

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	Radcliffe House, The Priory, Hitchin		
Applicant:	Metric + Maker Limited		
Application type:	Full planning application		
Planning application reference:			
Completed by:	Ailie Bunting		
Date of metric completion:	02 April 2026		
Reviewer:	Liam Price		
Calculation iteration:	3		
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):	0.71	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

On-site baseline map reference number

On-site post intervention map

On-site post-intervention map reference number

Off-site baseline map

Off-site baseline map reference number

Off-site post intervention map

Off-site post-intervention reference number

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Credits Summary

Radcliffe House, The Priory, Hitchin
Headline Results
Scroll down for final results ⚙

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On-site baseline	Area habitat units	0.62	
	Hedgerow units	0.01	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.89	
	Hedgerow units	0.08	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.27	43.86%
	Hedgerow units	0.07	538.50%
	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	0.27	
	Hedgerow units	0.07	
	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	0.27	
	Hedgerow units	0.07	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	43.86%	
	Hedgerow units	538.50%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.62	0.68	0.00
Hedgerow units	10.00%	0.01	0.01	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 ✓

Return to rest

Summary Figures

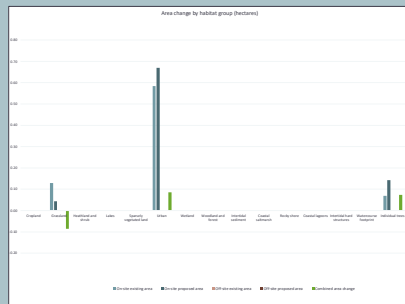
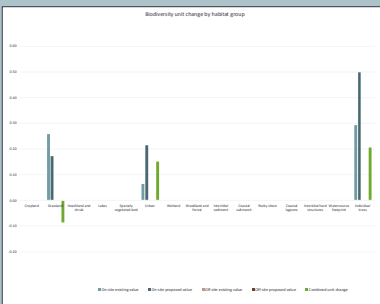
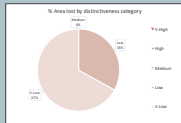
Total project biodiversity % change (including all on-site & off-site habitat creation + retained habitat)	<i>Area habitat units</i>	43.88%
	<i>Thick-petiole units</i>	838.90%
	<i>Watercourse units</i>	0.00%

Combined habitat retention and enhancement			
	Area (ha)	Budget (m)	Watershed (km ²)
on-site and off-site baseline area / length	0.76	0.00	0.00
on-site and off-site baseline units	0.41	0.00	0.00
on-site and off-site baseline area / length retained	0.93	0.00	0.00
on-site and off-site baseline units retained	0.48	0.00	0.00
on-site area / length prepared for enhancement	0.00	0.00	0.00
off-site baseline area prepared for enhancement	0.03	0.00	0.00
on-site and off-site baseline area / length total	0.49	0.00	0.00
on-site and off-site baseline units total	0.41	0.00	0.00

Area habitata

[illegible][illegible][illegible]

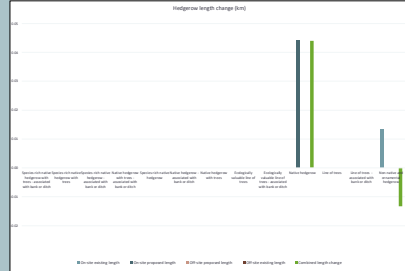
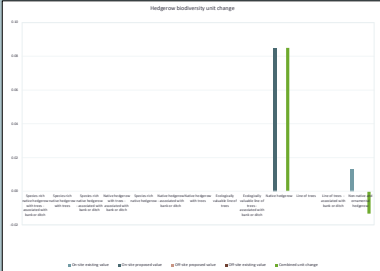
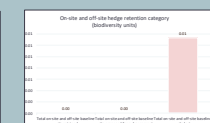
Combined area lost from baseline (y) by distinctiveness band		
Category	Area lost (posterior)	Area lost (%)
V High	0	
High	0	
Medium	0	
Low	0.1871	23
V Low	0.2896	62



Hedgerows and lines of trees

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Category	Length lost (mm)	Length lost (%)
Very High	0	
High	0	
Medium	0	
Low	0	



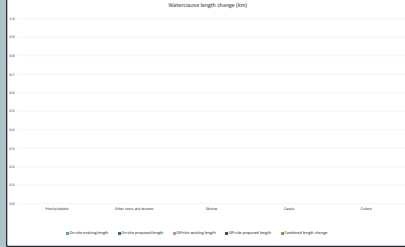
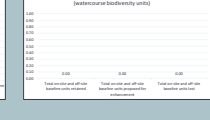
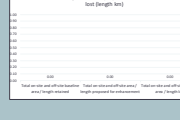
Watercourses

Watershed type	On-site change by watersheds type				
	Baseline		Post-development on site		On-site Change
Reserve watershed	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site change
Other (camp and stream)	0.0	0.0	0.0	0.0	0.0
Debris	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0
Gravel	0.0	0.0	0.0	0.0	0.0

