

# The Statutory Biodiversity Metric

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| Project details                                                        |                                 |                                                 |      |
|------------------------------------------------------------------------|---------------------------------|-------------------------------------------------|------|
| Planning authority:                                                    | North Hertfordshire Council     |                                                 |      |
| Project name:                                                          | Higlover Farm, Hitchin          |                                                 |      |
| Applicant:                                                             |                                 |                                                 |      |
| Application type:                                                      |                                 |                                                 |      |
| Planning application reference:                                        | 18/01154/OP                     |                                                 |      |
| Completed by:                                                          | Cara Newsam - Ecologist         |                                                 |      |
| Date of metric completion:                                             | 02 March 2026                   |                                                 |      |
| Reviewer:                                                              | Debbie Walsh - Senior Ecologist |                                                 |      |
| Calculation iteration:                                                 | Whole Site version vf           |                                                 |      |
| 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):     | 37.06                           | 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                                                            |                                          |
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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

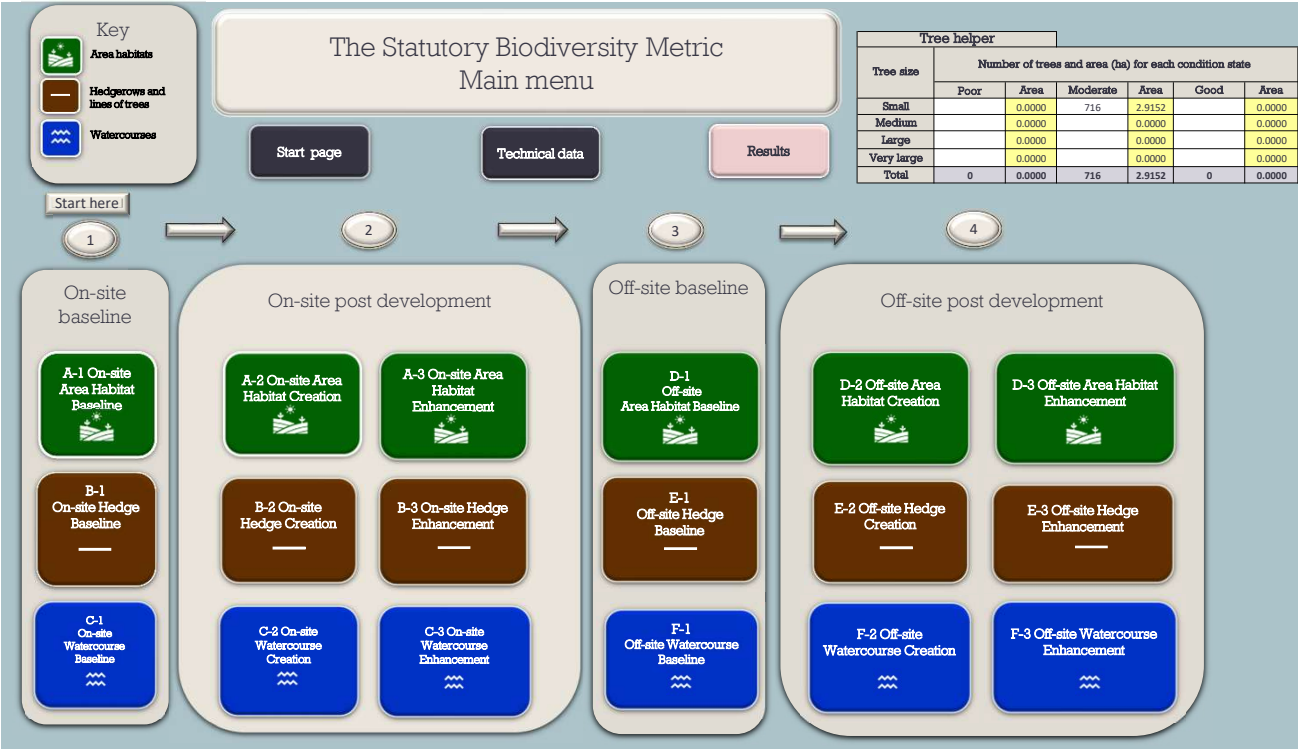
Off-site post-intervention reference number

