

The Statutory Biodiversity Metric

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Project details

Project details			
Planning authority:	Horsham District Council		
Project name:	New Commercial Units, New House Farm, Old Crawley Road, Faygate, Horsham		
Applicant:	Robert Walton		
Application type:	Commercial		
Planning application reference:	DC/22/1901		
Completed by:	Alice Motola - Assistant Ecologist		
Date of metric completion:	14 January 2026		
Reviewer:	Hannah Baker MSc ACIEEM - Principal Ecologist		
Calculation iteration:	1		
Planning authority reviewer:	TBC		
Date of planning authority review:	TBC		
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.60	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
	Results

On-site baseline map

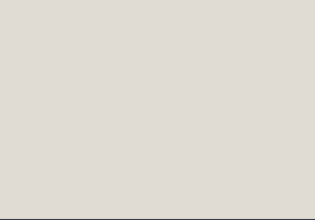
Insert



On-site baseline map reference number

Off-site baseline map

Insert



Off-site baseline map reference number

On-site post intervention map

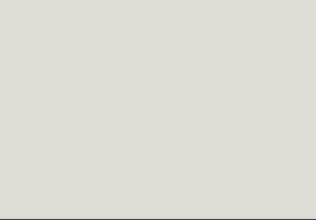
Insert



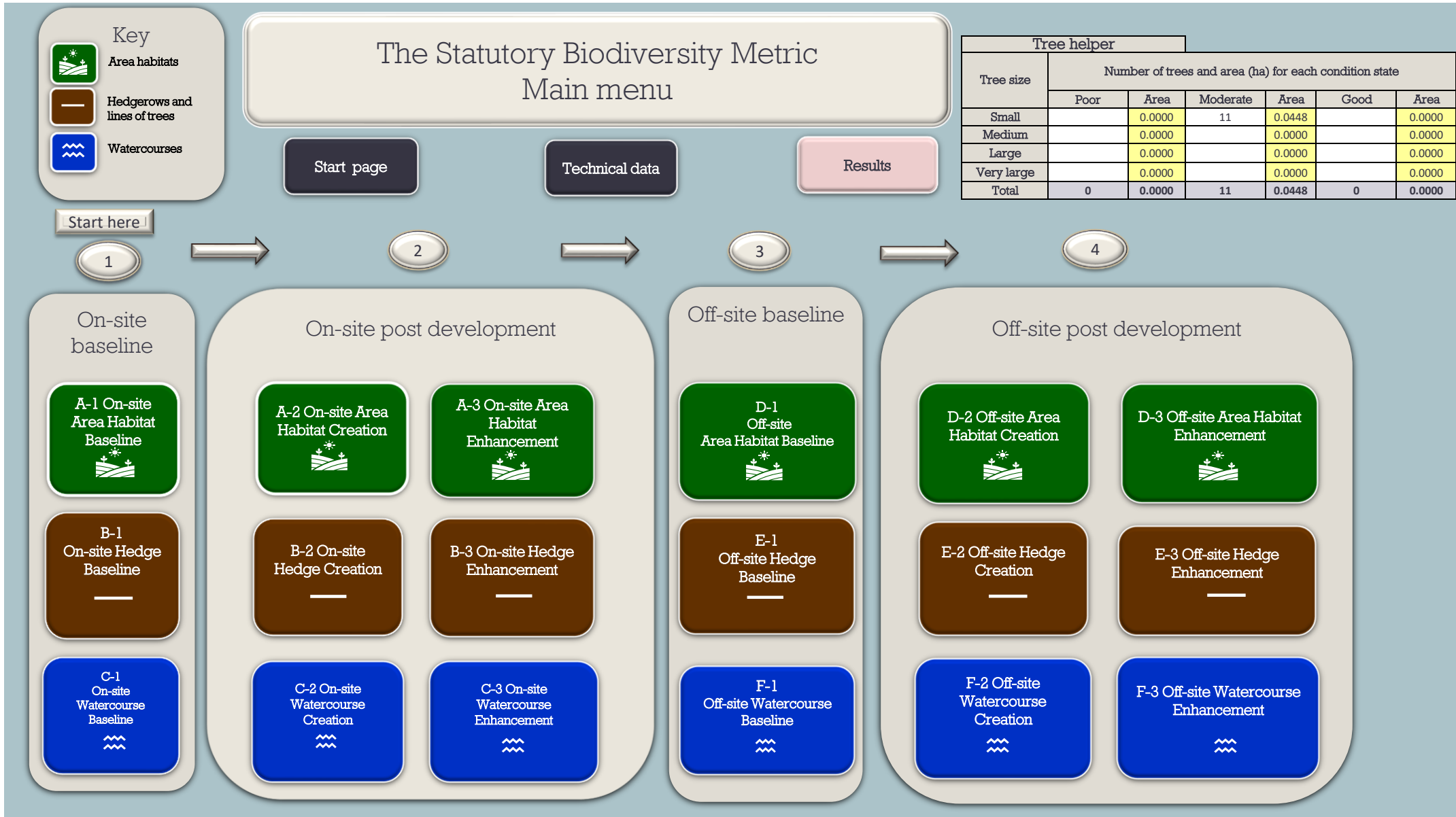
On-site post-intervention map reference number

Off-site post intervention map

Insert



Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

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Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Headline Results

Scroll down for final results 

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On-site baseline	Area habitat units	0.66	
	Hedgerow units	1.87	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.74	
	Hedgerow units	2.11	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.08	12.17%
	Hedgerow units	0.24	12.91%
	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	0.08	
	Hedgerow units	0.24	
	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	0.08	
	Hedgerow units	0.24	
	Watercourse units	0.00	

