

The Statutory Biodiversity Metric
Start page

Project details

Planning authority:	North Hertfordshire Council		
Project name:	East Hall Farmhouse, Hitchin		
Applicant:	Ms Joanne Richardson		
Application type:	Full planning consent		
Planning application reference:			
Completed by:	Lucy Robertson BSc and Sean Crossland CEcol MCIEM		
Date of metric completion:	21 of August 2025		
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):	0.30	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

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

The Statutory Biodiversity Metric Main menu

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000		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	0	0.0000	0	0.0000	0	0.0000

Start page

Technical data

Results

Start here

1

2

3

4

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 

East Hall Farmhouse, Fitchin
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Area habitat units	0.53	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.62	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.09	17.67%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

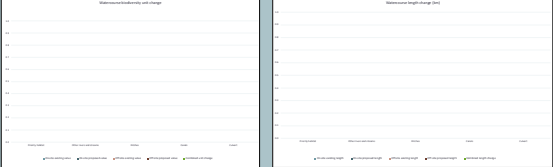
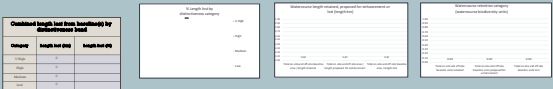
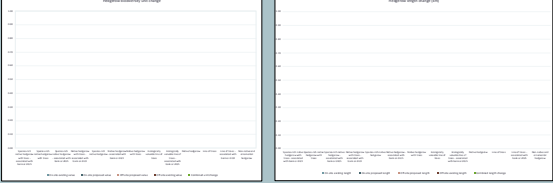
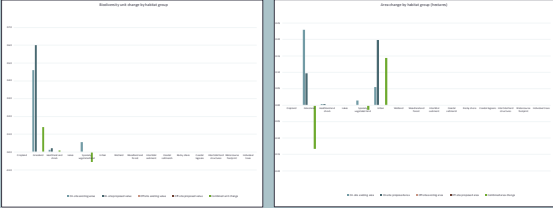
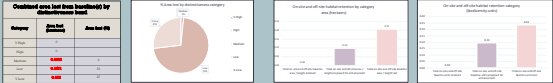
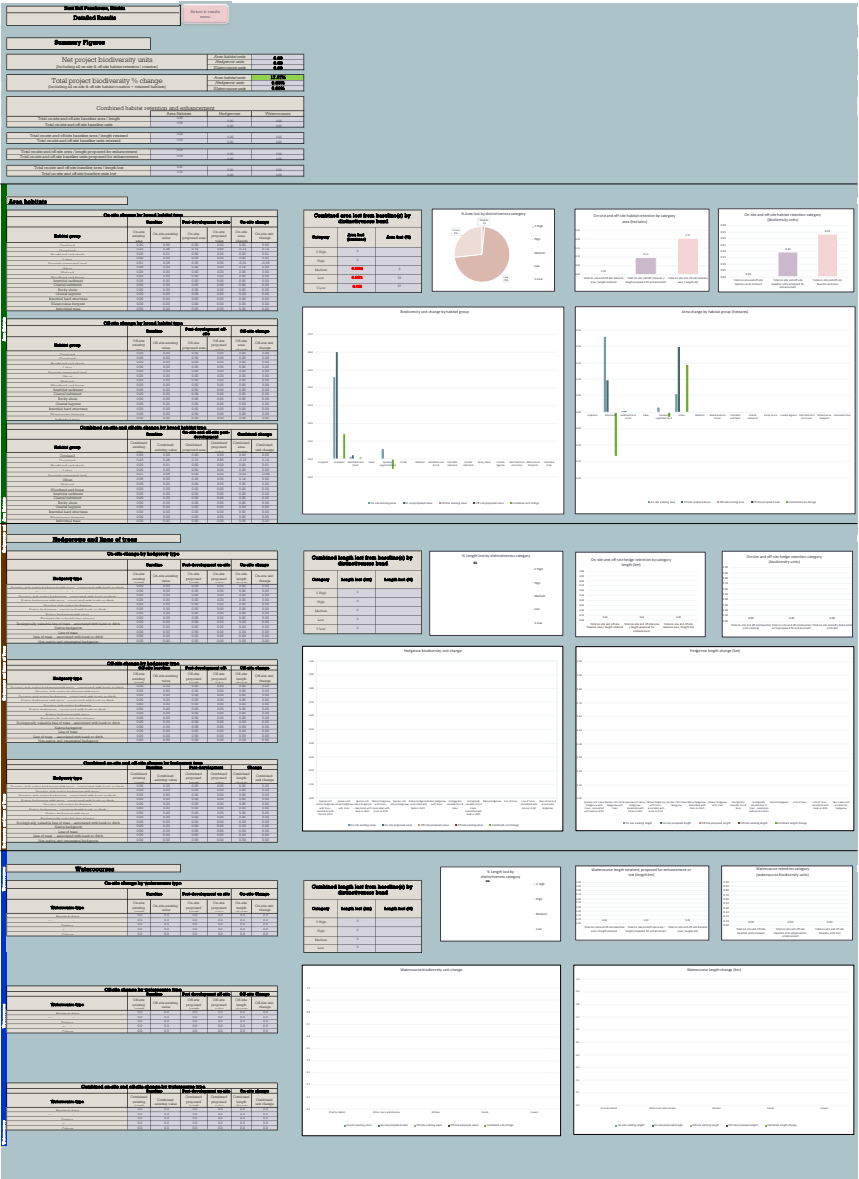
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	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)	Area habitat units	0.09	
	Hedgerow units	0.00	
	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 (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.09	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	17.67%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.53	0.58	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 ✓



Trading subsidiary with no assets	Very High Distinctiveness			
			On-site	Off-site

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining Units, Like for like or entitled	0.00

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

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.00 ✓
Medium Distinctiveness Units Excess (after lower offset)	0.00
Medium Distinctiveness Unit deficit	0.00

Low Distinctiveness Summary		
Units available to offset Low Distinctiveness Index	0.01	✓
Low Distinctiveness net change in units	-0.02	▲
Contribution margin of units	0.00	✓

Project Name: East Hall Farmhouse, Hitchin Map Reference:
A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.09
Total Net % Change	17.67%
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	Grassland	Modified grassland	No	0.13	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.26
2	Sparsely vegetated land	Tall forbs	No	0.0139	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.06
3	Heathland and shrub	Bramble scrub	No	0.0032	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 ≥	0.01
4	Urban	Developed land; sealed surface	No	0.055	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	Grassland	Modified grassland	No	0.1	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.20
6													
7													
8													
9													
10													
				Total habitat area									0.83
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)									

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
		0.00	0.00	0.13	0.26
		0.00	0.00	0.01	0.06
		0.00	0.00	0.00	0.01
		0.00	0.00	0.06	0.00
0	0.0968	0.00	0.19	0.00	0.01
0.00	0.10	0.00	0.19	0.21	0.33
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				0.21	

M² to hectares conversion tool:	Select a unit	Hectares	M²
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Area habitat summary	
Total Net Unit Change	0.00
Total Net % Change	17.67%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

[illegible]