The Statuto
S

Project deta	
Planning authority:	
Project name:	Land at
Applicant:	
Application type:	
Planning application reference:	
Completed by:	
Date of metric completion:	
Reviewer:	
Calculation iteration:	
Planning authority reviewer:	
Date of planning authority review:	
Target % net gain:	10%
Irreplaceable habitat present at baseline:	
Total site area - including irreplaceable habitat area (hectares):	2.78
Total off-site area - including irreplaceable habitat area (hectares):	N/A

Cell style conve	
⚠	

On-site baseline map

Insert

On-site baseline map reference number	

Off-site baseline map

Insert

Off-site baseline map reference number	

ry Biodiversity Metric
Start page

ails
t Coldharbour Lane, Rainham, Essex RM13 9YQ
S Latham MCIEEM
15 September 2026
No ✓

Irreplaceable habitat site area (hectares):	**0.00**
Irreplaceable habitat area off-site (hectares):	**N/A**

entions
Attention required
Input error/rules and principles not met
Use of this cell is not appropriate
Enter data
Automatic lookup
Result

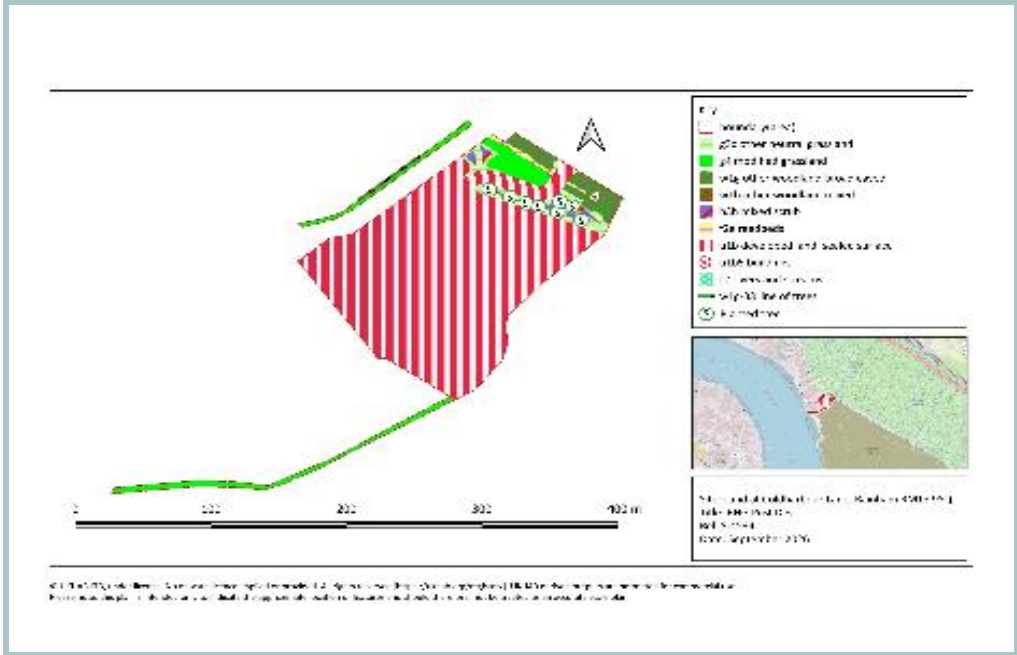
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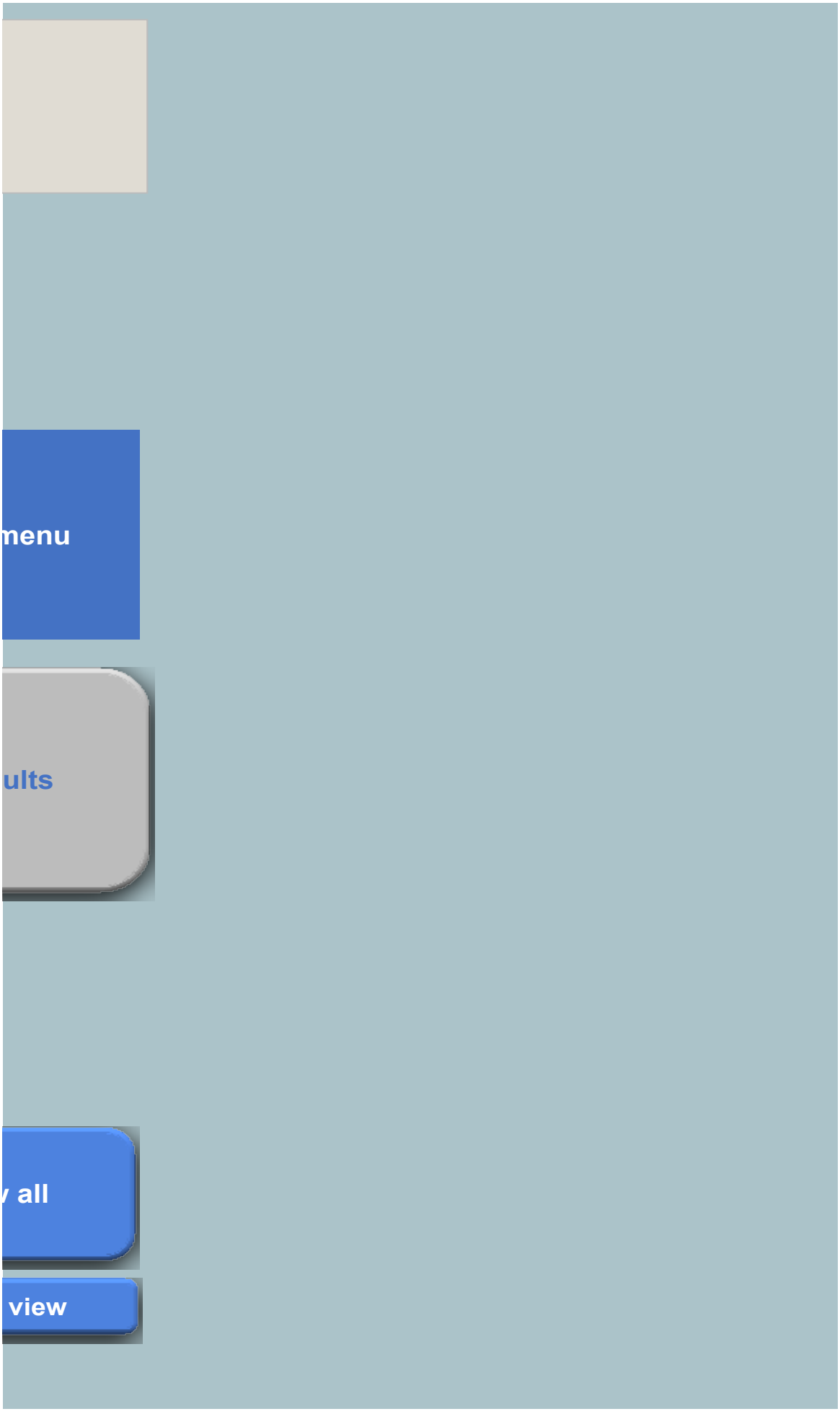
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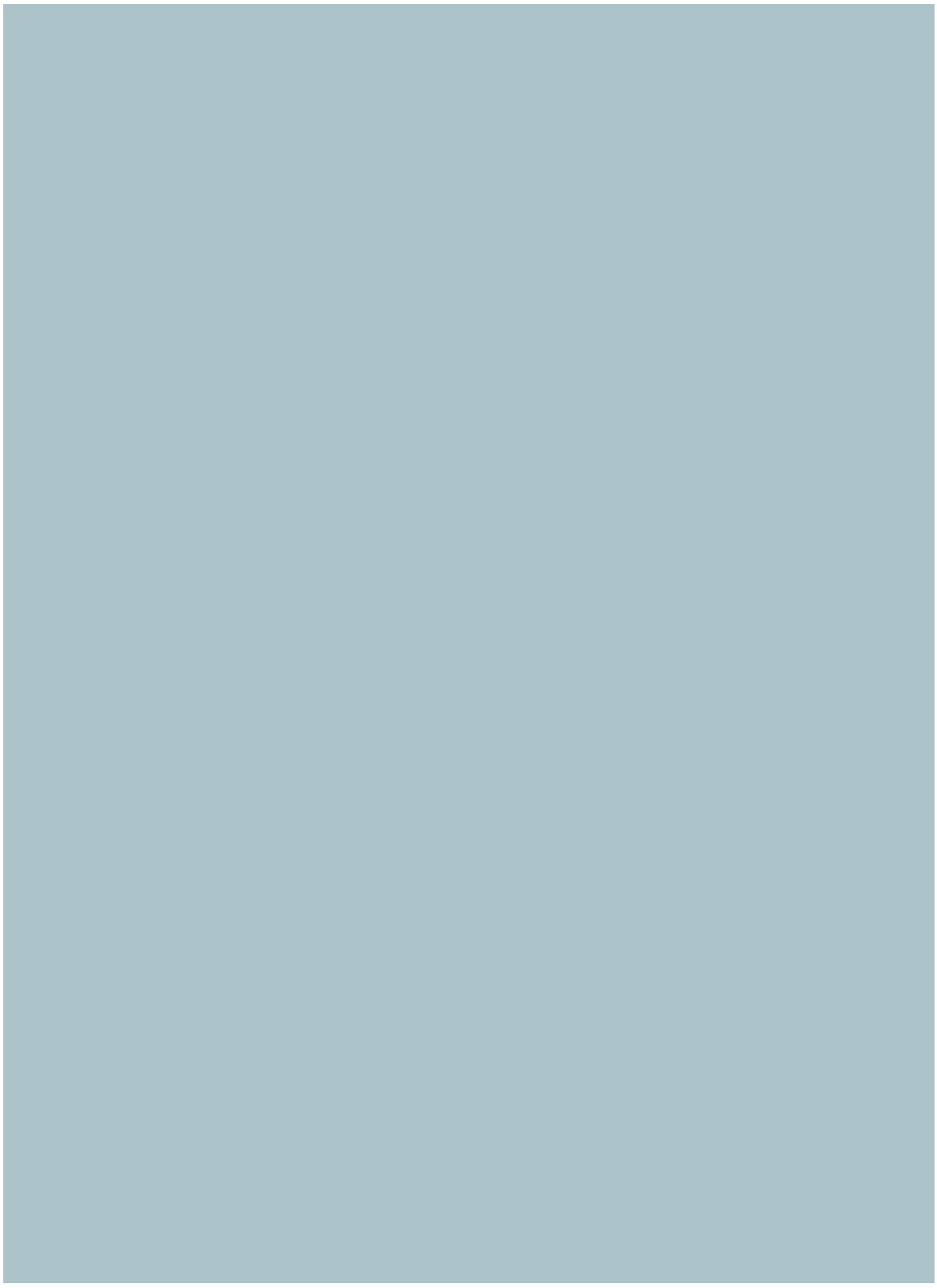


