

The Statutory Biodiversity Metric
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Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	BG25.250 Redwings Baldock - A1 Southbound, Hinxworth		
Applicant:	Redwings Lodge		
Application type:	FULL		
Planning application reference:			
Completed by:	Joe Allsop - Consultant Ecologist		
Date of metric completion:	02 January 2026		
Reviewer:	Harry Huddart, Senior Ecologist		
Calculation iteration:	Final		
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):	1.02	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

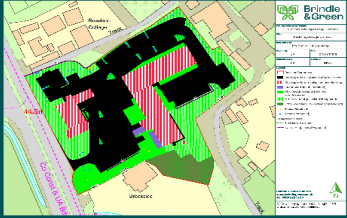
Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

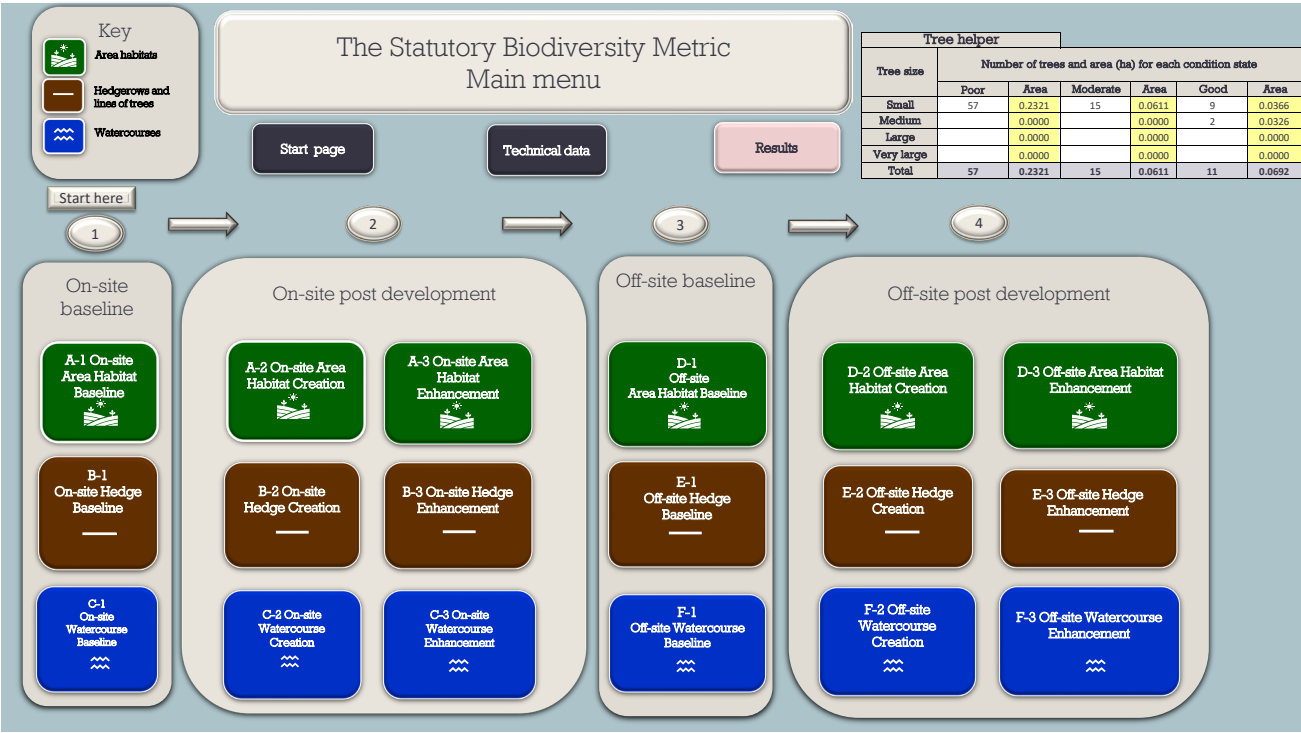


On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

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Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

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results menu

Headline Results

Scroll down for final results 

On-site baseline	Area habitat units	2.85	
	Hedgerow units	0.68	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	3.21	
	Hedgerow units	0.76	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.37	12.88%
	Hedgerow units	0.08	11.62%
	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	0.37	
	Hedgerow units	0.08	
	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	0.37	
	Hedgerow units	0.08	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	12.88%	
	Hedgerow units	11.62%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes 		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	2.85	3.13	0.00	No additional area habitat units required to meet target 
Hedgerow units	10.00%	0.68	0.76	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 

