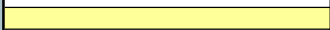
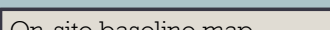


The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Land East of Henfield Road (A281), Cowfold		
Applicant:	Landacre Developments Ltd		
Application type:	Outline		
Planning application reference:	N/A		
Completed by:	Paul Thrift		
Date of metric completion:	12 May 2026		
Reviewer:	Natalie Arscott		
Calculation iteration:	V1		
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):	2.58	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

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

View all

Reset view

On-site baseline map

Insert



On-site baseline map reference number

On-site post intervention map

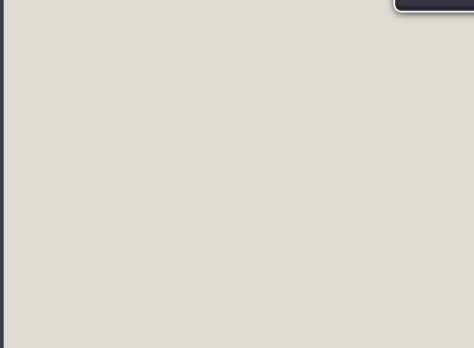
Insert



On-site post-intervention map reference number

Off-site baseline map

Insert



Off-site baseline map reference number

Off-site post intervention map

Insert



Off-site post-intervention reference number



Key
Area habitats



Hedgerows and
lines of trees



Watercourses

The Statutory Biodiversity Metric Main menu

Start page

Technical data

Results

Start here

1

2

3

4

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



B-2 On-site
Hedge Creation



C-2 On-site
Watercourse
Creation



A-3 On-site Area
Habitat
Enhancement



B-3 On-site Hedge
Enhancement



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



E-2 Off-site Hedge
Creation



F-2 Off-site
Watercourse Creation



D-3 Off-site Area Habitat
Enhancement



E-3 Off-site Hedge
Enhancement



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		0.0000	1	0.0041		0.0000
Medium		0.0000	3	0.0489	2	0.0326
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000	1	0.0765
Total	0	0.0000	4	0.0529	3	0.1090

The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Land East of Henfield Road (A281), Cowfold

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Area habitat units	8.75	
	Hedgerow units	5.26	
	Watercourse units	3.60	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	10.84	
	Hedgerow units	6.87	
	Watercourse units	4.14	
On-site net change (units & percentage)	Area habitat units	2.09	23.87%
	Hedgerow units	1.60	30.48%
	Watercourse units	0.54	14.94%

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	2.09	
	Hedgerow units	1.60	
	Watercourse units	0.54	
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	2.09	
	Hedgerow units	1.60	
	Watercourse units	0.54	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	23.87%	
	Hedgerow units	30.48%	
	Watercourse units	14.94%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	8.75	9.63	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	5.26	5.79	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	3.60	3.96	0.00	No additional watercourse units required to meet target ✓

Trading
summary
watercourse

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
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset lower distinctiveness deficit	4.24	✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00	
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00	

Low Distinctiveness Summary		
Units available to offset Low Distinctiveness deficit	4.24	✓
Low Distinctiveness net change in units	-2.15	⚠
Cumulative surplus of units	2.09	✓

Return to results menu

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	0.07	0.00	0.07 ✓
	0.07	0.00	0.07

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	1.55	0.00	1.55 ✓
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
	1.55	0.00	1.55

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

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	-0.02	0.00	-0.02 ⚠
	-0.02	0.00	-0.02

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	0.07 ✓
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	0.07 ✓
Medium Distinctiveness net change in units	1.55 ✓
Cumulative availability of units	1.62 ✓

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.00
Cumulative availability of units	1.62 ✓

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	-0.02 ⚠
Cumulative availability of units	1.60 ✓

Return to results menu

Trading summary area habitats

Trading summary hedgerows

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	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

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.54	0.00	0.54 ✓
	0.54	0.00	0.54

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

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

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	0.54 ✓
Remaining losses; Like for like not satisfied	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 Summary	
Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.54 ✓

Project Name: Land East of Hemfield Road (A581), Cowfold Map Reference:
A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary		
Total Net Unit Change	5.08	
Total Net % Change	88.87%	
Transect Data Included	Yes ✓	

