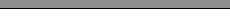
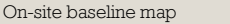


The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Herts DC		
Project name:	Tuthills Yard		
Applicant:	Quanta Home 6 Ltd		
Application type:	Full Residential		
Planning application reference:	24/01986/FP		
Completed by:	Jon Huckde		
Date of metric completion:	13 November 2024		
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):	0.59	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

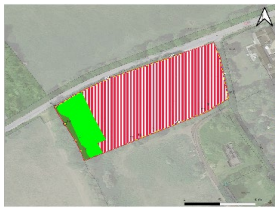
Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

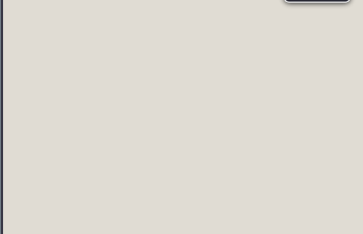
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On-site baseline map reference number

Off-site baseline map

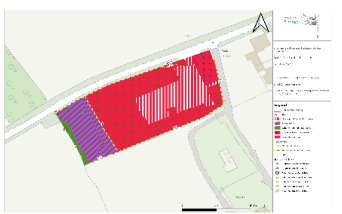
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Off-site baseline map reference number

On-site post intervention map

Insert



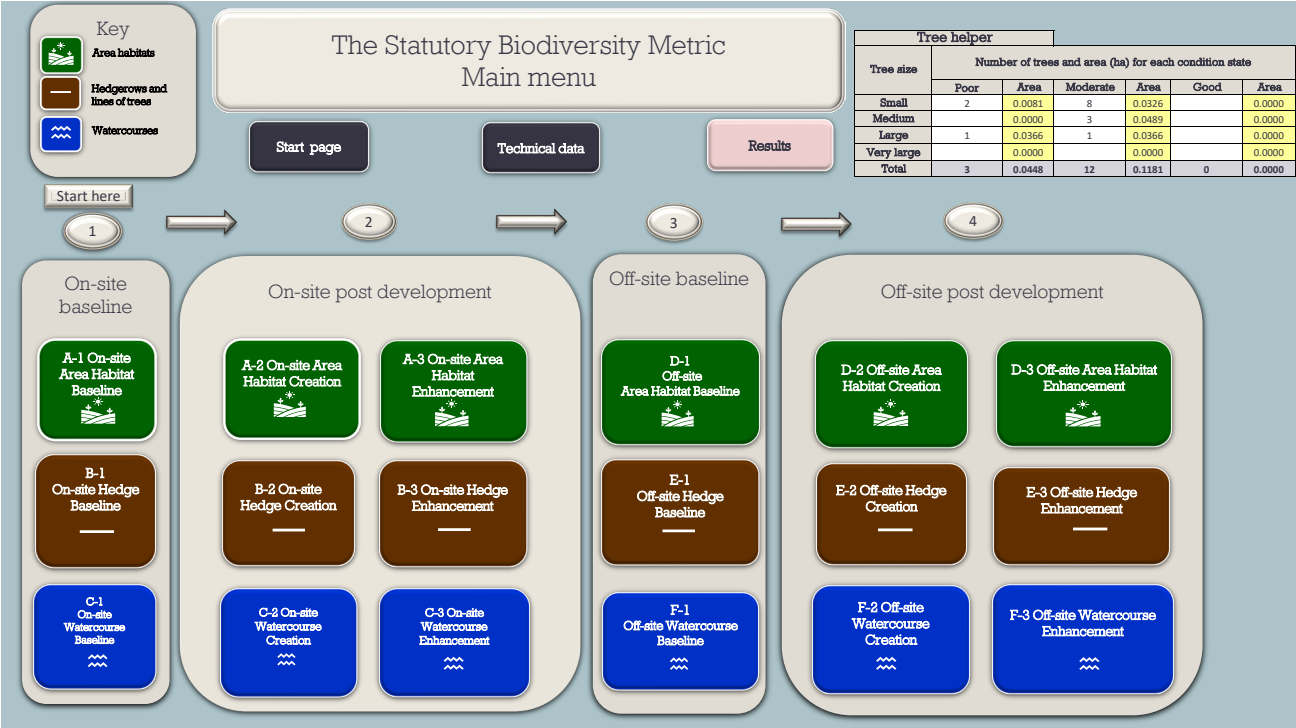
On-site post-intervention map reference number

Off-site post intervention map

Insert



Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Tuthills Yard

Headline Results

Scroll down for final results 

Return to
results menu

On-site baseline

<i>Habitat units</i>	1.18
<i>Hedgerow units</i>	0.51
<i>Watercourse units</i>	0.00

On-site post-intervention

(Including habitat retention, creation & enhancement)

<i>Habitat units</i>	2.55
<i>Hedgerow units</i>	1.36
<i>Watercourse units</i>	0.00

