified grassland	0.03
Total habitat area	5.49

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
V.Low	0	N/A - Other	0
Low	2	Condition Assessment N/A	1
Low	2	Moderate	2
High	6	Moderate	2
Medium	4	Condition Assessment N/A	1
Low	2	Condition Assessment N/A	1
Low	2	Moderate	2
Low	2	Poor	1
Low	2	Poor	1

Strategic significance		
Strategic significance	Strategic significance	Strategic Significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Formally identified in local strategy	High strategic significance	1.15
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Suggested action to address habitat losses	Ecological baseline
	Total habitat units
Compensation Not Required	0.00
Same distinctiveness or better habitat required $\geq$	10.34
Same distinctiveness or better habitat required $\geq$	0.48
Same habitat required =	0.12
Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.28
Same distinctiveness or better habitat required $\geq$	0.02
Same distinctiveness or better habitat required $\geq$	0.09
Same distinctiveness or better habitat required $\geq$	0.02
Same distinctiveness or better habitat required $\geq$	0.06
	11.41

Retention ca		
Area retained	Area enhanced	Baseline units retained
		0.00
		0.00
		0.00
	0.01	0.00
		0.00
		0.00
		0.00
		0.00
		0.00
0.00	0.01	0.00

Total area lost (excluding area of U and Green walls)

Category biodiversity value			Bespoke compensation agreed for unacceptable losses
Baseline units enhanced	Area habitat lost	Units lost	
0.00	0.05	0.00	
0.00	5.17	10.34	
0.00	0.12	0.48	
0.12	0.00	0.00	
0.00	0.07	0.28	
0.00	0.01	0.02	
0.00	0.02	0.09	
0.00	0.01	0.02	
0.00	0.03	0.06	
0.12	5.48	11.29	

Urban trees	5.48
-------------	------



Comments
Assessor comments
Hardstanding to driveway and house.
Arable crop
Species poor semi-improved grassland. Meets moderate condition due to meeting 5 criteria only. Fewer than 8 species per square metre.
Pond 1 - poor quality, however qualifies as priority due to the presence of a breeding population of grass snake.
Dense scrub associated with building B1. Passes 4 of 5 criteria, failing criteria 1 due to the dominance of bramble which comprises over 75% of the structure.
Introduced scrub within garden habitats.
Tall ruderal herbs to habitat boundaries.
Vegetable patches associated with garden habitats
Amenity Grassland to rear garden



Conclusions

Reviewer comments

[illegible]

Condense / Sh
Main M
Broad Habitat
Urban
Urban
Grassland
Urban
Grassland
Grassland
Grassland
Grassland
Urban
Heathland and shrub

Grassland



Land off Kirkby Road, Desford

A-2 Site Habitat Creation

Show Columns

Condense / Show Rows

Menu

Instructions

Proposed habitat	Area (hectares)
Developed land; sealed surface	2.75
Vegetated garden	1.01
Modified grassland	0.09
Sustainable urban drainage feature	0.41
Modified grassland	0.05
Other neutral grassland	0.25
Other neutral grassland	0.63
Modified grassland	0.07
Urban Tree	0.71
Mixed scrub	0.05

Modified grassland	0.17
Total habitat area	6.19
Site Area (Excluding area of Urban trees and Green walls)	5.48



Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
V.Low	0	N/A - Other	0
Low	2	Condition Assessment N/A	1
Low	2	Moderate	2
Low	2	Good	3
Low	2	Moderate	2
Medium	4	Moderate	2
Medium	4	Good	3
Low	2	Moderate	2
Medium	4	Moderate	2
Medium	4	Moderate	2

Low	2	Moderate	2



[illegible]

Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1





Post development/ post intervention habitats		
Standard time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years
0		
1		
4		
5		
4		
5		
10		
4		
27		
5		

