

The Statutory Biodiversity Metric

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Project details

Project details			
Planning authority:			
Project name:	Luffenhall Stevenage		
Applicant:	Karim Kingsley		
Application type:			
Planning application reference:			
Completed by:	Rosie McLaughlin BSc (Hons) MSc		
Date of metric completion:	17 February 2026		
Reviewer:	Orlando Campbell BSc (Hons) MSc		
Calculation iteration:	1		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.66	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

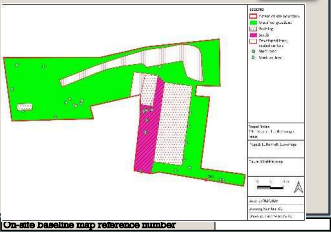
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

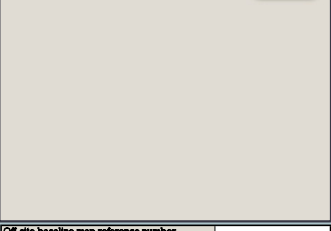
Insert



On-site baseline map reference number

Off-site baseline map

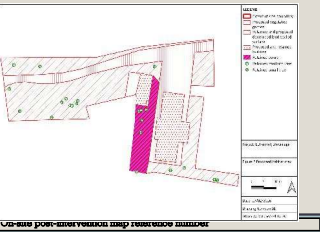
Insert



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

Luffenhall Stevenage
Headline Results
Scroll down for final results ▲

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On-site baseline	Habitat units	3.59	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	3.34	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.25	-6.88%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

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	-0.25
	Hedgerow units	0.00
	Watercourse units	0.00
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	-0.25
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-6.88%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Total net gain achieved is less than target set ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.59	3.95	0.61
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

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Trading summary hedgerows

Trading summary watercourses

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Satisfied?	
Very High	Same habitat required - Ecological 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 2	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 heath and yellow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Angler fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Scarcely vegetated land - Callunetum on sands	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Limestone pavement	Scarcely vegetated land	0.00	0.00	0.00	
Wetland - Black bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H2150)	Wetland	0.00	0.00	0.00	
Wetland - Fen (light and hardflood)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire (H211)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor or sea and rush wetlands	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and meadow bogs (H2140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shores - High energy littoral rock - on peat, clay or chalk	Rocky shores	0.00	0.00	0.00	
Rocky shores - Moderate energy littoral rock - on peat, clay or chalk	Rocky shores	0.00	0.00	0.00	
Rocky shores - Low energy littoral rock - on peat, clay or chalk	Rocky shores	0.00	0.00	0.00	
Rocky shores - Features of littoral rock - on peat, clay or chalk	Rocky shores	0.00	0.00	0.00	
Intertidal sediment - Littoral sand and silt 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: Lots for loss 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 - Flooded wetland mosaic and CF3M	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H4350)	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 (H4160)	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 - Mire 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 (recently habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H2170)	Lakes	0.00	0.00	0.00	
Scarcely vegetated land - Coastal sand dunes	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Coastal vegetated alluvial	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Littoral rock outcrop and scree habitats	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Maritime cliff and slopes	Scarcely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Woodland and forest - Broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Tall/Replacement by hollow woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland broad and very 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 hardwood	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 shores - High energy littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Moderate energy littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Low energy littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Features of littoral rock	Rocky shores	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	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 brackish reed - Maritime	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral brackish reed - Saltmarsh	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 sandgrasses	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: Lots for loss 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 grass bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins temporary	Cropland	0.00	0.00	0.00	
Grassland - Other lowland and grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland and 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 - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
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	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 (recently habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	0.00
Scarcely vegetated land - Other littoral rock and scree	Scarcely vegetated land	0.00	0.00	0.00	0.00
Urban - Callunetum and chionochloids	Urban	0.00	0.00	0.00	0.00
Urban - Broadleaved green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban trees	Individual trees	0.00	0.00	0.00	
Individual trees - Road trees	Individual trees	-0.19	0.00	-0.19	0.19 ▲
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	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	0.00
Intertidal sediment - Artificial hard structures with integrated greening of grey infrastructure (SOCI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.19	0.00	-0.19	

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	-0.19 ▲
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.19 ▲
Cumulative surplus of units	-0.19 ▲

Low Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	
Cropland - Cereal crops	Cropland	0.00	0.00	0.00	
Cropland - Horticulture	Cropland	0.00	0.00	0.00	
Cropland - Intensive arable/vegetable	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	
Cropland - Winter stubbles	Cropland	0.00	0.00	0.00	
Grassland - Meadow grassland	Grassland	0.00	0.00	0.00	0.00 ▲
Grassland - Bracken	Grassland	0.00	0.00	0.00	
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00	
Scarcely vegetated land - Ruderal/ephermeral	Scarcely vegetated land	0.00	0.00	0.00	
Scarcely vegetated land - Tall fens	Scarcely vegetated land	0.00	0.00	0.00	
Urban - Broadleaved	Urban	0.00	0.00	0.00	
Urban - Bare ground	Urban	0.00	0.00	0.00	
Urban - Allevies	Urban	0.00	0.00	0.00	
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00	
Urban - Ground level planters	Urban	0.00	0.00	0.00	
Urban - Other green roof	Urban	0.00	0.00	0.00	
Urban - Intensive green roof	Urban	0.00	0.00	0.00	
Urban - Introduced shrub	Urban	0.00	0.00	0.00	
Urban - Road verges	Urban	0.00	0.00	0.00	
Urban - Actively worked land not mowed or open cast mine	Urban	0.00	0.00	0.00	
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00	
Urban - Vast or desertified land	Urban	0.00	0.00	0.00	
Urban - Vegetated garden	Urban	0.00	0.00	0.00	0.00 ✓
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00	
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral sandgrasses	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral brackish reed	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral brackish reed	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00	
Intertidal hard structures - Artificial features of hard infrastructure	Intertidal hard structures	0.00	0.00	0.00	
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00	
		-0.08	0.00	-0.08	

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.08 ▲
Cumulative surplus of units	-0.08 ▲

[illegible]