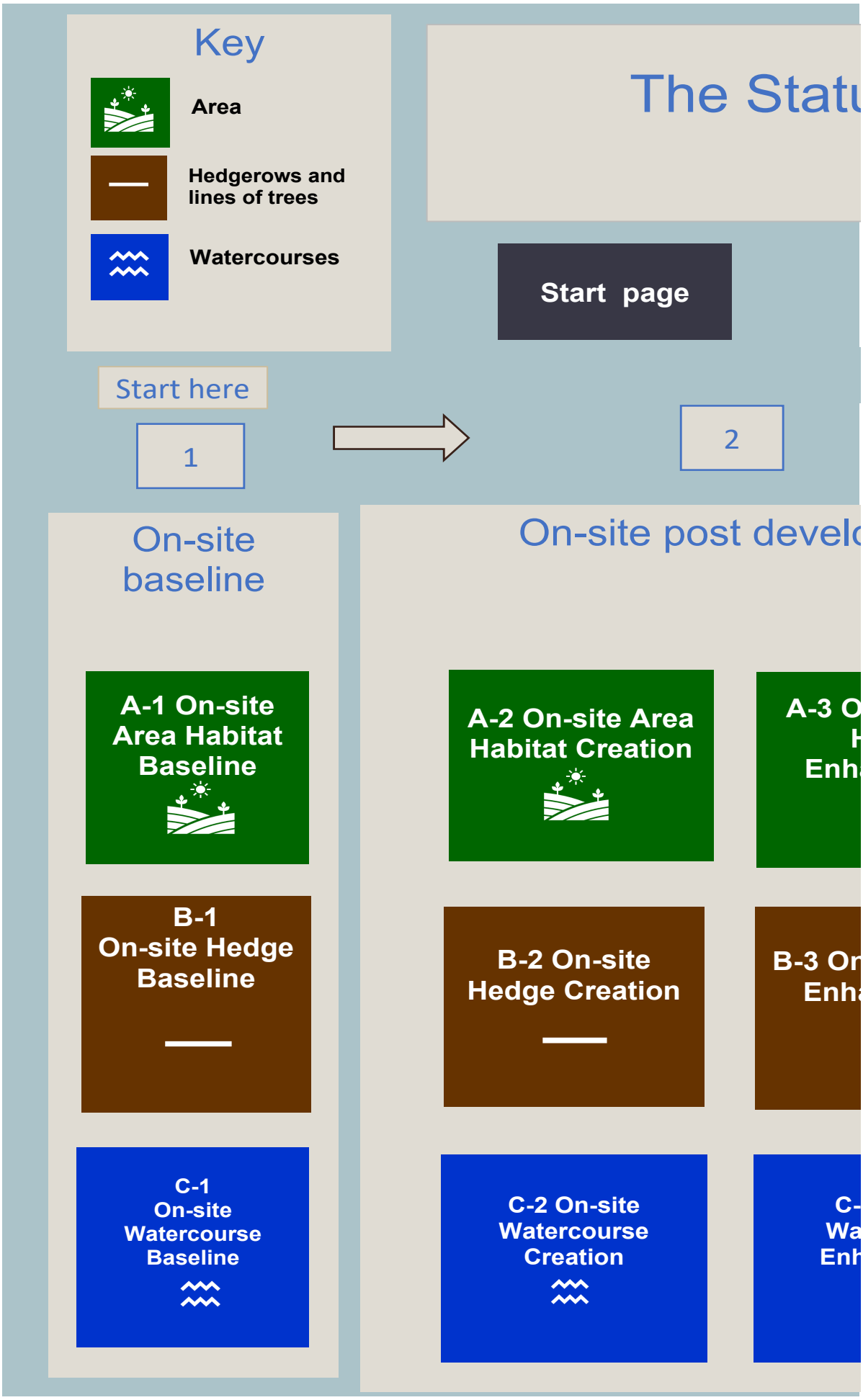
On-site post-intervention map reference number	

