

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Land at Hornbrook Farm, Brighton Road, Horsham		
Applicant:	Jaynic Properties Limited		
Application type:	Outline		
Planning application reference:			
Completed by:	Tim Lees MSc MCIEEM		
Date of metric completion:	27 February 2026		
Reviewer:	Nick Pincombe MSc CEnv MISEP MCIEEM		
Calculation iteration:	0		
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):	9.24	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

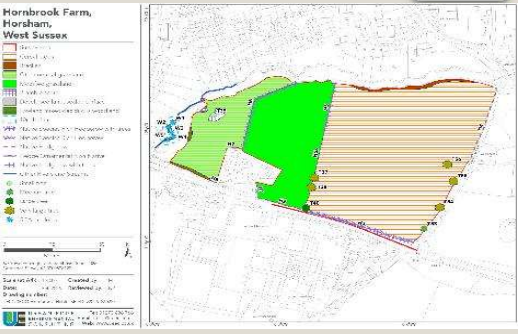
Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

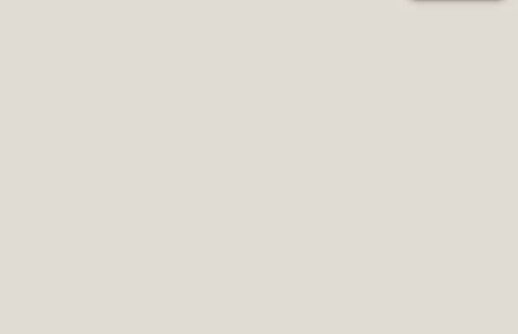
Insert



On-site baseline map reference number

Off-site baseline map

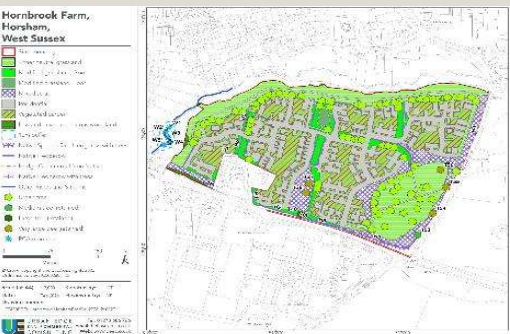
Insert



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

Key

Area habitats

Hedgerows and lines of trees

Watercourses

The Statutory Biodiversity Metric Main menu

Start page

Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	0	0.0000	0	0.0000

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



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

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Land at Hornbrook Farm, Brighton Road, Horsham
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Area habitat units	31.35	
	Hedgerow units	6.89	
	Watercourse units	2.35	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	34.51	
	Hedgerow units	8.62	
	Watercourse units	2.70	
On-site net change (units & percentage)	Area habitat units	3.16	10.09%
	Hedgerow units	1.73	25.15%
	Watercourse units	0.35	15.00%

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	3.16
	Hedgerow units	1.73
	Watercourse units	0.35
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	3.16
	Hedgerow units	1.73
	Watercourse units	0.35
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.09%
	Hedgerow units	25.15%
	Watercourse units	15.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	31.35	34.48	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	6.89	7.58	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	2.35	2.59	0.00	No additional watercourse units required to meet target ✓

Project Name: Land at Hombrook Farm, Brighton Road, Horsham Map Reference:
A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	3.18
Total Net % Change	10.00%
Trading Rules Satisfied	Yes ✓

Existing area habitats					Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier			Total habitat units
1	Cropland	Cereal crops	No	5.7544	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	11.51	
2	Grassland	Modified grassland	No	2.08	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	4.16	
3	Grassland	Other neutral grassland	No	1.1922	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	9.54	
4	Grassland	Bracken	No	0.0781	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.16	
5	Heathland and shrub	Bramble scrub	No	0.0614	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	0.25	
6	Woodland and forest	Lowland mixed deciduous woodland	No	0.0405	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	0.49	
7	Urban	Developed land; sealed surface	No	0.0316	Very Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	
8	Individual trees	Rural tree	No	0.4352	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	5.22	
9	Individual trees	Rural tree	No	0.0041	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	0.03	
10														
11														
12														
13														
14														
				Total habitat area	0.68									31.38
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.24									

