

The Statutory Biodiversity Metric

Start page

Project details

Planning authority:	North Herts Council		
Project name:	Land Rear of 234 Conquest Close Hitchin SG4 9DP		
Applicant:	TEG Properties Ltd		
Application type:	Full		
Planning application reference:			
Completed by:	Andrew Palmer MCIEEM		
Date of metric completion:	20 January 2026		
Reviewer:			
Calculation iteration:			
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):	0.15	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

Insert



On-site baseline map reference number

Baseline Habitats
Dwg. SE2578-BH01

On-site post intervention map

Insert

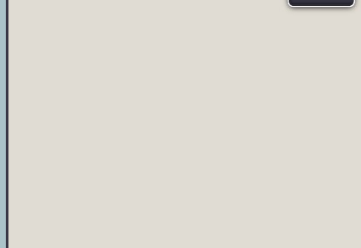


On-site post-intervention map reference number

Proposed Habitats
Dwg. SE2578-PH01

Off-site baseline map

Insert



Off-site baseline 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

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Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	5	0.0204		0.0000
Medium		0.0000	4	0.0651	1	0.0163
Large		0.0000		0.0000	1	0.0366
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	9	0.0855	2	0.0529

Start here

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2

3

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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



B-2 On-site
Hedge Creation



C-2 On-site
Watercourse
Creation



A-3 On-site Area
Habitat
Enhancement



B-3 On-site Hedge
Enhancement



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



E-2 Off-site Hedge
Creation



F-2 Off-site
Watercourse Creation



D-3 Off-site Area Habitat
Enhancement



E-3 Off-site Hedge
Enhancement



F-3 Off-site Watercourse
Enhancement



The Statutory Biodiversity Metric
Results

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Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Land Rear of 234 Conquest Close Hitchin SG4 9DP

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	2.42		
	Hedgerow units	0.15		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.47		
	Hedgerow units	0.25		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.95	-39.29%	On-site net gain is less than target set ▲
	Hedgerow units	0.10	70.28%	
	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	-0.95		
	Hedgerow units	0.10		
	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	-0.95	
	Hedgerow units	0.10	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-39.29%	
	Hedgerow units	70.28%	
	Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	2.42	2.66	1.19	No additional hedgerow units required to meet target ✓ No additional watercourse units required to meet target ✓
Hedgerow units	10.00%	0.15	0.16	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	

Input errors/rule breaks present in metric ▲

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Area habitat units	-0.95
	Hedgerow units	0.10
	Watercourse units	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Area habitat units	-39.23%
	Hedgerow units	70.28%
	Watercourse units	0.00%

Combined habitat retention and enhancement			
	Area Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.37	0.04	0.00
Total on-site and off-site baseline units	2.42	0.15	0.00
Total on-site and off-site baseline area / length retained	0.13	0.02	0.00
Total on-site and off-site baseline units retained	1.23	0.09	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	0.24	0.02	0.00
Total on-site and off-site baseline units lost	1.19	0.06	0.00

