

Small Sites Metric (The Statutory Biodiversity Metric)

Version 1.2.3 Release Date:

3rd July 2025

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
	Title cell alt colour
▲	Error
⚠	Attention required
	Use of this cell is not required



© Natural England/Margaret Nieke 2012

Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	Horsham
2. Site name:	on of new build coach house to be used as a holiday let
3. Applicant:	Nicholas Sutton
4. Planning application type:	Full planning consent
5. Planning application reference:	DC/26/0924
6. Metric completed by (name & job title):	Nicholas Sutton (developer)
7. Date of metric completion:	02 March 2026
8. Revision number:	1
9. Masterplan document title / drawing number:	Block Plan

Net Gain Targets

10. Targeted % increase in Units	10a. Area habitats	10.00
	10b. Hedgerows	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Area habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Erection of new build coach house to be used as a holiday let
Sheet Name	Desktop Assessment

Development

14. Select the type or proposed development. <i>If Other, provide details at Q.25 below</i>	Residential	Site area must be less than 10,000 m ²
15. Site area (m ²)	1042.45	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats		
21. Information sources used for assessment of designated sites and priority habitats (See guidance)		

European protected species

22. Any european protected species present on site	No	
--	----	--

Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the
24. Date of site walkover - DD/MM/YY	16/02/2026	Site walkover data valid until 16/08/26
25. Who completed the walkover? (Name and job title)	Nicholas Sutton	

Additional details

26. Any additional information or notes		
---	--	--

	Site Name:	Erection of new build coach house to be used as a holiday let	
	Sheet Name	Supporting Information	
Baseline Habitat Photos		Insert photographs to support assumptions made in the metric	
Ref	Habitat type	Photo 1	Photo 2
1	Date taken	02 March 2026	02 March 2026
	Modified grassland		
2	Date taken		
3	Date taken		

Site Name: Extension of new build coach house to be used as a holiday let East Ham	S. Area Habitats	Intentional: 1. Enter data into the Baseline Habitats table 2. Enter data on habitats to be created into the Habitats to be created table 3. Enter data on habitats to be enhanced into the Habitats to be enhanced table 4. Enter data on individual trees into the Tree area calculator	All Key Rules Satisfied ✓	Reduced Baseline 0.0000 Lost Baseline 0.0000 Created Baseline 0.0000 Enhanced Baseline 0.0000 Net Change 0.0000
---	------------------	--	---------------------------	--

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Area (m ²)		Baseline results		Comments	
	A. Broad Habitat	B. Habitat type		B. Total Area	E. Area retained	C. Area enhanced	Total habitat units created		
1	Grassland	Modified grassland	Not representative of local ecology/ not local ecology	100.00	0.00	0.00	0.00	Loss of locally generated of new wildlife regularly seen	
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Unknown trees	Totally identified in local ecology	0.00	0.00	0.0000	0.00	0.0000	
				Total Area created from: areas within and	0.00	0.00	0.0000	0.00	0.0000
				Area Check 1	Area Not Available /				
				Area Check 2	Area Not Available /				
				Area Check 3	Area Not Available /				

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Conceptual condition	Condition Enhancement	C. Targeted condition	D. Strategic significance	E. Total Area (m ²)	Habitat units created units	Comments	
1	Grassland	Other locally generated	Moderate, Good		Good	Not representative of local ecology/ not local ecology	0.00	0.0000	Baseline loss of locally generated of new wildlife regularly seen	
2	Other	Overgrown land/ created surface	M/R - Other		M/R - Other	Not representative of local ecology/ not local ecology	100.00	0.0000		
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Trees	Individual trees	Unknown trees	Moderate		Moderate	Not representative of local ecology/ not local ecology	0.00	0.0000		
				Total Area created from: areas within and	0.00	0.00	0.0000	0.00	0.0000	
				Area Check 1	Area Not Available /					
				Area Check 2	Area Not Available /					
				Area Check 3	Area Not Available /					

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhancement Type	B. Enhanced Habitat type	D. Strategic significance	Area Enhanced	Enhanced Condition	Total Baseline	Net Improvement	Comments	
	A. Broad Habitat type	Existing Habitat type									
1	Grassland	Modified grassland	Distinctiveness	Other locally generated	Not representative of local ecology/ not local ecology	0.00	Good	0.0000	0.0000		
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
						Total Area created from: areas within and	0.00	0.0000	0.0000		

1d. Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees per development	B. Number of trees retained (lost and enhanced)	C. Number of new trees planted post development	Area		
				Baseline Breachwood	Area retained	Area of new trees created and
Small - 000 - 10m				1	1	1
Medium - 000 - 10 to < 15m				1	1	1
Large - 000 - 15 to < 20m				1	1	1
Very Large - 000 - 20m				1	1	1
Total	0	0	0	0	0	0

