The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Wimblehurst Hotel		
Applicant:	Ashtonleigh Nursing Homes Limited		
Application type:			
Planning application reference:			
Completed by:	Tim Martindale, Bioregional Forestry Limited		
Date of metric completion:	19 May 2026		
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):	**0.18**	**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 post intervention map

Insert





On-site baseline map reference number	



On-site post-intervention map reference number	

Off-site baseline map

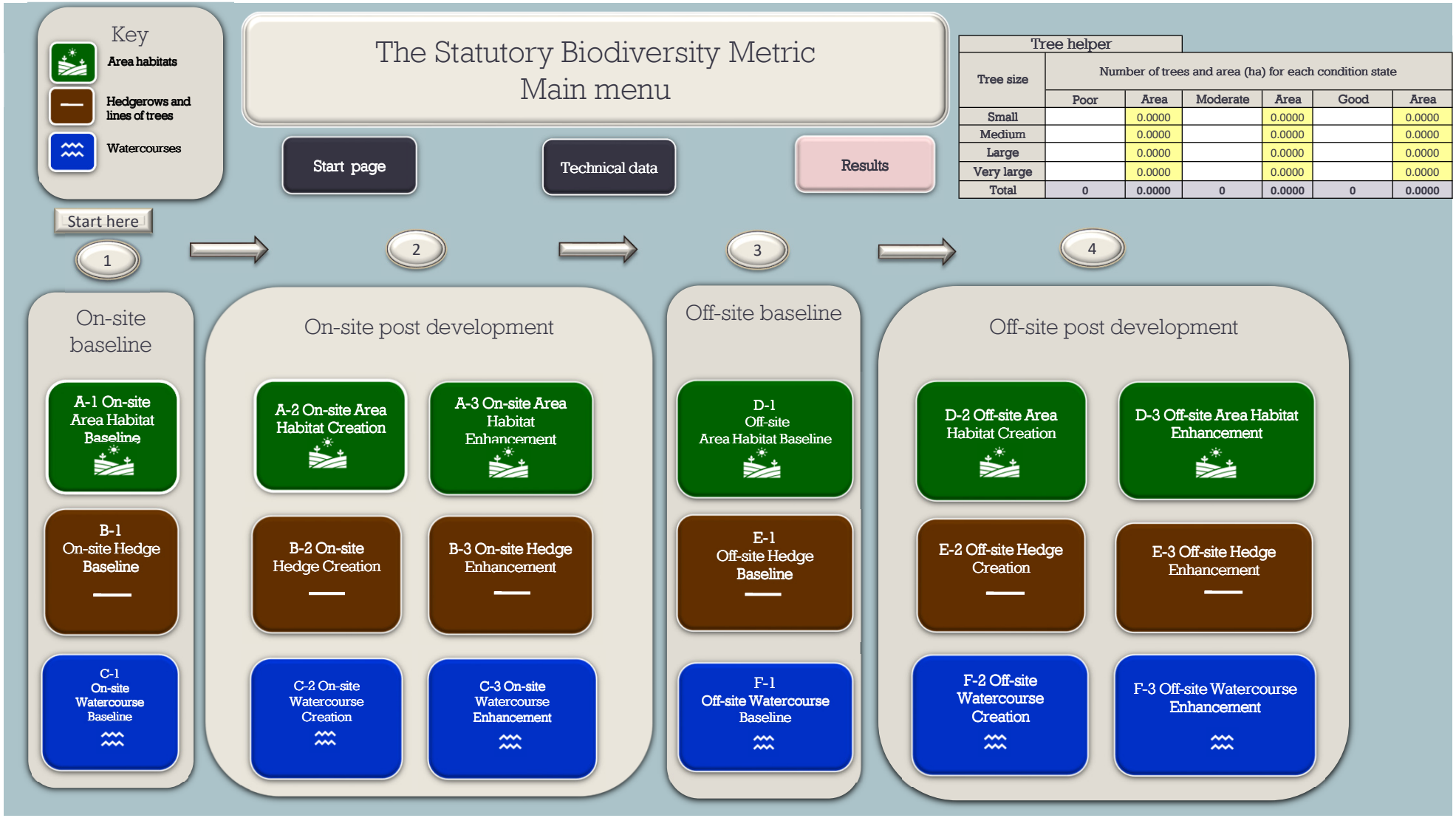
Insert

Off-site baseline map reference number	

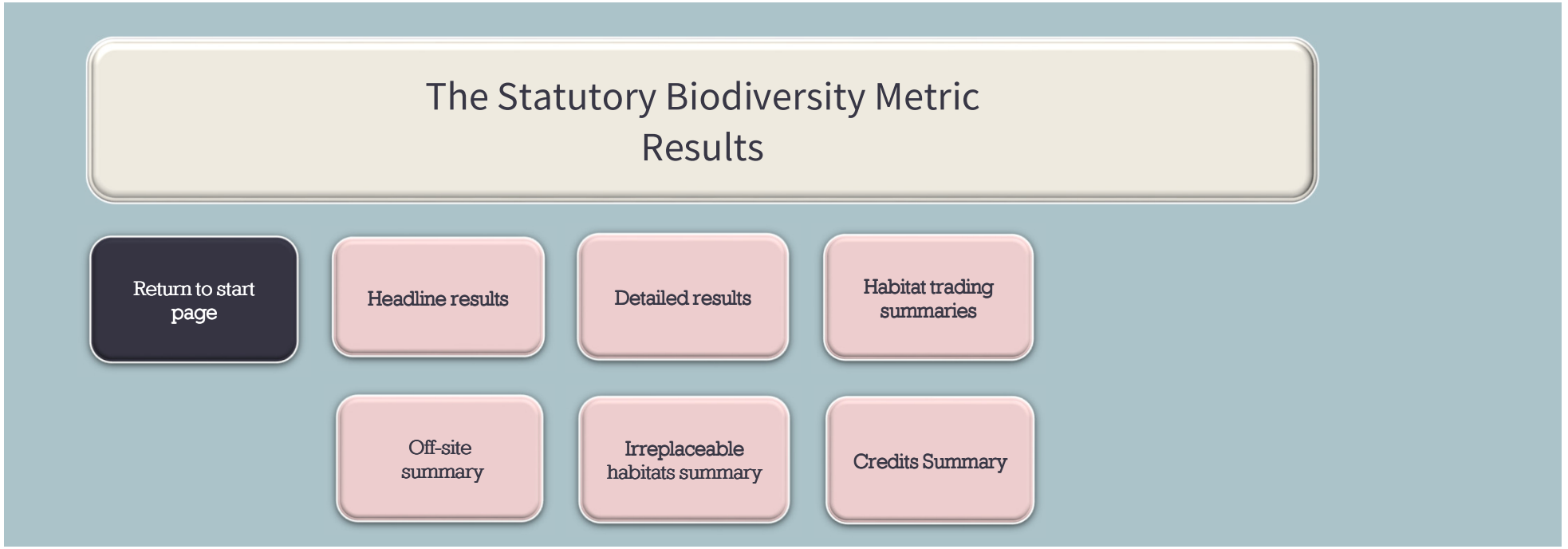
Off-site post intervention map

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
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



Wimblehurst Hotel

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	1.63		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	1.45		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-0.19	-11.39%	On-site net gain is less than target set ⚠
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
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*	-0.19		
	Hedgerow units	0.00		
	Watercourse units	0.00		
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*	-0.19
	Hedgerow units	0.00
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			
	Area habitat units	-11.39%	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%	1.63	1.79	0.35	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Wimblehurst Hotel

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	*Area habitat units*	**-0.19**
	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*	**-11.39%**
	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	0.19	0.00	0.00
Total on-site and off-site baseline units	1.63	0.00	0.00
Total on-site and off-site baseline area / length retained	0.23	0.00	0.00
Total on-site and off-site baseline units retained	1.48	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	0.06	0.00	0.00
Total on-site and off-site baseline units lost	0.19	0.00	0.00

