

Small Sites Metric

(The Statutory Biodiversity Metric)

Version 1.2.3 Release Date:

3rd July 2025

Cell style conventions

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⚠	Attention required
	Use of this cell is not required



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Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	
2. Site name:	Mannings Heath Golf Course
3. Applicant:	
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	
7. Date of metric completion:	
8. Revision number:	1.1
9. Masterplan document title / drawing number:	

Net Gain Targets

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

11. Optional target increase in units if baseline value is zero	11a. Area habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Mannings Heath Golf Course
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Commercial	Site area must be less than 10,000 m2
15. Site area (m ²)	3415	
16. Building footprint (m2) of commercial buildings proposed within the development site (or zero if none)		
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool 
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	St Leonard's Forest SSSI and Priority Habitat woodland	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	MAGIC	

European protected species

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

23. Site walkover completed?	Walkover completed by qualified ecologist	
24. Date of site walkover - DD/MM/YY	21/04/2026	Site walkover data valid until 21/10/26
25. Who completed the walkover? (Name and job title)	Chris Bawler ACIEEM	Consultant Ecologist

Additional details

26. Any additional information or notes		
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Site Name:	Mannings Heath Golf Course	
Sheet Name	Supporting Information	

Baseline Habitat Photos

Insert photographs to support assumptions made in the metric

Ref	Habitat type	Photo 1	Photo 2
1	Date taken		
	Modified grassland		
2	Date taken		
	Artificial unvegetated, unsealed surface		
3	Date taken		
	Developed land; sealed surface		
4	Date taken		
	Date taken		

5			
	Date taken		
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	Date taken		
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	Date taken		
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	Date taken		

20			
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Site Name	Mannings Heath Golf Course
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	0.5575
Created Units	0.6324
Enhancement Units	1.2207
Net Change	0.7335

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost	User comments	LPA comments
1	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	2050.00		1405.00	0.82	645.00	0.258		
2	Urban	Artificial unvegetated, unsealed surface	Area/compensation not in local strategy/ no local strategy	205.00	0.00		0.00	205.00	0.000		
3	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	1160.00	0.00		0.00	1160.00	0.000		
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Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	610.42	284.86		0.5616	325.56	0.2995		
Totals (areas excl trees, green walls and intertidal hard structures)				3415.00	0.00	1405.00	1.3816	2010.00	0.5575		
Error Check 1				Areas Acceptable ✓							
Error Check 2				Areas Acceptable ✓							
Error Check 3				Areas Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m²)	Habitat units created onsite	Comments	
			Acceptable condition options	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	1530.00	0.0000		
2	Grassland	Other neutral grassland	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	210.00	0.1406		
3	Heathland and shrub	Mixed scrub	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	270.00	0.1808		
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20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	1017.36	0.3110		
Totals (areas excl trees, green walls and intertidal hard structures)						2010.00	0.6324		
Error Check 4						Areas 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						User comments	LPA comments
1	Grassland	Modified grassland	Distinctiveness	Other neutral grassland	Area/compensation not in local strategy/ no local strategy	1405.00	Good	1.2207	0.6587		
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20											
Totals (areas excl trees, green walls and intertidal hard structures)						1405.00		1.2207	0.6587		

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	7	7	25	285	285	1017
Medium - DBH > 30 to ≤ 60cm	2			326	0	0
Large - DBH > 60 to ≤ 90cm				0	0	0
Very Large - DBH > 90cm				0	0	0
Total	9	7	25	610	285	1017

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	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.8200	0.0000	-0.8200	-
	Medium	0.0000	1.3613	1.3613	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.1808	0.1808	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	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
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.5616	0.5731	0.0115	Yes ✓

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.5616	2.115	1.5535	Yes ✓
Low distinctiveness	0.8200	0.000	-0.8200	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units	0.7335			Yes ✓

Site Name	Mannings Heath Golf Course
Sheet Name	6. 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 onsite	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 Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
	A. Broad Habitat	B. Habitat type				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 Acceptable ✓						

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
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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

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1b. Habitats to be created

1c. Habitats to be enhanced

[illegible]