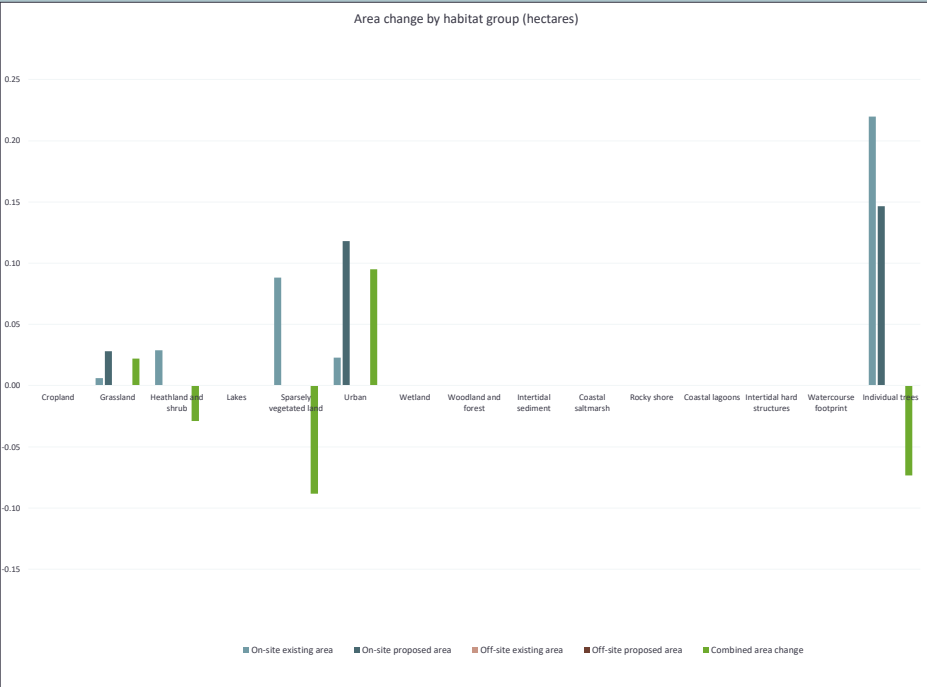
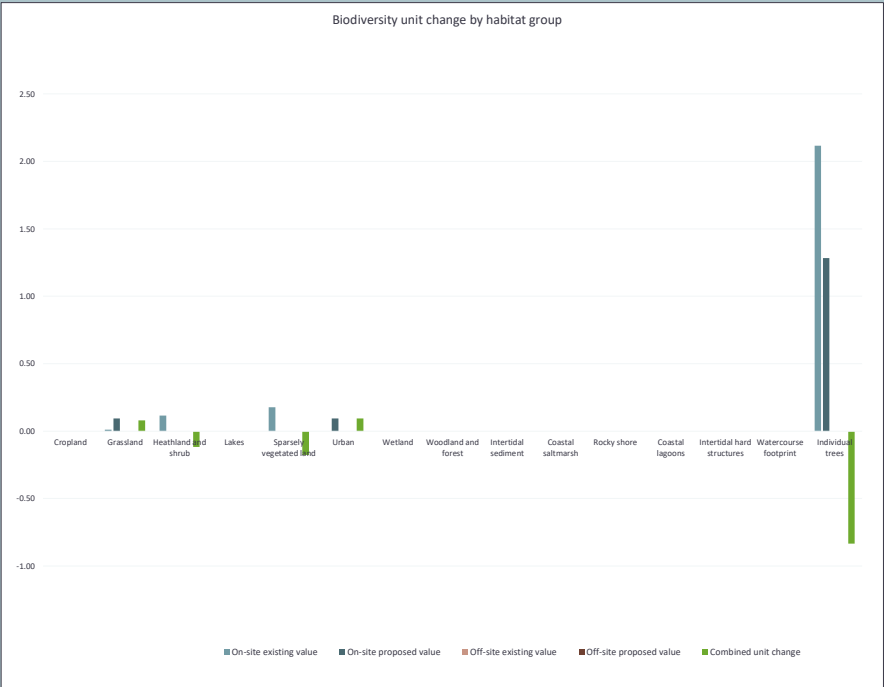
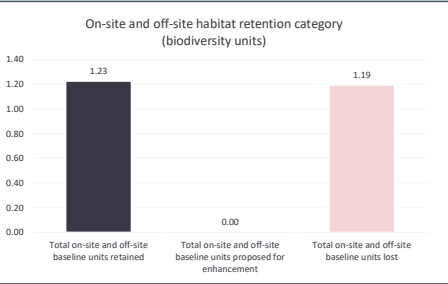
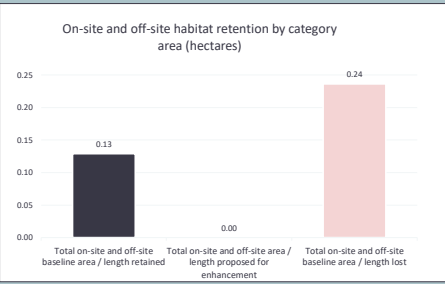
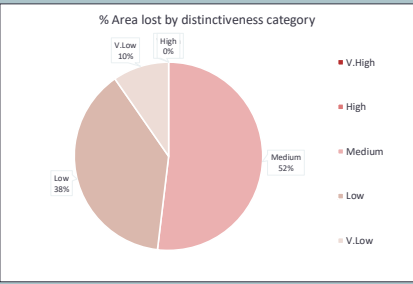
Area habitats

On-site change by broad habitat type					
Habitat group	Baseline		Post-development on-site		On-site change
	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00
Grassland	0.01	0.01	0.03	0.09	0.02
Heathland and shrub	0.03	0.12	0.00	0.00	-0.03
Lakes	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.09	0.18	0.00	0.00	-0.09
Urban	0.02	0.00	0.12	0.09	0.10
Wetland	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00
Individual trees	0.22	2.12	0.15	1.28	-0.07