4		





Temporal multiplier		
Standard or adjusted time to target condition	Final time to target condition/years	Final time to target multiplier
Standard time to target condition applied	0	1.000
Standard time to target condition applied	1	0.965
Standard time to target condition applied	4	0.867
Standard time to target condition applied	5	0.837
Standard time to target condition applied	4	0.867
Standard time to target condition applied	5	0.837
Standard time to target condition applied	10	0.700
Standard time to target condition applied	4	0.867
Standard time to target condition applied	27	0.382
Standard time to target condition applied	5	0.837

Standard time to target condition applied	4	0.867



[illegible]

Low	Standard difficulty applied	Low	1
			Total Units





Conservation and Biodiversity

Habitat units delivered	Conservation and Biodiversity
	Assessor comments
0.00	All proposed housing and access
1.95	all proposed residential gardens
0.31	pathway in open space to comprise turfed area
1.38	proposed suds basin to be sown with wetland vegetation mix, targeted to reach good condition
0.17	grassland adjacent to path and suds to be turfed
1.67	Areas of open space to be sown with emorsgate EM2 or similar approved, managed with a reduced cutting regime to allow flowers to establish and set seed
5.29	Area to be fenced off from public and managed solely as a meadow area, seeded with EM3 or similar, subject to soil testing to guide establishment and management
0.24	Grass verges to be sown with species rich seed mix to establish 6 species per metre squared but managed for amenity value
2.17	approximately 100 trees to be planted across the scheme within available space, to comprise native species, 92 target small in size with 8 to be planted using extra heavy stanndards with sufficient growing space to achieve medium size
0.33	Native scrub planting to periphery to comprise minimum of five species

0.59	Public open space to be seeded with species rich mix to ascertain 6-8 species per metre square
14.12	

[illegible]

Land off Kirkby Road, Desford

A-3 Site Habitat Enhancement

Condense / Show Columns

Condense / Show Rows

[Main Menu](#)

Instructions

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

		0.01



[illegible]

[illegible]

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[illegible]

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[illegible]

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[illegible]

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[illegible]



[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

		0.15	
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Reviewer comments

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]



Condense / Show C

Main Menu

Baseline ref	Hedge number
1	H1
2	H2
3	H3
4	H4
5	H5
6	
7	
8	
9	
10	
11	
12	
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B-1 Site Hedge Baseline

