

The Statutory Biodiversity Metric

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Project details			
Planning authority:	Horsham		
Project name:	Land South of Smugglers Lane		
Applicant:	Miller Homes		
Application type:			
Planning application reference:	DC/25/2057		
Completed by:	Matt Pendry BSc (Hons) MCIEEM - The Ecology Partnership		
Date of metric completion:	01 April 2026		
Reviewer:			
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):	3.42	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
	Result

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

Main menu

Results

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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	38	0.1547	32	0.1303		0.0000
Medium		0.0000		0.0000	2	0.0326
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	38	0.1547	32	0.1303	2	0.0326

The Statutory Biodiversity Metric Results

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Land South of Smugglers Lane
Headline Results
Scroll down for final results ⚠

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On-site baseline	Habitat units	7.24	
	Hedgerow units	9.57	
	Watercourse units	0.17	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	9.58	
	Hedgerow units	11.26	
	Watercourse units	0.34	
On-site net change (units & percentage)	Habitat units	2.34	32.29%
	Hedgerow units	1.69	17.67%
	Watercourse units	0.17	104.06%

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	2.34	
	Hedgerow units	1.69	
	Watercourse units	0.17	
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	2.34
	Hedgerow units	1.69
	Watercourse units	0.17
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	32.29%
	Hedgerow units	17.67%
	Watercourse units	104.06%

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	7.24	7.96	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 LaneMap

A-1 On-Site Habitat Baseline

Condense / Show Columns

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Area habitat summary	
Total Net Habitat Change	7.84
Total Net % Change	88.88%
Trading Rules Satisfied	Yes ✓

Existing area habitats					Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	replaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	No	3.424	Low	Poor	Area/compensation not in local site strategy/ no local site strategy	Some disturbance or better habitat created in	6.85
2	Urban								
3	Individual trees	Rural tree	No	0.0326	Medium	Good	Area/compensation not in local site strategy/ no local site strategy	None to each habitat or a higher level of disturbance. Habitat created in	0.39
4									
5									
6									
				Total habitat area	3.46				7.84
				Site Area (Excluding area of individual trees, green walls, intertidal)	3.42				

						Bespoke compensation agreed for losses of VHDH 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
		0.00	0.00	3.42	6.85		Modified grassland which is in poor condition. It is integrated and not short-term.		
				0.00					
		0.00	0.00	0.03	0.39		T15 medium ash trees with dieback in north hedge and T61 medium ash trees in south-west corner		
0.00	0.00	0.00	0.00	3.42	7.84				
				Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	3.42				

M² to hectares conversion tool:

Select a HectaresM²

Project Name: Land South of Smugglers Lane Map Reference:
A-2 On-Site Habitat Creation

Condense / Show Columns

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Main Menu

Area habitat summary

Total Net Unit Change	2.34
Total Net % Change	32.29%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Temporal multiplier		Final time to target condition (years)	Final difficulty of creation	Habitat units delivered	Comments		
						Strategic significance	Standard or adjusted time to target condition						User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	1.381	VLow	NA - 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	0.309	Medium	Moderate	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			5	Low	2.07	Mixed native scrub planting along northern, southern and western		
4	Grassland	Other neutral grassland	0.417	Medium	Moderate	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			5	Low	2.79	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	Wildflower grassland within sustainable drainage system in the south east of the site		
6	Urban	Artificial unvegetated, unsealed surface	0.006	VLow	NA - Other	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			0	Low	0.00	Footpaths to LAP and PROW		
7	Urban	Vegetated garden	0.718	Low	Condition Assessment N/A	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			1	Low	1.39	vegetated gardens associated with housing		
8	Grassland	Other neutral grassland	0.388	Medium	Poor	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			2	Low	1.44	Flowering lawn areas		
9	Individual trees	Urban tree	0.13	Medium	Moderate	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			27	Low	0.40	32 Native trees planted around the edges of the site and within the open space		
10	Individual trees	Urban tree	0.155	Medium	Poor	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			10	Low	0.43	38 Street trees to be planted within the main body of the development		
11	Grassland	Other neutral grassland	0.073	Medium	Poor	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			2	Low	0.27	Area of tussocky wildflower grassland in the south of the site within the maintenance strip unlikely to achieve a higher condition due to shading		
12	Urban	Rain garden	0.025	Low	Moderate	Area compensation not in local strategy/no local strategy	Standard time to target condition applied			3	Low	0.09			
13															
14															
Total habitat area			3.71									9.68			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)

3.43

M² to hectares conversion tool:

Select a unit

Hectares

M²

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

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Map Menu

Hedgerow summary	
Total Net Unit Change	1.69
Total Net % Change	17.67%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological Total hedgerow units
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological 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
4								
5								
6								
7								
8								
				0.54				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		
0.43	0.00	8.87	0.00	0.12	0.70			

ect Name: Land South of Smugglers Lane	Map Referen
B-2 On-Site Hedge Creation	

Hedgerow summary	
Total Net Unit Change	1.89
Total Net % Change	17.87%
Trading Rules Satisfied	Yes ✓

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		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	Final difficulty of		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.219	Medium	Good	Area/compensation not in local strategy/no local strategy	Standard time to target condition applied	12	Low	1.71	New hedgerow along frontage and ancient woodland buffer		
2		Native hedgerow	0.349	Low	Poor	Area/compensation not in local strategy/no local strategy	Standard time to target condition applied	1	Low	0.67	Native hedgerows within the main development area		
3													
4													
5													
6													
			0.57							2.39			

Project Name: Land South of Smugglers Lane
C-1 On-Site WaterC' Baseline

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Watercourse summary	
Total Net Unit Change	0.17
Total Net % Change	104.06%
Trading Rules Satisfied	Yes ✓

Existing watercourse type			Distinctiveness	Condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Required Action to Meet Trading Rules	Ecological baseline							Bespoke compensation agreed for losses of VHDR	Comments		
Ref	Watercourse type	Length (km)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment for both banks		Total watercourse units	Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost		User Comments	Planning authority comments	Habitat reference number
1	Culvert	0.122	Low	Poor	Area/compensation not in local strategy/ no local strategy	N/A - Culvert	N/A - Culvert	Some distinctiveness retained in waterc' type	0.17		0.091	0.00	0.12	0.03	0.04		Culvert under existing road		
2																			
3																			
4																			
5																			
6																			
		0.12								0.17	0.00	0.09	0.00	0.12	0.03	0.04			

Project Name: Land South of Smugglers Lane Map Reference:

C-2 On-Site WaterC' Creation

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Main Menu

Watercourse summary	
Total Net Unit Change	0.17
Total Net % Change	104.06%
Trading Rules Satisfied	Yes ✓

	Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	Watercourse units delivered	Comments			
Ref	Watercourse type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Extent of encroachment	Extent of encroachment for both banks		User comments	Planning authority comments	Habitat reference number	
1															
2	Culvert	0.036	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															
5															
6															
7															
		0.04										0.03			

Land South of Smugglers Lane	M
On-Site WaterC' Enhancem	

Condense / Show Columns Condense /[illegible]

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

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