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## The Statutory Biodiversity Metric Results

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Detailed results

Habitat trading  
summaries

Off-site  
summary

Irreplaceable  
habitats summary

Credits Summary

|                                                 |
|-------------------------------------------------|
| Highover Farm, Hitchin                          |
| Headline Results                                |
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|                                                                                                       |                    |        |        |
|-------------------------------------------------------------------------------------------------------|--------------------|--------|--------|
| On-site baseline                                                                                      | Area habitat units | 90.42  |        |
|                                                                                                       | Hedgerow units     | 18.81  |        |
|                                                                                                       | Watercourse units  | 0.00   |        |
| On-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small> | Area habitat units | 101.71 |        |
|                                                                                                       | Hedgerow units     | 23.23  |        |
|                                                                                                       | Watercourse units  | 0.00   |        |
| On-site net change<br><small>(units &amp; percentage)</small>                                         | Area habitat units | 11.29  | 12.49% |
|                                                                                                       | Hedgerow units     | 4.72   | 25.47% |
|                                                                                                       | 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<br><small>(Including habitat retention, creation &amp; enhancement)</small> | Area habitat units | 0.00 |       |
|                                                                                                        | Hedgerow units     | 0.00 |       |
|                                                                                                        | Watercourse units  | 0.00 |       |
| Off-site net change<br><small>(units &amp; percentage)</small>                                         | Area habitat units | 0.00 | 0.00% |
|                                                                                                        | Hedgerow units     | 0.00 | 0.00% |
|                                                                                                        | Watercourse units  | 0.00 | 0.00% |

|                                                                                                                                 |                    |       |  |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------|-------|--|
| Combined net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Area habitat units | 11.29 |  |
|                                                                                                                                 | Hedgerow units     | 4.72  |  |
|                                                                                                                                 | 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<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Area habitat units | 11.29  |  |
|                                                                                                                              | Hedgerow units     | 4.72   |  |
|                                                                                                                              | Watercourse units  | 0.00   |  |
| Total net % change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>    | Area habitat units | 12.49% |  |
|                                                                                                                              | Hedgerow units     | 25.47% |  |
|                                                                                                                              | Watercourse units  | 0.00%  |  |
| Trading rules satisfied?                                                                                                     | Yes ✓              |        |  |

| Unit Type          | Target | Baseline Units | Units Required | Unit Deficit |                                                            |
|--------------------|--------|----------------|----------------|--------------|------------------------------------------------------------|
| Area habitat units | 10.00% | 90.42          | 99.46          | 0.00         | No additional area habitat units required to meet target ✓ |
| Hedgerow units     | 10.00% | 18.81          | 20.36          | 0.00         | No additional hedgerow units required to meet target ✓     |
| Watercourse units  | 10.00% | 0.00           | 0.00           | 0.00         | No additional watercourse units required to meet target ✓  |