On-site net change

(units & percentage)

<i>Habitat units</i>	1.38	116.92%
<i>Hedgerow units</i>	0.85	166.91%
<i>Watercourse units</i>	0.00	0.00%

Off-site baseline

<i>Habitat units</i>	0.00
<i>Hedgerow units</i>	0.00
<i>Watercourse units</i>	0.00

Off-site post-intervention

(Including habitat retention, creation & enhancement)

<i>Habitat units</i>	0.00
<i>Hedgerow units</i>	0.00
<i>Watercourse units</i>	0.00

Off-site net change

(units & percentage)

<i>Habitat units</i>	0.00	0.00%
<i>Hedgerow units</i>	0.00	0.00%
<i>Watercourse units</i>	0.00	0.00%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

<i>Habitat units</i>	1.38
<i>Hedgerow units</i>	0.85
<i>Watercourse units</i>	0.00

Spatial risk multiplier (SRM) deductions

<i>Habitat units</i>	0.00
<i>Hedgerow units</i>	0.00
<i>Watercourse units</i>	0.00

FINAL RESULTS

Total net unit change

<i>Habitat units</i>	1.38
<i>Hedgerow units</i>	0.85

(Including all on-site & off-site habitat retention, creation & enhancement)	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	116.92%
	<i>Hedgerow units</i>	166.91%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	1.18	1.30	0.00
<i>Hedgerow units</i>	10.00%	0.51	0.56	0.00
<i>Watercourse units</i>	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 ✓

[Return to results menu](#)

[illegible]

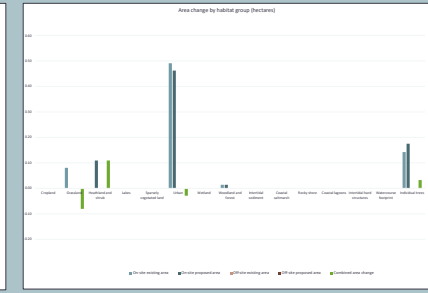
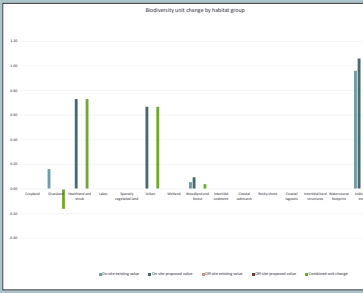
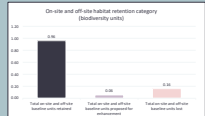
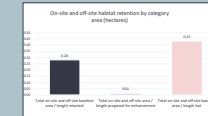
	Habitats	
area / length	0.1	

mean units	1.18	0.53	0.55
mean length retained	0.58	0.56	0.58
mean units retained	0.64	0.35	0.59
rounded for enhancement	0.51	0.49	0.50
rounded for enhancement	0.58	0.48	0.50
mean length lost	0.62	0.50	0.56
mean units lost	0.14	0.48	0.50

[illegible]

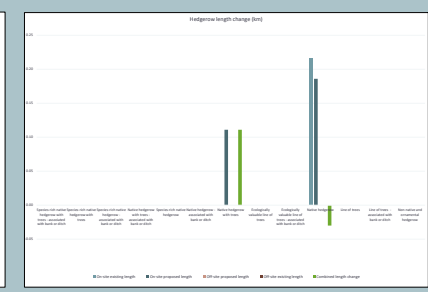
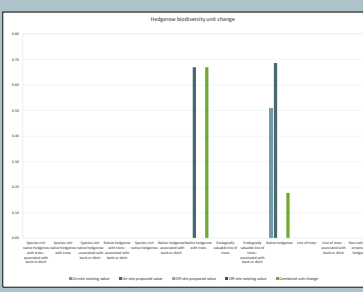
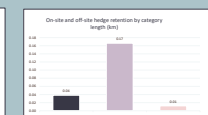
% Area lost by distinctiveness category

Distinctiveness Category	% Area Lost
High	12%
High	12%
Medium	38%
Low	28%
Very Low	8%

[illegible]

% Length lost by distinctiveness category

Distinctiveness Category	% Length Lost
High	~1%
Medium	~15%
Low	~45%
None	~39%



Combined on-site and off-site changes by wastewater type						
Wastewater type	Baseline		Post-development on-site		On-site change	
	existing	Combined existing states	proposed	proposed	length	Combined state change
Domestic effluent	100	0.0	0.0	0.0	0.0	0.0
Process effluent	0.0	0.0	0.0	0.0	0.0	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0.0
Stormwater	0.0	0.0	0.0	0.0	0.0	0.0

