

The Statutory Biodiversity Metric

Start page

Project details

Planning authority:			
Project name:	Grainingfold Farmhouse, Five Oaks		
Applicant:	P10800		
Application type:	Biodiversity Net Gain		
Planning application reference:			
Completed by:	Jess Saunders		
Date of metric completion:	17 December 2025		
Reviewer:	Kate Priestman		
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):	0.05	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	0.19	Irreplaceable habitat area off-site (hectares):	N/A

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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

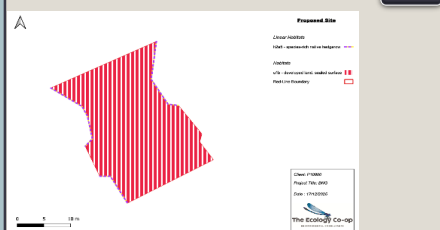
Insert



On-site baseline map reference number

On-site post intervention map

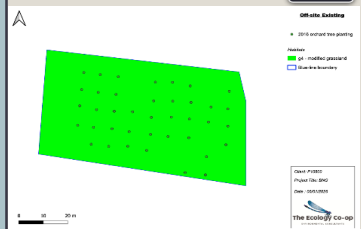
Insert



On-site post-intervention map reference number

Off-site baseline map

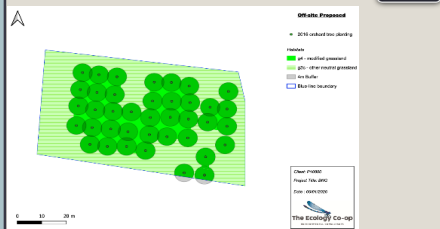
Insert



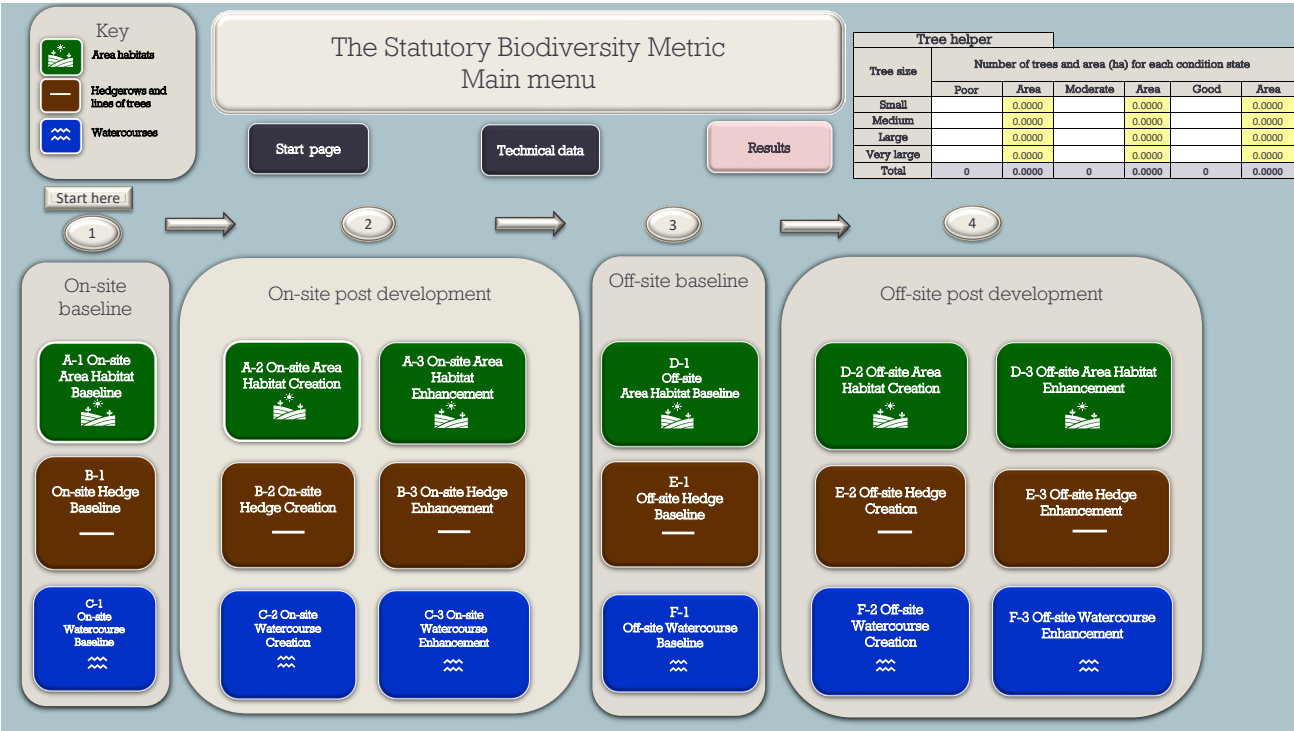
Off-site baseline map reference number

Off-site post intervention map

Insert



Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

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Grainingfold Farmhouse, Five Oaks
Headline Results
Scroll down for final results 

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results menu

On-site baseline	Habitat units	0.59		
	Hedgerow units	0.24		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.27		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.59	-100.00%	On-site net gain is less than target set 
	Hedgerow units	0.03	11.58%	
	Watercourse units	0.00	0.00%	

Off-site baseline	Habitat units	1.16		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.85		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.68	58.60%	
	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)	Habitat units	0.09		
	Hedgerow units	0.03		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.09		
	Hedgerow units	0.03		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	16.01%		
	Hedgerow units	11.58%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes 			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.59	0.65	0.00	No additional area habitat units required to meet target 
Hedgerow units	10.00%	0.24	0.26	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	

Return to results menu	Trading Summary		
	Disturbance Group	Trading Rule	Trading Satisfied?
	Very High	Same habitat required – biotope compensation option A	Yes ✓
	High	Same habitat required B	Yes ✓
	Medium	Same broad habitat or a higher disturbanceless habitat required C1	Yes ✓
Trading summary hedgerows	Low	Same disturbanceless or better habitat required 2	Yes ✓

Trading summary water courses	Very High Distinctiveness				
	Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change
	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 heath and wetland scrub	Heathland and shrub	0.00	0.00	0.00