| Trading summary watercourses | Very High Distinctiveness                                            |                         |                     |                      |                          |             |
|------------------------------|----------------------------------------------------------------------|-------------------------|---------------------|----------------------|--------------------------|-------------|
|                              | Habitat group                                                        | Group                   | Co-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 heath and yellow scrub                | Heathland and shrub     | 0.00                | 0.00                 | 0.00                     |             |
|                              | Lalans - Arable Red tundra dry fluctuations water bodies             | Lalans                  | 0.00                | 0.00                 | 0.00                     |             |
|                              | Sparsely vegetated land - Calluna/straw 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 substrate (H71/69)                     | Wetland                 | 0.00                | 0.00                 | 0.00                     |             |
|                              | Wetland - Fens (natural and lowland)                                 | Wetland                 | 0.00                | 0.00                 | 0.00                     |             |
|                              | Wetland - Lowland raised bog                                         | Wetland                 | 0.00                | 0.00                 | 0.00                     |             |
|                              | Wetland - Oceanic valley mire (U) (U1)                               | 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 bog (H71/45)                   | Wetland                 | 0.00                | 0.00                 | 0.00                     |             |
|                              | Woodland and forest - Wood pasture and wetland                       | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |             |
|                              | Rocky shore - Both stony 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 sand and on peat, clay or chalk       | Intertidal sediment     | 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 Summary                                                          |       |   |
|-----------------------------------------------------------------------------------------|-------|---|
| Medium Distinctiveness Units available to offset lower distinctiveness deficit          | 51.92 | ✓ |
| Medium Distinctiveness broad habitat losses to be offset by trading up                  | 0.00  |   |
| Medium Distinctiveness Unit deficit<br><i>(assumed to be equal to deficit in acres)</i> | 0.00  |   |

| Low Distinctiveness Summary                           |          |
|-------------------------------------------------------|----------|
| Units available to offset Low Distinctiveness deficit | 51.92 ✓  |
| Low Distinctiveness net change in units               | -40.63 ⚠ |
| Cumulative surplus of units                           | 11.28 ✓  |

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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                  | Loss for loss 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; Loss for loss not provided                                      | 0.00 |

#### High Distinctiveness

| Habitat group                                                | On-site unit change | Off-site unit change | Project wide unit change |
|--------------------------------------------------------------|---------------------|----------------------|--------------------------|
| Species-rich native hedgerow with trees                      | 1.19                | 0.00                 | 1.19 ✓                   |
| 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                     |
|                                                              | 1.19                | 0.00                 | 1.19                     |

#### High Distinctiveness Summary

|                                                                              |      |   |
|------------------------------------------------------------------------------|------|---|
| High Distinctiveness Units available to offset lower distinctiveness deficit | 1.19 | ✓ |
| High Distinctiveness losses to be offset by trading units                    | 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                                        | 4.90                | 0.00                 | 4.90 ✓                   |
| Native hedgerow - associated with bank or ditch                     | 0.00                | 0.00                 | 0.00                     |
| Native hedgerow with trees                                          | -0.68               | -0.68                | -0.68 Δ                  |
| 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                     |
|                                                                     | 4.22                | 0.00                 | 4.22                     |

#### Medium Distinctiveness Summary

|                                                      |      |   |
|------------------------------------------------------|------|---|
| Units available from higher distinctiveness habitats | 1.19 | ✓ |
| Medium Distinctiveness net change in units           | 4.22 | ✓ |
| Cumulative availability of units                     | 5.41 | ✓ |

#### Low Distinctiveness

| Habitat group                                 | On-site unit change | Off-site unit change | Project wide unit change |
|-----------------------------------------------|---------------------|----------------------|--------------------------|
| Native hedgerow                               | -3.05               | 0.00                 | -3.05 Δ                  |
| Line of trees                                 | 0.00                | 0.00                 | 0.00                     |
| Line of trees - associated with bank or ditch | 0.00                | 0.00                 | 0.00                     |
|                                               | -3.05               | 0.00                 | -3.05                    |

#### Low Distinctiveness Summary

|                                         |       |   |
|-----------------------------------------|-------|---|
| Low Distinctiveness net change in units | -3.05 | Δ |
| Cumulative availability of units        | 2.36  | ✓ |

#### Very Low Distinctiveness

| Habitat group                      | On-site unit change | Off-site unit change | Project wide unit change |
|------------------------------------|---------------------|----------------------|--------------------------|
| Non-native and ornamental hedgerow | 2.36                | 0.00                 | 2.36 ✓                   |
|                                    | 2.36                | 0.00                 | 2.36                     |