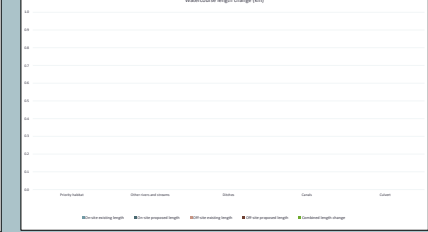
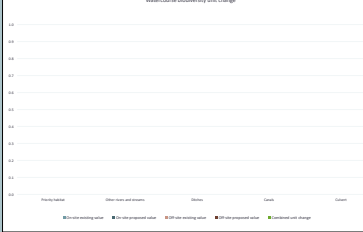
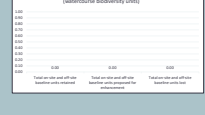
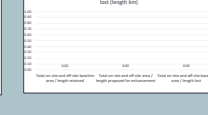
distinctiveness category

low

high

medium

low



Return to results menu	Trading Summary		
	Distinctiveness Group	Trading Rule	Trading Believed?
Trading summary hedgerows	Very High	Same habitat required - Inspecake compensation option A	Yes ✓
	High	Same habitat required =	Yes ✓
	Medium	Same forest habitat or a higher distinctiveness habitat required C1	Yes ✓
	Low	Same distinctiveness or better habitat required >	Yes ✓

Trading summary watercourses	Very High Distinctiveness					
	Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
	Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
	Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
	Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
	Heathland and shrubs - Mountain heath and wetter scrubs	Heathland and shrubs	0.00	0.00	0.00	
	Lakes - Artificial fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
	Scarcely vegetated land - Callunetum and heathlands	Scarcely vegetated land	0.00	0.00	0.00	
	Scarcely vegetated land - Callunetum and heathlands	Scarcely vegetated land	0.00	0.00	0.00	
	Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
	Wetland - Depressions on peat substrates (B7150)	Wetland	0.00	0.00	0.00	
	Wetland - Fens (allied and lowland)	Wetland	0.00	0.00	0.00	
	Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
	Wetland - Oceanic valley mire (1 B21.1)	Wetland	0.00	0.00	0.00	
	Wetland - Purple moor grass and heath patterns	Wetland	0.00	0.00	0.00	
	Wetland - Transition mire and aquatic bog (B7143)	Wetland	0.00	0.00	0.00	
	Woodland and forest - Wood pasture and parkland	Woodland and forest	0.00	0.00	0.00	
	Rocky shores - High energy littoral rock - on peat, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Moderate energy littoral rock - on peat, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Low energy littoral rock - on peat, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Features of littoral rock - on peat, clay or shale	Rocky shores	0.00	0.00	0.00	
	Intertidal sediment - Littoral sediment on peat, clay or shale	Intertidal sediment	0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CPOM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (R6436)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea lardbrush (R1160)	Heathland and shrub	0.00	0.00	0.00	
Heathland scrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Mid lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (reservoir habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (R1172)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated dune	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal rock outcrops and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitat on previously developed land	Urban	0.00	0.00	0.00	
Woodland - Broadleaf	Woodland	0.00	0.00	0.00	
Woodland and forest - Felled/Reforestation for inland woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland broad and pure woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pure woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed hardwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodlands	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shores - High energy littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Moderate energy littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Low energy littoral rock	Rocky shores	0.00	0.00	0.00	
Rocky shores - Features of littoral rock	Rocky shores	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarsh silt and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral brackish reeds - Mares	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral brackish reeds - Salicornia	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	

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

Medium Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00
Cropland - Arable field margins wild and native	Cropland	0.00	0.00	0.00
Cropland - Arable field margins meadow	Cropland	0.00	0.00	0.00
Grassland - Other lowland and transitional	Grassland	0.00	0.00	0.00
Grassland - Other improved grassland	Grassland	0.00	0.00	0.00
Grassland - Unimproved and grassland	Grassland	0.00	0.00	0.00
Heathland and shrubs - Blackthorn scrub	Heathland and shrubs	0.00	0.00	0.00
Heathland and shrubs - Bramble scrub	Heathland and shrubs	0.00	0.00	0.00
Heathland and shrubs - Gorse scrub	Heathland and shrubs	0.00	0.00	0.00
Heathland and shrubs - Heather scrub	Heathland and shrubs	0.00	0.00	0.00
Heathland and shrubs - Willow scrub	Heathland and shrubs	0.00	0.00	0.00
Heathland and shrubs - Mixed scrub	Heathland and shrubs	0.00	0.00	0.00
Heathland and shrubs - Mixed scrub	Heathland and shrubs	0.00	0.00	0.00
Lakes - Ponds from extensive habitats	Lakes	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Other mixed rock and scree	Sparsely vegetated land	0.00	0.00	0.00
Urban - Concrete and chert/crude	Urban	0.00	0.00	0.00
Urban - Highways and roads	Urban	0.00	0.00	0.00
Individual trees - Urban mix	Individual trees	0.00	0.00	0.00
Individual trees - Road trees	Individual trees	0.00	0.00	0.00
Woodland and forest - Other forest's native woodland	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Other woodland	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Other woodland mixed	Woodland and forest	0.00	0.00	0.00
Terrestrial ecosystem - Lateral ecosystem	Terrestrial ecosystem	0.00	0.00	0.00
Terrestrial ecosystem - Lateral sand	Terrestrial ecosystem	0.00	0.00	0.00
Terrestrial hard structures - Artificial hard structures with integrated greening of grey infrastructure (GGI)	Terrestrial hard structures	0.00	0.00	0.00

