

The Statutory Biodiversity Metric
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Project details			
Planning authority:	Horsham		
Project name:	Land South of Smugglers Lane		
Applicant:	Miller Homes		
Application type:			
Planning application reference:	DC/25/2057		
Completed by:	Matt Pendry BSc (Hons) MCEEM - The Ecology Partnership		
Date of metric completion:	27 May 2026		
Reviewer:			
Calculation iteration:	4		
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):	3.42	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

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

On-site baseline map

Insert

On-site post intervention map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

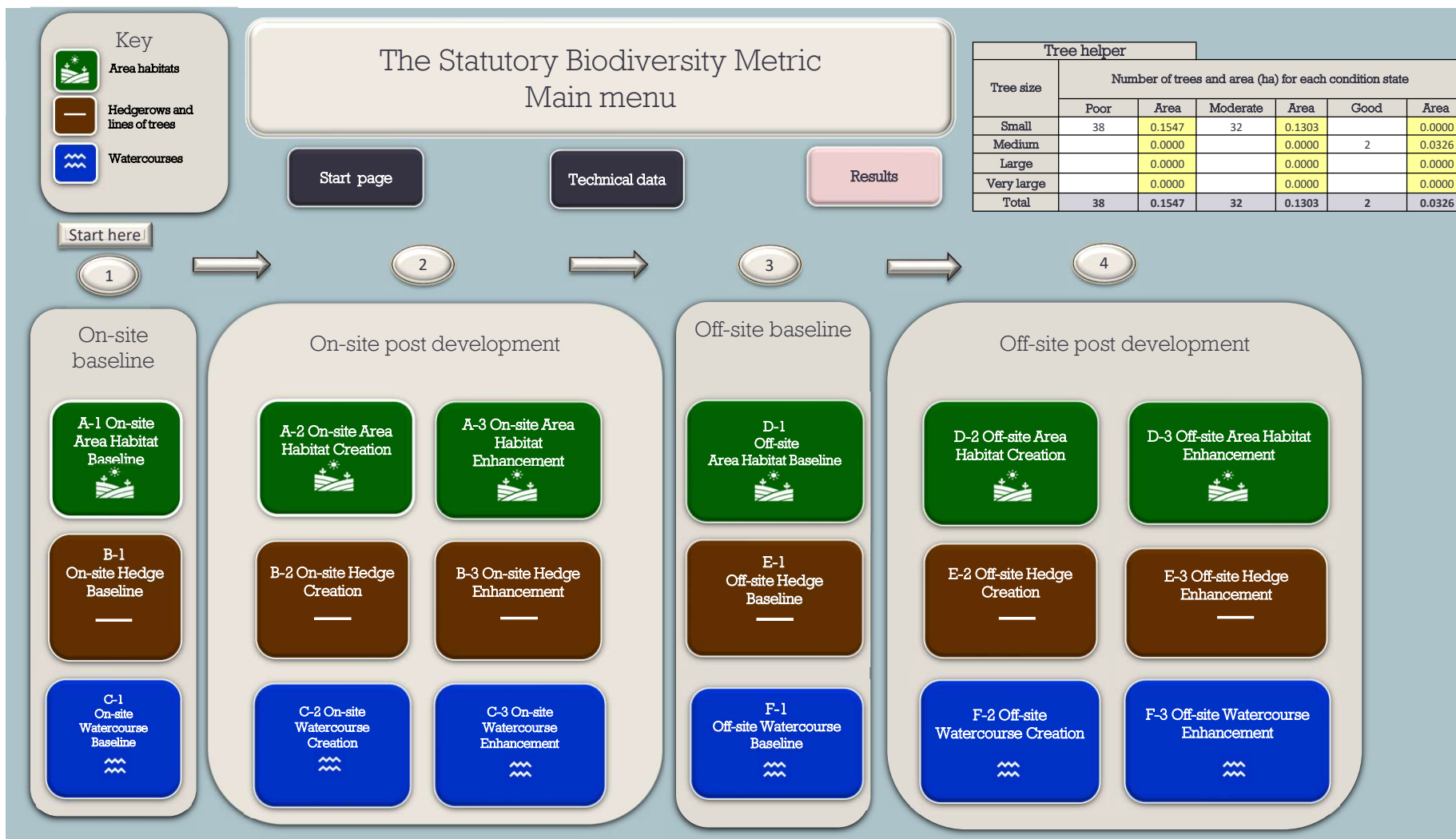
On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site baseline map reference number

Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

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Land South of Smugglers Lane
Headline Results
Scroll down for final results 

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On-site baseline	Habitat units	7.24	
	Hedgerow units	9.57	
	Watercourse units	0.17	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	9.43	
	Hedgerow units	11.44	
	Watercourse units	0.34	
On-site net change (units & percentage)	Habitat units	2.19	30.30%
	Hedgerow units	1.87	19.58%
	Watercourse units	0.17	104.06%

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	2.19	
	Hedgerow units	1.87	
	Watercourse units	0.17	
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	2.19	
	Hedgerow units	1.87	
	Watercourse units	0.17	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	30.30%	
	Hedgerow units	19.58%	
	Watercourse units	104.06%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	7.24	7.96	0.00
Hedgerow units	10.00%	9.57	10.53	0.00
Watercourse units	10.00%	0.17	0.18	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 ✓

Project Name: Land South of Smeaglers Lane Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

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Area habitat summary

Total Net Unit Change

8.18

Total Net % Change

30.80%

Trading Rules Satisfied

Yes ✓

Existing area habitats					Distinctiveness	Condition	Strategic alignment	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic alignment	Required Action to Meet Trading Rules	Total habitat units
1	Orchardland	Modified grassland	No	3.424	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	6.85
2	Urban								
3	Individual trees	Rural tree	No	0.0326	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or a higher distinctiveness habitat required	0.39
4									
5									
6									
Total habitat area				3.46					7.24
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				3.42					

M² to hectares conversion tool:

Select a unit

Hectares

M²

						Resopha compensation agreed for losses of VIEDH 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	3.42	6.85		Modified grassland which is in poor condition. It is cattle grazed and is at short sward.		
				0.00					
		0.00	0.00	0.03	0.39		T15 medium ash tree with dieback in north hedge and T81 medium ash tree in south-west corner		
0.00	0.00	0.00	0.00	3.42	7.24				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)

3.42

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Area habitat summary	
Total Net Unit Change	2.19
Total Net % Change	30.30%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats														
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Temporal multiplier		Difficulty		Habitat units delivered	Comments		
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	User comments	Planning authority comments		Habitat reference number		
1	Urban	Developed land, sealed surface	1.376	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	residential development and access roads				
2	Grassland	Modified grassland	0.099	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.19	LAP and surrounding grass				
3	Heathland and shrub	Mixed scrub	0.309	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.07	Mixed native scrub planting along northern-southern and western boundaries				
4	Grassland	Other neutral grassland	0.411	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.75	Wildflower grassland areas				
5	Grassland	Other neutral grassland	0.101	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.68	Wild flower/low flower grassland within sustainable drainage system in the south east of the site				
6	Urban	Artificial unvegetated, unsealed surface	0.003	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Foot path to PROW				
7	Urban	Vegetated garden	0.718	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.39	vegetated gardens associated with housing				
8	Grassland	Other neutral grassland	0.313	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	2	Low	1.17	Flowering lawn areas				
9	Individual trees	Urban tree	0.13	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.40	32 Native trees planted around the edges of the site and within the open space				
10	Individual trees	Urban tree	0.155	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.43	38 Street trees to be planted within the main body of the development				
11	Grassland	Other neutral grassland	0.073	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	2	Low	0.27	Area of tussocky wildflower grassland in the south of the site within the maintenance strip unlikely to achieve a higher condition due to shading				
12	Urban	Rain garden	0.025	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Low	0.09					
13															
14															
		Total habitat area:	3.71							0.43					