Area Habitats

Area habitats

On-site change by broad habitat type

Habitat group	Baseline: On-site existing area	Baseline: On-site existing value	Post-development on-site: On-site proposed area	Post-development on-site: On-site proposed value	On-site change: On-site area change	On-site change: On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.07	0.28	0.05	0.15	-0.02	-0.13
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	0.07	0.00	0.09	0.00	0.02	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.04	0.16	0.04	0.15	0.00	-0.01
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	0.11	1.20	0.11	1.15	0.00	-0.05

Area Habitats

Off-site change by broad habitat type

Habitat group	Baseline: Off-site existing area	Baseline: Off-site existing value	Post-development off-site: Off-site proposed area	Post-development off-site: Off-site proposed value	Off-site change: Off-site area change	Off-site 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

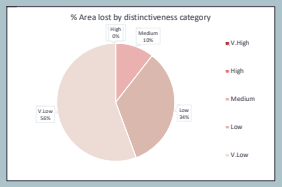
Area Habitats

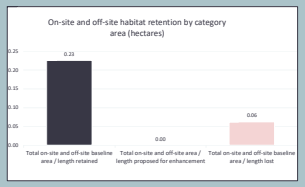
Combined on-site and off-site change by broad habitat type

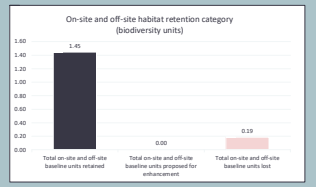
Habitat group	Baseline: Combined existing area	Baseline: Combined existing value	On-site and off-site post-development: Combined proposed area	On-site and off-site post-development: Combined proposed value	Combined change: Combined area change	Combined change: Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.07	0.28	0.05	0.15	-0.02	-0.13
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	0.07	0.00	0.09	0.00	0.02	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.04	0.16	0.04	0.15	0.00	-0.01
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	0.11	1.20	0.11	1.15	0.00	-0.05

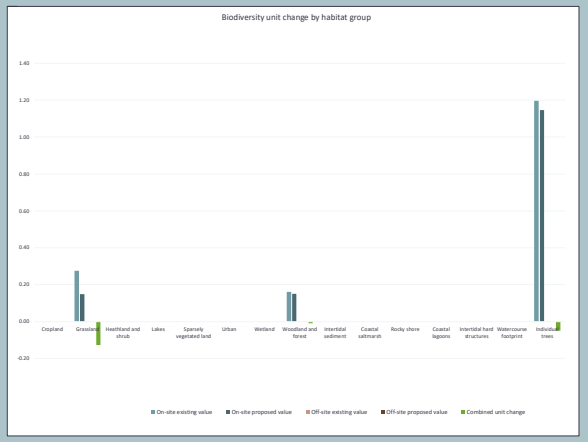
Combined area lost from baseline(s) by distinctiveness band

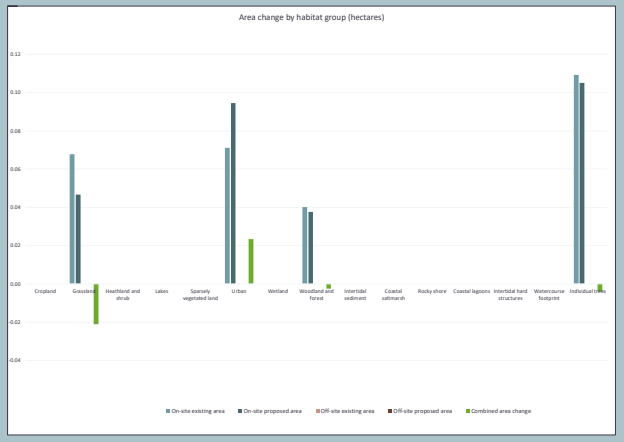
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.0066	11
Low	0.0211	34
V.Low	0.0347	56











