

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	London Borough of Hillingdon		
Project name:	The Barn Hotel, West End Road, Ruimsip		
Applicant:	Chase New Homes		
Application type:			
Planning application reference:			
Completed by:	Emily Costello MCIEM		
Date of metric completion:	31st March 2026		
Reviewer:	Nick Aldus MCIEM		
Calculation iteration:	2		
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):	0.99	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 Barn Hotel, West End Road, Ruislip

Headline Results

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Scroll down for final results ▲

On-site baseline	Area habitat units	3.84	
	Hedgerow units	0.95	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Area habitat units	3.58	
	Hedgerow units	1.42	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Area habitat units	-0.26	-6.71%
	Hedgerow units	0.47	49.51%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	-0.26	
	Hedgerow units	0.47	
	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 <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	-0.26	
	Hedgerow units	0.47	
	Watercourse units	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	-6.71%	Total net gain achieved is less than target set ▲
	Hedgerow units	49.51%	

(including all on site & off site habitat creation, restoration & enhancement)	<i>Watercourse units</i>	0.00%
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Trading rules satisfied? No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	3.84	4.23	0.64
<i>Hedgerow units</i>	10.00%	0.95	1.05	0.00
<i>Watercourse units</i>	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 ▲

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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 Δ	Yes ✓	
High	Same habitat required =	Yes ✓	
Medium	Same habitat required or a higher distinctiveness habitat required <	No Δ	
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
Cropland - Lowland dry acid grassland	Cropland	0.00	0.00	0.00	
Cropland - Lowland meadows	Cropland	0.00	0.00	0.00	
Cropland - Upland hay meadows	Cropland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and yellow scrubs	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 - Colonisation grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavements	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blacklet bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H2150)	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) (H21)	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 spongy bogs (H2140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood pasture	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 sand, 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 seaweeds 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, Units for sites 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
Cropland - Traditional orchards	Cropland	0.00	0.00	0.00	
Cropland - Floodplain wetland mosaic and CFCM	Cropland	0.00	0.00	0.00	
Cropland - Lowland calcareous grassland	Cropland	0.00	0.00	0.00	
Cropland - Tall herb communities (H6430)	Cropland	0.00	0.00	0.00	
Cropland - Upland calcareous grassland	Cropland	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 (H2100)	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 (H2170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal land dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated dune	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Littoral scrub and sedge 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 - Green 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 hardwood	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 limestone - Coastal limestone	Coastal limestone	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 mudstone	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 - Sclerophytes	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 sandstone	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, Units for sites not satisfied	0.00

Medium Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative brood 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 tussock	Cropland	0.00	0.00	0.00	
Cropland - Other lowland acid grassland	Cropland	0.00	0.00	0.00	
Cropland - Other neutral grassland	Cropland	-0.28	0.00	-0.28	-0.28 Δ
Cropland - Upland acid grassland	Cropland	0.00	0.00	0.00	
Heathland and shrub - Birch/rowan scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bracken scrub	Heathland and shrub	-0.28	0.00	-0.28	
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	0.19 ✓
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	0.40	0.00	0.40	
Lakes - Broomrape	Lakes	0.00	0.00	0.00	0.00
Lakes - Ponds (priority habitat)	Lakes	0.00	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	0.00
Individual trees - Urban tree	Individual trees	-0.28	0.00	-0.28	-0.28 Δ
Individual trees - Rural tree	Individual trees	0.00	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 woodpecker broadleaved	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland mixed	Woodland and forest	0.00	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	0.00
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (GSG)	Intertidal hard structures	0.00	0.00	0.00	0.00
		-0.28	0.00	-0.28	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.19 ✓
Medium Distinctiveness brood habitat losses to be offset by trading up	-0.28 Δ
Medium Distinctiveness Unit deficit (required to meet wildlife rates)	-0.09 ▲

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 - Water stubble	Cropland	0.00	0.00	0.00	
Cropland - Mixed grassland	Cropland	0.00	0.00	0.00	
Cropland - Brocks	Cropland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Sparsely vegetated land - Bare rock/bedrock	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Bare soil/benches	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Broomrape	Urban	0.00	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00	0.00
Urban - Ground bound green wall	Urban	0.00	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00	0.00