20					Totals	0.00		0.0000	0.0000		
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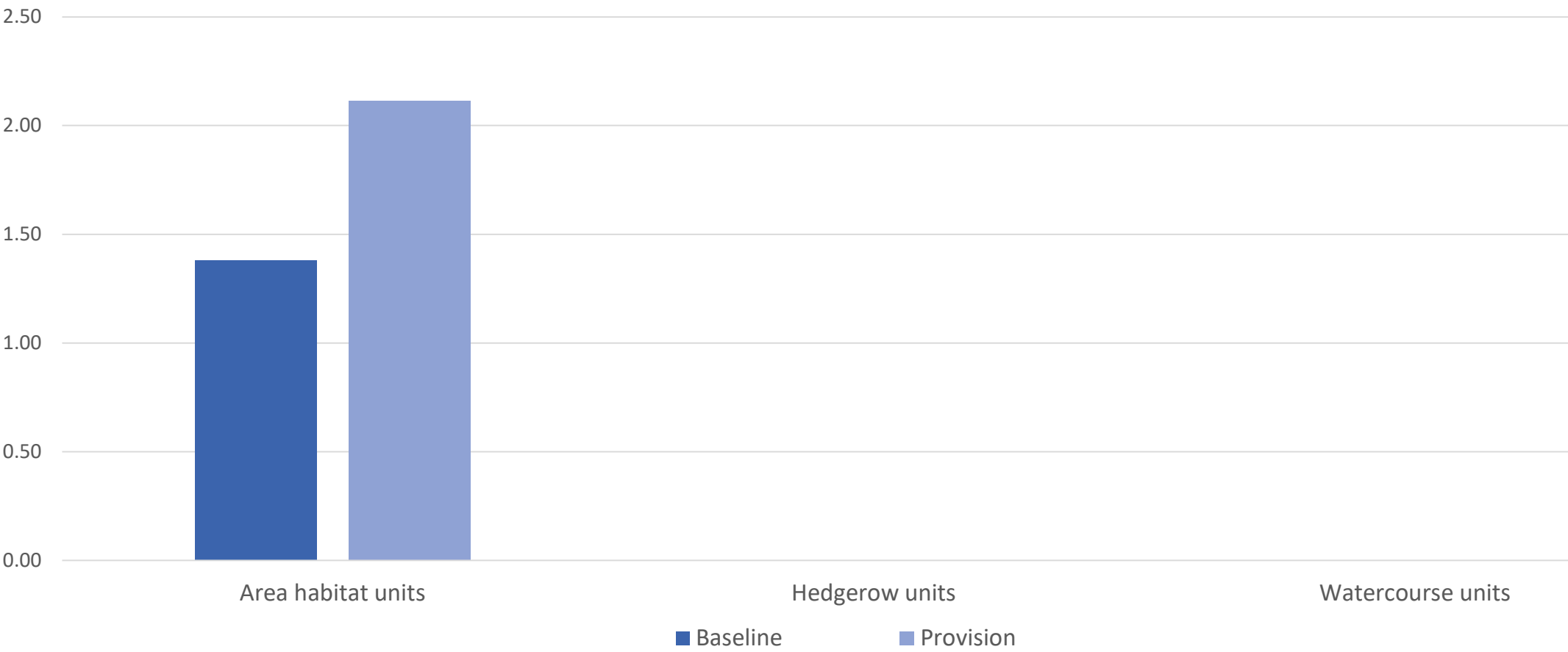
1e. Trading Summary

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

Site Name		Mannings Heath Golf Course
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Area habitat units	1.3816
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	2.1151
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	0.7335
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	53.09%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group



