

The Statutory Biodiversity Metric

Auditing and accounting for biodiversity

Calculation Tool

Version 1.0.4

Open Tool



The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	North Hertfordshire District Council		
Project name:	Pease House, The Priory, Hitchin		
Applicant:	Metric + Maker Limited		
Application type:	Full planning application		
Planning application reference:			
Completed by:	Alicie 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):	0.33	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

See BNG Report

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

See BNG Report

Off-site post intervention map

Insert

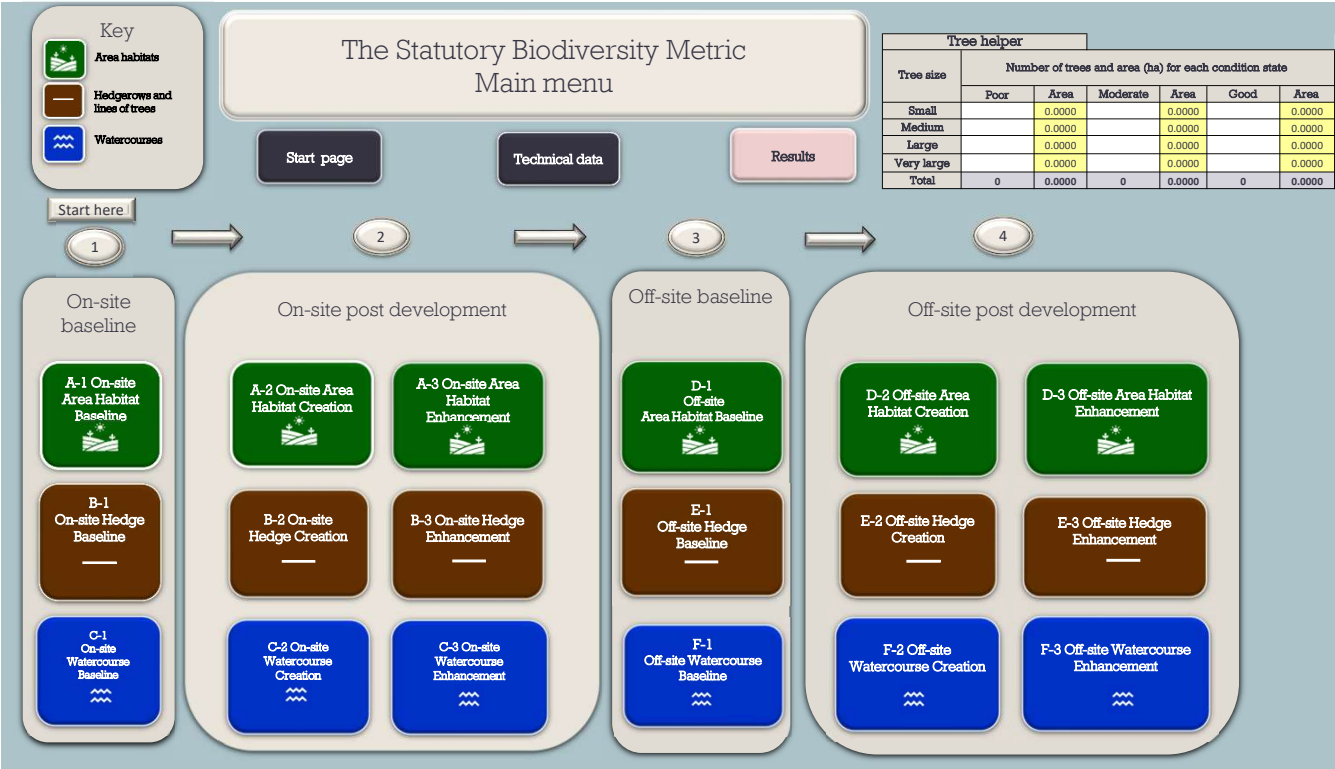
Off-site post-intervention reference number

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Pease House, The Priory, Hitchin
Headline Results
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On-site baseline	Area habitat units	0.52	
	Hedgerow units	0.04	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.62	
	Hedgerow units	0.05	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.10	18.88%
	Hedgerow units	0.01	34.03%
	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	0.10	
	Hedgerow units	0.01	
	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	0.10	
	Hedgerow units	0.01	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	18.88%	
	Hedgerow units	34.03%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.52	0.57	0.00
Hedgerow units	10.00%	0.04	0.04	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 ✓

