

The Statutory Biodiversity Metric

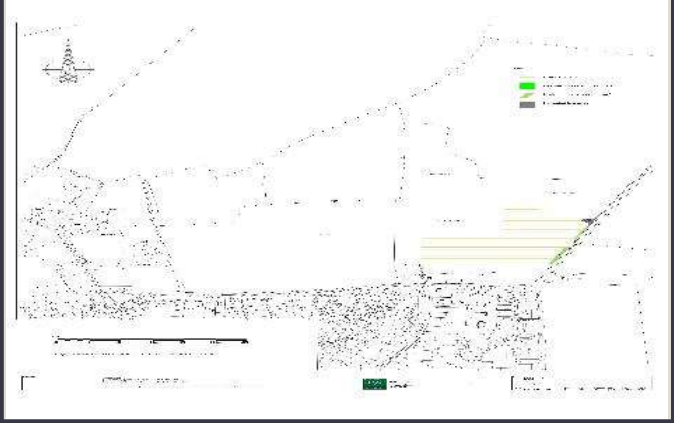
Start page

Project details			
Planning authority:	North Hertfordshire		
Project name:	Pirton North Development		
Applicant:	Vision Residences		
Application type:	Outline with all Matters Reserved		
Planning application reference:	TBC		
Completed by:	T. McArdle BSc. Hons MRICS		
Date of metric completion:	04.09.2026		
Reviewer:	John Hunt BSc. Hons MRICS FAAV		
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):	3.40	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

