

Small Sites Metric (The Statutory Biodiversity Metric)

Release Date: February 2024

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
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	Error
	Attention 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:	Metropolitan Borough of Oldham
2. Site name:	Dwelling for Holiday Let
3. Applicant:	John Marsden
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	Owen Brown / Ecologist
7. Date of metric completion:	08 August 2024
8. Revision number:	
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. Targeted increase in Units if baseline value is zero - agreed with local planning authority	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	Dwelling for Holiday Let
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	0.0298
Created units	0.0328
Enhancement units	0.0000
Net Change	0.0021

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 created	Area Lost	Units lost	User comments	CPA comments
1	Urban	Developed land, sealed surface	Area/compensation not in local strategy/ no local strategy	30.20			0.00	30.20	0.000		
2	Urban	Bare ground	Area/compensation not in local strategy/ no local strategy	15.80	0.00		0.02	15.80	0.022		
3	Sparsely vegetated land	Ruderal/Epithermal	Area/compensation not in local strategy/ no local strategy	20.60			0.01	20.60	0.008		
4											
5											
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19											
20											
Totals	Individual trees	Urban/rural tree	Normally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000		
				Totals (areas and trees, green walls and intertidal hard structures)		126.60	0.00	0.00	0.0206	324.60	0.0208
				Error Check 1		Area Acceptable ✓					
				Error Check 2		Area Acceptable ✓					
				Error Check 3		Area Acceptable ✓					

1b. Habitats to be created

Ref	Habitat		Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	A. Acceptable condition existing	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	69.45	0.0000		
2	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	41.15	0.0079		
3									
4									
5									
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20									
Trees	Individual trees	Urban/Rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	81.39	0.0240		
Totals (areas and trees, green walls and intertidal hard structures)						326.60	0.0000		
Error Check 6						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							
1											
2											
3											
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15											
16											
17											
18											
19											
20											
				Totals (areas and trees, green walls and intertidal hard structures)		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 (but 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			2	0	0	0%
Medium - DBH > 30 to ≤ 60cm				0	0	0
Large - DBH > 60 to ≤ 90cm				0	0	0
Very Large - DBH > 90cm				0	0	0
Total	0	0	2	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	Trading Rules Satisfied ✓

1f - Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Large	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.0000	0.0000	0.0000	
Grassland	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Large	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.0000	0.0000	0.0000	
Intertidal hard structures	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Large	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.0000	0.0000	0.0000	
Lakes	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	-0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	Large	0.00213	0.00007	-0.00206	
Urban	Medium	0.00000	0.00000	0.00000	N/A
	Large	0.00000	0.00000	0.00000	
	Medium	0.00000	0.00000	0.00000	N/A
Woodland and forest	Low	0.00000	0.00000	0.00000	
	Medium	0.00000	0.00000	0.00000	N/A
	Medium	0.00000	0.00000	0.00000	N/A
Coastal saltmarsh	Low	0.00000	0.00000	0.00000	
	Medium	0.00000	0.00000	0.00000	N/A
	Medium	0.00000	0.00000	0.00000	N/A
Individual trees	Low	0.00000	0.00000	0.00000	
	Medium	0.00000	0.00000	0.00000	N/A
	Medium	0.00000	0.00000	0.00000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.00000	0.0025	0.0049	Yes ✓
Low distinctiveness		0.00006	0.0000	-0.00318	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units			0.0001		Yes ✓

Site Name	Dwelling for Holiday Let
Sheet Name	Hedges & 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	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											
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

Broad habitat type	Distinctiveness	Habitat type	Baseline units	Onsite provision	Net change	Trading satisfied?
Hedgerows and Lines of trees	Medium	Species-rich native hedgerow	0.0000	0.0000	0.0000	Yes ✓
		Native hedgerow - associated with bank or ditch	0.0000	0.0000	0.0000	
		Native hedgerow with trees	0.0000	0.0000	0.0000	
		Ecologically valuable line of trees - associated with bank or ditch	0.0000	0.0000	0.0000	
		Sum	0.0000	0.0000	0.0000	
	Low	Native Hedgerow	0.0000	0.0000	0.0000	Yes ✓
		Line of trees	0.0000	0.0000	0.0000	
		Line of trees - associated with bank or ditch	0.0000	0.0000	0.0000	
		Sum	0.0000	0.0000	0.0000	
	Very low	Non-native and ornamental hedgerow	0.0000	0.0000	0.0000	Yes ✓
Surplus medium distinctiveness units to offset low and very low distinctiveness units				0.0000		
Cumulative surplus of units after offsetting low distinctiveness units				0.0000		
Cumulative surplus of units after offsetting very low distinctiveness units				0.0000		