						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	5.75	11.51				
		0.00	0.00	2.08	4.16				
		0.00	0.00	1.19	9.54				
		0.00	0.00	0.08	0.16				
		0.00	0.00	0.06	0.25				
0.0405		0.49	0.00	0.00	0.00				
		0.00	0.00	0.03	0.00				
0.4352		5.22	0.00	0.00	0.00				
		0.00	0.00	0.00	0.03				
0.48	0.00	6.71	0.00	9.20	28.64				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	9.20
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M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Land at Hornbrook Farm, Brighton Road, HorshamMap Reference: A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change	3.16
Total Net % Change	10.08%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Post intervention habitat		Temporal multiplier			Difficulty multipliers				Habitat units delivered	Comments			
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation		Difficulty multiplier applied	User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land, sealed surface	3.2724	V Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
2	Urban	Vegetated garden	1.9483	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	3.76			
3	Grassland	Other neutral grassland	1.1577	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	8.91	Assigned high strategic significance as per West Sussex Draft LNRs - Cor2.2 Create new wildlife corridors		
4	Grassland	Other neutral grassland	1.1467	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	7.68			
5	Heathland and shrub	Mixed scrub	0.8796	Medium	4	Poor	1	Formally identified in local strategy	High strategic significance	1.15	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	3.90	Assigned high strategic significance as per West Sussex Draft LNRs - Cor2.2 Create new wildlife corridors		
6	Grassland	Modified grassland	0.7028	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	7			Standard time to target condition applied	7	0.779	Low	Standard difficulty applied	Low	1	3.29			
7	Heathland and shrub	Mixed scrub	0.0501	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.19			
8	Grassland	Modified grassland	0.04	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.08			
9	Individual trees	Urban tree	0.3542	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.99			
10																								
11																								
12																								
13																								
14																								
Total habitat area			9.86																			Total Units	28.90	
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			9.80																					
M² to hectare conversion tool:			Select a unit	Hectares	M²																			

ect Name: Land at Hornbrook Farm, Brighton Road, HorshamMap Reference

B-1 On-Site Hedge Baseline

Condense / Show ColumnsCondense / Show RowsMain Menu

Hedgerow summary	
Total Net Unit Change	1.73
Total Net % Change	25.18%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units							Comments		
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	H1	Native hedgerow	0.0281	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.17	0.0281		0.17	0.00	0.00	0.00			
2	H2	Native hedgerow	0.0766	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.46	0.0766		0.46	0.00	0.00	0.00			
3	H3	Species-rich native hedgerow with trees	0.1839	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	3.31	0.1748		3.15	0.00	0.01	0.16			
4	H4	Non-native and ornamental hedgerow	0.1474	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.15	0.1377		0.14	0.00	0.01	0.01			
5	H5	Native hedgerow with trees	0.0879	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.70			0.00	0.00	0.09	0.70			
6	H5a	Native hedgerow	0.0751	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.15			0.00	0.00	0.08	0.15			
7	H6	Species-rich native hedgerow	0.1549	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.86	0.0735		0.88	0.00	0.08	0.98			
8	H7	Non-native and ornamental hedgerow	0.0375	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.04	0.0375		0.04	0.00	0.00	0.00			
9	H8	Native hedgerow	0.0089	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.05	0.0089		0.05	0.00	0.00	0.00			
10																					
11																					
12																					
13																					
14			0.80									6.89	0.54	0.00	4.89	0.00	0.28	2.00			

Project Name: Lend at Hornbrook Farm, Brighton Road, Horsham Map Reference:
 B-2 On-Site Hedge Creation

Condense / Show Columns Condense / Show Rows

Main Menu

Project Name: Land at Hornbrook Farm, Brighton Road,

C-1 On-Site WaterC' Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Watercourse summary

Total Net Unit Change	0.38
Total Net % Change	18.00%
Trading Rules Satisfied	Yes ✓

Existing watercourse type			Distinctiveness		Condition		Strategic significance			Watercourse encroachment		Riparian encroachment		Required Action to Meet Trading Rules	Ecological baseline
Ref	Watercourse type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Extent of encroachment	Multiplier	Extent of encroachment for both banks	Multiplier		Total watercourse units
1	Other rivers and streams	0.2	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	No Encroachment	1	Minor/ No Encroachment	0.98	Some habitat required =	2.35
2															
3															
4															
5															
6															
		0.20													2.35

Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost	Bespoke compensation agreed for losses of VHDH	Comments		
							User Comments	Planning authority comments	Habitat reference number
	0.2	0.00	2.35	0.00	0.00				
0.00	0.20	0.00	2.35	0.00	0.00				

Name: Land at Hornbrook Farm, Brighton Road, Horsham Map Ref:
C-3 On-Site WaterC' Enhancement
[Condense / Show Columns](#) [Condense / Show Rows](#)
[Main Menu](#)

Watercourse summary	
Total Net Unit Change	0.58
Total Net % Change	18.00%
Trading Rules Satisfied	Yes ✓

[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
Version 1.0.4	Tab names – Unit Shortfall changed to Credits Formula Correction in Tab D2 – Column V Formula Correction in Headline Results B19 and M7, correcting a typo in cell output Corrections to UKHab codes in tab G1 Amended habitat definitions and codes in tab G1 Corrections to cell references in tab G2 Minor Changes to the layout of Area Habitat Trading Summary Corrections to the Credits tiers of Littoral Sea Grass and Lowland Beech and Yew Minor formatting corrections Change of 'Habitats' to 'Area Habitats' where appropriate Change to enhancement rules for IH 'Other Woodland' with changes to formula in columns T and U of A3 and D3	3rd July 2025

The Statutory Biodiversity Metric Technical Data

Return to start
page

All area habitats

Area habitat groups

Multipliers

Temporal multipliers

Enhancement
temporal multipliers

Hedgerow data

Phase 1 - metric
habitat translation tool

Watercourse data

Condition data

Credits calculations

Version history