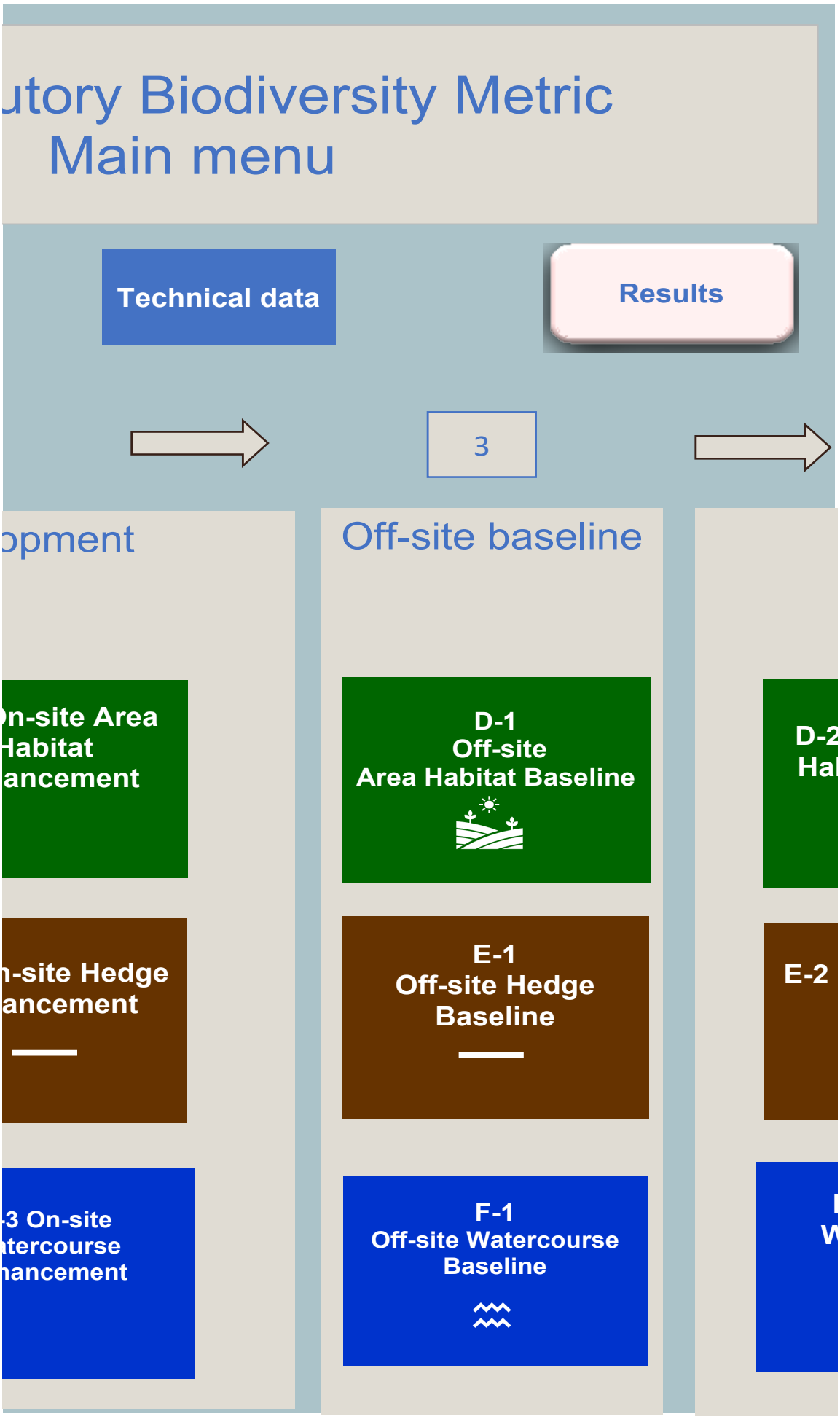
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Off-site post-intervention reference number	


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view




Key
Area
Hedgerows and lines of trees
Watercourses
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Off-site Watercourse
Baseline

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	8	0.1303		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	8	0.1303	0	0.0000

