

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	Land East of Walnut Tree Road, Pirton		
Applicant:	Blakeney Estates Ltd		
Application type:	Full Planning Permission		
Planning application reference:			
Completed by:	Eleanor Richards		
Date of metric completion:	28 July 2025		
Reviewer:	Liam Price		
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):	3.05	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

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

Area habitats

Combined area lost from baseline(s) by disturbance level

Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.013	0
Low	3.05	95
V.Low	0.061	1

%Area lost by disturbance category

The pie chart illustrates the distribution of area lost across five disturbance categories. The 'Low' category accounts for 95% of the total area lost, represented by a large brown slice. The 'V.Low' category accounts for 1%, shown as a small light blue slice. The 'Medium', 'High', and 'V.High' categories each account for 0% of the area lost, indicated by very thin or non-existent slices.

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Category	Length test (High)	Length test (Medium)
High	0	0
Medium	0	0
Low	0	0
Very Low	0	0

Category	Length test (High)	Length test (Medium)
High	0	0
Medium	0	0
Low	0	0
Very Low	0	0

Watersource biodiversity unit change

Category	1990	2000	2010
Priority habitat	0.85	0.85	0.85
Other rivers and streams	0.75	0.75	0.75
Wetlands	0.65	0.65	0.65
Grass	0.55	0.55	0.55
Other agricultural land	0.45	0.45	0.45
Cropland	0.35	0.35	0.35

Watersource biodiversity unit change

Category	1990	2000	2010
Priority habitat	0.85	0.85	0.85
Other rivers and streams	0.75	0.75	0.75
Wetlands	0.65	0.65	0.65
Grass	0.55	0.55	0.55
Other agricultural land	0.45	0.45	0.45
Cropland	0.35	0.35	0.35

Return to results menu	Trading Summary			
Trading Summary hedger owns	Distresszone Group		Trading Rule	Trading Selected?
	Very High		Same habitat required - requires compensation option 4	Yes ✓
	High		Same habitat required =	Yes ✓
	Medium		Same habitat required =	Yes ✓
	Low		Same distresszone or better habitat required 2	No ✗

Trading summary watercourses	Very High Distinctiveness					Thal losses
	Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	
	Grassland - Lowland dry wet 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	
	Salix - Aquatic but not heavily flooded river banks	Salix	0.00	0.00	0.00	
	Steadily vegetated land - Pastureland or grassy	Steadily vegetated land	0.00	0.00	0.00	
	Steadily vegetated land - Pastureland or grassy	Steadily vegetated land	0.00	0.00	0.00	
	Wetland - Black bog	Wetland	0.00	0.00	0.00	
	Wetland - Broad leaf wetland (B110)	Wetland	0.00	0.00	0.00	
	Wetland - Fen (upland and lowland)	Wetland	0.00	0.00	0.00	
	Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
	Wetland - Organic wetland (B110B1)	Wetland	0.00	0.00	0.00	
	Wetland - Purple moor or sran and rush pasture	Wetland	0.00	0.00	0.00	
	Wetland - Transition mire and shallow bog (B11)	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 - mid, steep, clay or chert	Rocky shore	0.00	0.00	0.00	
	Rocky shore - Moderate energy littoral rock - on sand, clay or chert	Rocky shore	0.00	0.00	0.00	
	Rocky shore - Low energy littoral rock - on sand, clay or chert	Rocky shore	0.00	0.00	0.00	
	Rocky shore - Estuarine littoral rock - on sand, clay or chert	Rocky shore	0.00	0.00	0.00	
	Intertidal sediment - Lateral margin on sand, clay or chert	Intertidal sediment	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

[illegible]

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

[illegible]

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	6.37	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00	
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00	
Cumulative surplus of units	6.37	

[illegible]

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-8.52 
Cumulative surplus of units	-2.15 

Return to results menu

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

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.22	0.00	0.22 ✓
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
	0.22	0.00	0.22

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	2.51	0.00	2.51 ✓
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
	2.51	0.00	2.51

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

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 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	0.22	✓
High Distinctiveness losses to be offset by trading up	0.00	
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00	

Medium Distinctiveness Summary		
Units available from higher distinctiveness habitats	0.22	✓
Medium Distinctiveness net change in units	2.51	✓
Cumulative availability of units	2.73	✓

Low Distinctiveness Summary		
Low Distinctiveness net change in units	0.00	
Cumulative availability of units	2.73	✓

Very Low Distinctiveness Summary		
Very Low Distinctiveness net change in units	0.00	
Cumulative availability of units	2.73	✓

Project Name: Land East of Walnut Tree Road, Pirton

Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-2.18
Total Net % Change	-19.32%
Trading Rules Satisfied	No - check trading summaries ▲

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	Grassland	Modified grassland	No	1.19	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	7.14
2	Grassland	Modified grassland	No	1.83	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	3.66
3	Heathland and shrub	Bramble scrub	No	0.012	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required ≥	0.05
4	Urban	Developed land; sealed surface	No	0.021	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
5	Individual trees	Rural tree	No	0.0326	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required ≥	0.28
6													
7													
8													
9													
10													
				Total habitat area	3.09								11.11
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	3.05								