Off-site change by broad habitat type					
Habitat group	Baseline		Post-development off-site		Off-site change
	Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00

Combined on-site and off-site change by broad habitat type					
Habitat group	Baseline		On-site and off-site post-development		Combined change
	Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00
Grassland	0.01	0.01	0.03	0.09	0.02
Heathland and shrub	0.03	0.12	0.00	0.00	-0.03
Lakes	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.09	0.18	0.00	0.00	-0.09
Urban	0.02	0.00	0.12	0.09	0.10
Wetland	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00
Individual trees	0.22	2.12	0.15	1.28	-0.07

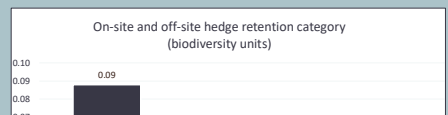
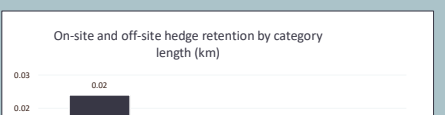
Combined area lost from baseline(s) by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.1237	52
Low	0.0911	39
V.Low	0.0228	10



Hedgerows and lines of trees

On-site change by hedgerow type					
Hedgerow type	Baseline		Post-development on-site		On-site change
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site unit change

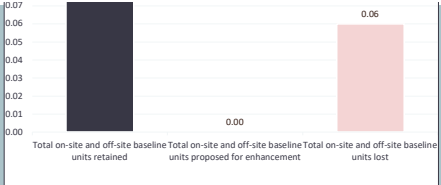
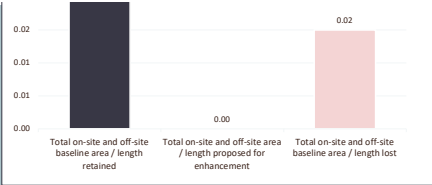
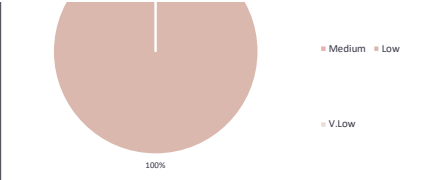
Combined length lost from baseline(s) by distinctiveness band		
Category	Length lost (km)	Length lost (%)



Hedgerow

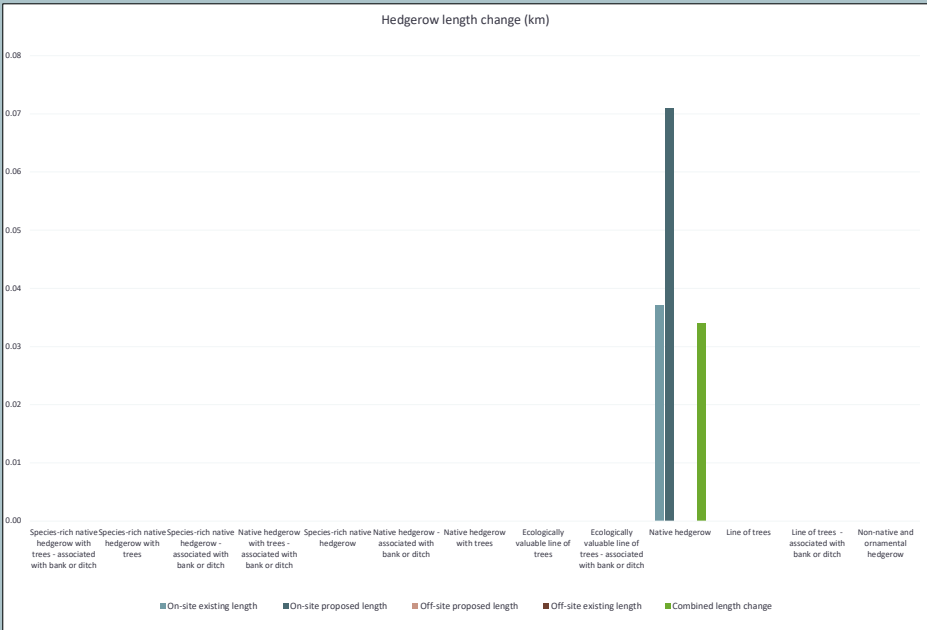
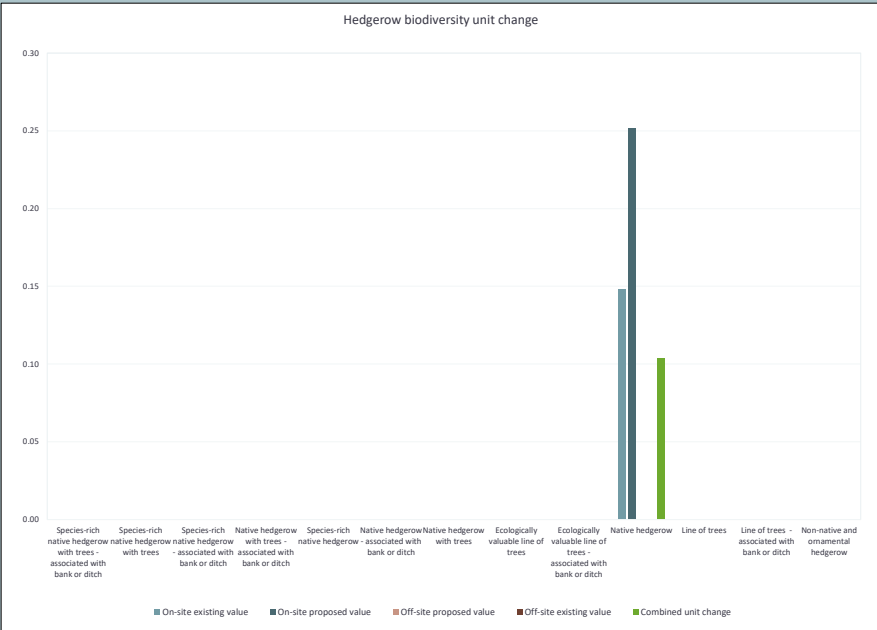
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	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
Native hedgerow	0.04	0.15	0.07	0.25	0.03	0.10
Line of trees	0.00	0.00	0.00	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
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