#### Very Low Distinctiveness Summary

|                                              |      |   |
|----------------------------------------------|------|---|
| Very Low Distinctiveness net change in units | 2.36 | ✓ |
| Cumulative availability of units             | 4.72 | ✓ |

|                                                                                                                 |                       |                                                                                   |                      |
|-----------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|----------------------|
| <div>Return to results menu</div> <div>Trading summary area habitats</div> <div>Trading summary hedgerows</div> | 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 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                 |
| 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                 |
| Medium Distinctiveness                                                                                          |                       |                                                                                   |                      |
| Habitat group                                                                                                   |                       | On-site unit change                                                               | Off-site unit change |
|                                                                                                                 |                       | Project wide unit change                                                          |                      |
| Ditches                                                                                                         |                       | 0.00                                                                              | 0.00                 |
| Canals                                                                                                          |                       | 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                 |
| Very High Distinctiveness Summary                                                                               |                       | Very High Distinctiveness Units available to offset lower distinctiveness deficit |                      |
|                                                                                                                 |                       | 0.00                                                                              |                      |
| High Distinctiveness Summary                                                                                    |                       | High Distinctiveness Units available to offset lower distinctiveness deficit      |                      |
|                                                                                                                 |                       | 0.00                                                                              |                      |
| Medium Distinctiveness Summary                                                                                  |                       | Medium Distinctiveness Units available to offset Lower Distinctiveness deficit    |                      |
|                                                                                                                 |                       | 0.00                                                                              |                      |
| Low Distinctiveness Summary                                                                                     |                       | Low Distinctiveness net change in units                                           |                      |
|                                                                                                                 |                       | 0.00                                                                              |                      |
|                                                                                                                 |                       | Cumulative availability of units                                                  |                      |
|                                                                                                                 |                       | 0.00                                                                              |                      |

[illegible]

Project Name: **Highester Farm, Hitchin**    Map Reference: **A-2 On-Site Habitat Creation**

Consultate / Bore Columns

Consultate / Bore Rows

Main Menu

| Area habitat summary     |                    |
|--------------------------|--------------------|
| Total Net that Change    | 11.88              |
| Total Net % Change       | 18.60%             |
| Trailing Value Initiated | Base v             |
| Area Check               | Area Nonnegative v |

