

# Former Holloway Prison

#FVBN0

# The Biodiversity Metric 3.0 - Calculation Tool

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Project details	
Planning authority:	London Borough of Islington
Project name:	Holloway Prison
Applicant:	Peabody Construction Limited
Application type:	Full
Planning application reference:	
Assessor:	Sacha Rogers
Reviewer:	
Metric version:	3
Assessment date:	28th October 2021
Planning authority reviewer:	

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Results

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Reset view

### Cell style conventions

	Enter data
	Automatic lookup
	Result

On-site baseline map

Insert

On-site post intervention map

Insert

Off-site baseline map

Insert

Off-site post intervention map

Insert

# The Biodiversity Metric 3.0 - Calculation Tool

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Urban tree helper		
Tree size	Tree number	Area
Small		0.0000
Medium		0.0000
Large		0.0000
Total	0.00	0.0000

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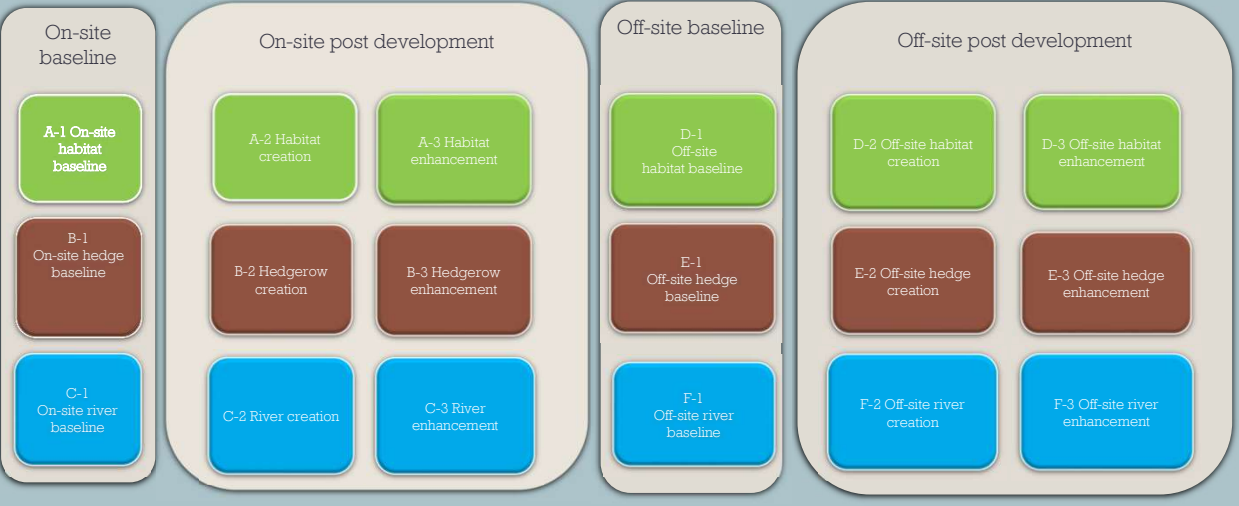
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# The Biodiversity Metric 3.0 - Calculation Tool

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Habitat trading  
summary

Holloway Prison

Headline Results

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On-site baseline	<i>Habitat units</i>	8.82
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

On-site post-intervention <small>(including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	10.42
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

On-site net % change <small>(including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	16.87%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%

Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

Off-site post-intervention <small>(including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

Total net unit change <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	1.60
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

Total on-site net % change plus off-site surplus <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	16.87%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%

Trading rules Satisfied?	<b>No - Check Trading Summary</b>
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Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Response compensation likely to be required	Yes
High	Some habitat recruited	Yes
Medium		Yes
Low	Some 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 heath and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquatic led naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calluna-rich grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blunket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat plateaux (H115)	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 - Open Valley Mire (1) (H2.1)	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 reed bog (H114)	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	
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	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 - Broadland Wetland Mosaic (3) (M6)	Cropland	0.00	0.00	0.00	
Cropland - Lowland calcareous grassland	Cropland	0.00	0.00	0.00	
Cropland - Tall herb communities	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 - Sea buckthorn scrub (Annex 1)	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 - Merit 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 - Priority (Priority Habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes, ponds and pools	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 dune	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	
Urban - Open Moors: Habitats on Previously Developed Land	Urban	0.00	0.00	0.00	
Wetland - Broadlands	Wetland	0.00	0.00	0.00	
Woodland and forest - Field	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and tree 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 woodland	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 deciduous	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 lagoons - Coastal lagoons	Coastal lagoons	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 mixed sediments	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 - Halimeda	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 sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Units for Site 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 game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen & nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Cropland - Cereal crops winter stubble	Cropland	0.00	0.00	0.00	0.00
Cropland - Other lowland acid grassland	Cropland	0.00	0.00	0.00	
Cropland - Other upland grassland	Cropland	0.00	0.00	0.00	1.00
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bracken scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Hawthorn 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	0.00	0.00	0.00	
Lakes - Ponds (Non-Priority Habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	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 - Brown roof	Urban	0.00	0.00	0.00	
Urban - Concrete and chalcids	Urban	0.00	0.00	0.00	0.11
Urban - Intensive grassland	Urban	0.11	0.00	0.11	
Woodland and forest - Other Non-Fine woodland	Woodland and forest	0.00	0.00	0.00	-0.53
Woodland and forest - Other woodland, broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodlands mixed	Woodland and forest	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 Inf-structure (G3G)	Intertidal	0.00	0.00	0.00	0.00
		<b>1.14</b>	<b>0.00</b>	<b>1.14</b>	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	1.00
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.53
Higher distinctiveness surplus units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	1.68

