

The Statutory Biodiversity Metric Start page

Project details

Project details			
Planning authority:	North Herts Council		
Project name:	Land at Stevenage Road, Hitchin, Hertfordshire		
Applicant:	Bugler Homes Limited		
Application type:	Full		
Planning application reference:	TBC		
Completed by:	Tim Lees MSc MCIEEM		
Date of metric completion:	27 January 2026		
Reviewer:	Nick Pincombe MSc CEnv MISEP 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):	4.16	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

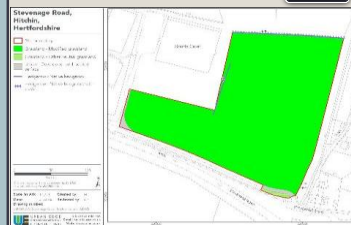
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

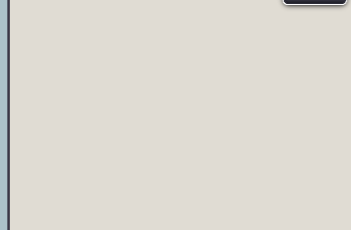
Insert



On-site baseline map reference number

Off-site baseline map

Insert



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

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

The Statutory Biodiversity Metric Main menu

Start page

Technical data

Results

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 

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	60	0.2443	123	0.5008		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	60	0.2443	123	0.5008	0	0.0000

The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Land at Stevenage Road, Hitchin, Hertfordshire
Headline Results
Scroll down for final results 

Return to
results menu

On-site baseline	Area habitat units	8.41	
	Hedgerow units	1.70	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	18.39	
	Hedgerow units	1.98	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	6.99	83.15%
	Hedgerow units	0.28	16.39%
	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	6.99	
	Hedgerow units	0.28	
	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	6.99	
	Hedgerow units	0.28	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	83.15%	
	Hedgerow units	16.39%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	8.41	9.25	0.00
Hedgerow units	10.00%	1.70	1.87	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 ✓

Project Name: Land at Burroughs Road, Woking, Hertfordshire Map Reference:
A-1 On-Site Habitat Baseline

Condense / Show Columns
Main Menu

Condense / Show Rows

Area habitat summary	
Total Net Unit Change	5.99
Total Net % Change	93.18%
Yielding Rules Applied	Yes /

Rating area habitats					Disturbance		Condition		Strategic significance			Required Action to Meet Yielding Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Disturbance	Score	Condition	Score	Strategic significance	Strategic significance multiplier	Strategic significance multiplier		Total habitat units
1	Grassland	Modified grassland	No	4.0826	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Area/ disturbance not in local strategy/ no local strategy/ no local strategy	6.17
2	Urban	Developed land, sealed surface	No	0.0487	Very 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	0.02	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Area/ disturbance not in local strategy/ no local strategy	0.24
4													
5													
				Total habitat area									6.41
				Net Area (excluding area of individual trees, green walls, hedges/land structures)									5.99

MP to hectares conversion tool:				Select a unit	Hectares	MP

							Required compensation agreed for losses of VYEH 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
0.1462		0.00	0.00	0.04	7.97					
		0.00	0.00	0.00	0.00					
0.02		0.24	0.00	0.00	0.00					
0.14	0.00	0.24	0.00	0.00	7.97					
Total area lost (excluding area of individual trees, green walls and hedges/land structures)										

ect Name: Land at Stevenage Road, Hitchin, Hertfordshire

Map Refer:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.58
Total Net % Change	16.50%
Trading Rules Believed	Yes ✓

Existing hedgerow habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	H1	Native hedgerow with trees	0.1552	Medium	4	Moderate	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.22
2	H2	Native hedgerow	0.061	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.49
3												
4												
5												
			0.58									
												1.72

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.1552		1.22	0.00	0.00	0.00			
0.061		0.49	0.00	0.00	0.00			
0.58	0.00	1.72	0.00	0.00	0.00			

Project Name: Land at Stevenage Road, Hitchin, Hertfordshire

Map Reference

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedge row summary	
Total Net Unit Change	0.99
Total Net W Change	10.30%
Trading Rules Satisfied	Yes ✓

		Proposed habitats			Disturbances		Condition		Strategic significance			Temporal multiplier				Difficulty risk multipliers				Hedge units delivered	Comments				
Ref	New hedge number	Habitat type	Length (m)	Disturbances	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in 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		Native hedgerow	0.0834	Low	2	Moderate	2	Area/compensation not in local strategy or local action.	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.037	Low	Standard difficulty applied	Low	1	0.28				
2																									
3																									
4																									
5																									
			0.08																			0.68			