9. All Habitats + Multipliers - (general technical information for reference purposes only)						
Ref	Habitat Type		Distinctiveness		Risk Multipliers	
	Habitat Type	Broad Habitat Group	Distinctiveness Category	Trading Notes	Technical Difficulty Creation	Technical Difficulty Enhancement
1	Arable field margins cultivated annually	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
2	Arable field margins game bird mix	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
3	Arable field margins pollen and nectar	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
4	Arable field margins tussocky	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
5	Cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
6	Winter stubble	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
7	Horticulture	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
8	Intensive orchards	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
9	Non-cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
10	Temporary grass and clover leys	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
11	Bracken	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
12	Modified grassland	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
13	Other lowland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
14	Other neutral grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
15	Upland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
16	Blackthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
17	Bramble scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
18	Gorse scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
19	Hawthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
20	Hazel scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
21	Mixed scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
22	Rhododendron scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
23	Other sea buckthorn scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
24	Willow scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
25	Ornamental lake or pond	Lakes	Low	Same distinctiveness or better habitat required	Low	High
26	Ponds (non-priority habitat)	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Medium
27	Reservoirs	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
28	Ruderal/Ephemeral	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
29	Other inland rock and scree	Sparsely vegetated land	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
30	Tall forbs	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
31	Allotments	Urban	Low	Same distinctiveness or better habitat required	Low	Low
32	Artificial unvegetated, unsealed surface	Urban	V.Low	Compensation Not Required	Low	Low
33	Bioswale	Urban	Low	Same distinctiveness or better habitat required	Medium	Low
34	Biodiverse green roof	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
35	Built linear features	Urban	V.Low	Compensation Not Required	Low	Low
36	Cemeteries and churchyards	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
37	Developed land; sealed surface	Urban	V.Low	Compensation Not Required	Low	Low
38	Intensive green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
39	Facade-bound green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
40	Ground based green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
41	Ground level planters	Urban	Low	Same distinctiveness or better habitat required	Low	Low
42	Other green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
43	Introduced shrub	Urban	Low	Same distinctiveness or better habitat required	Low	Low

44	Rain garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
45	Actively worked sand pit quarry or open cast mine	Urban	Low	Same distinctiveness or better habitat required	Medium	Low
46	Urban/rural tree	Individual trees	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
47	Sustainable drainage system	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
48	Unvegetated garden	Urban	V.Low	Compensation Not Required	Low	Low
49	Vacant or derelict land	Urban	Low	Same distinctiveness or better habitat required	Low	Low
50	Vegetated garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
51	Bare ground	Urban	Low	Same distinctiveness or better habitat required	Low	Low
52	Other coniferous woodland	Woodland and forest	Low	Same distinctiveness or better habitat required	Low	Low
53	Other Scot's pine woodland	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
54	Other woodland; broadleaved	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
55	Other woodland; mixed	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
56	Littoral coarse sediment	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
57	Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	Low	Same distinctiveness or better habitat required	High	Medium
58	Artificial littoral coarse sediment	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
59	Artificial littoral mud	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
60	Artificial littoral sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
61	Artificial littoral muddy sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
62	Artificial littoral mixed sediments	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
63	Artificial littoral seagrass	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	High
64	Artificial littoral biogenic reefs	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
65	Littoral sand	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
66	Artificial hard structures	Intertidal hard structures	Low	Same distinctiveness or better habitat required	Medium	Medium
67	Artificial features of hard structures	Intertidal hard structures	Low	Same distinctiveness or better habitat required	Medium	Medium
68	Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
69	Species-rich native hedgerow	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
70	Native hedgerow - associated with bank or ditch	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
71	Native hedgerow with trees	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
72	Native hedgerow	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
73	Non-native and ornamental hedgerow	Hedgerows and Lines of trees	V.Low	Compensation Not Required	Low	Low
74	Line of trees	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
75	Ecologically valuable line of trees	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
76	Line of trees - associated with bank or ditch	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
77	Ecologically valuable line of trees - associated with bank or ditch	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
78	Ditches	Rivers	Medium	Same habitat required	Medium	Low
79	Canals	Rivers	Medium	Same habitat required	Medium	Low
80	Culvert	Rivers	Low	Better distinctiveness habitat required	Medium	N/A
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Rivers	Linear features
Rivers	Wetlands and Lines of trees

[illegible]

Version
Version 1.0.0
Version 1.0.1
Version 1.2.0
Version 1.2.1
Version 1.2.2
Version 1.2.3

Small sites metric version history	
Changes made	Date released
Initial statutory version	29th November 2023
Updated to correct some labelling errors, minor formula errors and expand column widths	12th February 2024
Fixed some discrepancies in difficulty of creation and enhancement for 3 habitat types	5th March 2024
Unlocked Strategic Significance selection box for individual trees. Locked additional cells. Added version history. European protected species added to desktop assessment tab. Setting a unit target with a zero unit baseline is now optional for each module. The options for planning application type have been restricted.	23rd July 2024
Fix made to error specific to Version 1.2.1 relating to area checker on Area Habitats tab.	24th July 2024
Difficulty of creation for actively worked sand pit quarry or open cast mine changed to medium for consistency with the main metric, 'habitat units' corrected to 'area habitat units' where appropriate.	3rd July 2025