Watercourse type	Off-site change by watercourse type					
	Baseline		Post development off-site		Off-site change	
	Off-site potential length	Off-site existing value	Off-site proposed	Off-site proposed	Off-site length	Off-site value change
Drainage ditch	0.0	0.0	0.0	0.0	0.0	0.0
Off-site stream and stream	0.0	0.0	0.0	0.0	0.0	0.0
Ditch	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0

Combined on-site and off-site change by wastewater type						
Wastewater type	On-site change		Off-site change		Total change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined value change
Residential	0.0	0.0	0.0	0.0	0.0	0.0
Other direct and indirect	0.0	0.0	0.0	0.0	0.0	0.0
Commercial	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
Other	0.0	0.0	0.0	0.0	0.0	0.0

Category	Length lost (mm)	Length lost (%)
Very High	0	
High	0	
Medium	0	
Low	0	



Trading
summary
watercourses[illegible]

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 changes	Off-site unit changes	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CHUM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H94)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland and scrub - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Heath with sea hollybush (H107)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High albedo lakes	Lakes	0.00	0.00	0.00	
Lakes - Low albedo lakes	Lakes	0.00	0.00	0.00	
Lakes - Hot lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate albedo lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (extensive habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes (ponds and pools) (H117)	Lakes	0.00	0.00	0.00	
Shrub - Vegetated land - Coastal vegetated dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Island rock outcrops and across habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime scrub and shrub	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Freshwater	Wetland	0.00	0.00	0.00	
Woodland and forest - Faded/impoverished for failed woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland broad leaf 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 pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland broadleaves	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed hardwoods	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 woodland	Woodland and forest	0.00	0.00	0.00	
Crofted landscape - Crofted landscape	Crofted landscape	0.00	0.00	0.00	
Body shone - High energy littoral rock	Body shone	0.00	0.00	0.00	
Body shone - Moderate energy littoral rock	Body shone	0.00	0.00	0.00	
Body shone - Low energy littoral rock	Body shone	0.00	0.00	0.00	
Body shone - Features of littoral rock	Body shone	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	
Intertidal sediment - Littoral sand and shingle	Crofted landscape	0.00	0.00	0.00	
Intertidal sediment - Littoral bivalves, reef, Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral kelp/macroalgae beds - Galaxaura	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral kelp/macroalgae beds - Gelidium	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mud/sandy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral pebbles	Intertidal sediment	0.00	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

[illegible]

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.33 ✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00

[illegible]

Low Distinctiveness Summary		
Units available to offset Low Distinctiveness deficit	0.33	✓
Low Distinctiveness net change in units	-0.06	⚠
Cumulative surplus of units	0.27	✓

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Trading
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watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
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

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

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 - associated with bank or ditch	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
High Distinctiveness losses to be offset by trading on	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	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	0.00	0.00	0.00
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
	0.00	0.00	0.00

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

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

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Tree native and unimproved hedgerow	0.01	0.00	0.01 ▲
	-0.01	0.00	-0.01

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	-0.01 ▲
Cumulative availability of units	0.01 ✓

Trading
summary
hedgerows

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bioprospecting option Δ	Yes $\checkmark$
High	Same habitat required =	Yes $\checkmark$
Medium	Same habitat required =	Yes $\checkmark$
Low	Better distinctiveness habitat required	Yes $\checkmark$

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 satisfied	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 satisfied	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 satisfied	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

Irreplaceable area habitats on-site

● For further information please refer to the irreplaceable habitats section of the metric user guide. This sheet is autopopulated from the AI on-site habitat baseline tab, with the exception of irreplaceable habitat name.

[illegible]

Irreplaceable area habitats off-site

● For further information please refer to the irreplaceable habitats section of the metric user guide. This sheet is autopopulated from the D1 off-site habitat baseline tab, with the exception of irreplaceable habitat name.

[illegible]

Project Name: **Buckle's House, The Priory, Hitchin**Map Reference:

A-2 On-Site Habitat Creation

Coordinate / Show Columns

Coordinate / Show Rows

Main Menu

Area habitat summary	
Total Net Total Change	0.27
Total Net % Change	65.85%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Disturbance		Condition	Strategic significance		Temporal multiplier		Difficulty		Habitat value delivered	Comments				
				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	Greenland	Modified grassland	0.007	Low	Good	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		7	Low	0.05	Biodiverse Lawn			CP1		
2	Greenland	Other neutral grassland	0.041	Medium	Poor	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		2	Low	0.13	Wildflower meadow			CP2		
3	Urban	Introduced shrubs	0.048	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		1	Low	0.09	ornamental planting			UP1		
4	Individual trees	Urban trees	0.032	Medium	Poor	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		10	Low	0.21	semi-native trees			UP1-18		
5	Urban	Vegetated garden	0.061	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		1	Low	0.12				UP2		
6	Urban	Developed land, sealed surface	0.335	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		0	Low	0.00				UP3		
7																		
8																		
9																		
10																		
11																		
			Total habitat area:	0.58											0.58			

Site Area (including area of individual trees, green walls, horizontal band structures)	0.49
MP to batemans connection foot	
MP	0.0031
Ecotone	0.01

