

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:	DC/25/2057		
Completed by:	Matt Pendry BSc (Hons) MCIEEM - The Ecology Partnership		
Date of metric completion:	28 April 2026		
Reviewer:			
Calculation iteration:	3		
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

View all

Reset view

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

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Technical data

Results

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

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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 

The Statutory Biodiversity Metric Results

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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
Headline Results
Scroll down for final results ▲

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results menu

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	9.44	
	Hedgerow units	11.26	
	Watercourse units	0.34	
On-site net change (units & percentage)	Habitat units	2.20	30.45%
	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	2.20
	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	2.20
	Hedgerow units	1.69
	Watercourse units	0.17
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	30.45%
	Hedgerow units	17.67%
	Watercourse units	104.06%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	7.24	7.96	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	9.57	10.53	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.17	0.18	0.00	No additional watercourse units required to meet target ✓

Project Name: Land South of Smugglers Lane Map					Area habitat summary				
A-1 On-Site Habitat Baseline					Total Net Habit Change	7.30			
					Total Net % Change	80.48%			
					Trading Rules Satisfied	Yes ✓			
Condense / Show Columns					Condense / Show Rows				
Main Menu									

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	Required Action to Meet Trading Rules	Total habitat units
1	Grassland	Modified grassland	No	3.424	Low	Poor	Area / compensation not in local site strategy / no local site strategy	Some distinctiveness or better habitat required	6.65
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 low distinctiveness or a higher distinctiveness habitat required	0.39
4									
5									
6									
Total habitat area				3.46					7.34
Site Area (Excluding area of individual trees, green walls, intertidal)				3.42					

M² to hectares conversion tool:					Select a unit	Hectares	M²

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VMDH or irreplaceable habitat	User comments	Planning authority comments	Habitat reference number
		0.00	0.00	3.42	6.65		Shrubland grassland which is poor condition. It is all grassland and not short sward.		
				0.00					
		0.00	0.00	0.03	0.39		116 medium ash tree with defects in north hedge and 186 medium ash tree in south-west corner.		
0.00	0.00	0.00	0.00	3.46	7.34				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				3.42					

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

Condense / Show Columns

Condense / Show Rows

MainMenu

Area habitat summary	
Total Net Unit Change	2.20
Total Net % Change	30.45%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats														
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty		Habitat units delivered	Comments			
				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	Urban	Developed land, sealed surface	1.381	VLow	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	0.086	Low	Poor	Area\compensation not in local strategy/no local strategy	Standard time to target condition applied		1	Low	0.17	LAP and surrounding grass			
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 boundaries			
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	Wild flower/flower grassland within sustainable drainage system in the south east of the site			
6	Urban	Artificial unvegetated, unsealed surface	0.006	VLow	N/A- 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	0.312	Medium	Poor	Area\compensation not in local strategy/no local strategy	Standard time to target condition applied		2	Low	1.16	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								9.44				

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	3.43
M² to hectares conversion tool:	select a unit Hectares M²

Site Name: Land South of Smugglers Lane Map Refer

B-1 On-Site Hedge Baseline

Coordinates / Show Columns

Coordinates / Show Rows

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

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required	Ecological									
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	1	Species-rich native hedgerow with trees - associated with bank or ditch	0.204	V High	Good	At ex/compensation not in local strategy/ no local strategy	Like for like	4.90	0.204		4.90	0.00	0.00	0.00	Southern hedgerow		
2	2	Species-rich native hedgerow with trees	0.221	High	Good	At ex/compensation not in local strategy/ no local strategy	Like for like or better	3.98	0.221		3.98	0.00	0.00	0.00	Northern hedgerow		
3	3	Native hedgerow	0.116	Low	Good	At ex/compensation not in local strategy/ no local strategy	Same distinctiveness baseline or better	0.70			0.00	0.00	0.12	0.70	Eastern hedgerow		
4																	
5																	
6																	
7																	
8																	
			0.84					9.87	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	

Condense / Show Columns

Condense / Show Rows

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Hedgerow summary	
Total Net Unit Change	1.89
Total Net % Change	17.87%
Trading 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	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		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 hedgrow 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														
			0.67								2.38			

Project Name: Land South of Smugglers Lane

C-1 On-Site WaterC' Baseline

Condense/ Show Columns

Condense /Show Rows

Main Menu

Watercourse summary

Total Net Unit Change0.17

Total Net % Change104.05%

Trading Rules SatisfiedYes ✓

Existing watercourse type			Distinctivene ss	Condition	Strategic significance	Watercourse enroachment	Riparian enroachment	Required Action to Meet Trading Rules	Ecological baseline										
Ref	Watercourse type	Length (Km)	Distinctivene ss	Condition	Strategic significance	Extent of enroachment	Extent of enroachment for both banks		Total watercours e units	Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost	Bespoke compensation agreed for losses of VNDH	User Comments	Planning authority comments	Habitat reference number
1	Culvert	0.122	Low	Poor	Area compensation not in local str ategy/ no local str ategy	NA - Culvert	NA - Culvert	None distinctiveness baseline is expected	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 LaneMap Reference:

C-2 On-Site WaterC' Creation

Condense / Show Columns

Condense / Show Rows

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			

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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