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	3.43
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M ² to hectares conversion tool:	Select a unit	Hectares	M ²

Project Name: Land South of Smugglers Lane

Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

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Hedgerow summary	
Total Net Unit Change	1.87
Total Net % Change	10.88%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		
1	1	Species-rich native hedgerow with trees - associated with bank or ditch	0.204	V High	Good	Area/compensation not in local strategy/ no local strategy	Like for like	4.90
2	2	Species-rich native hedgerow with trees	0.221	High	Good	Area/compensation not in local strategy/ no local strategy	Like for like or better	3.98
3	3	Native hedgerow	0.116	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness better or better	0.70
4								
5								
6								
7								
8								
			0.84					9.87

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.204		4.90	0.00	0.00	0.00	Southern hedgerow		
0.221		3.98	0.00	0.00	0.00	Northern hedgerow		
0.035		0.21	0.00	0.08	0.49	Eastern hedgerow		
0.46	0.00	9.08	0.00	0.08	0.49			

Project Name: Land South of Smugglers Lane

Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

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Hedgerow summary	
Total Net Unit Change	1.87
Total Net % Change	19.88%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.287	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	12	Low	2.25	New hedgrow along frontage and ancient woodland buffer		
2		Native hedgerow	0.059	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.11	Native hedgerows within the main development area outside private gardens		
3													
4													
5													
6													
				0.35						2.36			

Project Name: Land South of Smugglers Lane

Map

C-1 On-Site WaterC' Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Watercourse summary

Total Net Unit Change	0.17
Total Net % Change	104.08%
Trading Rules Satisfied	Yes ✓

Existing watercourse type			Distinctiveness	Condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Required Action to Meet Trading Rules	Ecological baseline	Comments									
Ref	Watercourse type	Length (m)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment for both banks		Total watercourse units	Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost	Bespoke compensation agreed for losses of VIDH	User Comments	Planning authority comments	Habitat reference number
1	Culvert	0.122	Low	Poor	Area/compensation not in local strategy/ no local str strategy	N/A - Culvert	N/A - Culvert	Better distinctiveness, habitat retained	0.17		0.091	0.00	0.12	0.03	0.04		Culvert under existing road		
2																			
3																			
4																			
5																			
6																			
		0.12							0.17	0.00	0.09	0.00	0.12	0.03	0.04				

Project Name: Land South of Smugglers Lane Map Reference:

C-2 On-Site WaterC' Creation

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Main Menu

Watercourse summary

Total Net Unit Change0.17

Total Net % Change104.08%

Trading Rules SatisfiedYes ✓

	Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	Watercourse units delivered	Comments		
Ref	Watercourse type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Extent of encroachment	Extent of encroachment for both banks		User comments	Planning authority comments	Habitat reference number
1														
2	Culvert	0.036	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Medium	N/A - Culvert	N/A - Culvert	0.03	Culverted sections of diverted watercourse		
3														
4														
5														
6														
7														
		0.04									0.03			

Name: Land South of Strugglers Lane Map Ref:

C-3 On-Site WaterC' Enhancement

Condense / Show Columns

Condense

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Watercourse summary	
Total Net Unit Change	0.17
Total Net % Change	104.08%
Tracing Rules Satisfied	Yes ✓

Baseline habitats		Proposed habitat	Change in distinctiveness and condition		Length (km)	Post intervention habitats		Strategic significance	Temporal multiplier		Difficulty multipliers		Watercourse encroachment	Riparian encroachment	Watercourse units delivered	Comments		
Baseline ref	Baseline habitat		Distinctiveness movement	Condition movement		Distinctiveness	Condition		Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	Extent of encroachment	Extent of encroachment for both banks	User comments		Planning authority comments	Habitat reference number	
1	Culvert	Other rivers and streams	Low - High	Lower Distinctiveness Habitat - Poor	0.061	High	Poor	Abs/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Medium	No Encroachment	Major/No Encroachment	0.31	Existing culvert to be closed and water redirected through new meandering channel within the site.			
					0.09									0.31				

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

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