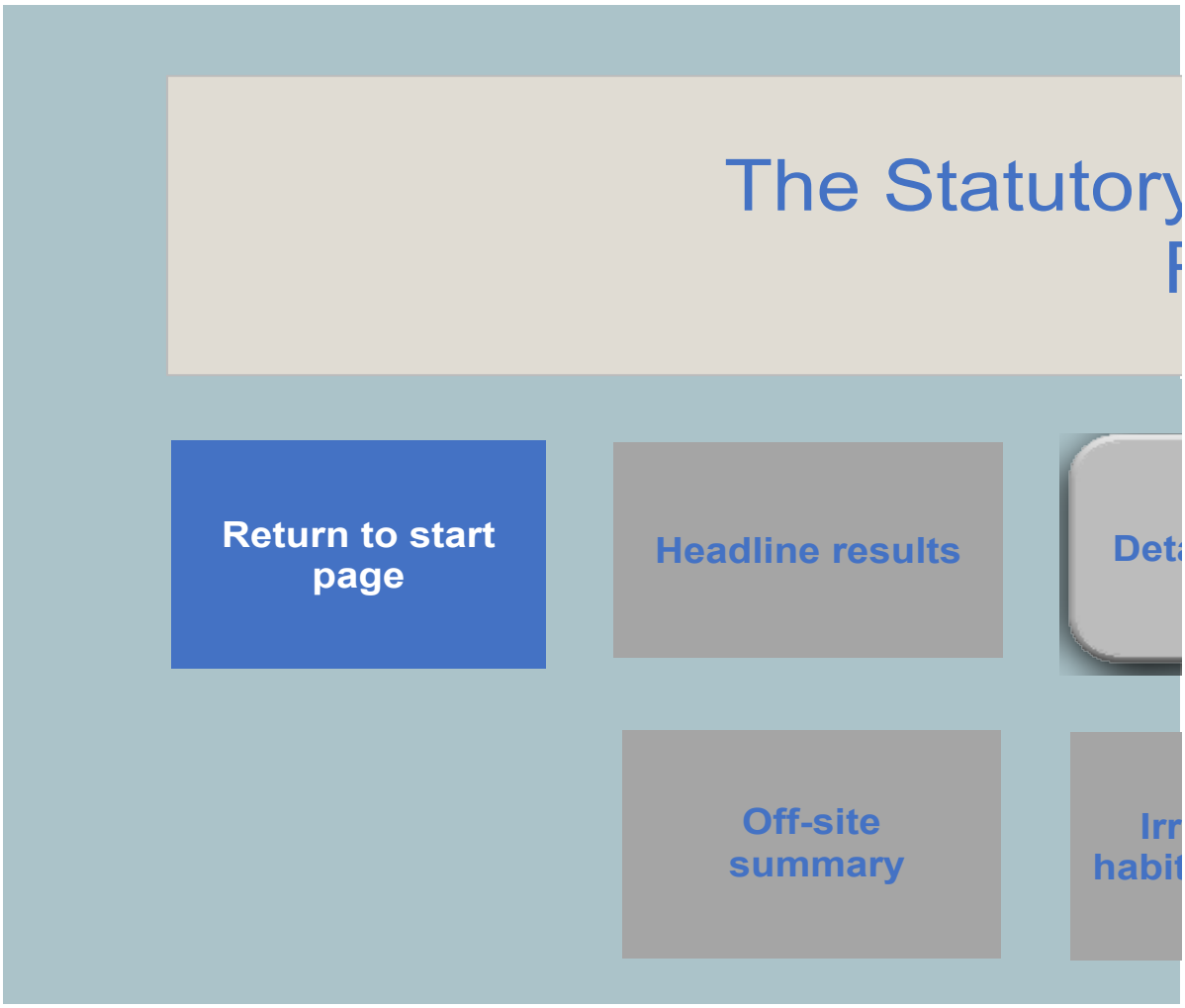
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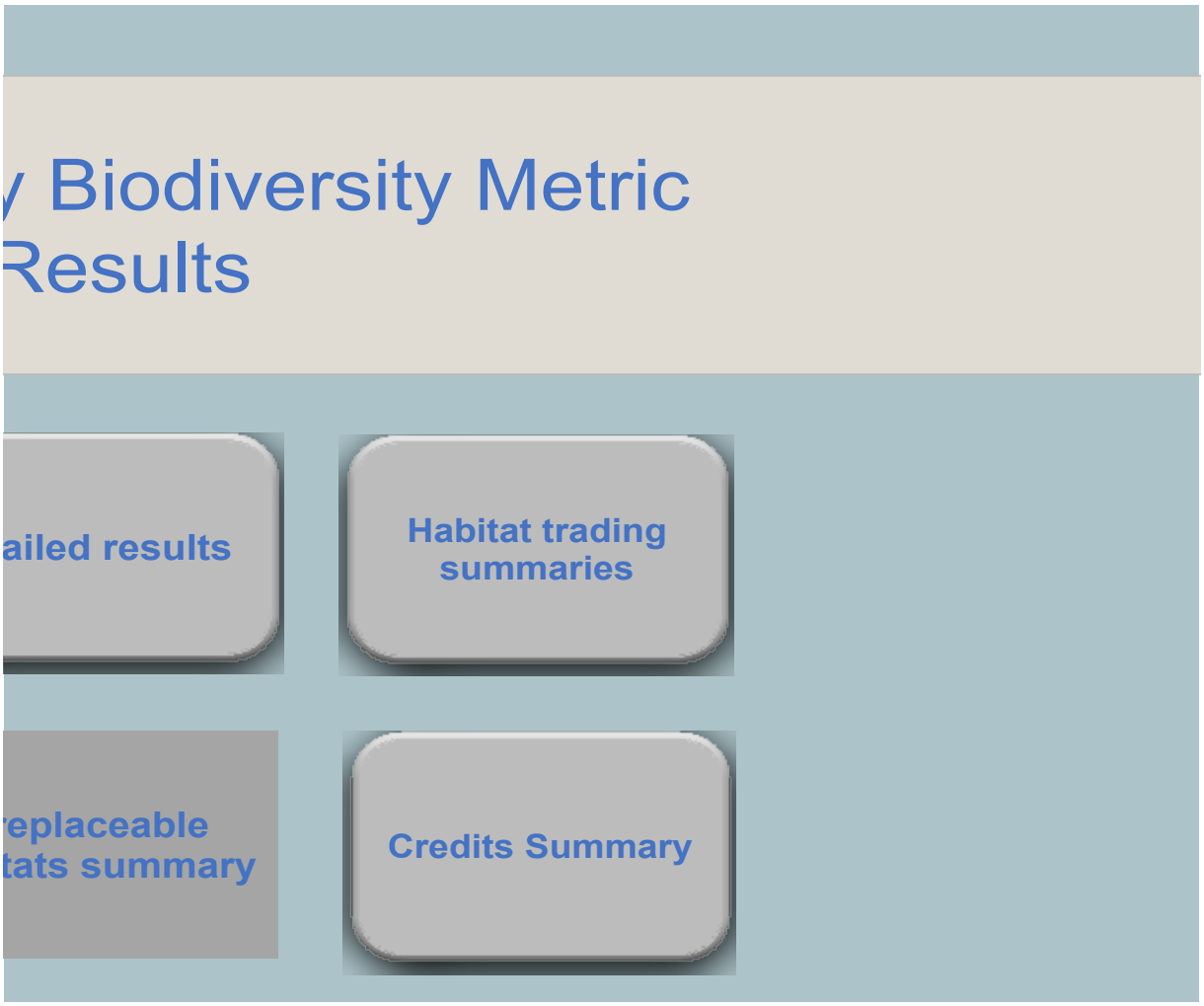
Off-site post development