Site Name	Dwelling for Holiday Let
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	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	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
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11											
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15											
16											
17											
18											
19											
20											
Totals					0.00		0.0000	0.0000			

Data beyond this row is automated

1e . Trading Summary

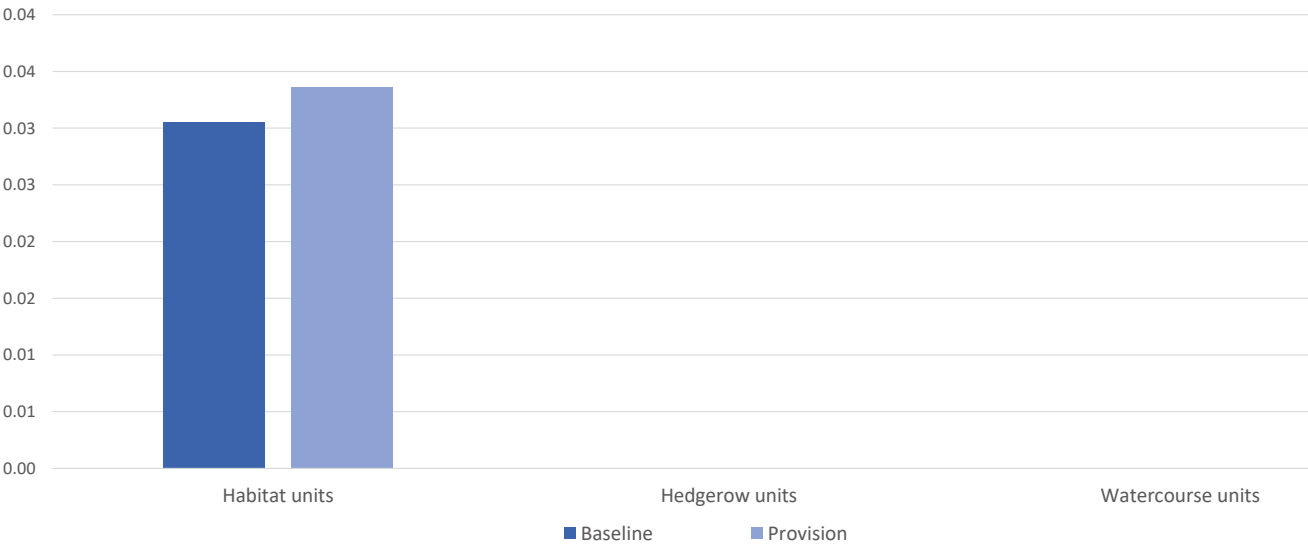
Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f. Habitat trading assessment

Broad habitat type	Distinctiveness	Habitat Type	Baseline units	Onsite provision	Net change	Trading satisfied?
Watercourses	Medium distinctiveness	Canals	0.0000	0.0000	0.0000	Yes ✓
		Ditches	0.0000	0.0000	0.0000	
	Low distinctiveness	Culvert	0.0000	0.0000	0.0000	Yes ✓
Surplus medium distinctiveness units to offset low distinctiveness units			0.0000			
Surplus watercourse biodiversity units			0.0000			

Site Name		Dwelling for Holiday Let
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	Habitat units	0.0306
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0336
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0031
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	10.03%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats 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



Site Name:	Dwelling for Holiday Let
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)	106.6	
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?	No	
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	Priority deciduous woodland	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Magic Maps	

Site walkover

22. Site walkover completed?	Walkover completed by qualified ecologist	
23. Date of site walkover - DD/MM/YY	06/08/2024	Site walkover data valid until 06/02/25
24. Who completed the walkover? (Name and job title)	Richard Weaver / Ecologist	

Additional details

25. Any additional information or notes	
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