

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:			
Project name:	Mill Farm, Charlton, Hitchin, Hertfordshire, SG5 2AB		
Applicant:			
Application type:			
Planning application reference:			
Completed by:	Kenneth Coyne Dip LA, DA, Dip TP, Cert Ecol. & Cons (Hon), CMLJ		
Date of metric completion:	21 October 2024		
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):	0.11	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

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

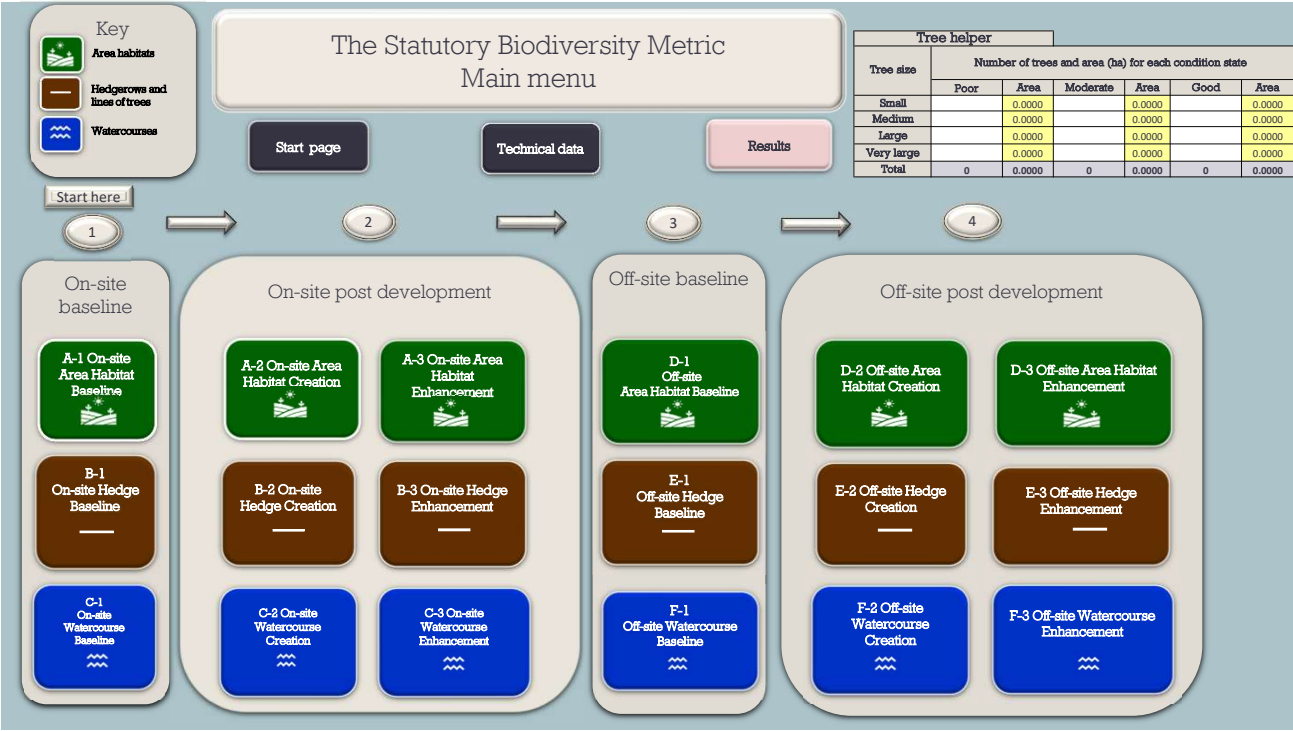
Off-site post-intervention reference number

Main menu

Results

View all

Reset view



The Statutory Biodiversity Metric Results

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summary](#)

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habitats summary](#)

[Unit shortfall
summary](#)

Mill Farm, Charlton, Hitchin, Hertfordshire, SG8 2AB

Headline Results

Scroll down for final results 

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results menu

On-site baseline	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.81	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.08	
	Hedgerow units	0.00	
	Watercourse units	0.91	
On-site net change (units & percentage)	Habitat units	0.02	38.67%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.10	12.02%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	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)	Habitat units	0.02	
	Hedgerow units	0.00	
	Watercourse units	0.10	
Spatial risk multiplier (SRM) deductions	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)	Habitat units	0.02	
	Hedgerow units	0.00	
	Watercourse units	0.10	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	35.67%	
	Hedgerow units	0.00%	
	Watercourse units	12.02%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.06	0.07	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.81	0.89	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Project Name: Mill Farm, Charlton, Hitchin, Hertfordshire, SG5 2AB Map Reference:
A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.02
Total Net % Change	35.67%
Trading Rules Satisfied	Yes ✓

Existing area habitats					Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
1	Urban	Developed land; sealed surface	No	0.0484	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
2	Urban	Vegetated garden	No	0.0303	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.06
3	Urban	Developed land; sealed surface	No	0.0265	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
4													
5													
6													
7													
8													
9													
				Total habitat area									0.08
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)									

						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
0.0221		0.00	0.00	0.03	0.00		Existing buildings		
		0.00	0.00	0.03	0.06		Existing soft landscaping		
		0.00	0.00	0.03	0.00		Hardstanding elements		
0.02	0.00	0.00	0.00	0.08	0.06				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	0.06
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M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Mill Farm, Charlton, Hitchin, Hertfordshire, SG5 2AB Map Reference: A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change	0.08
Total Net % Change	35.87%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Post intervention habitat					Temporal multipliers				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	User comments	Planning authority comments	Habitat reference number				
1	Urban	Developed land; sealed surface	0.0094	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	New building area					
2	Urban	Vegetated garden	0.0426	Low	2	Condition Assessed as 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	0.08	Proposed landscaping					
3	Urban	Developed land; sealed surface	0.0311	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	Proposed hardstanding area					
4																											
5																											
6																											
7																											
8																											
			Total habitat area																	Total Units							
			Site Area (Excluding area of individual trees, green walls, intertidal hard structures)																								
			M² to hectares conversion tool:	Select a unit	Hectares																						

[illegible]