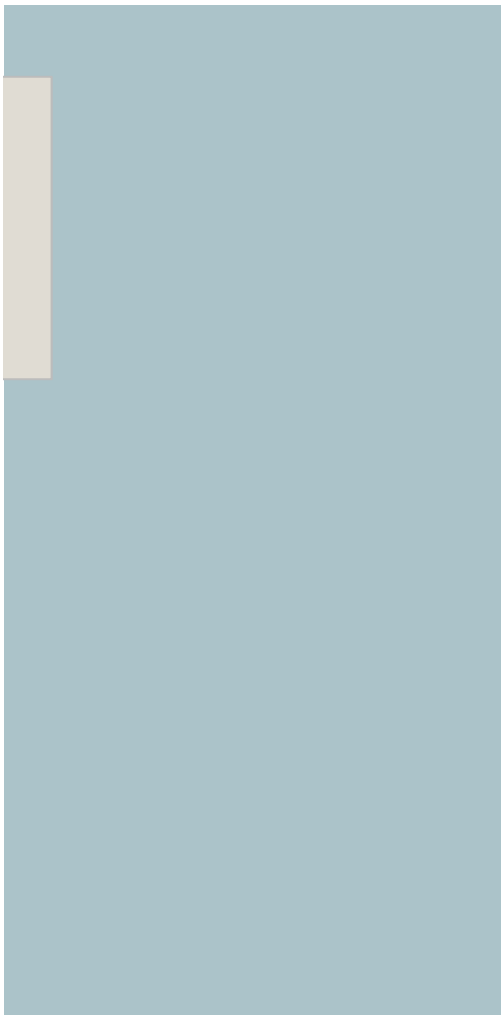
2 Off-site Area bitat Creation

Off-site Hedge Creation

F-2 Off-site Watercourse Creation


The Statutory
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Headline results
Off-site summary


y Biodiversity Metric
Results
ailed results
Habitat trading summaries
eplaceable tats summary
Credits Summary



Land at Coldharbour Lane, Rainham, Essex RM13 9YQ

Headline Results

Return to results menu

Scroll down for final results ⚠

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

Off-site net change (units & percentage)	*Hedgerow units* *Watercourse units*
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units* *Hedgerow units* *Watercourse units*
Spatial risk multiplier (SRM) deductions	*Area habitat units* *Hedgerow units* *Watercourse units*
FINAL RESULTS	
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units* *Hedgerow units* *Watercourse units*
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units* *Hedgerow units* *Watercourse units*