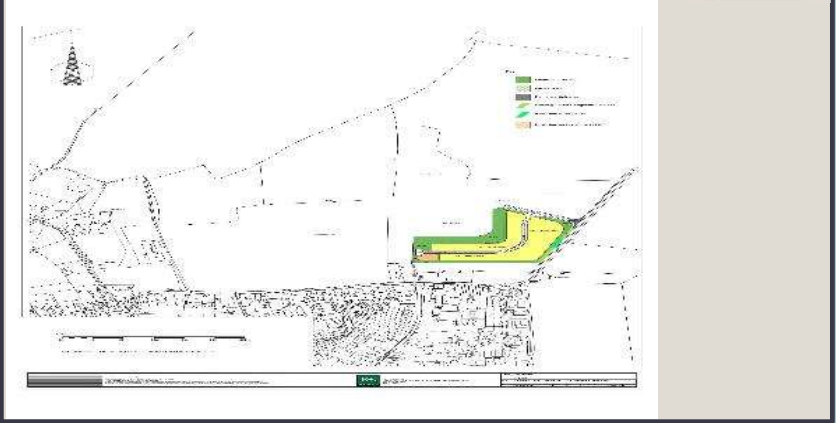
Off-site baseline map

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

Key

Area habitats

Hedgerows and lines of trees

Watercourses

The Statutory Biodiversity Metric
Main menu

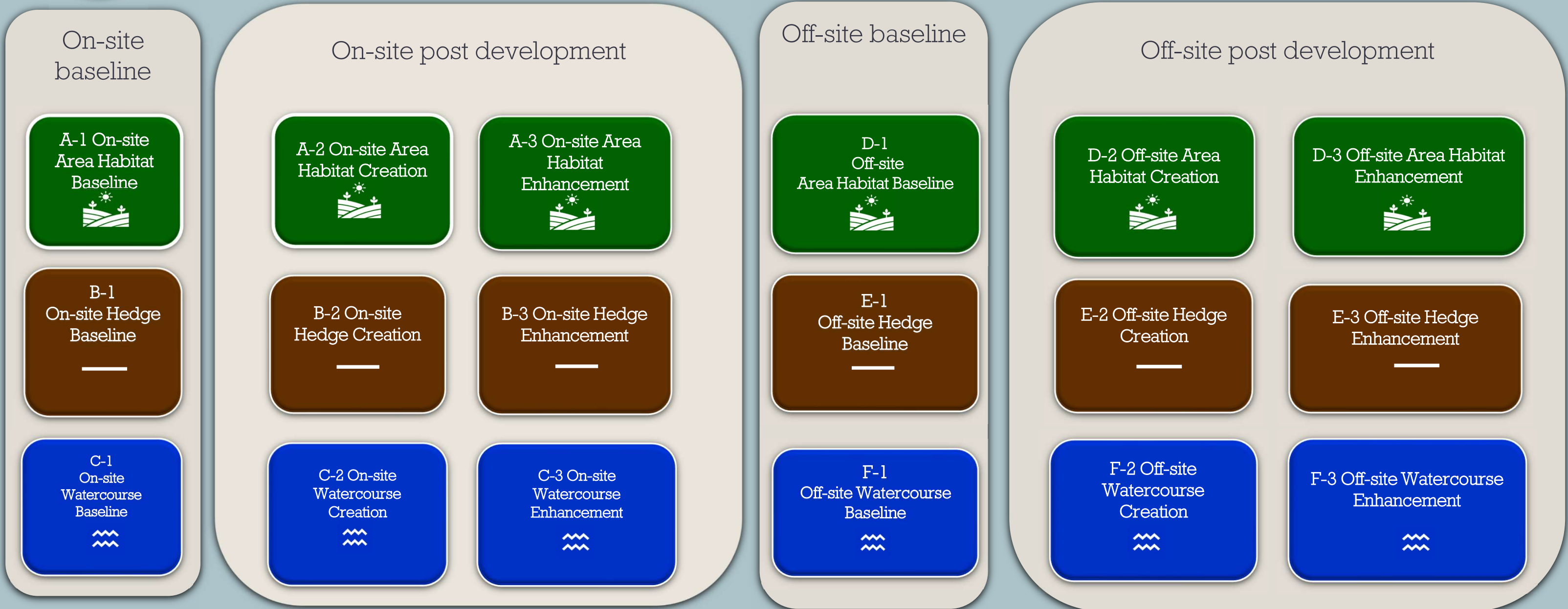
Start page

Technical data

Results

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 here



The Statutory Biodiversity Metric Results

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Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Pirton North Development
Headline Results
Scroll down for final results 

Return to
results menu

On-site baseline	Area habitat units	6.75	
	Hedgerow units	0.42	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	7.88	
	Hedgerow units	0.76	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	1.14	16.83%
	Hedgerow units	0.33	79.32%
	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	1.14
	Hedgerow units	0.33
	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	1.14
	Hedgerow units	0.33
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	16.83%
	Hedgerow units	79.32%
	Watercourse units	0.00%
Trading rules satisfied?	Yes 	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	6.75	7.42	0.00
Hedgerow units	10.00%	0.42	0.46	0.00
Watercourse units	10.00%	0.00	0.00	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: Pirton North DevelopmentMap Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change1.14

Total Net % Change16.83%

Trading Rules SatisfiedYea ✓

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	Cropland	Cereal crops	No	2.869	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 ≥	5.74
2													
3	Urban	Developed land: sealed surface	No	0.024	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	Cropland	Cereal crops	No	0.505	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 ≥	1.01
5													
6													
7													
				Total habitat area	3.40								
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	3.40								

M² to hectares conversion tool:

Select a unit

Hectares

M²

						Bespoke compensation agreed for losses of VH/DH 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
		0.00	0.00	2.87	5.74					C 1
0.024		0.00	0.00	0.00	0.00			Entrance as previously permitted		DLS 1
		0.00	0.00	0.51	1.01			Enhanced to Mixed Scrub		C1
0.02	0.00	0.00	0.00	3.37	6.75					
				Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	3.37					

Project Name: Pirton North Development Map Reference: A-2 On-Site Habitat Creation		Area habitat summary		
Condense / Show Columns		Total Net Unit Change		1.14
Condense / Show Rows		Total Net % Change		18.83%
Main Menu		Trading Rules Satisfied		Yes ✓
		Area Check		Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Post intervention habitats						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	Grassland	Modified grassland	0.714	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	2.48	Perimeter grass planting		NMG 1	
2																									
3																									
4	Urban	Developed land: sealed surface	0.0744	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	Indicative Playground		NRE 1	
5	Urban	Built linear features	0.3	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	Indicative Built Form Footprint		NBLF 1	
6	Urban	Developed land: sealed surface	0.6	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	Indicative Hardsurface (driveway, pathways and terrace) for dwellings		NDLSS 1	
7	Urban	Vegetated garden	0.787	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	1.52	Gardens		NVG 1	
8	Urban	Developed land: sealed surface	0.396	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	New roadways and pavements		NDLSS 2	
9																									
10	Heathland and shrub	Mixed scrub	0.505	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	3.89	New Mixed Scrub		NMS 1	
11																									
12																									
13																									
14																									
15																									
Total habitat area			3.38																		Total Units	7.88			
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			3.38																						
M² to hectares conversion tool:			Select a unit	Hectares			M²																		

Project Name: Pirton North Development

Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.33
Total Net % Change	79.38%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
Ref	Hedge number	Habitat type	Length (m)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	H1	Native hedgerow	0.1055	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.42
2												
3												
4												
5												
6			0.11									0.42

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.1055		0.42	0.00	0.00	0.00			H1
0.11	0.00	0.42	0.00	0.00	0.00			

Project Name: Pirton North Development Map Reference:				Hedgerow summary									
B-2 On-Site Hedge Creation				Total Net Unit Change		0.33							
				Total Net % Change		79.33%							
				Trading Rules Satisfied		Yes ✓							
Condense / Show Columns				Condense / Show Rows									
Main Menu													

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	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	NH1	Native hedgerow	0.1	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.537	Low	Standard difficulty applied	Low	1	0.33	New native species hedgerow		NH1
2																								
3																								
4																								
5																								
6																								
			0.10																		0.33			