	Lakes - Small but naturally fluctuating water bodies	Lakes	0.00	0.00	0.00
	Scarcely vegetated land - Callunetum on granite	Scarcely vegetated land	0.00	0.00	0.00
	Scarcely vegetated land - Limestone outcrops	Scarcely vegetated land	0.00	0.00	0.00
	Wetland - Upland bog	Wetland	0.00	0.00	0.00
Wetland - Depressions on peat substrates (H110)	Wetland	0.00	0.00	0.00	
Wetland - Fens (wetland 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) (S11)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and tall herb heath	Wetland	0.00	0.00	0.00	
Wetland - Transition mire and heathy bog (H114)	Wetland	0.00	0.00	0.00	
Woodland - Beech forest	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on bank, cliff 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 - Estuarine littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral sand on peat, clay or chalk	Intertidal sediment	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

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grazeland - Traditional orchards	Grazeland	0.00	0.00	0.00	
Grazeland - Orchard vegetated streams and riparian	Grazeland	0.00	0.00	0.00	
Grazeland - Lowland streamside grassland	Grazeland	0.00	0.00	0.00	
Grazeland - Tall herb communities (H4330)	Grazeland	0.00	0.00	0.00	
Grazeland - Upland streamside grassland	Grazeland	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 (H2180)	Heathland and shrub	0.00	0.00	0.00	
Herbaceous and shrub - Upland wetlands	Herbaceous and shrub	0.00	0.00	0.00	
Lakes - High albedo lakes	Lakes	0.00	0.00	0.00	
Lakes - Low albedo lakes	Lakes	0.00	0.00	0.00	
Lakes - Melt lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate albedo lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (terrestrial habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (R3170)	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 - Island rock outcrops and rocky 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 - Freshwater	Wetland	0.00	0.00	0.00	
Woodland and forest - Pales/Replacement for island woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Forested fens and wet woodlands	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 hardwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwoods	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	
Sedimental sediments - Littoral zone	Sedimental sediments	0.00	0.00	0.00	
Sedimental sediment - Littoral mixed sediments	Sedimental sediment	0.00	0.00	0.00	
Coastal sediments - Saltmarshes and saline wetlands	Coastal sediments	0.00	0.00	0.00	
Intertidal sediments - Littoral boulder reefs - Sublittoral	Intertidal sediments	0.00	0.00	0.00	
Intertidal sediment - Littoral boulder reef - Sublittoral	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral pebble/mud sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mud and fine sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral silt/clay	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