Low Distinctiveness Summary	
Units available to offset Low Distinctiveness deficit	-0.28 Δ
Low Distinctiveness net change in units	0.10 ✓
Cumulative surplus of units	0.10 ✓

Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Impervious streets	Urban	0.16	0.00	0.16
Urban - Run-pavement	Urban	0.00	0.00	0.00
Urban - Airway wetland area not quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Wetland habitat	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reed-beds	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 rocky shell	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 seaweeds	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biomass reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Nonwooded and shrub - Other and herbaceous scrub	Nonwooded and shrub	0.00	0.00	0.00
		0.10	0.00	0.10

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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: 1 unit for the high established	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 in	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	0.00	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

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			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.88	0.88	0.88 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.88	0.00	0.88

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.88 ✓
Cumulative availability of units	0.88 ✓

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	-0.06	0.00	-0.06 Δ
	-0.06	0.00	-0.06

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	-0.06 Δ
Cumulative availability of units	0.47 ✓

Project Name: The Senn Hotel, West End Road, Dublin. Map Reference: A-9 On-Site Habitat Creation

Condense / Show Columns Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-0.00
Total Net % Change	-0.11%
Tracking Index Detailed	Not checked (Yellow) ▲
Area Check:	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectare)	For information habitat			Temporal multiplier			Habitat value delivered	Comments		
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Funding authority comments	Habitat reference number
1	Grassland	Other neutral grassland	0.013	Medium	Poor	Area compensation not in local strategy or local strategy	Standard time to target condition applied	0	Low	0.00	Proposed areas of multi-use grassland (urban local)		
2	Grassland	Meadow grassland	0.003	Low	Poor	Area compensation not in local strategy or local strategy	Standard time to target condition applied	1	Low	0.00	Proposed areas of amenity grassland within park / grounds within		
3	Heathland and scrub	Moorland scrub	0.004	Medium	Poor	Area compensation not in local strategy or local strategy	Standard time to target condition applied	1	Low	0.00	Proposed areas of amenity planting on residential and public grounds		
4	Urban	Introduced shrub	0.062	Low	Good	Area compensation not in local strategy or local strategy	Standard time to target condition applied	1	Low	0.16	Proposed areas of ornamental planting within PGU		
5	Urban	Vegetated garden	0.140	Low	Condition Assessment N/A	Area compensation not in local strategy or local strategy	Standard time to target condition applied	1	Low	0.08	Areas of residential/semi-residential private nurseries		
6	Urban	Unvegetated garden	0.075	Very Low	N/A - Other	Area compensation not in local strategy or local strategy	Standard time to target condition applied	0	Low	0.00	Areas of hardwork within private nurseries		
7	Urban	Developed land, neutral surface	0.04	Very Low	N/A - Other	Area compensation not in local strategy or local strategy	Standard time to target condition applied	0	Low	0.00	Proposed roads, kerbside and buildings		
8	Individual trees	Urban trees	0.3013	Medium	Moderate	Area compensation not in local strategy or local strategy	Standard time to target condition applied	27	Low	0.00	Proposed 2400 Trees		
9													
10													
11													
12													
13													
14													
			Total habitat area	1.80						1.87			

Site Area (including area of individual trees, green walls, horizontal beds etc.)	0.99		
MP to Sustainable Construction Code	0.00	0.00	0.00

Project Name: The Barn Hotel, West End Road, Rathlip Map Reference:
B-2 On-Site Hedge Creation

Hedge row summary	
Total Net Area Change	9.41
Total Net W. Change	49.81%
Existing Hedge Extent	Year 1

Condense / Show Columns
 Main Menu

Condense / Show Rows

Ref	New hedge number	Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier			Hedge risk multiplier	Hedge risk delivered	Comments		
		Habitat type	Length (m)				Standard or adjusted time to target condition	Final time to target condition (years)	Final timeliness of creation			User comments	Planting authority comments	Habitat reference number
1		Native hedgerow	0.133	Low	Good	As a compensation not in local strategy or local strategy	Standard time to target condition applied	12	Low	0.52	Proposed native hedgerow in close proximity to western boundary of bank of western bank			
2														
3														
4														
5														
			0.13							0.52				