columns

Condense / Show Rows

Page 10 of 10

Instructions

UK Habitats - existing habitats

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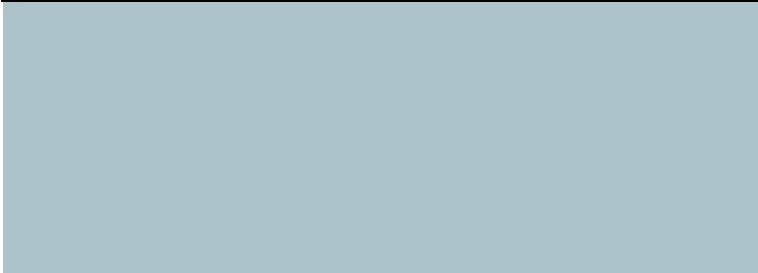
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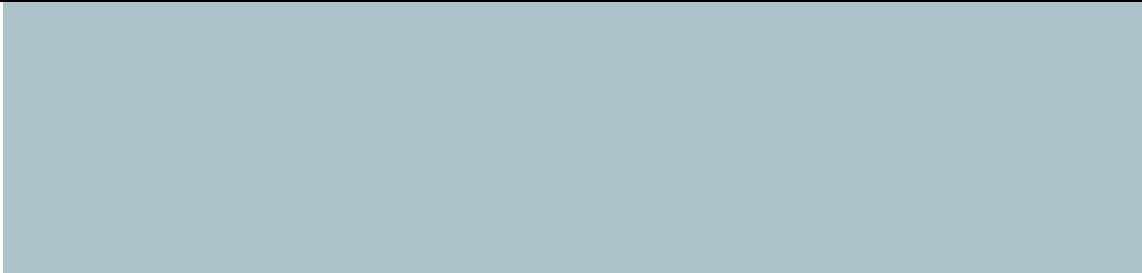