V.High	0	
High	0	
Medium	0	
Low	0.018	100
V.Low	0	



Hedgerow and Lines of Trees

Off-site change by hedgerow type						
Hedgerow type	Off-site baseline		Post-development off-site		Off-site change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site 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
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	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
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	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
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00



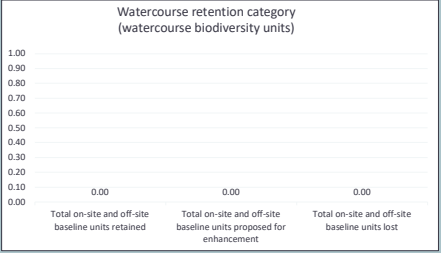
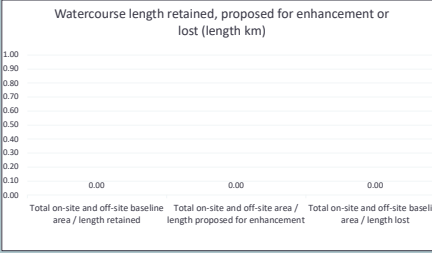
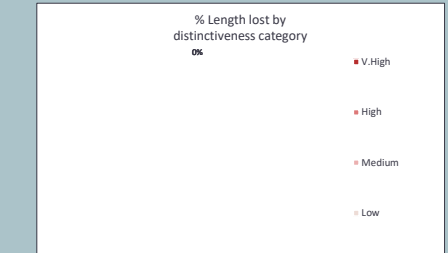
Hedgerow and Lines of Trees

Combined on-site and off-site change by hedgerow type						
Hedgerow type	Baseline		Post-development		Change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined 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
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	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
Native hedgerow	0.04	0.15	0.07	0.25	0.03	0.10
Line of trees	0.00	0.00	0.00	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
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

Watercourses

On-site change by watercourse type						
Watercourse type	Baseline		Post-development on site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Combined length lost from baseline(s) by distinctiveness band		
Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	



Watercourse

Off-site change by watercourse type						
Watercourse type	Baseline		Post development off-site		Off-site Change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0



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 A	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	No A
Low	Same distinctiveness or better habitat required ≥	No A

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 meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths 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 - Calcareous 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 (H140)	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 mire and quaking bogs (H140)	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 estuarine 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 (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 - 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 (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 dune/lye	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Island 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	
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	
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 - Bracken scrub	Heathland and shrub	-0.12	0.00	-0.12	
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	
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	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other mixed rock and scree	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Coniferous and churchyards	Urban	0.00	0.00	0.00	
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-0.83	0.00	-0.83	
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scots 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	
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	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (ICGI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.88	0.00	-0.88	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Medium Distinctiveness broad habitat losses to be offset by trading up	-0.90 A
Medium Distinctiveness Unit deficit (required to meet trading rules)	-0.95 A