Trading rules satisfied?	No - Check Tradi

Unit Type	Target	Baseline Units	Units Required
Area habitat units	10.00%	7.25	7.97
Hedgerow units	10.00%	0.22	0.25
Watercourse units	10.00%	1.27	1.39

Input errors/rule breaks present in metric ▲

7.25		
0.22		
1.27		
3.52		
0.22		
1.27		
-3.73	-51.48%	On-site net gain is less than target set ⚠
0.00	0.00%	On-site net gain is less than target set ⚠
0.00	0.00%	On-site net gain is less than target set ⚠
0.00		
0.00		
0.00		
0.00		
0.00		
0.00		
0.00	0.00%	

0.00	0.00%
0.00	0.00%

-3.73
0.00
0.00
0.00
0.00
0.00
-3.73
0.00
0.00

-51.48%	Total net gain achieved is less than target set ▲
0.00%	Total net gain achieved is less than target set ▲
0.00%	Total net gain achieved is less than target set ▲

ing Summaries ▲

Unit Deficit
4.46
0.02
0.13



Project Name: Land at C

Condense /

Ma

Ref	Broad Habitat
1	Grassland
2	Wetland
3	Urban
4	Woodland and forest
5	

Coldharbour Lane, Rainham, Essex RM13 9YQ Map Reference:

A-1 On-Site Habitat Baseline

/ Show Columns

Condense / Show

in Menu

Existing area habitats

Habitat Type
Modified grassland
Reedbeds
Built linear features
Other woodland; broadleaved

Site Area (Excluding area of individual trees, green wa

M² to hectares conversion tool:

Area h
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

v Rows

		Distinctiveness		Conditio
Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition
No	2.6114	Low	2	Poor
No	0.0219	High	6	Moderate
No	0.0034	V.Low	0	N/A - Other
No	0.1469	Medium	4	Good
Total habitat area	2.78			
alls, intertidal hard structures)	2.78			

	Select a unit	Hectares	M²

habitat summary
-3.73
-51.48%
No - check trading summaries ▲

on	Strategic significance		
Score	Strategic significance	Strategic significance	Strategic significance multiplier
1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Required Action to Meet Trading Rules	Ecological baseline			
	Total habitat units	Area retained	Area enhanced	
Same distinctiveness or better habitat required ≥	5.22	0.0805	0.1035	
Same habitat required =	0.26	0.0192		
Compensation Not Required	0.00	0.0034		
Same broad habitat or a higher distinctiveness habitat required (≥)	1.76	0.1235		
	7.25	0.23	0.10	

Total area lost (excluding are and intertidal

Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
0.16	0.21	2.43	4.85
0.23	0.00	0.00	0.03
0.00	0.00	0.00	0.00
1.48	0.00	0.02	0.28
1.87	**0.21**	**2.45**	**5.17**

a of individual trees, green walls l hard structures)	**2.45**

Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	User comments
	Much of the grass areas across the site is of INNS species, such as black mustard and poison hemlock
	Single species reeds patch that has naturally occurred across the area from surrounding habitats

Comments	
Planning authority comments	**Habitat reference number**

Project Name: Land a

Condense / S

Main

Ref	Broad Habitat
1	Urban
2	Heathland and shrub
3	Individual trees
4	
5	

t Coldharbour Lane, Rainham, Essex RM13 9YQ Map Reference:

A-2 On-Site Habitat Creation

how Columns

Condense / Show Rows

Menu

Proposed habitat
Developed land; sealed surface
Mixed scrub
Rural tree
Total habitat area

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

M² to hectares conversion tool:

Area habitat summ	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	
Area Check	

Area (hectares)	Distinctiveness		Condition	
	Distinctiveness	Score	Condition	Score
2.4102	V.Low	0	N/A - Other	0
0.0393	Medium	4	Good	3
0.1303	Medium	4	Good	3
2.58				

2.45

Select a unit	Hectares	M^2

nary
-3.73
-51.48%
No - check trading summaries ▲
Area Acceptable ✓

Note; Habitat

Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

: selected has a time to target condition greater tha
required.