| Post Intervention Habitat |                     |                                          |                 |                 |                            |                                                        |                                           |                                               |                                        |                              |                                                                                      |               |                             |
|---------------------------|---------------------|------------------------------------------|-----------------|-----------------|----------------------------|--------------------------------------------------------|-------------------------------------------|-----------------------------------------------|----------------------------------------|------------------------------|--------------------------------------------------------------------------------------|---------------|-----------------------------|
| Ref                       | Broad habitat       | Proposed habitat                         | Area (hectares) | Distinctiveness |                            | Condition                                              | Strategic significance                    | Standard or adjusted time to target condition | Plant time to target condition (years) | Plant difficulty of creation | Habitat value delivered                                                              | Comments      |                             |
|                           |                     |                                          |                 | Durability      | Timeliness                 |                                                        |                                           |                                               |                                        |                              |                                                                                      | User comments | Planning authority comments |
| 1                         | Grassland           | Modified grassland                       | 0.5645          | Low             | Moderate                   | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 4                                             | Low                                    | 1.75                         | Assess grassland and turf                                                            |               |                             |
| 2                         | Grassland           | Modified grassland                       | 4.3462          | Low             | Poor                       | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 1                                             | Low                                    | 6.77                         | Assess grassland and turf                                                            |               |                             |
| 3                         | Grassland           | Other neutral grassland                  | 0.3823          | Medium          | Good                       | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 10                                            | Low                                    | 38.25                        | Assess meadow and tussock grassland                                                  |               |                             |
| 4                         | Grassland           | Other neutral grassland                  | 0.0487          | Medium          | Moderate                   | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 9                                             | Low                                    | 4.35                         | Assess meadow and tussock grassland                                                  |               |                             |
| 5                         | Grassland           | Other neutral grassland                  | 0.0388          | Medium          | Poor                       | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 2                                             | Low                                    | 0.27                         | Assess meadow and tussock grassland                                                  |               |                             |
| 6                         | Heathland and shrub | Mixed scrub                              | 1.0248          | Medium          | Good                       | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 10                                            | Low                                    | 10.28                        | Native Structural Planting Mix                                                       |               |                             |
| 7                         | Urban               | Allotments                               | 0.4389          | Low             | Moderate                   | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 1                                             | Low                                    | 1.70                         |                                                                                      |               |                             |
| 10                        | Urban               | Artificial unsegmented, unsealed surface | 0.0189          | V Low           | N/A - Other                | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 0                                             | Low                                    | 0.00                         | Ground Margins                                                                       |               |                             |
| 11                        | Urban               | Bare ground                              | 0.0108          | Low             | Moderate                   | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 3                                             | Low                                    | 0.04                         | Bolt planting                                                                        |               |                             |
| 12                        | Urban               | Roadside                                 | 0.4816          | Low             | Good                       | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 3                                             | Medium                                 | 1.74                         | Thrive SUE panels along side of site                                                 |               |                             |
| 13                        | Urban               | Developed land, sealed surface           | 1.0521          | V Low           | N/A - Other                | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 0                                             | Low                                    | 0.00                         | Including roads, parking and buildings                                               |               |                             |
| 14                        | Urban               | Developed land, sealed surface           | 13.87           | V Low           | N/A - Other                | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 0                                             | Low                                    | 0.00                         | Including roads, parking and buildings                                               |               |                             |
| 15                        | Urban               | Intervened shrub                         | 0.0028          | Low             | Condition Assessment - N/A | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 1                                             | Low                                    | 1.72                         | Site native and ornamental shrub mixes, largely associated with the residential area |               |                             |
| 16                        | Urban               | Rain gardens                             | 0.0072          | Low             | Moderate                   | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 3                                             | Low                                    | 0.03                         | Rain garden panels in built state                                                    |               |                             |
| 18                        | Urban               | Sustainable drainage systems             | 0.0706          | Low             | Good                       | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 9                                             | Medium                                 | 2.89                         | 2x2x2 basins in Pitches Meadows                                                      |               |                             |
| 19                        | Urban               | Vegetated gardens                        | 0.0020          | Low             | Condition Assessment - N/A | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 1                                             | Low                                    | 11.20                        | Residential gardens                                                                  |               |                             |
| 20                        | Individual trees    | Urban trees                              | 0.0152          | Medium          | Moderate                   | Reinstatement not in local strategy/ no local strategy | Standard time to target condition applied | 27                                            | Low                                    | 8.81                         | 4710 area street urban trees                                                         |               |                             |
| 21                        |                     |                                          |                 |                 |                            |                                                        |                                           |                                               |                                        |                              |                                                                                      |               |                             |
| 22                        |                     |                                          |                 |                 |                            |                                                        |                                           |                                               |                                        |                              |                                                                                      |               |                             |
| 23                        |                     |                                          |                 |                 |                            |                                                        |                                           |                                               |                                        |                              |                                                                                      |               |                             |
| 24                        |                     |                                          |                 |                 |                            |                                                        |                                           |                                               |                                        |                              |                                                                                      |               |                             |
| Total habitat area:       |                     |                                          | 26.71           |                 |                            |                                                        |                                           |                                               |                                        |                              | 26.68                                                                                |               |                             |

|                                                                                         |  |       |
|-----------------------------------------------------------------------------------------|--|-------|
| Site Area (including area of individual trees, green walls, intertidal hard structures) |  | 35.79 |
| NP to achieve occurrence look                                                           |  | 35.79 |