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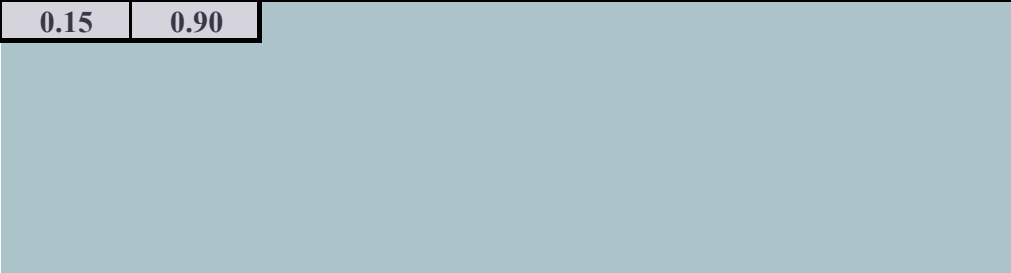
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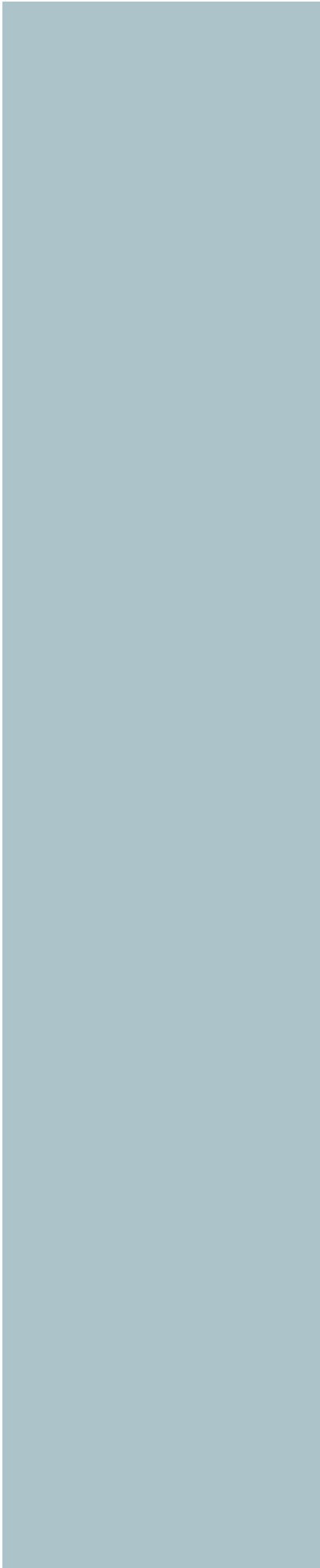
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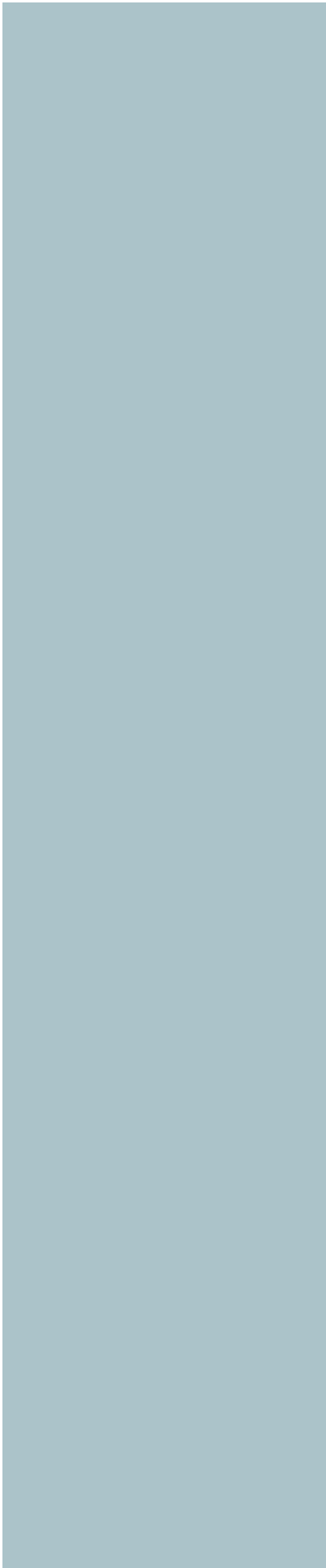
