The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Staffordshire Moorlands District Council		
Project name:	P.2331.25 Mill House Farm		
Applicant:	Keepmoat Homes		
Application type:			
Planning application reference:			
Completed by:	Marc Kipling BSc (Hons) MRes, Ecologist		
Date of metric completion:	09 April 2026		
Reviewer:			
Calculation iteration:			
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):	7.09	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

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	

The Statutory Biodiversity Metric
Main menu

Key

- Area habitats
- Hedgerows and lines of trees
- Watercourses

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On-site baseline

- A-1 On-site Area Habitat Baseline
- B-1 On-site Hedge Baseline
- C-1 On-site Watercourse Baseline

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 Watercourse Creation
- C-3 On-site Watercourse Enhancement

Off-site baseline

- D-1 Off-site Area Habitat Baseline
- E-1 Off-site Hedge Baseline
- F-1 Off-site Watercourse Baseline

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 Watercourse Creation
- F-3 Off-site Watercourse Enhancement

Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	90	0.3664		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	**0**	**0.0000**	**90**	**0.3664**	**0**	**0.0000**

The Statutory Biodiversity Metric Results

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Headline results

Detailed results

Habitat trading summaries

Off-site summary

Irreplaceable habitats summary

Credits Summary

P.2331.25 Mill House Farm

Headline Results

Scroll down for final results ⚠

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On-site baseline	*Area habitat units*	14.44	
	Hedgerow units	6.53	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	16.87	
	Hedgerow units	9.53	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	2.42	16.79%
	Hedgerow units	3.00	45.85%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area 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)	*Area habitat units*	2.42	
	Hedgerow units	3.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change	*Area habitat units*	2.42

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Hedgerow units*	3.00
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	16.79%
	Hedgerow units	45.85%
	Watercourse units	0.00%

Trading rules satisfied?	Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	14.44	15.88	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	6.53	7.19	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

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Trading summary hedgerows

Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire[1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	10.75	0.00	10.75	10.75 ✓
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.47 ✓
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.47	0.00	0.47	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	1.03	0.00	1.03	1.03 ✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		12.24	0.00	12.24	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset lower distinctiveness deficit	12.24 ✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-13.24	0.00	-13.24 ⚠
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00

Low Distinctiveness Summary

Units available to offset Low Distinctiveness deficit	12.24 ✓
Low Distinctiveness net change in units	-9.82 ⚠
Cumulative surplus of units	2.42 ✓

Urban - Other green roof	Urban	0.00	0.00	0.00	
Urban - Intensive green roof	Urban	0.00	0.00	0.00	
Urban - Introduced shrub	Urban	0.23	0.00	0.23	✓
Urban - Rain garden	Urban	0.00	0.00	0.00	
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00	
Urban - Sustainable drainage system	Urban	0.27	0.00	0.27	✓
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00	
Urban - Vegetated garden	Urban	2.92	0.00	2.92	✓
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00	
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00	
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00	
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00	
		-9.82	0.00	-9.82	

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Trading summary area habitats

Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading up	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change	
Species-rich native hedgerow	0.00	0.00	0.00	
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	
Native hedgerow with trees	0.23	0.00	0.23	✓
Ecologically valuable line of trees	0.00	0.00	0.00	
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	
	0.23	0.00	0.23	

Medium Distinctiveness Summary

Units available from higher distinctiveness habitats	0.00	
Medium Distinctiveness net change in units	0.23	✓
Cumulative availability of units	0.23	✓

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change	
Native hedgerow	0.15	0.00	0.15	✓
Line of trees	0.00	0.00	0.00	
Line of trees - associated with bank or ditch	0.00	0.00	0.00	
	0.15	0.00	0.15	

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.15	✓
Cumulative availability of units	0.38	✓

Very Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change	
Non-native and ornamental hedgerow	2.61	0.00	2.61	✓
	2.61	0.00	2.61	

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	2.61	✓
Cumulative availability of units	3.00	✓

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Trading summary area habitats

Trading summary hedgerows

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required =	Yes ✓
Low	Better distinctiveness habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Culvert	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

Project Name: P.2331.25 Mill House Farm Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	2.42
Total Net % Change	16.79%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline						Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
1	Grassland	Modified grassland	No	1.657	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	3.31			0.00	0.00	1.66	3.31				
2	Heathland and shrub	Mixed scrub	No	0.002	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.01			0.00	0.00	0.00	0.01				
3																							
4	Grassland	Modified grassland	No	4.0104	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	8.02			0.00	0.00	4.01	8.02				
5																							
6	Heathland and shrub	Mixed scrub	No	0.023	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.09	0.017		0.07	0.00	0.01	0.02		scrub to be retained in the south east corner		
7																							
8	Grassland	Modified grassland	No	1.343	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	2.69		1.343	0.00	2.69	0.00	0.00		land at south east designated for BNG		
9	Heathland and shrub	Mixed scrub	No	0.008	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.03	0.008		0.03	0.00	0.00	0.00		land at south east designated for BNG		
10	Heathland and shrub	Mixed scrub	No	0.016	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.06	0.016		0.06	0.00	0.00	0.00		land at south east designated for BNG		
11	Lakes	Ponds (non-priority habitat)	No	0.001	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.00	0.001		0.00	0.00	0.00	0.00		land at south east designated for BNG		
12	Lakes	Ponds (non-priority habitat)	No	0.001	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.00	0.001		0.00	0.00	0.00	0.00		land at south east designated for BNG		
13	Woodland and forest	Other woodland; broadleaved	No	0.027	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.22	0.027		0.22	0.00	0.00	0.00		land at south east designated for BNG		
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Total habitat area	7.09			14.44
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	7.09			

