

# The Statutory Biodiversity Metric

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Project details			
Planning authority:	Horsham District Council		
Project name:	Stonehouse Farm- Jackson's Ridge		
Applicant:	The Lake Investment Ltd		
Application type:			
Planning application reference:			
Completed by:	Lydia Galbraith, Ecologist		
Date of metric completion:	12.02.2025 (updated 23.05.2025)		
Reviewer:	Clare Caudwell, Director of Ecology		
Calculation iteration:	v2		
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):	0.48	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		
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	Enter data		
	Automatic lookup		
	Result		

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Unit Shortfall by Tier/Module		
Tier	Unit Shortfall	
A1	1.58	▲
A2	0.00	
A3	0.00	
A4	0.00	
A5	0.00	
H	0.10	▲
W	0.00	

\*The spatial risk multiplier has been applied to all unit shortfall values.

Headline Results

Scroll down for final results ▲

On-site baseline	Habitat units	0.43
	Hedgerow units	0.00
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.57
	Hedgerow units	0.00
	Watercourse units	0.00
On-site net change (units & percentage)	Habitat units	0.14
	Hedgerow units	0.00
	Watercourse units	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
	Hedgerow units	0.00
	Watercourse units	0.00

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.14
	Hedgerow units	0.00
	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	0.14
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	32.56%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.43	0.47	0.00
Hedgerow units	10.00%	0.00	0.00	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 ✓

Input errors/rule breaks present in metric ▲

## Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Habitat units	0.14
	Hedgerow units	0.00
	Watercourse units	0.00
Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Habitat units	32.56%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Combined habitat retention and enhancement		
Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.48	0.00
Total on-site and off-site baseline units	0.43	0.00
Total on-site and off-site baseline area / length retained	0.00	0.00
Total on-site and off-site baseline units retained	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00
Total on-site and off-site baseline area / length lost	0.48	0.00
Total on-site and off-site baseline units lost	0.43	0.00

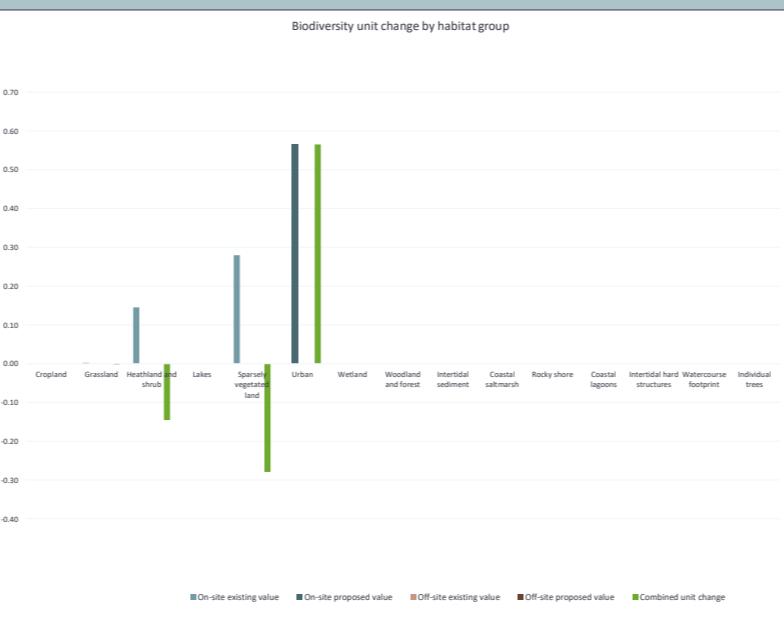
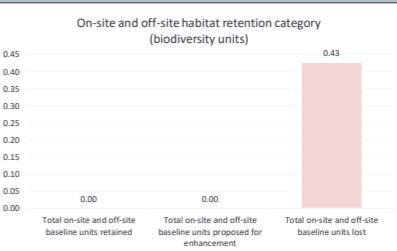
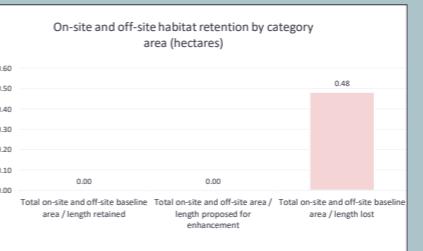
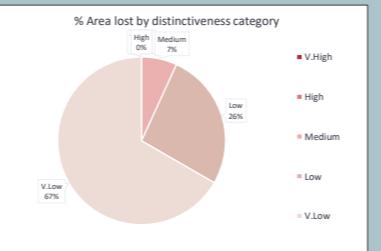
## Area habitats

Area Habitats

On-site change by broad habitat type					
	Baseline		Post-development on-site		On-site change
Habitat group	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change
Cropland	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.03	0.15	0.00	0.00	-0.03
Lakes	0.00	0.00	0.00	0.00	0.00
Sparingly vegetated land	0.13	0.28	0.00	0.00	-0.13
Urban	0.32	0.00	0.48	0.57	0.16
Wetland	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00

Area Habitats

Combined area lost from baseline(s) by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	0%
High	0	0%
Medium	0.033	7%
Low	0.128	27%
V.Low	0.322	67%