Hedgerows and Lines of Trees

Hedgerows and lines of trees

On-site change by hedgerow type

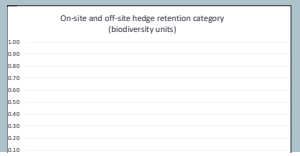
Hedgerow type	Baseline: On-site existing length	Baseline: On-site existing value	Post-development on-site: On-site proposed length	Post-development on-site: On-site proposed value	On-site change: On-site length change	On-site change: On-site unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00

Combined length lost from baseline(s) by distinctiveness band

Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	







Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	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
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

Low	0	
V.Low	0	



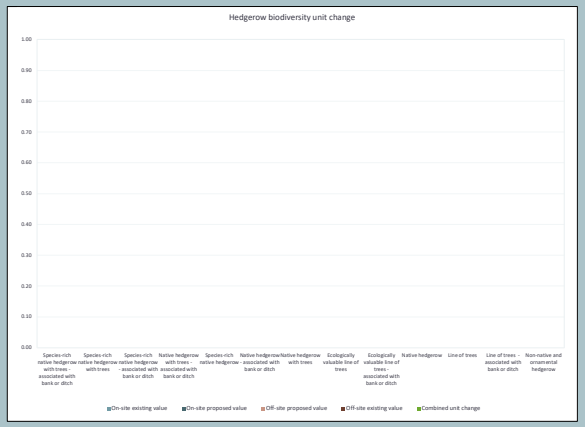




Hedgerow and Loss of trees

Off-site change by hedgerow type

Hedgerow type	Off-site baseline		Post-development off-site		Off-site change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site 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
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	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
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00





Combined on-site and off-site change by hedgerow type

Hedgerow type	Baseline		Post-development		Change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined 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
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	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
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	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
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

Watercourses

Watercourses

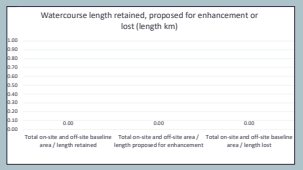
On-site change by watercourse type

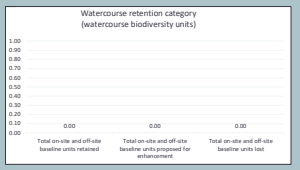
Watercourse type	Baseline		Post-development on site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Combined length lost from baseline(s) by distinctiveness band

Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	



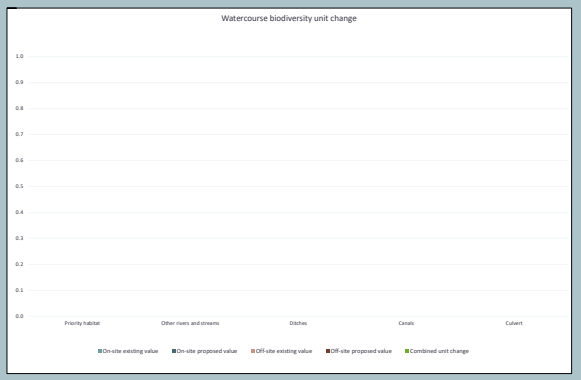




Watercourses

Off-site change by watercourse type

Watercourse type	Baseline		Post development off-site		Off-site Change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0





Watercourses

Combined on-site and off-site change by watercourse type

Watercourse type	Baseline		Post-development on-site		On-site change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Return to results menu

Trading summary hedgerows

Trading summary watercourses

Trading Summary

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

Very High Distinctiveness

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 heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire[1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	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 seagrass 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

High Distinctiveness

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 CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	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 - Dunes with sea buckthorn (H2160)	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 (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	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 shingle	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 on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew 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 woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	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

Woodland and forest - Upland mixed ashwoods	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 - Saltmarshes 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 sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	**0.00**	**0.00**	**0.00**

Medium Distinctiveness

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	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	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 - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel 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 (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	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 - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-0.05	0.00	-0.05	-0.05 ⚠
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	-0.01 ⚠
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	-0.01	0.00	-0.01	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.06	**0.00**	**-0.06**	