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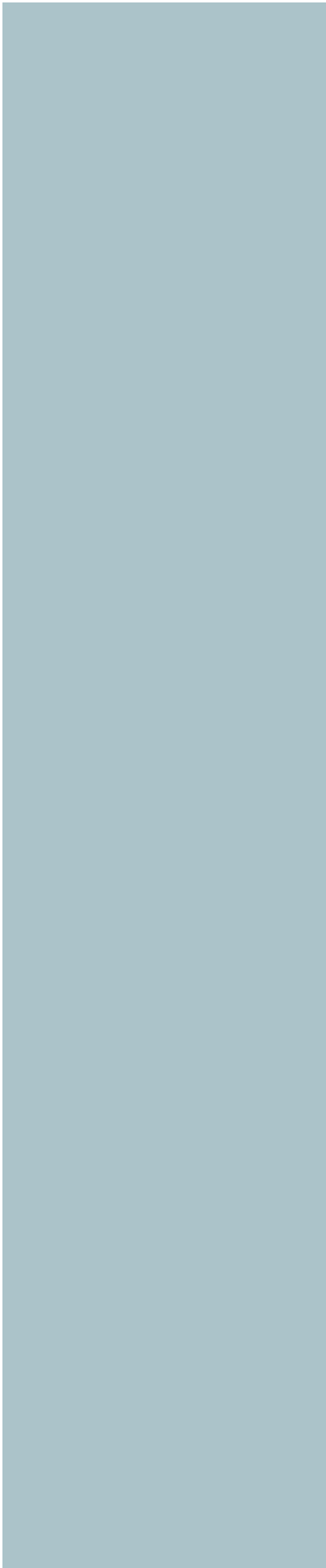
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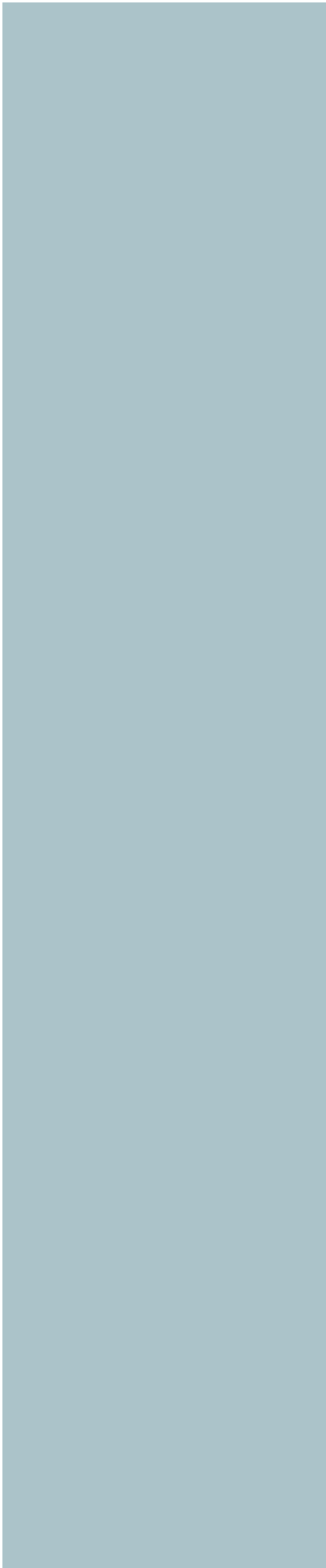
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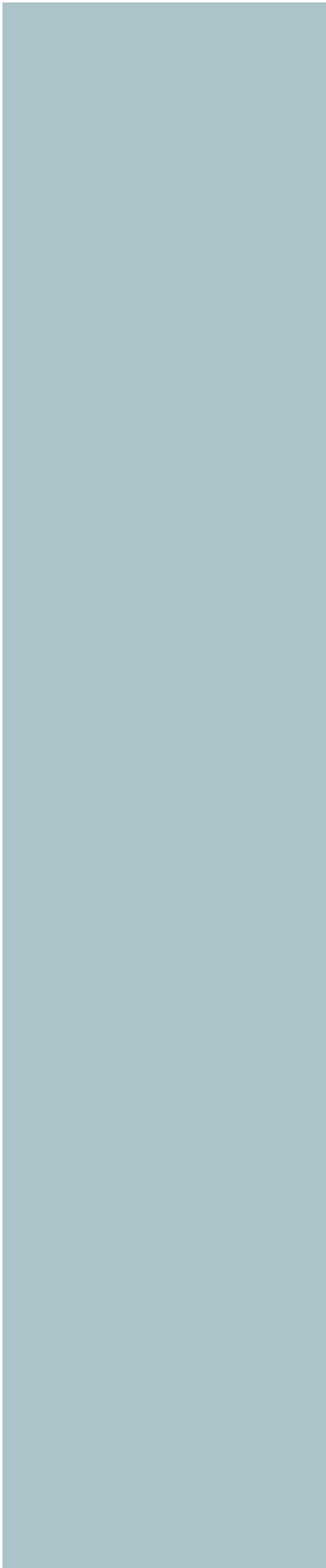


