

The Statutory Biodiversity Metric Start page

Project details

Project details			
Planning authority:	Horsham District Council		
Project name:	Land at Washington, West Sussex		
Applicant:	James Williams		
Application type:	Full		
Planning application reference:	Unknown		
Completed by:	Amber Howie		
Date of metric completion:	16.09.2025		
Reviewer:	Richard Schofield		
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):	0.11	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

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Cell style conventions

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

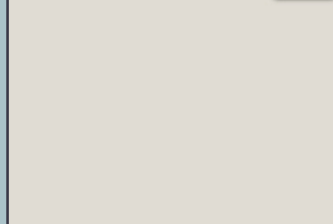
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On-site baseline map

[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

Trading
summary
watercourses

Very High Distinctiveness						
Habitat group	Group	Co-risks unit change	Off-risks 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 yellow ash	Heathland and shrub	0.00	0.00	0.00		
Heath - Purple bed heath and heathland yellow loofers	Heath	0.00	0.00	0.00		
Shrub - Vegetated land - Callunetum arvensis	Shrub	0.00	0.00	0.00		
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00		
Wetland - Swamp low	Wetland	0.00	0.00	0.00		
Wetland - Day meadows on peat substrates (PH1180)	Wetland	0.00	0.00	0.00		
Wetland - Peat meadows and heathland	Wetland	0.00	0.00	0.00		
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00		
Wetland - Coastal valley mire (11021)	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 quaking bog (PH146)	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 shale	Rocky shore	0.00	0.00	0.00		
Rocky shore - Moderate energy littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00		
Rocky shore - Low energy littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00		
Rocky shore - Features of littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00		
Rocky shore - Littoral rock - on peat, clay or shale	Rocky shore	0.00	0.00	0.00		

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

[illegible]

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

[illegible]

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.81
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-0.34
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.34

[illegible]

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.05

[illegible]

[illegible]

Land at Washington, West Sussex

Headline Results

Scroll down for final results ▲

Return to
results menu

On-site baseline	Habitat units	3.23	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	3.36	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.13	3.97%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

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	0.13	
	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	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	3.97%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	

Total net gain achieved is less than target set ▲

Trading rules satisfied?	No - Check Trading Summaries ▲
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.23	3.55	0.19
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