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereals 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

Low Distinctiveness Summary	
Units available to offset Low Distinctiveness deficit	-0.95 A
Low Distinctiveness net change in units	0.00 A
Cumulative surplus of units	0.90 A

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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 deficit	0.00
Remaining losses; Like for like not satisfied	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 deficit	0.00
High Distinctiveness losses to be offset by trading up	0.00
Higher 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	0.10	0.00	0.10 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.10	0.00	0.10

Low Distinctiveness Summary		
Low Distinctiveness net change in units	0.10	✓
Cumulative availability of units	0.10	✓

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	0.10	✓

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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 Δ	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required =	Yes ✓
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

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

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

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

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 Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses; Like for like not satisfied	0.00

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

Project Name: Land Rear of 234 Conquest Close Hitchin SG4 9DP

Map Reference:

A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	-0.98
Total Net % Change	-39.35%
Trading Rules Satisfied	No - check trading summaries A

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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	Condition	Strategic significance		Total habitat units
1	Urban	Developed land, sealed surface	No	0.0051	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
2	Urban	Artificial unvegetated, unsealed surface	No	0.0177	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3	Grassland	Modified grassland	No	0.0061	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.01
4	Sparsely vegetated land	Tall forbs	No	0.0882	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.18
5	Heathland and shrub	Bramble scrub	No	0.029	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	same or area retained or a regional distinctiveness habitat required	0.12
6	Individual trees	Urban tree	No	0.0733	Medium	Good	Area/compensation not in local strategy/ no local strategy	same or area retained or a regional distinctiveness habitat required	0.88
7	Individual trees	Urban tree	No	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy	same or area retained or a regional distinctiveness habitat required	0.20
8	Individual trees	Urban tree	No	0.0614	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	same or area retained or a regional distinctiveness habitat required	0.65
9	Individual trees	Urban tree	No	0.0488	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	same or area retained or a regional distinctiveness habitat required	0.39
10	Total habitat area								2.42
	Site Area (Excluding area of individual trees, green walls, intertidal hard structures)								0.15

						Bespoke 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	0.01	0.00				
		0.00	0.00	0.02	0.00				
0.0032		0.01	0.00	0.00	0.01				
		0.00	0.00	0.09	0.18				
		0.00	0.00	0.03	0.12				
0.0366		0.44	0.00	0.04	0.44				
0.0163		0.20	0.00	0.00	0.00				
0.0651		0.52	0.00	0.02	0.13				
0.0081		0.06	0.00	0.04	0.33				
0.13	0.00	1.23	0.00	0.24	1.19				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				0.14					

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Land Rear of 234 Conquest Close Hitchin SG4 9DP

Map Reference:

A-2 On-Site Habitat Creation

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Main Menu

Area habitat summary	
Total Net Unit Change	-0.95
Total Net % Change	-39.28%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

	Post intervention habitats													
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty	Habitat units delivered	Comments				
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)		Final difficulty of creation	User comments	Planning authority comments	Habitat reference number	
1	Urban	Developed land; sealed surface	0.0179	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	Artificial unvegetated, unsealed surface	0.0512	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00				
3	Urban	Vegetated garden	0.0489	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.09				
4	Grassland	Modified grassland	0.0249	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	0.09				
5	Individual trees	Urban tree	0.0204	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.06	Five small native trees planted			
6														
7														
8														
9														
			Total habitat area	0.16							0.24			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.14
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M² to hectares conversion tool:	Select a unit	Hectares	M²

ect Name: Land Rear of 234 Conquest Close Hitchin SG4 9DPMap Referen

B-1 On-Site Hedge Baseline

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Hedgerow summary	
Total Net Unit Change	0.10
Total Net % Change	70.28%
Trading Rules Satisfied	Yes ✓

Ref	Existing hedgerow habitats			Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1		Native hedgerow	0.037	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.15
2								
3								
4								
5								
			0.04					
								0.15

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.022		0.09	0.00	0.02	0.06			
0.02	0.00	0.09	0.00	0.02	0.06			

ject Name: Land Rear of 234 Conquest Close Hitchin SG4 9DP Map Referenc

B-2 On-Site Hedge Creation

Condense / Show Columns

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Hedgerow summary	
Total Net Unit Change	0.10
Total Net % Change	70.28%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1		Native hedgerow	0.049	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.16			
2													
3													
4													
5													
			0.05							0.16			