

The Statutory Biodiversity Metric
Start page

| Project details | | |
|--|---|---|
| Planning authority: | Horsham | |
| Project name: | Land South of Smugglers Lane | |
| Applicant: | Miller Homes | |
| Application type: | | |
| Planning application reference: | | |
| Completed by: | Matt Pendry BSc (Hons) MCIEEM - The Ecology Partnership | |
| Date of metric completion: | 18 September 2025 | |
| Reviewer: | | |
| Calculation iteration: | | |
| 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): | 3.88 | 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

View all

Reset view

| Cell style conventions | | |
|------------------------|--|--|
| Yellow | Attention required | |
| Red | Input error/rules and principles not met | |
| Grey | Use of this cell is not appropriate | |
| Light Green | Enter data | |
| Light Blue | Automatic lookup | |
| Light Yellow | Result | |

On-site baseline map

Insert

On-site post intervention map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

On-site post-intervention map reference number

Off-site post intervention map

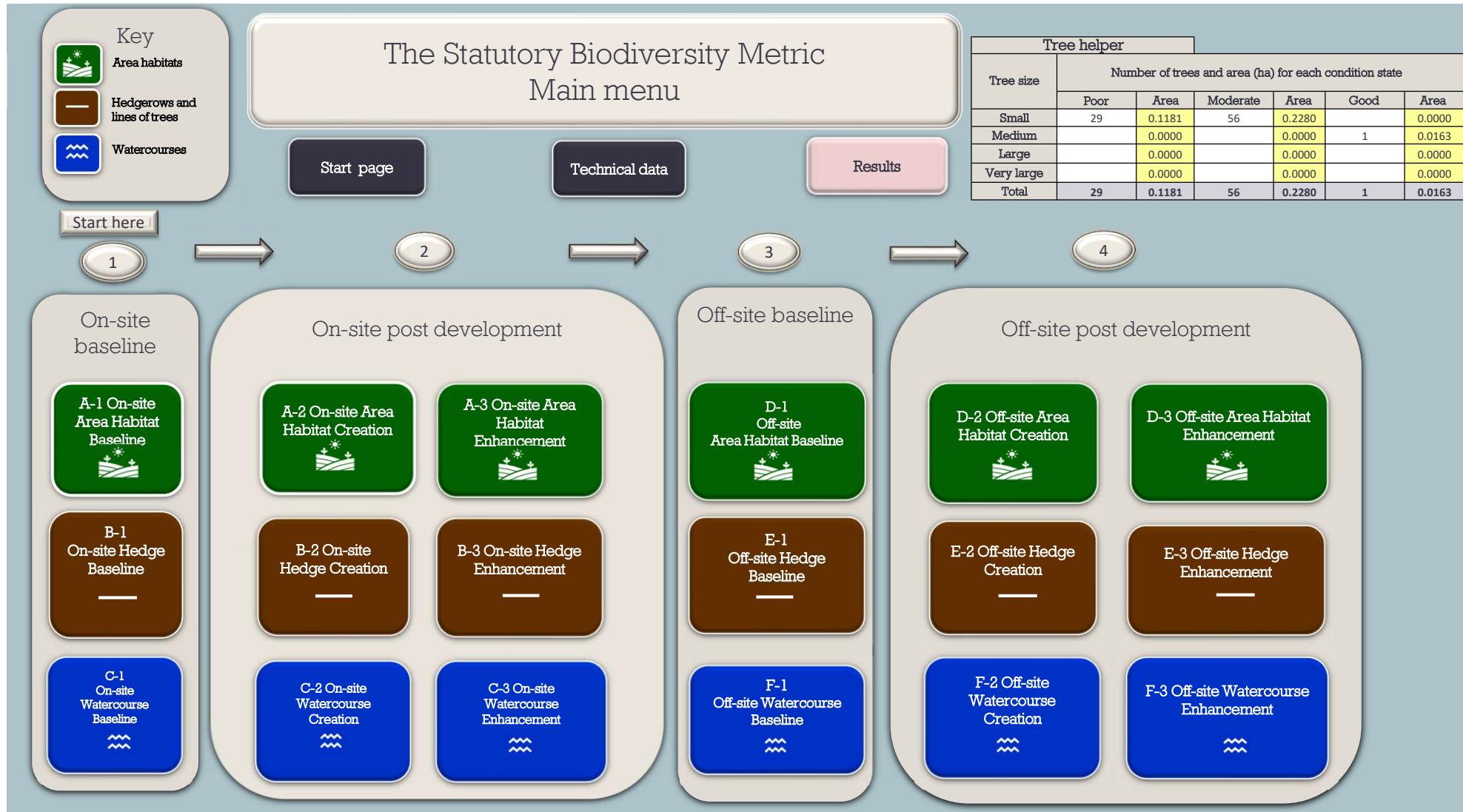
Insert

On-site baseline map reference number

On-site post-intervention map reference number

Off-site baseline map reference number

Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

Return to start
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Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Land South of Smugglers Lane