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	12.17%	
	Hedgerow units	12.91%	
	Watercourse units	0.00%	

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.66	0.73	0.00
Hedgerow units	10.00%	1.87	2.05	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 ✓

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[Trading summary hedgerow](#)
[Trading summary watercourse](#)

Trading Summary		
Disbursement Group	Trading Info	Trading Result
Trade Credit	Trade Credit Program (Trade Credit A)	Yes
Trade	Trade Incentive Program B	Yes
Trade	Trade Incentive Program C	Yes
Trade	Trade Incentive Program D	Yes

[illegible]

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Loss for loss not satisfied	0.00

[illegible]

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, like for like not satisfied	0.00

[illegible]

Medium Distinctiveness Summary	
Medium Distinctiveness (this available-to- offer lower distinctiveness deficit)	0.19 ✓
Medium Distinctiveness (total habitat losses to low-medium low distinctiveness)	0.00
Medium Distinctiveness (total deficit from low to medium distinctiveness)	0.00

[illegible]

Low Distinctiveness Summary		
Units available to offset Low Distinctiveness decline	0.15	✓
Low Distinctiveness net change in units	-6.60	⚠
Discretionary number of units	0.56	✓

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Trading summary area habitats

Trading summary watercourses

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

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

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	1.56	0.00	1.56 ✓
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
	1.56	0.00	1.56

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	-1.32	0.00	-1.32 ⚠
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-1.32	0.00	-1.32

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 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 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 Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	1.56 ✓
Cumulative availability of units	1.56 ✓

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-1.32 ⚠
Cumulative availability of units	0.24 ✓

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.24 ✓

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Trading summary area habitats

Trading summary 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; Like 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
Canals	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

Project Name: New Commercial Units, New House Farm, Old Crawley Road, Farnate,
A-1 On-Site Habitat Baseline

Condense / Show Columns
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Condense / Show Rows

Area habitat summary	
Total Net Unit Change	0.08
Total Net % Change	18.17%
Trading Rules Satisfied	Yes /

Existing area habitats					Disturbances		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Disturbances	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
1	Grassland	Modified grassland	No	0.33	Low	2	Poor	1	Area/compensation not in local strategy as local strategy	Low Strategic Significance	1	Same disturbance or better habitat required 2	0.66
2	Urban	Artificial unvegetated, sealed surface	No	0.164	VLow	0	N/A - Other	0	Area/compensation not in local strategy as local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
3	Urban	Developed land, sealed surface	No	0.006	VLow	0	N/A - Other	0	Area/compensation not in local strategy as local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
4													
5													
6													
				Total habitat area									0.66
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)									0.69

						Baseline compensation agreed for losses of VEDs 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
0.18	0	0.58	0.00	0.16	0.30		Modified grassland parcels - gk north and south of the original green field site		
0	0	0.00	0.00	0.16	0.00		This urban habitat parcel - u1c is comprised of existing heaps of construction scrap materials present at the centre of the development boundary		
0.005	0	0.00	0.00	0.00	0.00		This urban habitat parcel - u1b, corresponds to the small asphalted area represented by the site access		
0.18	0.00	0.58	0.00	0.31	0.30				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)					0.31				

M² to hectares conversion tool:	Select a unit	Hectares	M²

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Area habitat summary	
Total Net Unit Change	0.08
Total Net % Change	12.17%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Commercial Units, New House Farm, Old Crawley Road, Faygate, Horsham

B-1 On-Site Hedge Baseline

Condensate / Show Columns

Condensate / Show Rows

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Hedgerow summary

Total Net Unit Change

Total Net % Change

Trading Rules Satisfied

0.84

13.91%

Yes ✓

Ref	Hedge number	Habitat type	Length (m)	Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	H1	Native hedgerow	0.051	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness band or better	0.34
2	H2	Native hedgerow	0.232	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness band or better	1.53
3												
4												
5												
6												
7												
			0.88									1.87

Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.051	0	0.34	0.00	0.00	0.05	A native hedgerow was recorded along the northern site boundary		
0.032	0	0.21	0.00	0.20	1.32	A native hedgerow was recorded along the southern site boundary		
0.06	0.00	0.88	0.00	0.80	1.38			

Commercial Units, New House Farm, Old Crawley Road, Faygate, Horsham

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

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Hedge row summary	
Total Net Unit Change	0.34
Total Net % Change	18.81%
Tracking Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty risk multipliers				Hedge units delivered	Comments			
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	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	353	Species-rich native hedgerow	0.063	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5			Standard time to target condition applied	5	0.937	Low	Standard difficulty applied	Low	1	0.46	Proposed new native hedgerow, to be planted along the western boundary of the new commercial storage building		
2	354	Species-rich native hedgerow	0.104	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5			Standard time to target condition applied	5	0.937	Low	Standard difficulty applied	Low	1	0.77	Proposed new native hedgerow, enhanced to species-rich native hedgerow, to be re-planted along the southwestern boundary set further back from the main road verge		
3	355	Species-rich native hedgerow	0.045	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5			Standard time to target condition applied	5	0.937	Low	Standard difficulty applied	Low	1	0.33	Proposed new native hedgerow, enhanced to species-rich native hedgerow, to be re-planted along the southeastern boundary set further back from the main road verge		
4																								
5																								
6																								
7																								
			0.81																	1.65				

