

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Development at Marthas Barn, Wheatsheaf Road, Henfield		
Applicant:	Brett Incorporated Limited		
Application type:			
Planning application reference:			
Completed by:	Lucy Monday		
Date of metric completion:	Monday, 15 December 2025		
Reviewer:			
Calculation iteration:			
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):	0.44	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

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Results

Development at Marthas Barn, Wheatsheaf			
Headline Results			
Scroll down for final results ▲			
On-site baseline	Area habitat units	1.73	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Area habitat units	0.82	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.91	-52.63%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.91	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-52.63%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.73	1.90	1.08
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option A	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	No ▲

Low Distinctiveness					Low Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Units available to offset Low Distinctiveness deficit	0.00
Cropland - Cereal crops	Cropland	0.00	0.00	0.00	Low Distinctiveness net change in units	-0.91 ▲
Cropland - Horticulture	Cropland	0.00	0.00	0.00	Cumulative surplus of units	-0.91 ▲
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00		
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00		
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00		
Cropland - Winter stubble	Cropland	0.00	0.00	0.00		
Grassland - Modified grassland	Grassland	-0.91	0.00	-0.91 ▲		
Grassland - Bracken	Grassland	0.00	0.00	0.00		
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00		
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00		
Urban - Bioswale	Urban	0.00	0.00	0.00		
Urban - Bare ground	Urban	-0.08	0.00	-0.08		
Urban - Allotments	Urban	0.00	0.00	0.00		
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00		
Urban - Ground based green wall	Urban	0.00	0.00	0.00		
Urban - Ground level planters	Urban	0.00	0.00	0.00		
Urban - Other green roof	Urban	0.00	0.00	0.00		
Urban - Intensive green roof	Urban	0.00	0.00	0.00		
Urban - Introduced shrub	Urban	0.08	0.00	0.08		
Urban - Path gardens	Urban	0.00	0.00	0.00		
Urban - Actively worked land pit quarry or open cast mine	Urban	0.00	0.00	0.00		
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00		
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00		
Urban - Vegetated garden	Urban	0.00	0.00	0.00		
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00		
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00		
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00		
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00		
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00		
		-0.91	0.00	-0.91		

Development at Marthas Barn, Wheatsheaf Road, Henfield

Detailed Results

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Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Area habitat units	-0.91
	Hedgerow units	0.00
	Watercourse units	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Area habitat units	-52.63%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Combined habitat retention and enhancement

	Area Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.52	0.00	0.00
Total on-site and off-site baseline units	1.73	0.00	0.00
Total on-site and off-site baseline area / length retained	0.34	0.00	0.00
Total on-site and off-site baseline units retained	0.80	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	0.18	0.00	0.00
Total on-site and off-site baseline units lost	0.93	0.00	0.00

Area habitats

Area Habitats

Area Habitats

Area Habitats

On-site change by broad habitat type

Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change	On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.14	0.87	0.00	0.00	-0.14	-0.87
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.30	0.09	0.43	0.05	0.14	-0.04
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.08	0.77	0.08	0.77	0.00	0.00

Off-site change by broad habitat type

Habitat group	Baseline		Post-development off-site		Off-site change	
	Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change	Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

Combined on-site and off-site change by broad habitat type

Habitat group	Baseline		On-site and off-site post-development		Combined change	
	Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.14	0.87	0.00	0.00	-0.14	-0.87
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.30	0.09	0.43	0.05	0.14	-0.04
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.08	0.77	0.08	0.77	0.00	0.00

Combined area lost from baseline(s) by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0	
Low	0.175061	100
V.Low	0	

Summary:

- 10% net gain not achieved on site
- Trading rules not satisfied

In this case, 10% net gain is to be delivered from an off-site source. The units to be purchased are to be of low or greater distinctiveness in order to satisfy the trading rules.

Further explanation of the above tables and figures are provided within the Biodiversity Net Gain Report prepared by EAS Ltd December 2025, please refer.