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	-0.06	⚠
Medium Distinctiveness Unit deficit (required to meet trading rules)	-0.06	▲

Low Distinctiveness

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 stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-0.13	0.00	-0.13 ⚠
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	0.00	0.00	0.00

Low Distinctiveness Summary

Units available to offset Low Distinctiveness deficit	-0.06	⚠
Low Distinctiveness net change in units	-0.13	⚠
Cumulative surplus of units	-0.13	▲

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	0.00	0.00	0.00
Urban - Rain garden	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 - 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
		-0.13	**0.00**	**-0.13**

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 up	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 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
	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
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

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 ⚠	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 satisfied	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 satisfied	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 Deficit	0.00
Remaining losses; Like for like not satisfied	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

Low Distinctiveness Summary

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

Project Name: Wimblehurst Hotel	Map Reference:
A-1 On-Site Habitat Baseline	

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-0.19
Total Net % Change	-11.39%
Trading Rules Satisfied	No - check trading summaries ▲

	Existing area habitats				Distinctiveness		Condition		Strategic significance		
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
1	Grassland	Modified grassland	No	0.0349	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
2	Grassland	Modified grassland	No	0.0328	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
3	Individual trees	Urban tree	No	0.0041	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
4	Individual trees	Urban tree	No	0.0041	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
5	Individual trees	Urban tree	No	0.0765	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
6	Individual trees	Urban tree	No	0.0041	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
7	Individual trees	Urban tree	No	0.0163	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
8	Individual trees	Urban tree	No	0.0041	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
9	Urban	Developed land; sealed surface	No	0.0432	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
10	Urban	Developed land; sealed surface	No	0.0279	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
11	Woodland and forest	Other woodland; mixed	No	0.0401	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
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Total habitat area	0.29
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.18

M² to hectares conversion tool:	Select a unit	Hectares	M²

Required Action to Meet Trading Rules	Ecological baseline							Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
Same distinctiveness or better habitat required ≥	0.21	0.0138	0	0.08	0.00	0.02	0.13				31547721 - MG1
Same distinctiveness or better habitat required ≥	0.07	0.0328	0	0.07	0.00	0.00	0.00				31547774 - MG2
Same broad habitat or a higher distinctiveness habitat required (≥)	0.03	0.0041	0	0.03	0.00	0.00	0.00				31548510 - T5
Same broad habitat or a higher distinctiveness habitat required (≥)	0.05	0	0	0.00	0.00	0.00	0.05				31548509 - T3
Same broad habitat or a higher distinctiveness habitat required (≥)	0.92	0.0765	0	0.92	0.00	0.00	0.00				31548512 - T1
Same broad habitat or a higher distinctiveness habitat required (≥)	0.03	0.0041	0	0.03	0.00	0.00	0.00				31548545 - T7
Same broad habitat or a higher distinctiveness habitat required (≥)	0.13	0.0163	0	0.13	0.00	0.00	0.00				31548508 - T2
Same broad habitat or a higher distinctiveness habitat required (≥)	0.03	0.0041	0	0.03	0.00	0.00	0.00				31548511 - T6
Compensation Not Required	0.00	0.035	0	0.00	0.00	0.01	0.00				31547722 - DLSS1
Compensation Not Required	0.00	0.0014	0	0.00	0.00	0.03	0.00				31547723 - B1
Same broad habitat or a higher distinctiveness habitat required (≥)	0.16	0.0376	0	0.15	0.00	0.00	0.01				31547720 - W1

Project Name: Wimblehurst Hotel Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	-0.19
Total Net % Change	-11.39%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