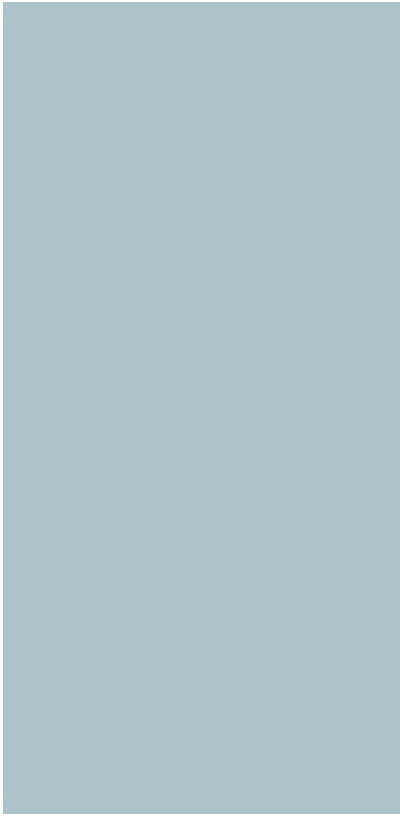












Condense / Show

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B-2 Site Hedge Creation

How Columns

Condense / Show Rows

Menu

Instructions

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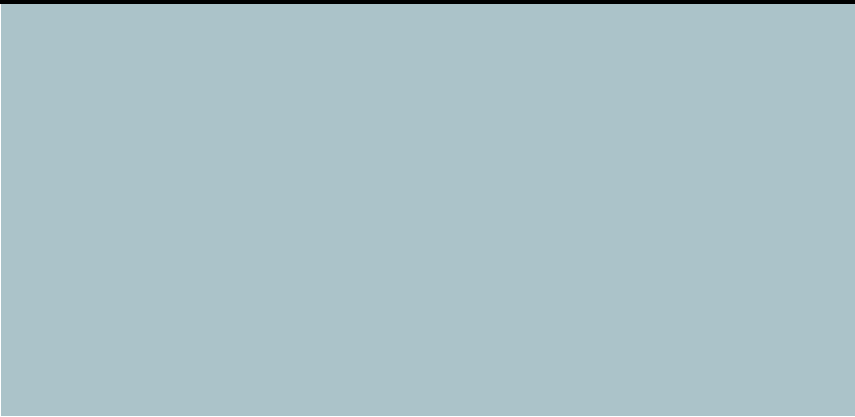
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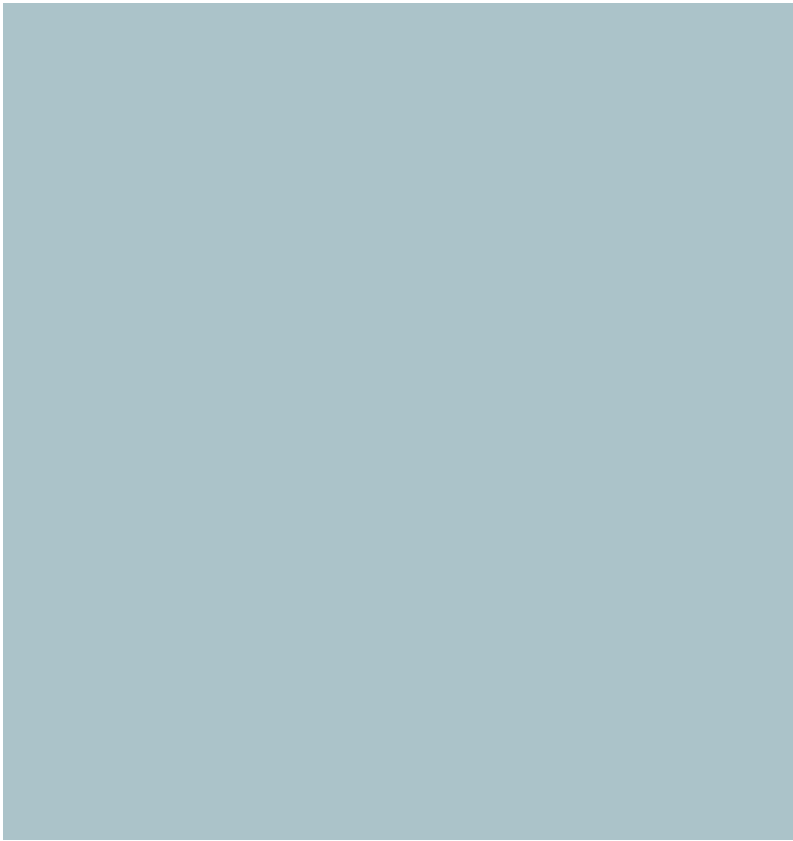












Land off Kirkby Road, Desford
B-3 Site Hedge Enhancement

Land off Kirkby Road, Desford
B-3 Site Hedge Enhancement

Condense / Show Columns

Condense / Show Rows

[Main Menu](#)

