

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Herts Council		
Project name:	Land off Echo Hill, Royston		
Applicant:	Gladman Developments Limited		
Application type:	Outline - Residential		
Planning application reference:			
Completed by:	Bethany Wilson ACIEEM		
Date of metric completion:	08 October 2025		
Reviewer:	Jamie Woollam CEcol MCIEEM		
Calculation iteration:	REV B		
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):	8.91	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

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

Main menu

Results

View all

Reset view



Area habitats



Hedgerows and lines of trees



Watercourses

The Statutory Biodiversity Metric
Main menu

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Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	36	0.1466	70	0.2850		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	36	0.1466	70	0.2850	0	0.0000

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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



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

Land off Echo Hill, Royston
Headline Results
Scroll down for final results ▲

Return to
results menu

On-site baseline	Habitat units	57.19		
	Hedgerow units	8.99		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	38.73		
	Hedgerow units	10.86		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-18.45	-32.27%	On-site net gain is less than target set ▲
	Hedgerow units	1.87	20.79%	
	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	-18.45		
	Hedgerow units	1.87		
	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	-18.45	Total net gain achieved is less than target set ▲
	Hedgerow units	1.87	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-32.27%	
	Hedgerow units	20.79%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	57.19	62.91	24.17	No additional hedgerow units required to meet target ✓ No additional watercourse units required to meet target ✓
Hedgerow units	10.00%	8.99	9.89	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	

Input errors/rule breaks present in metric ▲

Project Name: Land off Echo Hill, Royston Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

-18.46

Total Net % Change

-32.27%

Trading Rules Satisfied

No - check trading summaries ▲

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total habitat units
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	Grassland	Other neutral grassland	No	5.854	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or a higher distinctiveness habitat required	23.42
2	Grassland	Other neutral grassland	No	1.485	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	Same or better habitat or a higher distinctiveness habitat required	20.49
3	Urban	Developed land: sealed surface	No	0.028	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	Urban	Vegetated garden	No	0.026	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 2.	0.05
5	Grassland	Other neutral grassland	No	0.732	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	Same or better habitat or a higher distinctiveness habitat required	10.10
6	Grassland	Other neutral grassland	No	0.781	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same or better habitat or a higher distinctiveness habitat required	3.12
7													
8													
9													
				Total habitat area		8.91							57.19
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		8.91							

M² to hectares conversion tool:

Select a unit

Hectares

M²

						Bespoke compensation agreed for losses of VIDH 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	0	0.00	0.00	5.85	23.42		Field F1		
0	0	0.00	0.00	1.49	20.49		Field F2 - grassland to be lost		
0	0	0.00	0.00	0.03	0.00		Drives, buildings and pavements		
0	0	0.00	0.00	0.03	0.05		Vegetative gardens, lawns and flower beds/shrubs.		
0.732	0	10.10	0.00	0.00	0.00		Field F2 - Grassland to be retained		
0	0.781	0.00	3.12	0.00	0.00		Field F1 - Grassland ot be enhanced		
0.73	0.78	10.10	3.12	7.39	43.96				

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

7.39

Area habitat summary	
Total Net Unit Change	-18.45
Total Net % Change	-32.27%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

project Name: Land off Echo Hill, Royston Map Reference

A-3 On-Site Habitat Enhancement

Condense / Show ColumnsCondense / Show Rows

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Area habitat summary	
Total Net Unit Change	-18.45
Total Net % Change	-32.27%
Trading Rules Satisfied	No - check trading summaries ▲

Baseline habitats		Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition	Strategic significance		Temporal risk multiplier		Difficulty risk multipliers		Habitat units delivered	Comments		
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change				Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	User comments	Planning authority comments		Habitat reference number		
6	Grassland - Other neutral grassland	Grassland	Other neutral grassland	Medium - Medium	Poor - Moderate	0.781	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	10	Low	6.11					
Total habitat area						0.78							6.11					

Project Name: Land off Echo Hill, Royston

Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

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Hedgerow summary	
Total Net Unit Change	1.87
Total Net % Change	20.79%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1	H1	Native hedgerow - associated with bank or ditch	0.271	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	3.25
2	H2	Native hedgerow	0.089	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.53
3	H3	Native hedgerow - associated with bank or ditch	0.077	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.92
4	H4	Native hedgerow	0.203	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	1.22
5	H5	Native hedgerow	0.265	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	1.59
6	H6	Native hedgerow	0.168	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.67
7	H7	Native hedgerow	0.124	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.74
8	H8	Native hedgerow	0.03	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.06
9								
10								
11								
12								
13								
			1.23					8.99

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0	0.271	0.00	3.25	0.00	0.00			
0.089	0	0.53	0.00	0.00	0.00			
0.077	0	0.92	0.00	0.00	0.00			
0	0.203	0.00	1.22	0.00	0.00			
0.2	0	1.20	0.00	0.07	0.39			
0.138	0	0.55	0.00	0.03	0.12			
0.124	0	0.74	0.00	0.00	0.00			
0.03	0	0.06	0.00	0.00	0.00			
0.66	0.47	4.01	4.47	0.10	0.51			

Project Name: Land off Echo Hill, Royston Map Reference

B-3 On-Site Hedge Enhancement

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Hedgerow summary	
Total Net Unit Change	1.87
Total Net % Change	20.79%
Trading Rules Satisfied	Yes ✓

		Post intervention habitats											Hedge units delivered	Comments		
	Baseline Habitats	Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	User comments		Planning authority comments	Habitat reference number	
Baseline ref	Baseline habitat		Distinctiveness movement	Condition movement		Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement					
1	Native hedgerow - associated with bank or ditch	Species-rich native hedgerow - associated with bank or ditch	Medium - High	Lower Distinctiveness Habitat - Good	0.271	High	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	4.61	To be enhanced with addition of native species of local provenance, and suitable monitoring/management/			
4	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Good	0.203	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.24	To be enhanced with addition of native species of local provenance, and suitable monitoring/management/			
					0.47							6.85				