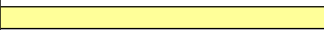
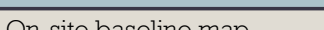


The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	Land East of Pirton		
Applicant:	Gladman Developments Ltd		
Application type:	Outline planning		
Planning application reference:	-		
Completed by:	Rhodri Gruffydd BSc (Hons) MSc		
Date of metric completion:	30 October 2025		
Reviewer:	Jamie Woollam BSc (hons) CEcol MCIEEM		
Calculation iteration:	2		
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):	6.65	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

Main menu

Results

View all

Reset view

On-site baseline map

Insert



On-site baseline map reference number

7345_112

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert



On-site post-intervention map reference number

7345_113

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	49	0.1995	55	0.2239		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	49	0.1995	55	0.2239	0	0.0000

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



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

Land East of Pirton
Headline Results
Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	13.16		
	Hedgerow units	7.18		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	13.44		
	Hedgerow units	8.56		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	0.28	2.16%	On-site net gain is less than target set ▲
	Hedgerow units	1.38	19.26%	
	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	0.28		
	Hedgerow units	1.38		
	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	0.28
	Hedgerow units	1.38
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.16%
	Hedgerow units	19.26%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	13.16	14.48	1.03	No additional hedgerow units required to meet target ✓ No additional watercourse units required to meet target ✓
Hedgerow units	10.00%	7.18	7.90	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	

Input errors/rule breaks present in metric ▲

Project Name: Land East of Pirton Map Reference: 7346_112

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.88
Total Net % Change	2.16%
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	Cropland	Temporary grass and clover leys	No	6.3	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 ≥	12.60
2	Urban	Developed land; sealed surface	No	0.21	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
3	Grassland	Other neutral grassland	No	0.14	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required ≥	0.56
4													
5													
6													
				Total habitat area	6.66								13.16

						Baseline compensation agreed for losses of VERDI 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	6.30	12.60				
0.21		0.00	0.00	0.00	0.00				
		0.00	0.00	0.14	0.56				
0.21	0.00	0.00	0.00	6.44	13.16				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	6.44
--	------

MP to hectares conversion tool:		Select a unit:	Hectares	MP

Project Name: Land East of Pirton		Map Reference: T345_113	
A-2 On-Site Habitat Creation			
Condense / Show Columns		Condense / Show Rows	
Main Menu			
Total Net Unit Change		Area habitat summary	
Total Net % Change		0.28	
Trading Rules Settled		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 multiplier	Standard time to target condition (years)	Habitat created to 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	Urban	Developed land, sealed surface	2.11	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	residential area: 70:30 split between built up area and gardens		
2	Urban	Vegetated garden	0.9	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	1.74	residential area: 70:30 split between built up area and gardens		
3	Urban	Developed land, sealed surface	1.03	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	road infrastructure		
4	Urban	Developed land, sealed surface	0.01	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	pumping station		
6	Urban	Sustainable drainage system	0.18	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3			Standard time to target condition applied	3	0.899	Medium	Standard difficulty applied	Medium	0.67	0.43	Attenuation basins		
7	Heathland and shrub	Mixed scrub	0.54	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	3.62	PGS thicket		
8	Grassland	Other neutral grassland	0.67	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	4.49	PGS meadow grassland and SuDS banks		
9	Grassland	Modified grassland	1	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.968	Low	Standard difficulty applied	Low	1	1.93	PGS remaining green infrastructure (amenity grassland)		
10	Individual trees	Urban tree	0.1905	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.96	based on 12 trees per ha for residential area		
11	Individual trees	Rural tree	0.2239	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27			Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.68	based on 55 small trees in PGS		
12																								
13																								
14																								
15																								
16																								
Total habitat area			0.86																		Total Units	13.44		
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			0.44																					
M² to hectares conversion tool:			Select a unit	Hectares																		M²		

Project Name: Land East of Pirton Map Reference: 7345_112

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	1.38
Total Net % Change	19.28%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units							Comments		
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	H1	Non-native and ornamental hedgerow	0.04	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.04	0.04		0.04	0.00	0.00	0.00			
2	H2	Species-rich native hedgerow with trees - associated with bank or ditch	0.11	V.High	8	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	1.76	0.11		1.76	0.00	0.00	0.00			
3	H3	Native hedgerow	0.26	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.04	0.25		1.00	0.00	0.01	0.04			
4	H4	Native hedgerow	0.41	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	2.46	0.41		2.46	0.00	0.00	0.00			
6	H5	Species-rich native hedgerow	0.13	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.52	0.13		0.52	0.00	0.00	0.00			
6	H6	Native hedgerow - associated with bank or ditch	0.17	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.36		0.17	0.00	1.36	0.00	0.00			
7																					
8																					
9																					
10																					
11																					
			1.12									7.18	0.94	0.17	5.78	1.38	0.01	0.04			

