

The Statutory Biodiversity Metric
Start page

Project details

Planning authority:	Dorset Council		
Project name:	Gundrys Farm - Alleged Unauthorised Development		
Applicant:			
Application type:	Appeal		
Planning application reference:			
Completed by:	Daisy Lomas Simmons		
Date of metric completion:	11th March 2026		
Reviewer:	Hannah Knight		
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):	6.70	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

Off-site baseline map

Insert

Off-site post intervention map

Insert

Off-site baseline map reference number

Off-site post-intervention reference number

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

The Statutory Biodiversity Metric Main menu

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	15	0.0611	1	0.0041
Medium		0.0000	1	0.0163	1	0.0163
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	16	0.0774	2	0.0204

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Technical data

Results

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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

The Statutory Biodiversity Metric Results

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summaries](#)

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summary](#)

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habitats summary](#)

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summary](#)

Headline Results

Scroll down for final results ▲

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results menu

On-site baseline	Habitat units	68.92
	Hedgerow units	0.00
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	22.93
	Hedgerow units	0.50
	Watercourse units	0.00
On-site net change (units & percentage)	Habitat units	-45.99
	Hedgerow units	0.50
	Watercourse units	0.00

On-site net gain is less than target set ▲
Zero baseline units - % cannot be calculated

Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-45.99
	Hedgerow units	0.50
	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	-45.99
	Hedgerow units	0.50
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-66.73%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Total net gain achieved is less than target set ▲

0 baseline units - % cannot be calculated

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	68.92	75.81	52.88
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Trading summary watercourses

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0:00
Remaining Units: Like for like not satisfied	0:00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0:00
Remaining lower. Like for like not satisfied	0:00

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00	✓
Medium Distinctiveness Broad Habitat Issues <i>(No offset to Low Distinctiveness)</i>	-0.23	✗
Higher Distinctiveness Invasive Species Issues Medium Distinctiveness Broad Habitat Deficit	-0.23	✗
Overall number of units	-0.46	✗

Low Distinctiveness Summary		
Low Distinctiveness net change in units	-0.00	
Contribution towards all costs	-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 - associated with bank or ditch	0.00	0.00	0.00
	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
	0.00	0.00	0.00

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.50	0.00	0.50 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.50	0.00	0.50

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 satisfied	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 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	0.50 ✓
Cumulative availability of units	0.50 ✓

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.50 ✓

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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 A		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

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

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

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

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 Summary

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

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

Project Name: Gundrys

Condense /

Ma

Ref	Broad Habitat
1	Grassland
2	Grassland
3	Heathland and shrub
4	Heathland and shrub
5	Individual trees
6	Individual trees
7	Urban
8	
9	
10	
11	
12	
13	

A-1 On-Site Habitat Baseline

Show Columns

Condense / Show

in Menu

Existing area habitats

Habitat Type
Modified grassland
Other neutral grassland
Bramble scrub
Gorse scrub
Rural tree
Rural tree

Site Area (Excluding area of individual trees, green wa

M² to hectares conversion tool:

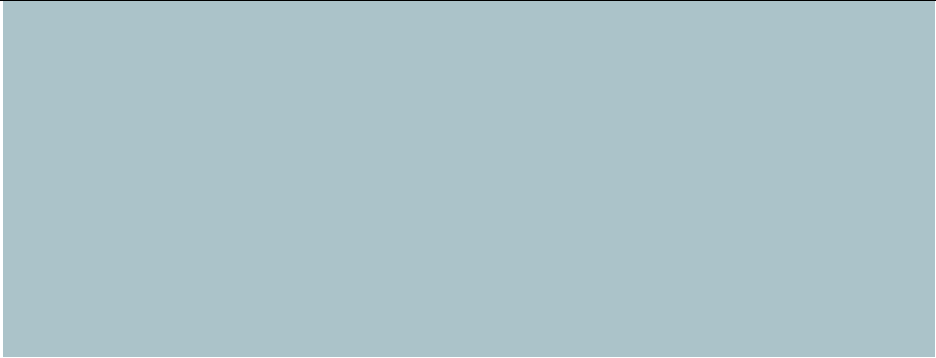
		Ecological baseline	
Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained
1	Same distinctiveness or better	11.10	
1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	56.78	
1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.37	0.093
1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.29	
1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.13	0.0163
1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.24	0.0204
		68.92	0.13
			Total area

Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
	0.00	0.00	1.85	11.10
	0.00	0.00	4.73	56.78
	0.37	0.00	0.00	0.00
	0.00	0.00	0.02	0.29
	0.13	0.00	0.00	0.00
	0.24	0.00	0.00	0.00
			0.00	
0.00	0.75	0.00	6.61	68.17

lost (excluding area of individual trees, green walls and intertidal hard structures)	6.61
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Comments	
Planning authority comments	Habitat reference number



Project Name: Gundry Farm - Altered Unauthorized Development Map Reference:
A-2 On-Site Habitat Creation

Condition: / Date Collected
Main Notes

Condition: / Date Item

Area habitat summary	
Total Net Unit Change	-48.00
Total Net % Change	-68.10%
Trailing Net % Estimated	Nil - check trailing comment
Area Check:	Area Requisite ✓

Ref	Broad habitat	Proposed habitat	Area (hectares)	Habitat types		Condition		Strategic significance				Post intervention habitat				Vegetation multiplier				Difficulty multipliers				Habitat value delivered	Comments		
				Habitat types	Score	Condition	Score	Strategic significance		Strategic significance multiplier	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						
								Strategic significance	Strategic significance multiplier																		
1	Grassland	Other natural grassland	0.1000	Medium	4	Medium	2	Area/compensation not to local site energy not local	Low Strategic	1	0	0	0	Standard time to target condition applied	0	0.027	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural grassland habitat					
2	Woodland and shrub	Mixed scrub	0.1400	Medium	4	Medium	2	Area/compensation not to local site energy not local	Low Strategic	1	0	0	0	Standard time to target condition applied	0	0.027	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural scrub					
3	Individual trees	Broad tree	0.0001	Medium	4	Medium	2	Area/compensation not to local site energy not local	Low Strategic	1	20	0	0	Standard time to target condition applied	20	0.200	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural broad tree					
4	Sparsely improved land	Reduced/Improved	0.0001	Low	2	Low	1	Area/compensation not to local site energy not local	Low Strategic	1	1	0	0	Standard time to target condition applied	1	0.000	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural improved land					
5	Woods	Developed land wooded surface	0.0001	Woods	0	Woods	0	Area/compensation not to local site energy not local	Low Strategic	1	0	0	0	Standard time to target condition applied	0	0.000	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural wooded surface					
6	Grassland	Wooded grassland	0.10	Low	2	Low	1	Area/compensation not to local site energy not local	Low Strategic	1	1	0	0	Standard time to target condition applied	1	0.000	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural wooded grassland					
7	Grassland	Other natural grassland	0.0001	Medium	4	Medium	2	Area/compensation not to local site energy not local	Low Strategic	1	0	0	0	Standard time to target condition applied	0	0.027	Low	Standard difficulty applied	Low	1	0.00	Proposed options create natural grassland					
8																											
9																											
10																											
11																											
12																											
13																											
Total habitat area			0.00																	Total Value	00.00						

Site Area (Including area of individual trees, grassy, wooded, improved land structures)

0.00

MP to increase creation task

Reduce a task

Reduce

MP

Project Name: Gundrys Farm - Alleged Unauthorized Development Map Refer

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.00
Total Net % Change	N/A
Treding Value Indexed	Yes ✓

		Proposed habitats		Distastiveness		Condition		Strategic significance			Temporal multiplier					Difficulty risk multipliers			Hedge units delivered	Comments				
Ref	Hedge number	Habitat type	Length (m)	Distastiveness	Scores	Condition	Scores	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 condition (years)	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier product		User comments	Planning authority comments	Habitat reference number
1	1	Native hedgerow	0.15	Low	2	Moderate	2	Aware/compensation risk in local strategy (no local strategy)	Low Strategic Significance	1	5	0	0	Standard time to target condition adjusted	5	0.012	Low	Standard difficulty adjusted	Low	1	0.00			
2																								
3																								
4																								
5																								
			0.16																					