Existing area habitats				Disturbance		Condition		Strategic significance			Required Action to Meet Transect Rules	Ecological habitat	
Ref	Broad habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Disturbance	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Total habitat units	
1	Cowslard	Modified grassland	No	0.059	Low	2	Moderate	2	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.35	
2	Cowslard	Modified grassland	No	1.5961	Low	3	Poor	1	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	3.19	
3	Cowslard	Modified grassland	No	0.1307	Low	3	Poor	1	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.35	
4	Cowslard	Modified grassland	No	0.2499	Low	2	Poor	1	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.50	
5	Heathland and shrub	Bramble scrub	No	0.094	Medium	4	Condition Assessment NA	1	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.35	
6	Heathland and shrub	Bramble scrub	No	0.2228	Medium	4	Condition Assessment NA	1	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.50	
7	Heathland and shrub	Mixed scrub	No	0.1738	Medium	4	Moderate	2	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	1.39	
8	Urban	Developed land; sealed surface	No	0.0146	V Low	0	NA - Other	0	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.00	
9	Lawns	Ponds (non-priority habitat)	No	0.003	Medium	4	Poor	1	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.01	
10	Individual trees	Rural tree	No	0.057	Medium	4	Moderate	2	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	0.46	
11	Individual trees	Rural tree	No	0.109	Medium	4	Good	3	Assess/compensation not in local strategy/no local strategy	Low Strategic Significance	1	1.31	
12													
13													
14													
15													
Total habitat area				2.74								6.78	
Site Area (including areas of individual trees, green walls, intertidal hard structures)				3.09									

						Response compensation agreed for losses of VHEMI or Irreplaceable habitat	Comments		
Area retained	Area enhanced	Possibles units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
0	0	0.00	0.00	0.00	0.35				
0	0	0.00	0.00	1.40	3.19				
0	0.1295	0.00	0.26	0.00	0.00				
0	0.2499	0.00	0.50	0.00	0.00				
0.0117	0	0.05	0.00	0.08	0.31				
0	0.2228	0.00	0.50	0.00	0.00				
0.0238	0.1402	0.19	1.13	0.01	0.08				
0.0132	0	0.00	0.00	0.00	0.00				
0	0	0.00	0.00	0.00	0.01				
0.053	0	0.42	0.00	0.00	0.03				
0.109	0	1.31	0.00	0.00	0.00				
0.21	0.79	1.97	9.51	1.79	3.97				

Total area lost (including areas of individual trees, green walls and intertidal hard structures)

1.79

M* to baseline conversion tool:

Select a unit:

Hectares

M*

[illegible]

post Market Audit Report of Investment Fund (PAMR), Confidential	Mig. Index
B-S On-Site Hedge Creation	
Confidential - Shareholders	Confidential - Shareholder
Main Memo	

Hedgepress summary	
What Has Your Change	1.00
What Has No Change	
Trading Value Added	100%

Proposed Initiative			Disturbance			Condition			Strategy significance					Transport multiplier				Efficiency risk multiplier				Single risk adjustment	Comments		
Ref	Line hedge number	Initiative type	Length (km)	Disturbance	Score	Condition	Score	Strategy significance	Strategy significance	Strategy significance	Standard time to target condition	Initial standard to achieve	Delay to existing building condition	Standard or adjusted time to target condition	Final time to target condition	Final time to target condition	Standard efficiency of condition	Applied efficiency multiplier	Final efficiency of condition	Efficiency multiplier applied	Over estimate	Flaming efficiency estimate	Initial estimate provided		
1		Specimen rich habitat landscape	0.100	Medium	-4	Medium	-2	Removal of vegetation and the loss of strategic tree habitat disturbance	Low Strategic	Low Strategic	1	0	0	0	Standard time to target condition	0	0.001	Low	Standard efficiency multiplier	Low	1	0.00			
2		Specimen rich habitat landscape	0.100	Medium	-4	Medium	-2	Removal of vegetation and the loss of strategic tree habitat disturbance	Low Strategic	Low Strategic	1	0	0	0	Standard time to target condition	0	0.001	Low	Standard efficiency multiplier	Low	1	0.00			
3		Specimen rich habitat landscape	0.100	Medium	-4	Medium	-2	Removal of vegetation and the loss of strategic tree habitat disturbance	Low Strategic	Low Strategic	1	0	0	0	Standard time to target condition	0	0.001	Low	Standard efficiency multiplier	Low	1	0.00			
4		Specimen rich habitat landscape	0.100	Medium	-4	Medium	-2	Removal of vegetation and the loss of strategic tree habitat disturbance	Low Strategic	Low Strategic	1	0	0	0	Standard time to target condition	0	0.001	Low	Standard efficiency multiplier	Low	1	0.00			
5		Specimen rich habitat landscape	0.100	Medium	-4	Medium	-2	Removal of vegetation and the loss of strategic tree habitat disturbance	Low Strategic	Low Strategic	1	0	0	0	Standard time to target condition	0	0.001	Low	Standard efficiency multiplier	Low	1	0.00			
6																									
7																									
8																									
9																									
10																									
			0.500																						
														</											

[illegible]

Project Name: Land Use of (Inland) Road (AR01)		Watercourse name	
C-1 On-Site WaterC ² Baseline		Top Soil % Organic	2.5%
		Top Soil % Clay	0.55%
		Top Soil Water Saturation	50%
Condition: (Clear Channel)		Condition: (Clear Bank)	
100% Stone			
Existing watercourse type			
Ref	Watercourse type	Length (m)	Outfall
1	2	3	4
1	Open water course	1.00	1.00
2	Open water course	1.00	1.00
3	Open water course	1.00	1.00
4	Open water course	1.00	1.00
5	Open water course	1.00	1.00
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