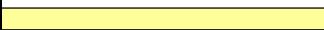


The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	18-19 Bancroft, Hitchin		
Applicant:			
Application type:			
Planning application reference:			
Completed by:	Tom McGuire, MKA Ecology Ltd		
Date of metric completion:	06 March 2025		
Reviewer:	Andy Symes ACIEEM, MKA Ecology Ltd		
Calculation iteration:	1		
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):	0.24	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

Main menu

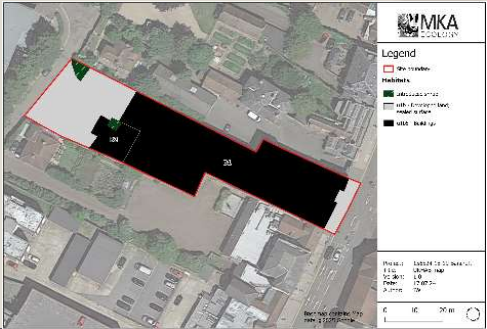
Results

View all

Reset view

On-site baseline map

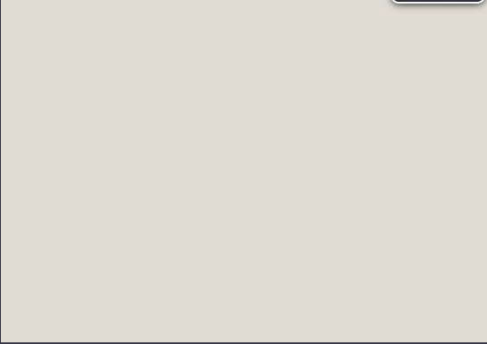
Insert



On-site baseline map reference number

Off-site baseline map

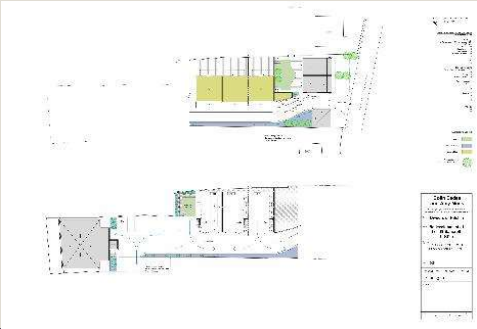
Insert



Off-site baseline map reference number

On-site post intervention map

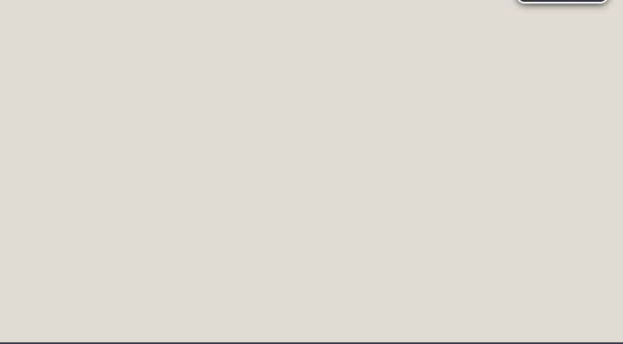
Insert



On-site post-intervention map reference number

Off-site post intervention map

Insert



Off-site post-intervention reference number

Key

Area habitats

Hedgerows and lines of trees

Watercourses

The Statutory Biodiversity Metric
Main menu

Start page

Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	8	0.0326		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	8	0.0326	0	0.0000	0	0.0000

Start here

1

2

3

4

On-site baseline

A-1 On-site Area Habitat Baseline

B-1 On-site Hedge Baseline

C-1 On-site Watercourse Baseline

On-site post development

A-2 On-site Area Habitat Creation

A-3 On-site Area Habitat Enhancement

B-2 On-site Hedge Creation

B-3 On-site Hedge Enhancement

C-2 On-site Watercourse Creation

C-3 On-site Watercourse Enhancement

Off-site baseline

D-1 Off-site Area Habitat Baseline

E-1 Off-site Hedge Baseline

F-1 Off-site Watercourse Baseline

Off-site post development

D-2 Off-site Area Habitat Creation

D-3 Off-site Area Habitat Enhancement

E-2 Off-site Hedge Creation

E-3 Off-site Hedge Enhancement

F-2 Off-site Watercourse Creation

F-3 Off-site Watercourse Enhancement

Project Name: 18-19 Bancroft, Hitchin

Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.18
Total Net % Change	2197.06%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	Urban	Developed land, sealed surface	No	0.178	V Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
2													
3	Urban	Developed land, sealed surface	No	0.061	V Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
4													
5	Urban	Introduced shrub	No	0.004	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required 2:	0.01
6													
7													
8													
9													
10													
				Total habitat area	0.24								0.01
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.24								

						Baseline compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
		0.00	0.00	0.18	0.00		2 onsite buildings		
		0.00	0.00	0.06	0.00		Hardstanding		
		0.00	0.00	0.00	0.01		2 areas of buckleia		
0.00	0.00	0.00	0.00	0.24	0.01				
				Total area lost (excluding area of individual trees, green walls and intertidal hard structures)		0.24			

M² to hectares conversion tool:

Select a unit

Hectares

M²

Area habitat summary	
Total Net Unit Change	0.18
Total Net % Change	2187.09%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