0.07	1.34	0.39	2.69	5.68	11.37	

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	5.68

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: P.2331.25 Mill House Farm Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	2.42
Total Net % Change	16.79%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

				Post intervention habitats																			
				Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty multipliers				Comments			
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	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	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	2.65	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
2	Urban	Vegetated garden	1.162	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	2.24	Measurments taken from drawing 4968 101c and P.2331.25.E03		
3	Urban	Vegetated garden	0.352	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.68	Measurments taken from drawing 4968 101c and P.2331.25.E03		
4	Urban	Introduced shrub	0.120908	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.23	Measurments taken from drawing 4968 101c and P.2331.25.E03		
5	Grassland	Modified grassland	0.402	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.78	Measurments taken from drawing 4968 101c and P.2331.25.E03		
6	Grassland	Other neutral grassland	0.566	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	2			Standard time to target condition applied	2	0.931	Low	Standard difficulty applied	Low	1	2.11	Measurments taken from drawing 4968 101c and P.2331.25.E03		
7	Urban	Sustainable drainage system	0.20362	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Medium	Standard difficulty applied	Medium	0.67	0.27	Measurments taken from drawing 4968 101c and P.2331.25.E03		
8	Grassland	Other neutral grassland	0.063614	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	2			Standard time to target condition applied	2	0.931	Low	Standard difficulty applied	Low	1	0.31	Measurments taken from drawing 4968 101c and P.2331.25.E03		
9	Heathland and shrub	Mixed scrub	0.1285907	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.50	Measurments taken from drawing 4968 101c and P.2331.25.E03		
10	Individual trees	Urban tree	0.3664	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	1.03	Measurments taken from drawing 4968 101c and P.2331.25.E03		
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		Total habitat area	6.04																Total Units	8.15			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	5.68

M² to hectares conversion tool:	M²	Hectares	M²
	835.14	0.063614	835.14

Project Name: P.2331.25 Mill House Farm Map Reference:

A-3 On-Site Habitat Enhancement

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	2.42
Total Net % Change	18.74%
Trading Rules Satisfied	Yes ✓

Baseline habitats											Post intervention habitats																							
											Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition								Strategic significance			Temporal risk multiplier						Difficulty risk multipliers				
Baseline ref	Baseline habitat	Total habitat area (hectares)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Habitat units delivered
8	Grassland - Modified grassland	1.343	Low	2	Poor	1	Low Strategic Significance	1	2.69	Same distinctiveness or better habitat required	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	1.343	Medium	4	Moderate Moderate	2	Area compensation not in local strategic or local strategic Area compensation not in local strategic or local strategic	Low Strategic Significance Low Strategic Significance	1 1	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	9.331

Comments		
User comments	Planning authority comments	Habitat reference number
Modified grassland to be enhanced to OMG		

Project Name: P.2331.25 Mill House Farm Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	3.00
Total Net % Change	45.85%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline						Comments		
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1		Native hedgerow with trees	0.296	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.18	0.291		1.16	0.00	0.01	0.02			
2		Native hedgerow with trees	0.152	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.61	0.152		0.61	0.00	0.00	0.00			
3		Native hedgerow with trees	0.264	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.06	0.264		1.06	0.00	0.00	0.00			
4		Native hedgerow with trees	0.236	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.94	0.236		0.94	0.00	0.00	0.00			
5		Native hedgerow with trees	0.373	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.49	0.183		0.73	0.00	0.19	0.76			
6		Native hedgerow with trees	0.121	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.48		0.121	0.00	0.48	0.00	0.00			
7		Native hedgerow with trees	0.12	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.48		0.12	0.00	0.48	0.00	0.00			
8		Native hedgerow with trees	0.071	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.28		0.071	0.00	0.28	0.00	0.00			
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			1.63									6.53	1.13	0.31	4.50	1.25	0.20	0.78			

Project Name: P.2331.25 Mill House Farm Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	3.00
Total Net % Change	45.85%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	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	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	Planning authority comments	Habitat reference number
1		Non-native and ornamental hedgerow	2.70763	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	2.61	Measurments taken from drawing 4968 101c and P.2331.25.E03		
2		Native hedgerow	0.08	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.15	Measurments taken from drawing 4968 101c and P.2331.25.E03		
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			2.79																		2.77			

Project Name: P 2331.25 Mill House Farm Map Reference:

B-3 On-Site Hedge Enhancement

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Hedgerow summary	
Total Net Unit Change	3.00
Total Net % Change	69.35%
Trading Rules Satisfied	Yes ✓

| | Baseline Habitat | | | | | | | | | | Post intervention habitat | | | | | | | | | |