Low Distinctiveness					
Habitat group	Group	On Site unit change	Off Site Unit Change	Project wide unit change	
Cropland - Cereals other	Cropland	0.00	0.00	0.00	
Cropland - Cereals other	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	
Wetland - Modified broadland	Wetland	-3.28	0.00	-3.28	
Cropland - Rankland	Cropland	0.00	0.00	0.00	
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Organotrophic lake or pond	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Littoral herbaceous	Sparsely vegetated land	-1.11	0.00	-1.11	
Urban - Bloomable	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Allotment	Urban	0.00	0.00	0.00	
Urban - Fence-bound green wall	Urban	0.00	0.00	0.00	
Urban - Orchard based green wall	Urban	0.00	0.00	0.00	
Urban - Orchard leaved chimney	Urban	0.00	0.00	0.00	
Urban - Domestic green roof	Urban	3.48	0.00	3.48	
Urban - Inland wetland	Urban	-0.47	0.00	-0.47	
Urban - River meadow	Urban	0.00	0.00	0.00	
Urban - Sand pit quarry or open cast mine	Urban	0.00	0.00	0.00	
Urban - Urban tree	Urban	0.00	0.00	0.00	
Urban - Sustainable urban drainage feature	Urban	0.00	0.00	0.00	
Urban - Vaccinium/blechnid forest/moorland	Urban	-0.47	0.00	-0.47	
Urban - Wetland meadow	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 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 mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral seaweed	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	0.00	0.00	0.00	
Intertidal Hard Structures - Artificial features of hard structures	Intertidal	0.00	0.00	0.00	
Heathland and shrub - Sea buckthorn scrub (robes)	Heathland and shrub	0.00	0.00	0.00	0.29
		<b>0.29</b>	<b>0.00</b>	<b>0.29</b>	

Low Distinctiveness Summary	
Low Distinctiveness Net Change in Units	0.29
Cumulative surplus of units	2.09

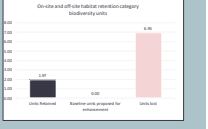
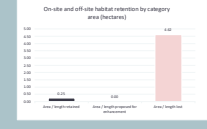
Summary Figures

Summary Figures table with 3 columns: Metric, Value, and Units. Metrics include Net project biodiversity units (3.80), Total project biodiversity % change (18.81%), and Combined habitat retention and enhancement data.

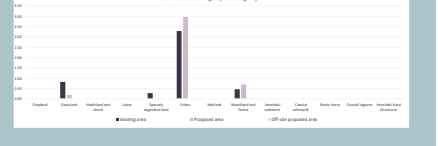
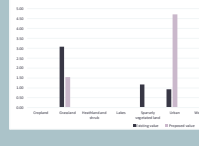
Area habitats

On site change by broad habitat type table with 5 columns: Habitat group, Existing area, Proposed area, Post development area, and Climate Change.

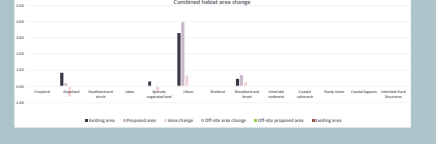
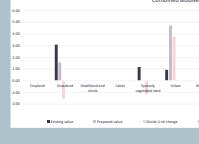
Combined area lost by distinctiveness band table with 2 columns: Category and Area lost.



Off site change by broad habitat type table with 5 columns: Habitat group, Existing area, Proposed area, Off-site area, and Climate Change.



Combined on site and off site change by broad habitat type table with 5 columns: Habitat group, Existing area, Proposed area, Off-site area, and Climate Change.



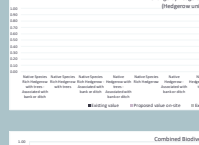
Hedges and lines of trees

On site change by hedge type table with 5 columns: Hedge type, Existing length, Proposed length, Post development area, and Climate Change.

Combined length lost by distinctiveness band table with 2 columns: Category and Length lost.



Off site change by hedge type table with 5 columns: Hedge type, Existing length, Proposed length, Off-site area, and Climate Change.