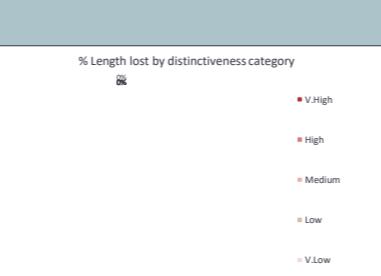


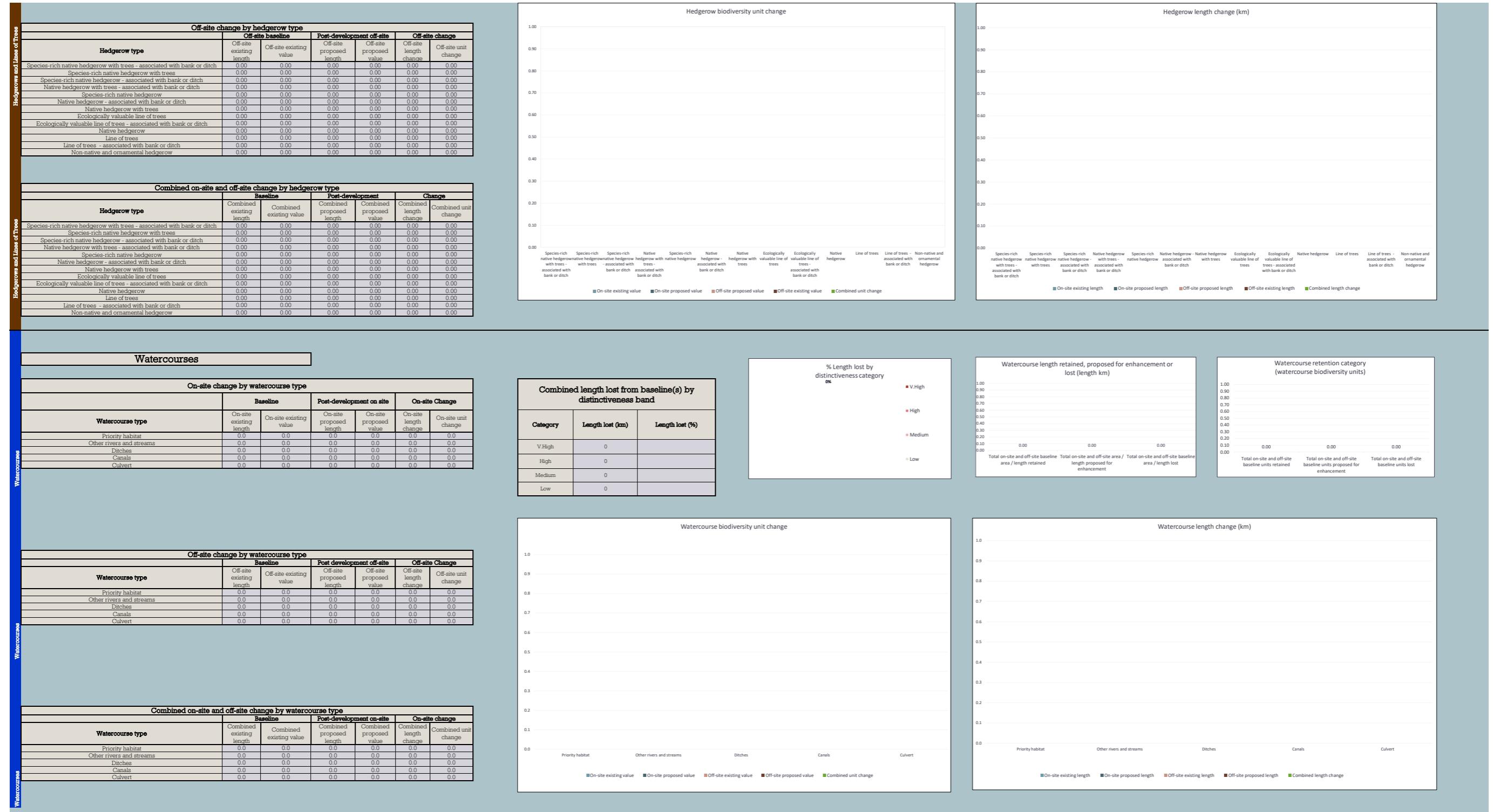
Hedgerows and lines of trees

On-site change by hedgerow type					
	Baseline		Post-development on-site		On-site change
Hedgerow type	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	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
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00

Combined length lost from baseline(s) by distinctiveness band

Category	Length lost (km)	Length lost (%)
V.High	0	0%
High	0	0%
Medium	0	0%
Low	0	0%
V.Low	0	0%





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### Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ▲	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	No ▲
Low	Same distinctiveness or better habitat required ≥	Yes ✓

### 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 shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland 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] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	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 - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	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	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 CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	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 buckthorn (H2160)	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 alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl 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 (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	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 vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop 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 habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew 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 birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	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

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	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	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 - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	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	0.00

### Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat 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	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	-0.08	0.00	-0.08	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	-0.07	0.00	-0.07	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	0.00
Sparingly vegetated land - Other inland rock and scree	Sparingly vegetated land	0.00	0.00	0.00	
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.15	0.00	-0.15	

### Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-0.15 <span style="color: orange;">△</span>
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.15 <span style="color: orange;">△</span>
Cumulative surplus of units	-0.15 <span style="color: orange;">△</span>

### Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal 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-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	0.00	0.00	0.00
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparingly vegetated land - Ruderal/ephemeral	Sparingly vegetated land	-0.28	0.00	-0.28
Sparingly vegetated land - Tall forbs	Sparingly vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00

### Low Distinctiveness Summary

Low Distinctiveness net change in units	0.28 <span style="color: green;">✓</span>
Cumulative surplus of units	0.28 <span style="color: green;">✓</span>

Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.57	0.00	0.57
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral bioogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		0.28	0.00	0.28

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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; 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

### High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading up	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

### 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

### 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
Non-native and ornamental hedgerow	0.00	0.00	0.00
	0.00	0.00	0.00

### Very Low Distinctiveness Summary

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

Total area lost (excluding area of individual trees, green walls and intertidal hard structures) 0.48

Project Name: Stonehouse Farm- Jackson's Ridge Map Reference:																																																																																																																																																																				
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