MP to lectures correspondence tool:	Select a unit	Lectures	MP

Fact Name: RG88.180 Redwings Bullock - A1 Southbound, Ilfracombe - Map Refers

A-3 On-Site Habitat Creation

Coordinate / Show Columns

Coordinate / Show Rows

Main Menu

Area habitat summary

Total Net Wet Change	0.87
Total Net % Change	12.65%
Trading Water Potential	Yes ✓
Area Check	Area Assessable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition	Biodiversity significance		Temporal resilience		Difficulty	Habitat value delivered	Comments		
				Distinctiveness	Condition		Strategic significance	Resilient or adjusted time to target condition	Time to target condition (years)	Final difficulty of creation			User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land, sealed surface	0.036	✓ Low	High - Other	Recreation/conservation not in local strategy/ no local strategy	Recreation/conservation not in local strategy/ no local strategy	Standard time to target condition applied	12	Low	0.00	0.00	New proposed car park extension. This habitat type does not require a condition assessment.		
2	Urban	Developed land, sealed surface	0.055	✓ Low	High - Other	Recreation/conservation not in local strategy/ no local strategy	Recreation/conservation not in local strategy/ no local strategy	Standard time to target condition applied	6	Low	0.00	0.00	New proposed hotel building. This habitat type does not require a condition assessment.		
3	Individual trees	Urban tree	0.0021	Medium	Medium	Recreation/conservation not in local strategy/ no local strategy	Recreation/conservation not in local strategy/ no local strategy	Standard time to target condition applied	17	Low	0.71	0.71	27 small urban trees to be planted throughout the site. Trees will be planted within areas of modified grassland throughout the site. These trees will be increasing vegetation and providing habitat to achieve condition criterion A, B, D, and E.		
4	Grassland	Other neutral grassland	0.123	Medium	Medium	Recreation/conservation not in local strategy/ no local strategy	Recreation/conservation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.85	0.85	Areas of tall fescue along the northwestern boundary and modified grassland east of the site will be converted to facilitate the establishment of other neutral grassland with the planting of a 1000 Redwings Bullock Meadow mixture (or similar approved). Areas subject to levels of shading due to the proposed tree planting. grassland should be sown with a shade tolerant seed mixture such as 1000 Redwings Bullock (or similar approved), targeting conditions A, B, D, and E to achieve Medium as condition.		C
5	Grassland	Modified grassland	0.042	Low	Poor	Recreation/conservation not in local strategy/ no local strategy	Recreation/conservation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.05	0.05	Proposed areas of modified grassland proposed adjacent to the hotel building and car park. The habitat type will directly address condition criterion A (prepared to achieve Medium or Good Condition), resulting in a poor condition.		D
6															
7															
8															
9															
10															
11															
12															
Total habitat area			0.19									1.88			

Site Area (including area of individual trees, green roofs, landscaped hard structures)

0.80

MP to landscape conversion tool:

Submit a unit

Monitor

MP

Home: BG28.280 Hedgerow Balcock - A1 Southbound, Hinxworth Map Re

B-2 On-Site Hedge Creation

Coordinates / Show Columns

Coordinates / Show Rows

Map Menu

Hedgerow summary	
Total Net Unit Change	0.08
Total Net % Change	17.85%
Yielding Units Estimated	Yes 7

		Proposed habitats		Disturbance	Condition	Strategic significance	Temporal multiplier			Delivery risk sub-score	Hedge units delivered	Comments		
Ref	How hedge number	Habitat type	Length (m)	Disturbance	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation			User comments	Planning authority comments	Habitat reference number
1	B2	Native hedgerow	0.024	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low		0.08	Proposed native hedgerow planting within the south of the site. Hedgerow planting should include native woody species such as but not limited to hawthorn, blackthorn, hawthorn, dogwood, field maple and birch. Targeting condition criterion B1, B2, C1, C2 and D1 and D2, ensuring that no more than one functional group falls the entire condition criteria to achieve Moderate condition.		165
2	B7	Native hedgerow	0.049	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low		0.16	Proposed native hedgerow planting within the northwestern boundary. Hedgerow planting should include native woody species such as but not limited to hawthorn, blackthorn, hawthorn, dogwood, field maple and birch. Targeting condition criterion B1, B2, C1, C2 and D1 and D2, ensuring that no more than one functional group falls the entire condition criteria to achieve Moderate condition.		167
3	B2	Native hedgerow	0.035	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low		0.12	Proposed native hedgerow planting within the east of the site. Hedgerow planting should include native woody species such as but not limited to hawthorn, blackthorn, hawthorn, dogwood, field maple and birch. Targeting condition criterion B1, B2, C1, C2 and D1 and D2, ensuring that no more than one functional group falls the entire condition criteria to achieve Moderate condition.		168
4														
5			0.11								0.32			

Version	Changes made	Date released
Version 1.0.0	Initial statutory version	29th November 2023
Version 1.0.1	Amended to fix an error in the irreplaceable habitats dropdown and minor changes to the working of the tool such as ensuring the rows auto populate correctly and cells adjust their height so error messages can be read	15th December 2023
Version 1.0.2	Updated to correct some labelling errors, minor formula errors and expand width of columns	12th February 2024
Version 1.0.3	Minor formatting errors corrected to ensure text is visible and flags appear correctly, version history sheet added.	23rd July 2024
Version 1.0.4	Tab names – Unit Shortfall changed to Credits Formula Correction in Tab D2 – Column V Formula Correction in Headline Results B19 and M7, correcting a typo in cell output Corrections to UKHab codes in tab G1 Amended habitat definitions and codes in tab G1 Corrections to cell references in tab G2 Minor Changes to the layout of Area Habitat Trading Summary Corrections to the Credits tiers of Littoral Sea Grass and Lowland Beech and Yew Minor formatting corrections Change of 'Habitats' to 'Area Habitats' where appropriate Change to enhancement rules for IH 'Other Woodland' with changes to formula in columns T and U of A3 and D3	3rd July 2025

The Statutory Biodiversity Metric Technical Data

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