M² to hectares conversion tool:	Select a unit:	Hectares	M²
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						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	1.19	7.14				
		0.00	0.00	1.83	3.66				
		0.00	0.00	0.01	0.05				
		0.00	0.00	0.02	0.00				
0.0326		0.26	0.00	0.00	0.00				
0.03	0.00	0.26	0.00	3.05	10.88				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	3.05
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Project Name: Land East of Walnut Tree Road, Pirton		Map Reference:	
A-2 On-Site Habitat Creation			
Condense / Show Columns		Condense / Show Rows	
Main Menu			

Area habitat summary	
Total Net Unit Change	-2.18
Total Net % Change	-18.38%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

Post intervention habitats																									
Ref	Broad Habitat	Proposed habitat	Area (hectare)	Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty multipliers					Habitat units delivered	Comments			
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied					
1	Individual trees	Urban tree	0.1751	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	27			Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.62	43 small native trees set to pass 3-4 criteria			
2	Urban	Developed land, sealed surface	0.431	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00				
3	Urban	Developed land, sealed surface	0.775	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00				
4	Heathland and shrub	Mixed scrub	0.023	Medium	4	Poor	1	Formally identified in local strategy	High strategic significance	1.15	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.10				
5	Urban	Vegetated garden	0.639	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	1.23				
6	Lakes	Ponds (non-priority habitat)	0.083	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.89				
7	Grassland	Other neutral grassland	0.5581	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	4.30				
8	Grassland	Modified grassland	0.5449	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	1.05				
9	Individual trees	Urban tree	0.2036	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	27			Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.72	50 small native trees set to pass 3-4 criteria			
10																									
11																									
Total habitat area:			3.43																		Total Units	8.70			
Site Area (Excluding area of individual trees, green walls, intertidal hard structure)			3.08																						
M² to hectare conversion tool:			Select a unit	Hectare			M²																		

Project Name: Land East of Walnut Tree Road, Pirton

Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	2.73
Total Net % Change	23.41%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units	
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier			
1	H1	Species-rich native hedgerow with trees	0.243	High	6	Poor	1	Formally identified in local strategy	High strategic significance	1.15	Like for like or better	1.68	
2	H2	Species-rich native hedgerow with trees	0.121	High	6	Good	3	Formally identified in local strategy	High strategic significance	1.15	Like for like or better	2.50	
3	H3	Species-rich native hedgerow with trees	0.229	High	6	Good	3	Formally identified in local strategy	High strategic significance	1.15	Like for like or better	4.74	
4	H4	Species-rich native hedgerow with trees	0.188	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Like for like or better	2.59	
5	L1	Line of trees	0.06	Low	2	Poor	1	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.14	
6													
7													
8													
9													
10													
			0.84										11.65

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.011	0.038	0.09	0.26	0.19	1.34			
0.121		2.50	0.00	0.00	0.00			
0.229		4.74	0.00	0.00	0.00			
0.146		2.01	0.00	0.04	0.58			
0.06		0.14	0.00	0.00	0.00			
0.57	0.04	9.47	0.26	0.24	1.92			

Project Name: Land East of Walnut Tree Road, Pirton	Map Reference:
B-2 On-Site Hedge Creation	
Condense / Show Columns	Condense / Show Rows
Main Menu	

Hedgerow summary	
Total Net Unit Change	2.73
Total Net % Change	23.41%
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	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation		Difficulty multiplier applied	User comments	Planning authority comments	Habitat reference number
1	H1	Species-rich native hedgerow with trees	0.0453	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.44			
2	H2	Species-rich native hedgerow with trees	0.071	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.69			
3	H3	Species-rich native hedgerow	0.0122	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.09			
4	H4	Species-rich native hedgerow	0.0272	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.21			
5	H5	Species-rich native hedgerow with trees	0.043	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.42			
6	H6	Species-rich native hedgerow	0.0132	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.10			
7	H7	Species-rich native hedgerow	0.0075	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.06			
8	H8	Species-rich native hedgerow	0.0268	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.21			
9	H9	Species-rich native hedgerow	0.0225	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.17			
10	H10	Species-rich native hedgerow	0.0203	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.16			
11	H11	Species-rich native hedgerow	0.0179	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.14			
12	H12	Species-rich native hedgerow	0.0283	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.22			
13	H13	Species-rich native hedgerow	0.008	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.06			
14	H14	Species-rich native hedgerow	0.0134	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.10			
15	H15	Species-rich native hedgerow	0.0067	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.05			
16	H16	Species-rich native hedgerow	0.021	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.16			
17	H17	Species-rich native hedgerow with trees	0.0239	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.23			
18	H18	Species-rich native hedgerow	0.0228	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.18			
19	H19	Species-rich native hedgerow	0.0061	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.05			
20	H20	Species-rich native hedgerow	0.0222	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.17			
21	H21	Species-rich native hedgerow	0.0127	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.10			
22	H22	Species-rich native hedgerow	0.037	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.28			
23																								
24																								
25																								
26																								
27																								
			0.51																					

