

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	on of part of the existing dwelling and conversion of the existing coach house at PIRTON HALL, SHILLING		
Applicant:	Gill Hudson Homes Ltd		
Application type:	Full		
Planning application reference:			
Completed by:	Julian Newman & Heather Stuckey		
Date of metric completion:	17 July 2026		
Reviewer:			
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):	1.09	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



On-site baseline map reference number

Off-site baseline map



Off-site baseline map reference number

On-site post intervention map

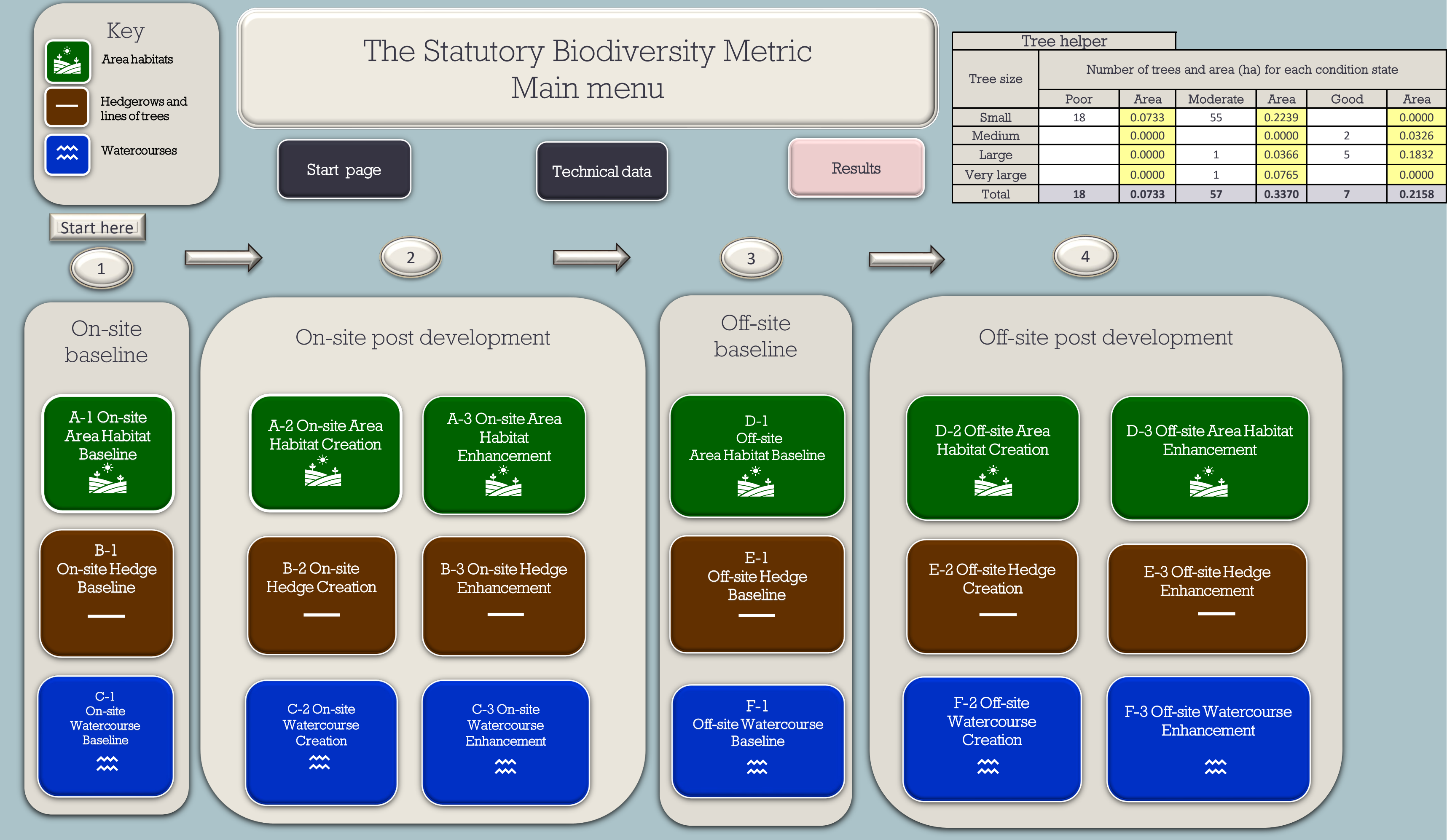


On-site post-intervention map reference number

Off-site post intervention map



Off-site post-intervention reference number



New residential development, demolition of part of existing building

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Area habitat units	4.71		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	4.77		
	Hedgerow units	0.04		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	0.05	1.15%	On-site net gain is less than target set ▲ Zero baseline units - % cannot be calculated
	Hedgerow units	0.04	N/A	
	Watercourse units	0.00	0.00%	