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 - Wetland hay meadows	Grassland	0.00	0.00	0.00		
Heathland and shrub - Mountain heath and willow scrub	Heathland and shrub	0.00	0.00	0.00		
Lake - Shallow bed terraced water bodies	Lake	0.00	0.00	0.00		
Sparsely vegetated land - Cereals and grasslands	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Intermittent pavement	Sparsely vegetated land	0.00	0.00	0.00		
Wetland - Broad leaved	Wetland	0.00	0.00	0.00		
Wetland - Dry meadows on peat substrates (PT185)	Wetland	0.00	0.00	0.00		
Wetland - Fens (sclerophyll and broadleaf)	Wetland	0.00	0.00	0.00		
Wetland - Lowland canal bog	Wetland	0.00	0.00	0.00		
Wetland - Orange valley mire (1821)	Wetland	0.00	0.00	0.00		
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00		
Wetland - Transition mire and quality bog (PT145)	Wetland	0.00	0.00	0.00		
Woodland and forest - Wood pasture and pastures	Woodland and forest	0.00	0.00	0.00		
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00		
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00		
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00		
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00		
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00		

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

Habitat group	Group	On-site net change	Off-site net change	Project-wide net change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFM	Grassland	0.00	0.00	0.00	
Grassland - Lowland common reed grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H102)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous dry 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 - Downy oak scrub (H101)	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 acidity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low acidity lakes	Lakes	0.00	0.00	0.00	
Lakes - Hot lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate acidity lakes	Lakes	0.00	0.00	0.00	
Lakes - Cold lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (mostly shallow)	Lakes	0.00	0.00	0.00	
Lakes - Shallow water ponds and pools (H110)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal salt marsh	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 - Shrub scrub and shrub heath	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime delf and dunes	Sparsely vegetated land	0.00	0.00	0.00	
Upland - Open moorland on previously developed land	Upland	0.00	0.00	0.00	
Wetland - Reeds	Wetland	0.00	0.00	0.00	
Wetland and forest - Felled/decimated forest and woodland	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Lowland beech	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Lowland mixed hardwood	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Native pine woodlands	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Upland beech	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Upland mixed hardwood	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Upland oakwood	Wetland and forest	0.00	0.00	0.00	
Wetland and forest - Vine woodland	Wetland 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 shore 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 coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Coastal sediments - Saltmarsh silt and saline rockpools	Coastal sediments	0.00	0.00	0.00	
Intertidal sediment - Littoral lagoons and mudflats - Marine	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral lagoons and mudflats - Sublittoral	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of intertidal 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 sandy sediment	Intertidal sediment	0.00	0.00	0.00	

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining Income Tax Deficiency not satisfied	0.00

[illegible]

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.11
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00
Medium Distinctiveness trade deficit	

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Current crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-irrigated crops	Cropland	0.00	0.00	0.00
Cropland - Temporary crops and cover crops	Cropland	0.00	0.00	0.00
Cropland - Winter annuals	Cropland	0.00	0.00	0.00
Urban - Artificial structures	Urban	0.00	0.00	0.00
Urban - Buildings	Urban	0.00	0.00	0.00
Highland and shrub - Rhododendron scrub	Highland and shrub	0.00	0.00	0.00
Other - Open/semi-open areas	Other	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/semi-ruderal	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall herb	Sparsely vegetated land	0.00	0.00	0.00
Urban - Barren	Urban	0.00	0.00	0.00
Urban - Bare or scrub	Urban	0.00	0.00	0.00
Urban - Asphalts	Urban	0.00	0.00	0.00
Urban - Facade-bound green walls	Urban	0.00	0.00	0.00
Urban - Ground-bound green walls	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Green ground level	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Rain gardens	Urban	0.00	0.00	0.00
Urban - Semi-interventive green roof	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Urban forest canopy	Urban	0.00	0.00	0.00
Urban - Vegetated parking	Urban	0.00	0.00	0.00
Woodland and forest - Other continuous woodlands	Woodland and forest	0.00	0.00	0.00
Cropland/semi-cropland - Artificial structures	Cropland/semi-cropland	0.00	0.00	0.00
Interventive wetland - Artificial linear coastal wetland	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial linear marsh	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial linear at water	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial linear marsh/scrub	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial linear artificial wetlands	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial linear herbaceous wetland	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial linear herbaceous wetland	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial features of hard structure	Interventive wetland	0.00	0.00	0.00
Interventive wetland - Artificial features of hard structure	Interventive wetland	0.00	0.00	0.00

Low Distinctiveness Summary	
Units available to offset Low Distinctiveness deficit	0.11
Low Distinctiveness net change in units	-0.01

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Trading
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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: Low 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 highest 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	0.05	0.00	0.05 ✓
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.05	0.00	0.05

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.05 ✓
Cumulative availability of units	0.05 ✓

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Tree native and unimproved hedgerow	0.00	0.00	0.00 ▲
	-0.04	0.00	-0.04

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	-0.04 ▲
Cumulative availability of units	0.01 ✓

Trading
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hedgerows

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option Δ	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 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: Likes 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
Creeks	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

Credits Required by Tier/Module	
Tier	Credits Required
A1	0.00
A2	0.00
A3	0.00
A4	0.00
A5	0.00
K	0.00
W	0.00

*The spatial risk multiplier has already been applied to calculate these values.

The Statutory Biodiversity Metric Technical Data

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997	998	999
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