Mowbray Commercial Land

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	35.17		
	Hedgerow units	1.72		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	13.37		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-21.80	-61.99%	On-site net gain is less than target set ⚠
	Hedgerow units	-1.72	-100.00%	On-site net gain is less than target set ⚠
	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*	-21.80		
	Hedgerow units	-1.72		
	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 (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-21.80	
	Hedgerow units	-1.72	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-61.99%	Total net gain achieved is less than target set ▲
	Hedgerow units	-100.00%	Total net gain achieved is less than target set ▲
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	35.17	38.68	25.32	
Hedgerow units	10.00%	1.72	1.89	1.89	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	HDC		
Project name:	Mowbray Commercial Land		
Applicant:	L&G		
Application type:	Outline		
Planning application reference:			
Completed by:	Derek Finine		
Date of metric completion:	29 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):	17.21	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 post intervention map

Insert

On-site baseline map reference number	

On-site post-intervention map reference number	

Off-site baseline map

Insert

Off-site post intervention map

Insert

Off-site baseline map reference number	

Off-site post-intervention reference number	

The Statutory Biodiversity Metric
Main menu

Key
- Area habitats
- Hedgerows and lines of trees
- Watercourses

Start page | Technical data | Results

Start here

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

2 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

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

4 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		0.0000		0.0000
Medium		0.0000	3	0.0489		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	3	0.0489	0	0.0000

The Statutory Biodiversity Metric
Results

Return to start page

Headline results

Detailed results

Habitat trading summaries

Off-site summary

Irreplaceable habitats summary

Credits Summary

Project Name: Mowbray Commercial Land Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-31.80
Total Net % Change	-61.89%
Trading Rules Satisfied	No - check trading summaries ▲

	Existing area habitats				Distinctiveness		Condition		Strategic significance				Ecological baseline										
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments: User comments	Comments: Planning authority comments	Comments: Habitat reference number
1	Grassland	Modified grassland	No	4.204	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	8.41			0.00	0.00	4.20	8.41				
2	Cropland	Cereal crops	No	12.831	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	25.66			0.00	0.00	12.83	25.66				
3	Heathland and shrub	Bramble scrub	No	0.1763	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.71			0.00	0.00	0.18	0.71				
4	Individual trees	Rural tree	No	0.0489	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 (≥)	0.39			0.00	0.00	0.05	0.39		Outline only, but three medium trees may be lost within hedgerows.		
5																							
6																							
7																							
8																							
			Total habitat area	17.26									35.17	0.00	0.00	0.00	0.00	17.26	35.17				
			Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	17.21																			

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	17.21

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Mowbray Commercial Land Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-21.80
Total Net % Change	-61.99%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

				Distinctiveness		Condition		Strategic significance			Post intervention habitats: Temporal multiplier						Difficulty multipliers					Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	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	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Woodland and forest	Other woodland; broadleaved	0.6	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	2.81	Northern most green infra structure parcel		
2	Grassland	Other neutral grassland	0.2	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.34	Green infrastructure north of the road		
3	Grassland	Other neutral grassland	0.05	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.42	Western area		
4	Woodland and forest	Other woodland; broadleaved	1.88	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	15	0	0	Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	8.81	Strategic buffer planting south of railway		
5	Urban	Developed land; sealed surface	14.47	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Commercial land		
6																								
7																								
8																								
9																								
		Total habitat area	17.31																	Total Units	13.37			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	17.31

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Mowbray Commercial Land Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	-1.72
Total Net % Change	-100.00%
Trading Rules Satisfied	No - check trading summary ▲

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline							Comments	
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	H1	Native hedgerow with trees	0.115	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.92			0.00	0.00	0.12	0.92			
2	H2	Native hedgerow with trees	0.1	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.80			0.00	0.00	0.10	0.80			
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