Instructions

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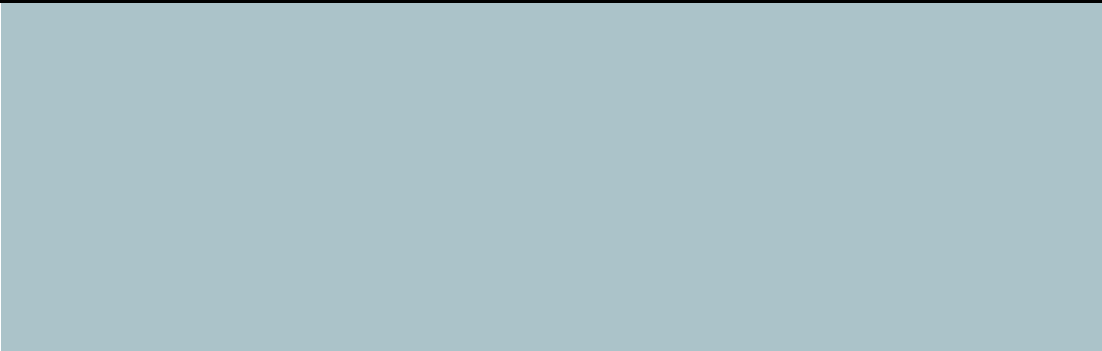
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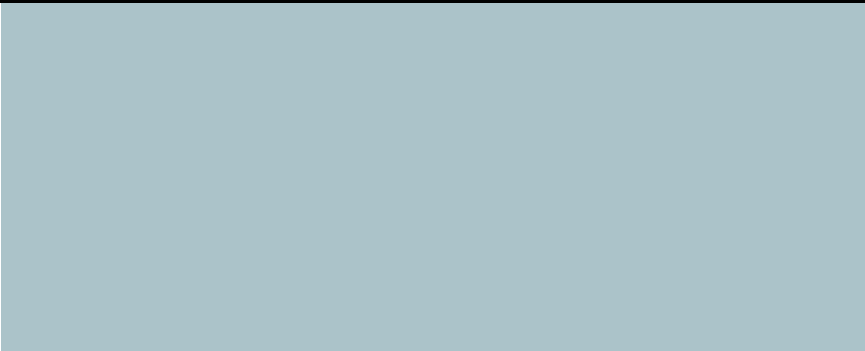
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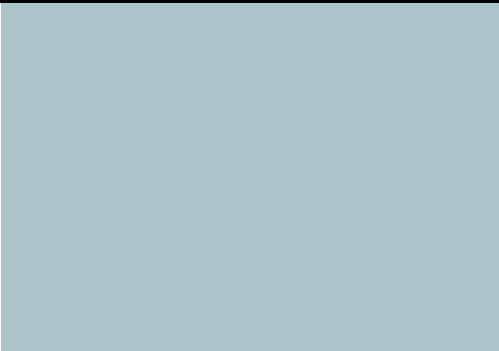
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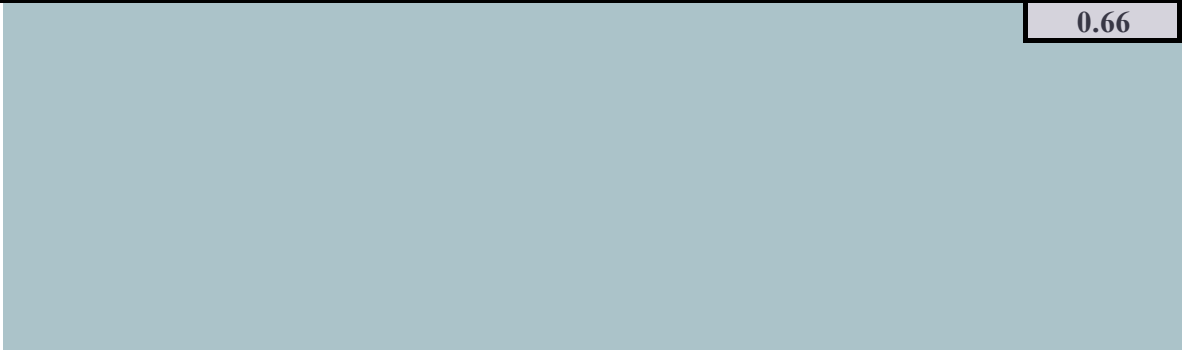
