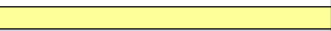
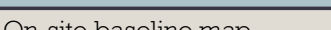


The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Land at Keepers Cottages, Coolham		
Applicant:	Savills UK		
Application type:	Full		
Planning application reference:	Unknown		
Completed by:	Amber Howie		
Date of metric completion:	28.08.2025		
Reviewer:	Richard Schofield		
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):	0.09	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

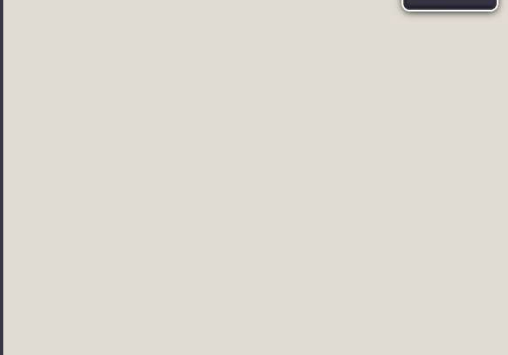
On-site baseline map



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



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

Unit Shortfall by Tier/Module	
Tier	Unit Shortfall
A1	0.00
A3	0.00
A3	0.00
A6	0.00
A5	0.00
H	0.00
W	0.00

*The spatial risk multiplier has been applied to all unit shortfall values.

The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Land at Keepers Cottages, Coolham
Headline Results
Scroll down for final results ▲

Return to
results menu

On-site baseline	Habitat units	0.12	
	Hedgerow units	0.56	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.16	
	Hedgerow units	0.65	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.04	30.52%
	Hedgerow units	0.09	16.82%
	Watercourse units	0.00	0.00%

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	0.04	
	Hedgerow units	0.09	
	Watercourse units	0.00	
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	0.04	
	Hedgerow units	0.09	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	30.52%	
	Hedgerow units	16.82%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.12	0.13	0.00
Hedgerow units	10.00%	0.56	0.61	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Return to results menu

Trading summary hedgerows

Trading summary watercourses

Trading Summary			
Distinctiveness Group		Trading Rule	Trading Satisfied?
Very High		Same habitat required - Ecological compensation option A	Yes ✓
High		Same habitat required or	Yes ✓
Medium		Same habitat or a higher distinctiveness habitat required (B)	Yes ✓
Low		Same distinctiveness or better habitat required or	Yes ✓

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heath and yellow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquatic bed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Callunetum or Calluna	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Laminaria pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Deposition on peat substrate (B115)	Wetland	0.00	0.00	0.00	
Wetland - Fen (alland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Coastal valley mire (1) (B13)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush heath	Wetland	0.00	0.00	0.00	
Wetland - Transition mire and wetland bog (B114)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seaweed on peat, clay or chalk	Intertidal sediment	0.00	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

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFOM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (B1420)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Heath with rare heathers (B150)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (rarely habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes rocks and peats (B117)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated dune	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats in previously developed land	Urban	0.00	0.00	0.00	
Wetland - Roadside	Wetland	0.00	0.00	0.00	
Woodland and forest - Fallow/Reclamation for field woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed deciduous	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarsh and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seaweed	Intertidal sediment	0.00	0.00	0.00	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

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins grass bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins grass pollen and reeds	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussock	Cropland	0.00	0.00	0.00	
Grassland - Other lowland and grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland and grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Heather scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Heather scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hard scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ponds (rarely habitat)	Lakes	0.00	0.00	0.00	0.00
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Redwase green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	0.00
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other short pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland broadleaved	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures with integrated growing of grey saltmarsh (B22)	Intertidal hard structures	0.00	0.00	0.00	
		0.00	0.00	0.00	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	0.00

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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 crops	Cropland	0.00	0.00	0.00
Cropland - Mixed leys	Cropland	0.00	0.00	0.00
Cropland - Bracken	Cropland	0.00	0.00	0.00
Heathland and shrub - Bracken/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 - Bracken/scrub	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall fern	Sparsely vegetated land	0.00	0.00	0.00
Urban - Rowan	Urban	0.00	0.00	0.00
Urban - Rowan	Urban	0.00	0.00	0.00
Urban - Almonds	Urban	0.00	0.00	0.00
Urban - Peach/leaved open wall	Urban	0.00	0.00	0.00
Urban - Ground based open wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Open green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Intensive green	Urban	0.00	0.00	0.00
Urban - Rowan	Urban	0.00	0.00	0.00
Urban - Actively worked sand 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 - Vegetal or disused land	Urban	0.00	0.00	0.00
Urban - Vegetal or disused land	Urban	0.00	0.00	0.00
Woodland and forest - Other continuous 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 biogenic reefs	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 backshore scrub	Heathland and shrub	0.00	0.00	0.00
		0.04	0.00	0.04

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.04 ✓
Cumulative surplus of units	0.04 ✓

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

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			
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	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading units	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.00	0.00	0.00
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 low of trees	0.00	0.00	0.00
Ecologically valuable low of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

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

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

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

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

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 A	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

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not assessed	0.00

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

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not assessed	0.00

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

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness deficits	0.00
Remaining losses, Like for like not assessed	0.00

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Colvert	0.00	0.00	0.00
	0.00	0.00	0.00

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