				Distinctiveness		Condition		Strategic significance				Post interv
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)
1	Urban	Developed land; sealed surface	0.0581	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0
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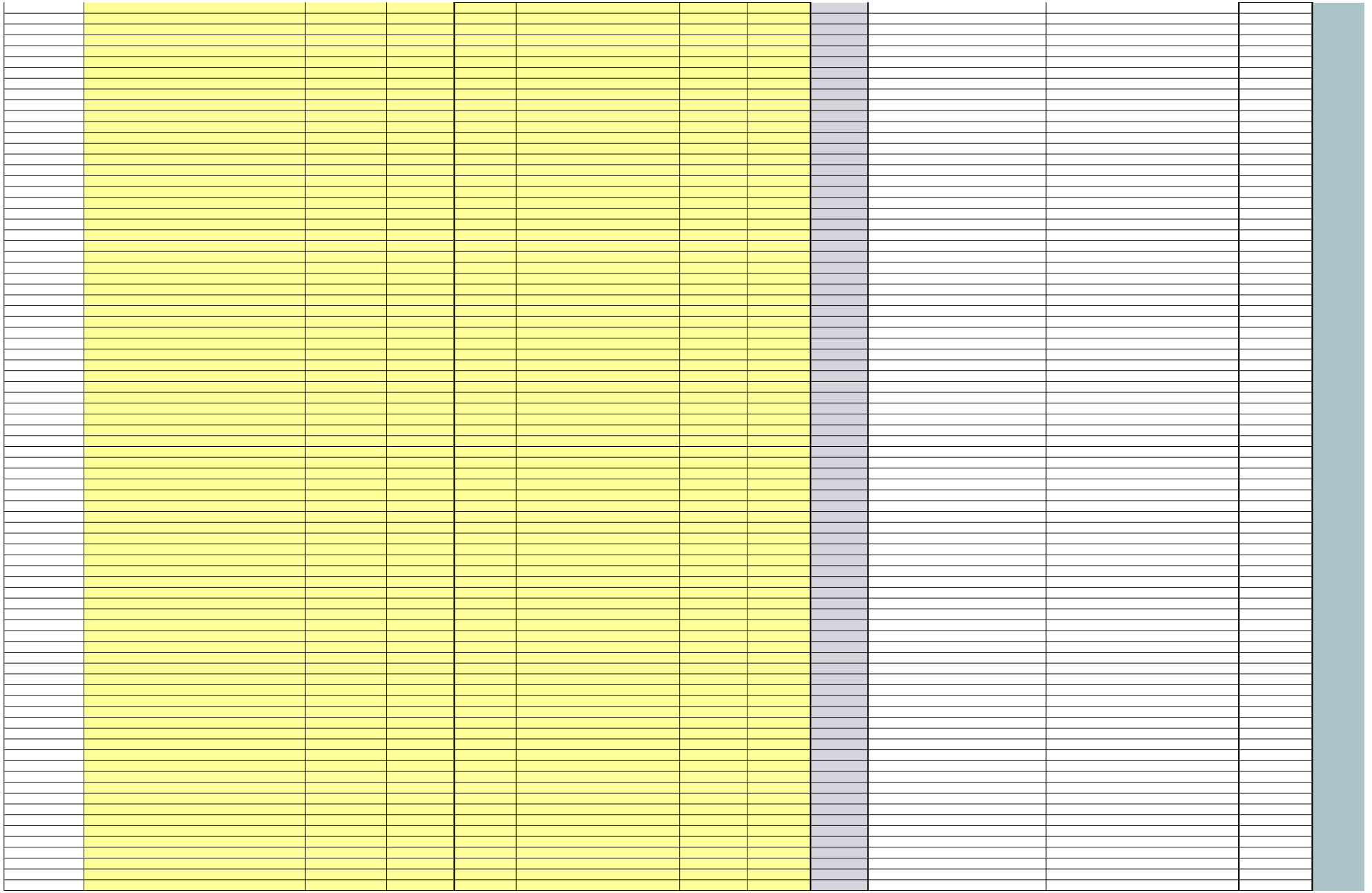
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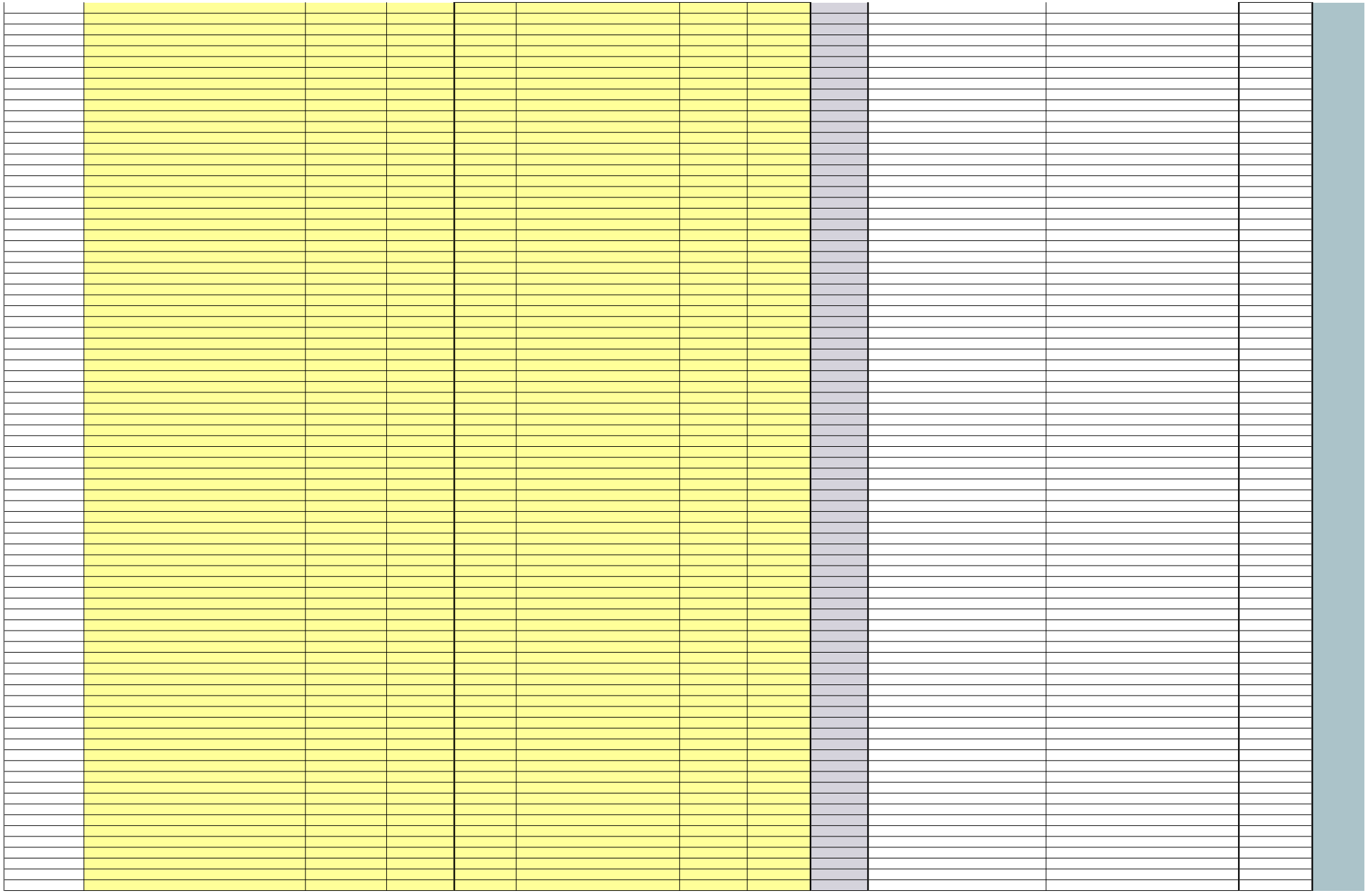
Total habitat area	0.06
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.06

M² to hectares conversion tool:	Select a unit	Hectares	M²

vention habitats

Temporal multiplier				Difficulty multipliers					Comments		
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	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			B1





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 YewMinor 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