Return to
results menu**Headline Results**

Scroll down for final results ▲

| | | | |
|--|-------------------|-------|---------|
| On-site baseline | Habitat units | 7.04 | |
| | Hedgerow units | 9.57 | |
| | Watercourse units | 0.17 | |
| On-site post-intervention (Including habitat retention, creation & enhancement) | Habitat units | 10.11 | |
| | Hedgerow units | 11.64 | |
| | Watercourse units | 0.37 | |
| On-site net change (units & percentage) | Habitat units | 3.07 | 43.54% |
| | Hedgerow units | 2.07 | 21.59% |
| | Watercourse units | 0.20 | 121.74% |

| | | | |
|-------------------|-------------------|------|--|
| 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 | 3.07 | |
| | Hedgerow units | 2.07 | |
| | Watercourse units | 0.20 | |

| | | | |
|--|-------------------|------|--|
| 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 | 3.07 | |
| | Hedgerow units | 2.07 | |
| | Watercourse units | 0.20 | |

| | | | |
|--|-------------------|---------|--|
| Total net % change (Including all on-site & off-site habitat retention, creation & enhancement) | Habitat units | 43.54% | |
| | Hedgerow units | 21.59% | |
| | Watercourse units | 121.74% | |

| | |
|--------------------------|-------|
| Trading rules satisfied? | Yes ✓ |
|--------------------------|-------|

| Unit Type | Target | Baseline Units | Units Required | Unit Deficit |
|-------------------|--------|----------------|----------------|--------------|
| Habitat units | 10.00% | 7.04 | 7.76 | 0.00 |
| Hedgerow units | 10.00% | 9.57 | 10.53 | 0.00 |
| Watercourse units | 10.00% | 0.17 | 0.18 | 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 South of Smugglers Lane Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

| Area habitat summary | | | |
|-------------------------|--------|--|--|
| Total Net Unit Change | 3.07 | | |
| Total Net % Change | 43.84% | | |
| Trading Rules Satisfied | Yes ✓ | | |

| Existing area habitats | | | | Distinctiveness | Condition | Strategic significance | Required Action to Meet Trading Rules | Ecological baseline | Total habitat units |
|---|------------------|--------------------------------|-----------------------|--------------------|-----------------|------------------------|--|--|---------------------|
| Ref | Broad Habitat | Habitat Type | Irreplaceable habitat | Area (hectares) | Distinctiveness | Condition | Strategic significance | | |
| 1 | Grassland | Modified grassland | No | 3.424 | Low | Poor | Area/compensation not in local strategy/ no local strategy/ no compensation required/ no habitat required? | Same distinctiveness or better habitat required? | 6.85 |
| 2 | Urban | Developed land: sealed surface | No | 0.151 | V Low | N/A - Other | Area/compensation not in local strategy/ no local strategy | Compensation Not Required | 0.00 |
| 3 | Individual trees | Rural tree | No | 0.0163 | Medium | Good | Same broad habitat or a higher distinction/compensation required | Compensation required (2) | 0.20 |
| 4 | | | | | | | | | |
| 5 | | | | | | | | | |
| 6 | | | | | | | | | |
| | | | | Total habitat area | 3.49 | | | | 7.04 |
| Site Area (Excluding area of individual trees, green walls, intertidal hard structures) | | | | 3.49 | | | | | |

| Area habitat summary | | | | | | | Comments |
|--|---------------|-------------------------|-------------------------|-------------------|------------|---|----------|
| Area retained | Area enhanced | Baseline units retained | Baseline units enhanced | Area habitat lost | Units lost | bespoke compensation agreed for losses of VHDD or irreplaceable habitat | |
| 0.151 | 0.00 | 0.00 | 3.42 | 6.85 | | | |
| | 0.00 | 0.00 | 0.00 | 0.00 | | | |
| | 0.00 | 0.00 | 0.02 | 0.20 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 0.15 | 0.00 | 0.00 | 3.44 | 7.04 | | | |
| Total area lost (excluding area of individual trees, green walls and intertidal hard structures) | | | | | | | 3.42 |