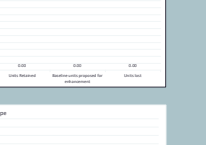
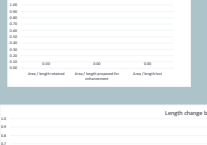
Combined on site and off site change by hedge type table with 5 columns: Hedge type, Existing length, Proposed length, Off-site area, and Climate Change.



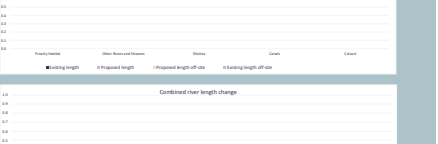
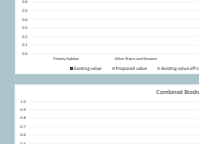
Rivers and Streams

On site change by river type table with 5 columns: River type, Existing length, Proposed length, Post development area, and Climate Change.

Combined length lost by distinctiveness band table with 2 columns: Category and Length lost.



Off site change by river type table with 5 columns: River type, Existing length, Proposed length, Off-site area, and Climate Change.



Combined on site and off site change by river type table with 5 columns: River type, Existing length, Proposed length, Off-site area, and Climate Change.



Hollway Pines  
A-1 Site Habitat Baseline

Baseline site area		Disturbance		Conditions		Baseline objectives		Baseline objectives		Baseline objectives		Baseline objectives		Baseline objectives		Baseline objectives		Baseline objectives		
Disturbance	Condition	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective	Baseline objective
1	Overland	Medium ground	0.250	Low	1	Good	1	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	0.25	0	0.00	0.00	0.00	0.00	0.00	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.
2	Openly vegetated land	Roadside/Edge land	0.200	Low	1	Moderate	2	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	1.20	0	0.00	0.00	0.00	0.00	1.20	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.
3	Woodland and forest	Other woodland/forest	0.450	Medium	1	Moderate	3	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	3.75	0.000	1.00	0.00	0.00	1.75	0.00	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.
4	Wetland	Intertidal wetland	0.250	Low	1	Good	1	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	0.45	0	0.00	0.00	0.00	0.00	0.45	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.
5	Wetland	Developed/land use/forest	0.100	Low	1	Sub-Optimal	0	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.
6	Overland	Medium ground	0.450	Low	1	Good	1	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	0.45	0	0.00	0.00	0.00	0.45	0.00	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.
7	Wetland	Woodland/forest	0.250	Low	1	Good	1	Baseline objectives not at risk of being lost	Low Strategic Importance	1	Green Infrastructure or better habitat required	0.45	0	0.00	0.00	0.00	0.45	0.00	0.00	Area of medium to high potential vegetation, including some native grassland, scattered grasses, and some shrubs. The area is currently used for grazing and is not protected.

4.00

0.00

0.00

1.20

0.00

0.00

0.00

4.00



**Refinery Project  
A-3 Site Habitat Creation**

Confirm / Show Columns      Confirm / Show Rows

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Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Risk management for low-risk habitats		Yield/multiplier	Final time to target condition	Final difficulty of creation	Finality	Subsidy (millions)	Comments	
					Strategic significance	Standard or adjusted time to target condition						Assess comments	Delivery comments
Urban	Developed bank, raised embankment	2.3545	Y Low	NR - Other	Amortisation not as local strategy no local strategy	Standard time to target condition applied	5	Medium	0.00	Standard time to target condition applied	0.00	Standard time to target condition applied	
Urban	Intensive green roof	0.0138	Medium	Good	Amortisation not as local strategy no local strategy	Standard time to target condition applied	10	Medium	0.11	Standard time to target condition applied	0.11	Standard time to target condition applied	
Urban	Extensive green roof	0.0938	Low	Good	Amortisation not as local strategy no local strategy	Standard time to target condition applied	5	Low	3.48	Standard time to target condition applied	3.48	Standard time to target condition applied	
Urban	Vegetated garden	0.7754	Low	Poor	Amortisation not as local strategy no local strategy	Standard time to target condition applied	1	Low	1.50	Standard time to target condition applied	1.50	Standard time to target condition applied	
Urban	Rain garden	0.1121	Low	Good	Amortisation not as local strategy no local strategy	Standard time to target condition applied	5	Low	0.56	Standard time to target condition applied	0.56	Standard time to target condition applied	
Woodland and forest	Other woodland, mixed	0.4556	Medium	Medium	Amortisation not as local strategy no local strategy	Standard time to target condition applied	20	Low	1.25	Standard time to target condition applied	1.25	Standard time to target condition applied	
Grassland	Other semi-improved grassland	0.1384	Medium	Fairly Good	Amortisation not as local strategy no local strategy	Standard time to target condition applied	7	Low	1.55	Standard time to target condition applied	1.55	Standard time to target condition applied	
<b>Total area</b>		<b>4.48</b>									<b>8.46</b>		