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

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.05		
	Hedgerow units	0.04		
	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 (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.05
	Hedgerow units	0.04
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	1.15%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	No additional hedgerow units required to meet target ✓ No additional watercourse units required to meet target ✓
Area habitat units	10.00%	4.71	5.18	0.42	
Hedgerow units	10.00%	0.00	0.00	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	

Input errors/rule breaks present in metric ▲

Return to results menu

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 broad habitat or a higher distinctiveness habitat required (Δ)	Yes ✓
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
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 meadow	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heath and willow scrub	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 - Galamianian 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 - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	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) (D2.1)	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 quaking bogs (H7140)	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 seagrass 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 CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	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 - Dunes with sea buckthorn (H2180)	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 - Mall 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 (H3170)	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 shingle	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 - Maritime 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 - 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 ashwoods	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 - Mussels	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	
Intertidal sediment - Littoral seagrass	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 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 tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
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	0.00
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	0.00	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	
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 trees	Individual trees	0.22	0.00	0.22	0.22 ✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland, 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	
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 structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.22	0.00	0.22	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.22 ✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00

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 - Winter stubble	Cropland	0.00	0.00	0.00	
Grassland - Modified grassland	Grassland	0.32	0.00	0.32	✓
Grassland - Bracken	Grassland	0.00	0.00	0.00	
Heathland and shrub - Rhododendron 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 - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Biowaste	Urban	0.00	0.00	0.00	
Urban - Bare ground	Urban	0.00	0.00	0.00	
Urban - Allotments	Urban	0.00	0.00	0.00	
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00	
Urban - Ground based green wall	Urban	0.00	0.00	0.00	
Urban - Ground level planers	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 worked sand pit 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 - Vegetated garden	Urban	0.48	0.00	0.48	Δ
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 seagrass	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	0.00	0.00	0.00	
		-0.17	0.00	-0.17	

Low Distinctiveness Summary	
Units available to offset Low Distinctiveness deficit	0.22 ✓
Low Distinctiveness net change in units	-0.17 Δ
Cumulative surplus of units	0.06 ✓

Project Name: New residential development, demolition of part of the existing

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

0.08

Total Net % Change

1.15%

Baseline Basis Unit/d/ha

1.42

Existing area habitats					Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Urban	Vegetated garden	No	0.009	Low	Good	Area compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required 2	1.02
2	Urban	Developed land, sealed surface	No	0.051	V.Low	N/A - Other	Area compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3	Urban	Artificial unvegetated, unsealed surface	No	0.051	V.Low	N/A - Other	Area compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
4	Urban	Developed land, sealed surface	No	0.105	V.Low	N/A - Other	Area compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
5	Individual trees	Urban tree	No	0.1131	Medium	Moderate	Area compensation not in local strategy/ no local strategy	Same distinctiveness or a higher distinctiveness habitat required 2	0.90
6	Individual trees	Urban tree	No	0.2158	Medium	Good	Area compensation not in local strategy/ no local strategy	Same forest habitat or a higher distinctiveness habitat required 2	2.59
7									
8									
9									
10									
11									
Total habitat area				1.41					4.71
Ring Area (Excluding area of individual trees, green walls, inertial hard structures)				1.09					

M² to hectares conversion tool

Select a unit

Hectares

M²

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHEB or irreplaceable habitat	User comments	Planning authority comments	Habitat reference number
		0.90	0.00	0.01	1.02				
		0.00	0.00	0.35	0.00				
		0.00	0.00	0.02	0.00				
		0.00	0.00	0.11	0.00				
0.1131		0.90	0.00	0.00	0.00				
0.2158		2.59	0.00	0.00	0.00				
0.33	0.00	3.49	0.00	1.09	1.82				
Total area lost (excluding area of individual trees, green walls and inertial hard structures)				1.09					

he existing dwelling and conversion of the existing coach house at PIRTON HALL, S

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change	0.05
Total Net % Change	1.18%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Post intervention habitats							Habitat units delivered	Comments		
				Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty	User comments	Planning authority comments		Habitat reference number		
1	Urban	Developed land; sealed surface	0.545	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00				
2	Urban	Vegetated garden	0.379	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.73				
3	Grassland	Modified grassland		Low	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	7	Low	0.00				
4	Grassland	Modified grassland	0.164	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.33				
5	Individual trees	Urban tree	0.0733	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.22				
6														
7														
8														
		Total habitat area:	1.16							1.27				

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

1.09

M² to hectares conversion tool:

Select a unit

Hectares

M²

Hedgerow summary	
Total Net Unit Change	0.04
Total Net % Change	N/A
Trading Rules Satisfied	Yes ✓