[redacted]

Post intervention habitats

Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
0	0	0
10	0	0
30+	0	0

an 30 years. Non standard agreement may be

[redacted]

Temporal multiplier

Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
Standard time to target condition applied	0	1.000
Standard time to target condition applied	10	0.700
Standard time to target condition applied	30+	0.320

Difficulty multipliers			
Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied
Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1
			Total Units

Habitat units delivered	User comments
0.00	
0.33	
0.50	
0.83	

Comments	
Planning authority comments	Habitat reference number

ct Name: Land at Coldharbour Lane, Rainham, Essex RM13 9YQ | Map Refere

A-3 On-Site Habitat Enhancement

Condense / Show Columns | Condense / Show Rows

Main Menu

Baseline ref	Baseline habitat	Total habitat area (hectares)
1	Grassland - Modified grassland	2.6114

Baseline habitats			
Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score
Low	2	Poor	1

Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units
Low Strategic Significance	1	5.22

	Proposed Ha
Required Action to Meet Trading Rules	Proposed Broad Habitat
Same distinctiveness or better habitat required ≥	Grassland

Area habitat s
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

abitat (Broad habitat pre-populated but can be overridden)
Proposed habitat
Other neutral grassland

summary

-3.73
-51.48%
No - check trading summaries ▲

Change in distinctiveness and condition		Area (hectares)
Distinctiveness change	Condition change	
Low - Medium	Lower Distinctiveness Habitat - Good	0.1035

	Total habitat area	0.10

Distinctiveness	Score	Condition	Score
Medium	4	Good	3

Post intervention habitats

Strategic significance			
Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	15

		Temporal risk multiplier
Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition
0	0	Standard time to target condition applied

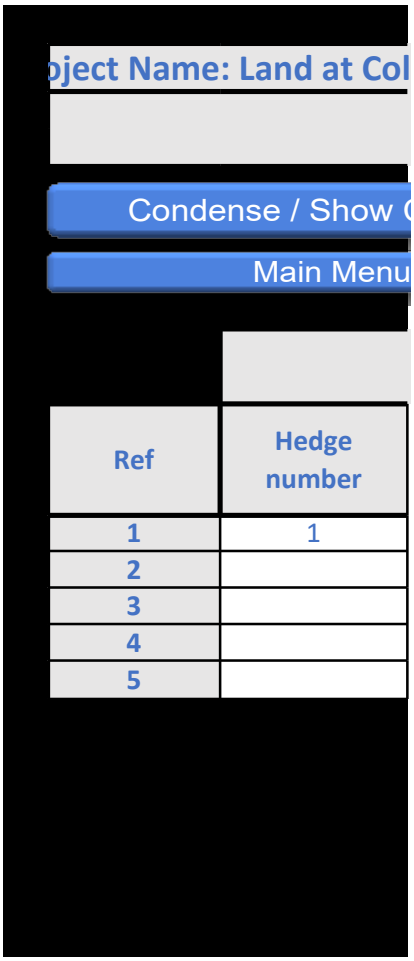
			Difficulty risk multipli
Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier
15	0.586	Low	Standard difficulty applied

...iers		Habitat units delivered	User comments
Final difficulty of enhancement	Difficulty multiplier applied		
Low	1	0.81	

		0.81	

Comments

Planning authority comments	Habitat reference number


oject Name: Land at Col
Condense / Show
Main Menu
Ref
Hedge number
1
1
2
3
4
5

dharbour Lane, Rainham, Essex RM13 9YQ Map Referenc

B-1 On-Site Hedge Baseline

Columns Condense / Show Rows

Existing hedgerow habitats

Habitat type	Length (km)
Line of trees	0.056
	0.06

Hedgerow s
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
Low	2	Moderate	2

summary
0.00
0.00%
Yes ✓

Strategic significance		
Strategic significance	**Strategic significance**	**Strategic significance multiplier**
Area/compensation not in local strategy/ no local strategy	Low Strategic	1

Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced
Same distinctiveness	0.22	0.056		0.22	0.00
	0.22	**0.06**	**0.00**	**0.22**	**0.00**

[redacted]

Length lost	Units lost	User comments
0.00	0.00	
0.00	0.00	

[redacted]

[redacted]

Comments

Planning authority comments	Habitat reference number

[redacted]

Project Name: Land at Coldharbour Lane, Rainham, Essex RM13

C-1 On-Site WaterC' Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Existing watercourse type		
Ref	**Watercourse type**	**Length (km)**
1	Ditches	0.172
2		
3		
4		
5		
6		
		0.17

Watercourse summary	
Total Net Unit Change	0.00
Total Net % Change	0.00%
Trading Rules Satisfied	Yes ✓

Distinctiveness		Condition		Strategic sign
Distinctiveness	Score	Condition	Score	Strategic significance
Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy

ificance		Watercourse encroachment		Riparian encroachı
Strategic significance	Strategic significance multiplier	Extent of encroachment	Multiplier	Extent of encroachment for both banks
Low Strategic Significance	1	No Encroachment	1	Moderate/ No Encroachment

ment		Ecological baseline			
Multiplier	Required Action to Meet Trading Rules	Total watercourse units	Length retained	Length enhanced	Units retained
0.92	Same habitat required =	1.27	0.172		1.27
		1.27	0.17	0.00	1.27

Units enhanced	Length Lost	Units Lost	Bespoke compensation agreed for losses of VHDH
0.00	0.00	0.00	
0.00	0.00	0.00	

[redacted]

[redacted]

User Comments

[redacted]

[redacted]

Comments

Planning authority comments	Habitat reference number

[redacted]