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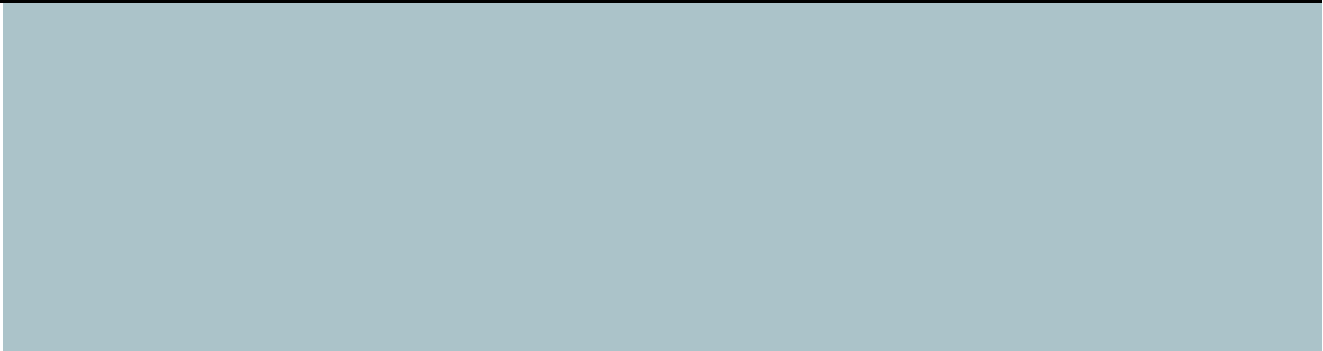
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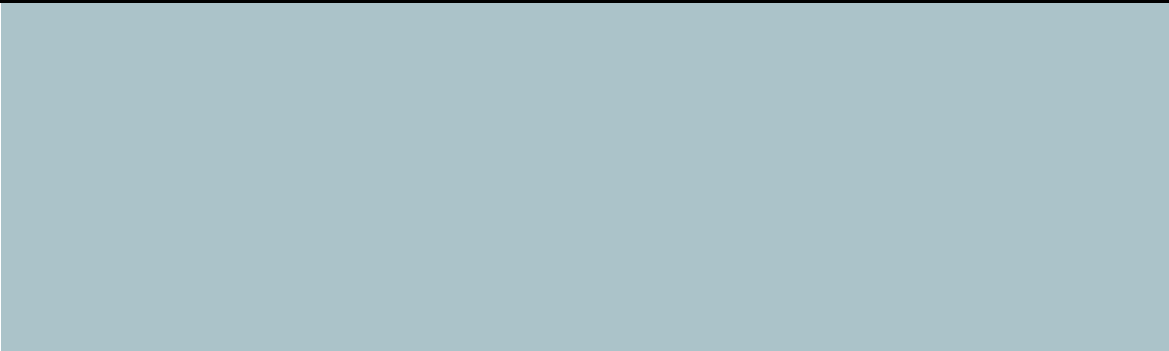
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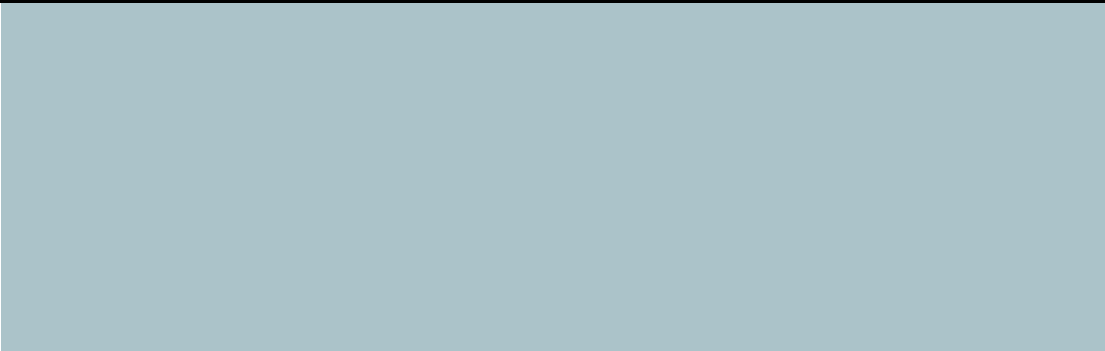
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