M² to hectares conversion tool:

| | | |
|---------------|----------|----------------|
| Select a unit | Hectares | M ² |
|---------------|----------|----------------|

| | |
|--|----------------------|
| Project Name: Land South of Smugglers Lane | Map Reference: |
| A-2 On-Site Habitat Creation | |
| Condense / Show Columns | Condense / Show Rows |
| Main Menu | |

| Area habitat summary | |
|-------------------------|-------------------|
| Total Net Unit Change | 3.07 |
| Total Net % Change | 43.54% |
| Trading Rules Satisfied | Yes ✓ |
| Area Check | Area Acceptable ✓ |

| Ref | Broad Habitat | Proposed habitat | Area (hectares) | Post intervention habitats | | | | | | | | Comments | Habitat reference number |
|-----|---------------------|--|-----------------|----------------------------|--------------------------|--|--|---|--|------------------------------|-------------------------|--|--------------------------|
| | | | | Distinctiveness | Condition | Strategic significance | | Temporal multiplier | | Difficulty | Habitat units delivered | | |
| | | | | Distinctiveness | 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 | |
| 1 | Urban | Developed land; sealed surface | 1.367 | V.Low | N/A - Other | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 0 | Low | 0.00 | residential development and access roads | |
| 2 | Grassland | Modified grassland | 0.012 | Low | Poor | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 1 | Low | 0.02 | LAP | |
| 3 | Heathland and shrub | Mixed scrub | 0.38 | Medium | Moderate | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 5 | Low | 2.54 | Mixed native scrub planting along northern-southern and western boundaries | |
| 4 | Grassland | Other neutral grassland | 0.437 | Medium | Moderate | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 5 | Low | 2.93 | Wildflower grassland areas | |
| 5 | Grassland | Other neutral grassland | 0.101 | Medium | Moderate | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 5 | Low | 0.68 | Wild flowerflower grassland within sustainable drainage system in the south east of the site | |
| 6 | Urban | Artificial unvegetated, unsealed surface | 0.006 | V.Low | N/A - Other | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 0 | Low | 0.00 | play area | |
| 7 | Urban | Vegetated garden | 0.709 | Low | Condition Assessment N/A | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 1 | Low | 1.37 | vegetated gardens associated with housing | |
| 8 | Grassland | Other neutral grassland | 0.415 | Medium | Poor | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 2 | Low | 1.55 | Flowering lawn areas | |
| 9 | Individual trees | Urban tree | 0.228 | Medium | Moderate | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 27 | Low | 0.70 | 56 native trees | |
| 10 | Individual trees | Urban tree | 0.118 | Medium | Poor | Area/compensation not in local strategy/ no local strategy | | Standard time to target condition applied | 10 | Low | 0.33 | 29 street trees | |
| 11 | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | |
| | | | | Total habitat area | | 3.77 | | | | 10.11 | | | |

| | | | |
|---|---------------|----------|----------------|
| Site Area (Excluding area of individual trees, green walls, intertidal hard structures) | 3.43 | | |
| M ² to hectares conversion tool: | Select a unit | Hectares | M ² |

Project Name: Land South of Smugglers Lane Map Reference:
B-1 On-Site Hedge Baseline

| Hedgerow summary | |
|----------------------------|--------|
| Total Net Unit Change | 2.07 |
| Total Net % Change | 21.59% |
| Tenders Below Satisfaction | 34.4% |

ense / Show Columns

Condense / Show Rows

| Existing hedgerow habitats | | | | Distinctiveness | Condition | Strategic significance | Required Action to Meet Trading Rules | Ecological baseline |
|----------------------------|--------------|---|-------------|-----------------|-----------|--|---------------------------------------|----------------------|
| Ref | Hedge number | Habitat type | Length (km) | Distinctiveness | Condition | Strategic significance | | Total hedgerow units |
| 1 | 1 | Species-rich native hedgerow with trees - associated with bank or ditch | 0.204 | Very High | Good | Area/compensation not in local strategy/ no local strategy | Like for like | 4.90 |
| 2 | 2 | Species-rich native hedgerow with trees | 0.221 | High | Good | Area/compensation not in local strategy/ no local strategy | Like for like or better | 3.98 |
| 3 | 3 | Native hedgerow | 0.116 | Low | Good | Area/compensation not in local strategy/ no local strategy | Same distinctiveness band or better | 0.70 |
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| 7 | | | | | | | | |
| 8 | | | | | | | | |
| | | | 0.84 | | | | | 9.57 |

| | | | | | | Comments | | |
|-----------------|-----------------|----------------|----------------|-------------|------------|-------------------|-----------------------------|--------------------------|
| Length retained | Length enhanced | Units retained | Units enhanced | Length lost | Units lost | User comments | Planning authority comments | Habitat reference number |
| 0.204 | | 4.90 | 0.00 | 0.00 | 0.00 | Southern hedgerow | | |
| 0.221 | | 3.98 | 0.00 | 0.00 | 0.00 | Northern hedgerow | | |
| | | 0.00 | 0.00 | 0.12 | 0.70 | Eastern hedgerow | | |
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| 0.43 | 0.00 | 8.87 | 0.00 | 0.12 | 0.70 | | | |