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	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins diversity	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other lowland calcareous grassland	Grassland	0.00	0.00	0.00	1.89
Grassland - Wetland scrub grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bracken 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 - Heathers scrub	Heathland and shrub	0.00	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	0.00	0.00	0.00	
Larvae - From pre-project habitats	Larvae	0.00	0.00	0.00	0.00
Larvae - Reservoir	Larvae	0.00	0.00	0.00	
Semi-natural heath - Other mixed rock and stone	Semi-natural heath	0.00	0.00	0.00	0.00
Tribes - Cereals and chardonnay	Tribes	0.00	0.00	0.00	
Urban - Residential green roof	Urban - Residential green roof	0.00	0.00	0.00	
Individual trees - Alnus tree	Individual trees	0.00	0.00	0.00	
Individual trees - Birch tree	Individual trees	0.00	0.00	0.00	0.00
Woodland and forest - Broadleaved deciduous	Woodland and forest	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 - Lateral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Laminated sand	Intertidal sediment	0.00	0.00	-0.00	
Intertidal hard structures - Artificial hard structures with integrated growing of grey infrastructure (KGI)	Intertidal hard structures	0.00	0.00	0.00	1.76

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.26
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00

[illegible]

Low Distinctiveness Summary	
Low Distinctiveness not change in units	-1.16
	-0.00

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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

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	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	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	0.00	0.00	0.00
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

Low Distinctiveness

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

Very Low Distinctiveness

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

High Distinctiveness Summary

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

Medium Distinctiveness Summary

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

Low Distinctiveness Summary

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

Very Low Distinctiveness Summary

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

Project Name: **Orpinahobbi Farmhouse, Pysy Oulu** Map Reference: **A-3 On-Site Habitat Creation**

Coordinates / Show Coordinates

Coordinates / Show Route

Main Menu

Area habitat summary	
Total Net that Change	0.00
Total Net % Change	10.01%
Trailing Value Justified	Yes /
Area Check	Area Assignable /

Ref	Broad habitat	Proposed habitat	Area (centares)	Post Intervention habitat								Comments		
				Distinctiveness		Condition	Strategic significance		Temporal mitigation		Difficulty			Habitat value delivered
				Distinctiveness	Condition		Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final delivery of creation				
1	Urban	Developed land, sealed surface	0.00	V.Low	N/A	Other	Assessment/monitoring not in local strategy for 1 to 2 years	Standard time to target condition applied	0	Low	0.00			
2														
3														
4														
5														
6														
Total habitat area			0.00									0.00		
Site Area (Including area of individual trees, grass walls, intertidal hard structures)				0.00										
MP to landscape conversion tool:				Relevant tool	Relevance		MP							

[illegible]

[illegible]

Project Name: Grainsight Farmhouse, Five Oaks

Map Reference:

B-2 On-Site Hedge Creation

Coordinates / Show Columns

Coordinates / Show Rows

Main Menu

Hedge row summary

Total Net Unit Change

0.03

Total Net % Change

17.88%

Yielding Notes Detailed

Yes /

Ref	New hedge number	Proposed habitats		Distastefulness	Condition	Strategic significance	Temporal multiplier			Hedge units delivered	Comments		
		Habitat type	Length (m)				Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planting authority comments	Habitat reference number
1		Species-rich native hedgerow	0.016	Medium	Moderate	Assess compensation not in local strategy/ no local situation	Standard time to target condition applied	5	Low	0.11			
2		Species-rich native hedgerow	0.016	Medium	Moderate	Assess compensation not in local strategy/ no local situation	Standard time to target condition applied	5	Low	0.11			
3		Species-rich native hedgerow	0.008	Medium	Moderate	Assess compensation not in local strategy/ no local situation	Standard time to target condition applied	5	Low	0.06			
4													
5													
6													
7													
8													
			0.04							0.87			