1e. Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Broad	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	On-site provision	Net change	Trading status
Grassland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	-
Grassland	Low	0.0000	0.0000	-0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	-
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	On-site provision	Net change	Trading status
Medium distinctiveness		0.0000	0.0000	0.0000	Yes ✓
Low distinctiveness		0.0000	0.0000	-0.0000	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units			0.0000		Yes ✓

Data beyond this column is automated

[illegible][illegible]

Site Name	new build coach house to be used as a hi	Instructions: 1. Enter data into 1a. Baseline habitat 2. Enter data on habitats to be created into 1b. Habitats to be created 3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced	All Key Rules Satisfied ✓	Retained Units	0.0000
Sheet Name	6. Hedges & Lines of Trees			Lost Units	0.0000
				Created Units	0.2733
				Enhancement Units	0.0000
				Net Change	0.2733

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length	F. Length	Total units	Length lost	Units lost	User comments	LPA comments
1	Medium and Linear of trees										
2	Medium and Linear of trees										
3	Medium and Linear of trees										
4	Medium and Linear of trees										
5	Medium and Linear of trees										
6	Medium and Linear of trees										
7	Medium and Linear of trees										
8	Medium and Linear of trees										
9	Medium and Linear of trees										
10	Medium and Linear of trees										
11	Medium and Linear of trees										
12	Medium and Linear of trees										
13	Medium and Linear of trees										
14	Medium and Linear of trees										
15	Medium and Linear of trees										
16	Medium and Linear of trees										
17	Medium and Linear of trees										
18	Medium and Linear of trees										
19	Medium and Linear of trees										
20	Medium and Linear of trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Medium and Linear of trees	Species-rich native hedgerow	Medium, Good	Good	Area of compensation set in local strategy of natural strategy	25.00	0.2733	Species-rich hedgerow to be planted along the southern boundary of proposed building	
2	Medium and Linear of trees								
3	Medium and Linear of trees								
4	Medium and Linear of trees								
5	Medium and Linear of trees								
6	Medium and Linear of trees								
7	Medium and Linear of trees								
8	Medium and Linear of trees								
9	Medium and Linear of trees								
10	Medium and Linear of trees								
11	Medium and Linear of trees								
12	Medium and Linear of trees								
13	Medium and Linear of trees								
14	Medium and Linear of trees								
15	Medium and Linear of trees								
16	Medium and Linear of trees								
17	Medium and Linear of trees								
18	Medium and Linear of trees								
19	Medium and Linear of trees								
20	Medium and Linear of trees								
Totals						25.00	0.2733		
Error Check 1						Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat type		Enhanced Habitat type		D. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

1e. Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
----------------------------------	---------------------------

1f. Habitat trading assessment

Broad habitat type	Distinctiveness	Habitat type	Baseline units	Onsite provision	Net change	Trading satisfied?
Hedgerows and Lines of trees	Medium	Species-rich native hedgerow	0.0000	0.2733	0.2733	Yes ✓
		Native hedgerow - associated with bank or ditch	0.0000	0.0000	0.0000	
		Native hedgerow with trees	0.0000	0.0000	0.0000	
		Ecologically valuable line of trees	0.0000	0.0000	0.0000	
		Ecologically valuable line of trees - associated with bank or ditch	0.0000	0.0000	0.0000	
		Sum	0.0000	0.2733	0.2733	
	Low	Native hedgerow	0.0000	0.0000	0.0000	Yes ✓
		Line of trees	0.0000	0.0000	0.0000	
		Line of trees - associated with bank or ditch	0.0000	0.0000	0.0000	
		Sum	0.0000	0.0000	0.0000	
	Very low	Non-native and ornamental hedgerow	0.0000	0.0000	0.0000	Yes✓

us medium distinctiveness units to offset low and very low distinctiveness	0.2733
Cumulative surplus of units after offsetting low distinctiveness units	0.2733
Cumulative surplus of units after offsetting very low distinctiveness units	0.2733

Site Name:recton of new build coach house to be used as a holiday h

Sheet Name:7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units0.0000

Lost Units0.0000

Created Units0.0000

Enhancement Units0.0000

Net Change0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units msite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals:				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1:				Lengths Acceptable ✓							
Error Check 2:				Lengths Acceptable ✓							

1b. Habitats to be created

Site Name	Erection of new build coach house to be used as a holiday let
Sheet Name	Headline Results

Headline Results

Headline	BNG Targets Met ✓
Trading Rules	Trading Rules Satisfied ✓
Next steps	Check for input errors/rule breaks present in the metric ⚠

Baseline Units	Area habitat units	0.4170
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline

Post-development Units	Area habitat units	0.7348
	Hedgerow units	0.2739
	Watercourse units	0.0000

Total net unit change	Area habitat units	0.3179	✓
	Hedgerow units	0.2739	
	Watercourse units	0.0000	

Total net % change	Area habitat units	76.23%	✓
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	

Chart 1 - Unit change by habitat group