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| Project Name: Land South of Smugglers Lane | Map Reference: |
| B-2 On-Site Hedge Creation | |
| Condense / Show Columns | Condense / Show Rows |
| Main Menu | |

| Hedgerow summary | |
|-------------------------|--------|
| Total Net Unit Change | 2.07 |
| Total Net % Change | 21.58% |
| Trading Rules Satisfied | Yes ✓ |

Condense / Show Columns

Condense / Show Rows

Main Menu

| | | Proposed habitats | | Distinctiveness | Condition | Strategic significance | | Temporal multiplier | | Difficulty risk multipliers | Hedge units delivered | Comments | | |
|-----|------------------|------------------------------|-------------|-----------------|-----------|--|---|--|------------------------------|-----------------------------|---|--------------------------|--|--|
| Ref | New hedge number | Habitat type | Length (km) | Distinctiveness | 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 | 1 | Species-rich native hedgerow | 0.353 | Medium | Good | Area/compensation not in local strategy/ no local strategy | Standard time to target condition applied | 12 | Low | 2.76 | New hedgerow along frontage and ancient woodland buffer | | | |
| 2 | | | | | | | | | | | | | | |
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| 6 | | | | | | | | | | | | | | |
| | | 0.35 | | | | | | 2.76 | | | | | | |

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|--|------------------|----------------------|-----------------|-----------|--|--------------------------|---------------------------------------|---|--|--|--|--|--|--|
| Project Name: Land South of Smugglers Lane Map | | Watercourse summary | | | | | | | | | | | | |
| C-1 On-Site Watercourse Baseline | | | | | | | | | | | | | | |
| Condense / Show Columns | | Condense / Show Rows | | | | | | | | | | | | |
| Main Menu | | | | | | | | | | | | | | |
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| Existing watercourse type | | | Distinctiveness | Condition | Strategic significance | Watercourse encroachment | Riparian encroachment | Required Action to Meet Trading Rules | | | | | | |
| Ref | Watercourse type | Length (km) | Distinctiveness | Condition | Strategic significance | Extent of encroachment | Extent of encroachment for both banks | Total watercourse units | | | | | | |
| 1 | Culvert | 0.122 | Low | Poor | Area/compensation not in local strategy/ no local strategy | N/A - Culvert | N/A - Culvert | Better distinctiveness habitat required | | | | | | |
| 2 | | | | | | | | | | | | | | |
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Project Name: Land South of Smugglers Lane Map Reference:

C-2 On-Site WaterC' Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

| Watercourse summary | |
|-------------------------|---------|
| Total Net Unit Change | 0.20 |
| Total Net % Change | 121.74% |
| Trading Rules Satisfied | Yes ✓ |

| Ref | Watercourse type | Length (km) | Distinctiveness | Condition | Strategic significance | | Temporal multiplier | | Difficulty multipliers | Watercourse encroachment | Riparian encroachment | Watercourse units delivered | Comments | | |
|-----|------------------|-------------|-----------------|-----------|--|---|--|------------------------------|------------------------|--------------------------|-----------------------|-----------------------------|--|-----------------------------|--------------------------|
| | | | | | 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 | | | | | | | | | | | | | | | |
| 2 | Culvert | 0.031 | Low | Poor | Area/compensation not in local strategy/ no local strategy | Standard time to target condition applied | 1 | Medium | | N/A - Culvert | N/A - Culvert | 0.03 | Culverted sections of diverted watercourse | | |
| 3 | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | |
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| 7 | | | | | | | | | | | | | | | |
| | | 0.03 | | | | | | | | | | | 0.03 | | |

| Version | Changes made | Date released |
|---------------|---|--------------------|
| Version 1.0.0 | Initial statutory version | 29th November 2023 |
| Version 1.0.1 | Amended to fix an error in the irreplaceable habitats dropdown and minor changes to the working of the tool such as ensuring the rows auto populate correctly and cells adjust their height so error messages can be read | 15th December 2023 |
| Version 1.0.2 | Updated to correct some labelling errors, minor formula errors and expand width of columns | 12th February 2024 |
| Version 1.0.3 | Minor formatting errors corrected to ensure text is visible and flags appear correctly, version history sheet added. | 23rd July 2024 |

The Statutory Biodiversity Metric

Technical Data

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All area habitats

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Temporal multipliers

Enhancement temporal multipliers

Hedgerow data

Phase 1 - metric habitat translation tool

Watercourse data

Condition data

Unit shortfall calculations

Version history