

The Statutory Biodiversity Metric

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Project details			
Planning authority:	Kirkcaldy District Council		
Project name:	Land of Bretton Street, WF12 9DB		
Applicant:	Saghir Hussain		
Application type:	Planning		
Planning application reference:			
Completed by:	Hannah Upshall		
Date of metric completion:	26 November 2025		
Reviewer:	Abby Pidgen		
Calculation iteration:	3		
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):	0.84	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

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

On-site baseline map Insert

On-site baseline map reference number

Off-site baseline map Insert

Off-site baseline map reference number

On-site post intervention map Insert

On-site post-intervention map reference number

Off-site post intervention map Insert

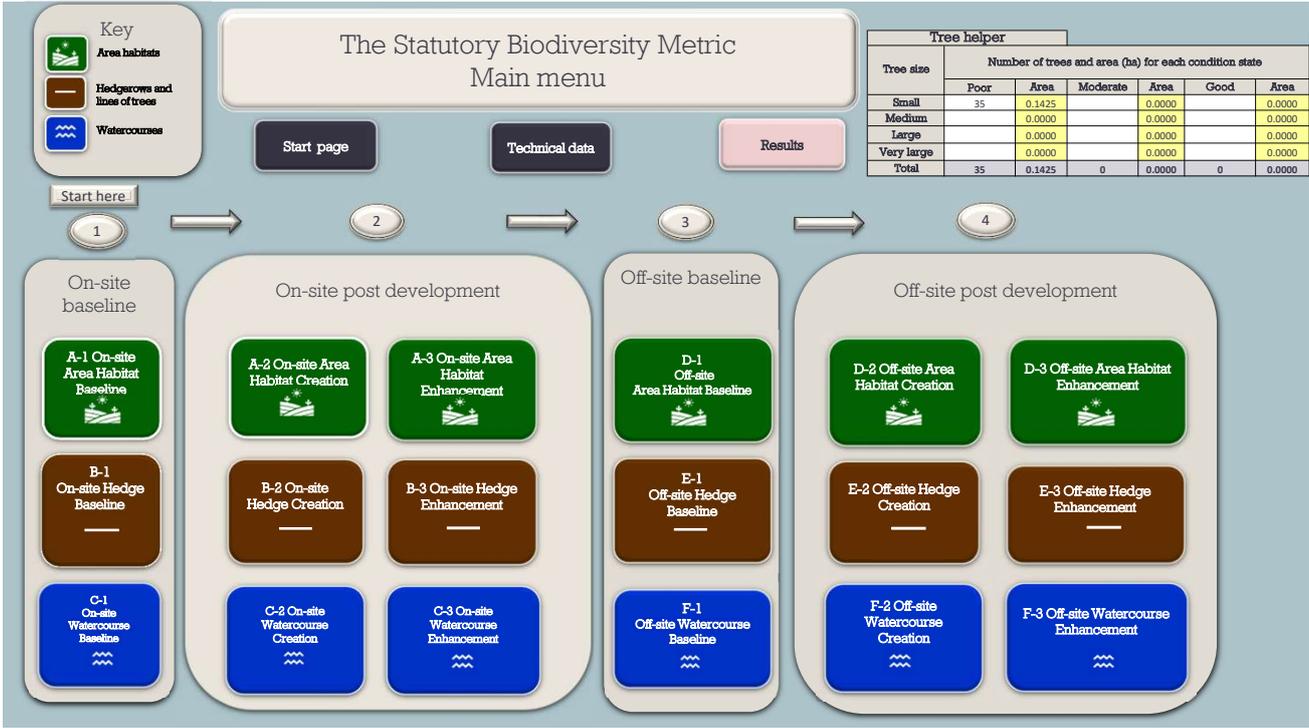
Off-site post-intervention reference number

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Land of Bretton Street, WF12 9DB
Headline Results
Scroll down for final results ▲

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On-site baseline	Habitat units	4.21		
	Hedgerow units	0.00		
	Watercourse units	0.73		
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	3.46		
	Hedgerow units	0.00		
	Watercourse units	0.71		
On-site net change <small>(units & percentage)</small>	Habitat units	-0.74	-17.66%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	-0.02	-3.06%	On-site net gain is less than target set ▲

Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change <small>(units & percentage)</small>	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>	Habitat units	-0.74		
	Hedgerow units	0.00		
	Watercourse units	-0.02		
Spatial risk multiplier (SRM) deductions	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>	Habitat units	-0.74		
	Hedgerow units	0.00		
	Watercourse units	-0.02		
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-17.66%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	-3.06%	Total net gain achieved is less than target set ▲	

Trading rules satisfied? No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	4.21	4.83	1.16	No additional hedgerow units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	
Watercourse units	10.00%	0.73	0.81	0.10	

Input errors/rule breaks present in metric ▲

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Trading summary highlights

Trading summary watercourses

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Status	Trading Satisfied?
Very High	Same habitat required - Invasive compensation option A	Same habitat required in	Yes ✓
High	Same habitat required in	Same habitat required in	Yes ✓
Medium	Same habitat required in a better distinctiveness habitat required in	Same habitat required in	No A No A
Low	Same distinctiveness or better habitat required?	Same distinctiveness or better habitat required?	

Very High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Units losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heath and wetter scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Artificial fish naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Callunetum or grassland	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Deposition on peat areas (H116)	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 - Coastal valley mire (H116.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mire and reedbeds (H116)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood pasture and parkland	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 peat, 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: Like for like 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
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CPOM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H147)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Heath with sea buckthorn (H116)	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 (H117)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Marine cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open 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 - Riparian/transition for flood woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland broad and new 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 tree woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland hardwoods	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 saltmarsh - Coastal saltmarsh	Coastal saltmarsh	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 coarse sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarsh and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seaweeds	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: Like for like not satisfied	0.00

Medium Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	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 biodiversity	Cropland	0.00	0.00	0.00	
Grassland - Other lowland hay meadows	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.34	0.00	0.34	✓
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Heathland scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	-0.91	0.00	-0.91	
Heathland and shrub - Cistus scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	1.15	0.00	1.15	
Lakes - Ponds (low priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoir	Lakes	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 - Commercial and industrial	Urban	0.00	0.00	0.00	0.00
Urban - Recreative green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.80	0.00	0.80	0.80
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other native tree woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland broadleaved	Woodland and forest	-1.18	0.00	-1.18	-1.18
Woodland and forest - Other woodland mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	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 structure with integrated growing of grey infrastructure (BCC)	Intertidal hard structures	-0.09	0.00	-0.09	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.09 ✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-1.18 Δ
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-1.18 Δ
Cumulative surplus of units	-0.09 Δ

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	0.00
Cropland - Hop/rye	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	
Grassland - Modified grassland	Grassland	-0.68	0.00	-0.68	Δ
Grassland - Bracken	Grassland	0.00	0.00	0.00	
Heathland and shrub - Woodland scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Rural/agricultural	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Tall trees	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Biotope	Urban	0.00	0.00	0.00	
Urban - Bare ground	Urban	0.00	0.00	0.00	
Urban - Abandoned	Urban	0.00	0.00	0.00	
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00	
Urban - Ground level green wall	Urban	0.00	0.00	0.00	
Urban - Ground level planter	Urban	0.00	0.00	0.00	
Urban - Other green roof	Urban	0.00	0.00	0.00	
Urban - Intensive green roof	Urban	0.00	0.00	0.00	
Urban - Introduced shrub	Urban	0.00	0.00	0.00	
Urban - Rain garden	Urban	0.00	0.00	0.00	
Urban - Actively wooded land (open or semi open cast case)	Urban	0.00	0.00	0.00	
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00	
Urban - Vegetated garden	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 saltmarsh and saline reedbeds	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 muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral coarse sediment	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 biogenic reefs	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00	
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00	
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	-0.68	0.00	-0.68	

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.68 Δ
Cumulative surplus of units	-0.68 Δ

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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 deficits	0.00
Remaining losses. Units for like not generated	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 deficits	0.00
High Distinctiveness losses to be offset by trading up	0.00
Highest 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	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary

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

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 Low Distinctiveness Summary

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

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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 =	No ▲
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

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not standard	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

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not standard	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	-0.02	0.00	-0.02
	-0.02	0.00	-0.02

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses, Like for like not standard	-0.02 ▲

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

Low Distinctiveness Summary

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

