The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	Chalkstream House, Ickleford		
Applicant:	Stewart Scott		
Application type:			
Planning application reference:			
Completed by:	Ellen Campbell		
Date of metric completion:	18 September 2025		
Reviewer:	Emily Costello		
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):	0.50	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 post intervention map

Insert

On-site baseline map reference number	

Off-site baseline map

Insert

Off-site baseline map reference number	

On-site post-intervention map reference number	

Off-site post intervention map

Insert

Off-site post-intervention reference number	

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Main menu

Key
- Area habitats
- Hedgerows and lines of trees
- Watercourses

Start page

Technical data

Results

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On-site baseline

- A-1 On-site Area Habitat Baseline
- B-1 On-site Hedge Baseline
- C-1 On-site Watercourse Baseline

On-site post development

- A-2 On-site Area Habitat Creation
- A-3 On-site Area Habitat Enhancement
- B-2 On-site Hedge Creation
- B-3 On-site Hedge Enhancement
- C-2 On-site Watercourse Creation
- C-3 On-site Watercourse Enhancement

Off-site baseline

- D-1 Off-site Area Habitat Baseline
- E-1 Off-site Hedge Baseline
- F-1 Off-site Watercourse Baseline

Off-site post development

- D-2 Off-site Area Habitat Creation
- D-3 Off-site Area Habitat Enhancement
- E-2 Off-site Hedge Creation
- E-3 Off-site Hedge Enhancement
- F-2 Off-site Watercourse Creation
- F-3 Off-site Watercourse Enhancement

Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	16	0.0651		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	**16**	**0.0651**	**0**	**0.0000**	**0**	**0.0000**

The Statutory Biodiversity Metric
Results

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Headline results

Detailed results

Habitat trading summaries

Off-site summary

Irreplaceable habitats summary

Unit shortfall summary

Chalkstream House, Ickleford

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	*Habitat units*	2.25	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	3.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.75	33.27%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
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*	0.75	
	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	*Habitat units*	0.75
	Hedgerow units	0.00

(Including all on-site & off-site habitat retention, creation & enhancement)	*Watercourse units*	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	33.27%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Trading rules satisfied?	Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	2.25	2.48	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	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 ✓

Project Name: Chalkstream House, Ickleford Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.75
Total Net % Change	33.27%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance				Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units
1	Grassland	Other neutral grassland	No	0.49	Medium	4	Poor	1	Formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required (=)	2.25
2	Urban	Developed land; sealed surface	No	0.01	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
3													
4													
5													
6													
		Total habitat area		0.50									2.25
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		0.50									

							Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	User comments	Planning authority comments	Habitat reference number
	0.32	0.00	1.47	0.17	0.78		All existing other neutral grassland on-site		
		0.00	0.00	0.01	0.00		Small barn		
0.00	0.32	0.00	1.47	0.18	0.78				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	0.18

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Chalkstream House, Ickleford Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

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Area habitat summary	
Total Net Unit Change	0.75
Total Net % Change	33.27%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

				Post intervention habitats																					
				Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers					Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	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	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Individual trees	Rural tree	0.0651	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.20	16 proposed trees located outside of residential curtilage		
2	Lakes	Ponds (non-priority habitat)	0.009	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3	0	0	Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.06	Proposed ecological pond located outside of residential curtilage		
3	Urban	Vegetated garden	0.12	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.23	All proposed planting located within residential curtilage		
4	Urban	Developed land; sealed surface	0.024	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Proposed buildings, excluding proposed green roofs		
5	Urban	Other green roof	0.003	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.01	Proposed green roofs		
6	Urban	Artificial unvegetated, unsealed surface	0.02	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Proposed gravel paths		
7	Urban	Unvegetated garden	0.007	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Proposed unvegetated garden including terraces		
8																								
9																								
		Total habitat area	0.25																	Total Units	0.50			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.18

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Chalktream House, Ickleford Map Reference:

A-3 On-Site Habitat Enhancement

Condense / Show Columns | Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.18
Total Net % Change	53.33%
Trading Rules Satisfied	Yes ✓

Baseline habitats											Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Post intervention habitats																	Habitat units delivered	Comments		
																		Strategic significance			Temporal risk multiplier						Difficulty risk multipliers									
Baseline ref	Baseline habitat	Total habitat area (hectares)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat enhanced to advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1	Grassland - Other neutral grassland	0.49	Medium	4	Poor	1	High strategic significance	1.15	2.25	Broad habitat match & Enough for Trading Rules ✓	Grassland	Other neutral grassland	Medium - Medium	Poor - Moderate	0.32	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	10	0	0	Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	2.50	Proposed enhancement of existing grassland outside of enclosed curtilage		
														Total habitat area	0.32																	2.50			