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.87	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00	
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00	
Competition for Distinctiveness	0.00	

[illegible]

Low Distinctiveness Summary		
Low Distinctiveness net change in units	0.51	✓
Cumulative number of units	1.28	

Interlock hard structures - Artificial features of hard structures	Interlock hard structures	0.00	0.00	0.00
Reinforced and slabs - Other and reinforced slabs	Reinforced and slabs	0.00	0.00	0.00
		0.01	0.00	0.01

Return to results menu	Trading Summary		
Trading summary area habitats	Distinctiveness Group	Trading Rule	Trading Satisfied?
Trading summary watercourses	Very High	Same habitat required =	Yes ✓
	High	Like for like or better	Yes ✓
	Medium	Same distinctiveness or better habitat required	Yes ✓
	Low	Same distinctiveness or better habitat required	Yes ✓
	Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.67	0.00	0.67 ✓
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.67	0.00	0.67

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.18	0.00	0.18 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.18	0.00	0.18

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses. Like for like not available	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by woodland gain	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	0.67 ✓
Cumulative availability of units	0.67 ✓

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.18 ✓
Cumulative availability of units	0.85 ✓

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.85 ✓

Return to results menu

Trading summary area habitats

Trading summary hedgerows

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option A	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required =	Yes ✓
Low	Better distinctiveness habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, like for like not avoided	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, like for like not avoided	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses, like for like not avoided	0.00

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Culvert	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

MP in business comparison test	Select a unit	Features	MP

Project Name: Turbine Yard Map Reference: A-2 On-Site Habitat Creation

Coordinates / Show Outline

Coordinates / Show Rows

Map Menu

Area habitat summary	
Total Net that Change	1.88
Total Net % Change	115.85%
Trailing Value Estimated	Yes /
Area Check	Area Availability of

Ref	Broad habitat	Proposed habitat	Area (hectares)	Post Intervention habitat						Comments				
				Distinctiveness		Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat value delivered	User comments	Planning authority comments	Habitat reference number
				Distinctiveness	Condition									
1	Heathland and scrub	Mixed scrub	0.0020	Medium	Medium	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	5	Low	0.04	Commented from modified gradient			
2	Heathland and scrub	Mixed scrub	0.0020	Medium	Medium	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	5	Low	0.04	Area of scrub created on west end of existing local condition			
3	Urban	Vegetated garden	0.0010	Low	Condition Assessment N/A	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	1	Low	0.00				
4	Urban	Sustainable drainage system	0.0020	Low	Medium	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	5	Medium	0.01				
5	Urban	Sustainable drainage system	0.0020	Low	Good	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	5	Medium	0.01				
6	Urban	Vegetated garden	0.0010	Low	Condition Assessment N/A	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	1	Low	0.00				
7	Heathland and scrub	Mixed scrub	0.0010	Medium	Medium	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	5	Low	0.01				
8	Individual trees	Plant trees	0.0010	Medium	Medium	As no compensation not in local strategy no time adjusted	Standard time to target condition applied	20	Low	0.02	As small trees planted at western end of Site			
9														
10														
11														
12														
Total habitat area			0.08							1.88				

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

0.43

MP to landscape conversion tool:

Submit a wall

Relevance

MP

[illegible]

[illegible]

Project Name: Tuhila Yard Map Reference:

B-2 On-Site Hedge Creation

Coordinates / Show Columns

Coordinates / Show Rows

Mass Menu

Hedge row summary	
Total Net Unit Change	0.88
Total Net % Change	100.01%
Yielding Units Totalled	Yes /

Ref	New hedge number	Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier			Delivery risk multiplier	Hedge units delivered	Comments		
		Habitat type	Length (m)				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	H1	Native hedgerow	0.013	Low	Moderate	Area/compensation not in local strategy/ no local distinct.	Standard time to target condition applied.	5	Low	0.04				
2	H2	Native hedgerow with trees	0.033	Medium	Moderate	Area/compensation not in local strategy/ no local distinct.	Standard time to target condition applied.	10	Low	0.17				
3	H3	Native hedgerow	0.051	Low	Moderate	Area/compensation not in local strategy/ no local distinct.	Standard time to target condition applied.	5	Low	0.17				
4														
5														
6														
7			0.02								0.20			

[illegible]