

The Statutory Biodiversity Metric

Start page

Project details

Planning authority:	Horsham		
Project name:	Land South of Smugglers Lane		
Applicant:	Miller Homes		
Application type:			
Planning application reference:			
Completed by:	Matt Pendry BSc (Hons) MCIEEM - The Ecology Partnership		
Date of metric completion:	18 September 2025		
Reviewer:			
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	3.88	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

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Cell style conventions

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

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On-site baseline map

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On-site post intervention map

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On-site baseline map reference number

Off-site baseline map

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Off-site post intervention map

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Off-site baseline map reference number

Off-site post-intervention reference number

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

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Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	29	0.1181	56	0.2280		0.0000
Medium		0.0000		0.0000	1	0.0163
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	29	0.1181	56	0.2280	1	0.0163

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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 

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Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Land South of Smugglers Lane

Headline Results

Scroll down for final results ⚠

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On-site baseline	Habitat units	7.04	
	Hedgerow units	9.57	
	Watercourse units	0.17	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	10.11	
	Hedgerow units	11.64	
	Watercourse units	0.37	
On-site net change (units & percentage)	Habitat units	3.07	43.54%
	Hedgerow units	2.07	21.59%
	Watercourse units	0.20	121.74%

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	3.07	
	Hedgerow units	2.07	
	Watercourse units	0.20	
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	3.07	
	Hedgerow units	2.07	
	Watercourse units	0.20	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	43.54%	
	Hedgerow units	21.59%	
	Watercourse units	121.74%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	7.04	7.75	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 Smugglers Lane Map Reference:

A-1 On-Site Habitat Baseline

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Area habitat summary

Total Net Unit Change

3.07

Total Net % Change

43.84%

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	Condition	Strategic significance	Total habitat units	
1	Grassland	Modified grassland	No	3.424	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required 2.	6.85
2	Urban	Developed land, sealed surface	No	0.151	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3	Individual trees	Rural tree	No	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy	None/limited better or a higher distinctiveness habitat required 2x	0.20
4									
5									
6									
Total habitat area				3.59					7.04
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				3.59					

M² to hectares conversion tool:

Select a unit

Hectares

M²

Bespoke compensation agreed for losses of VEDs 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			
0.151		0.00	0.00	0.00	0.00			
		0.00	0.00	0.02	0.20			
0.18	0.00	0.00	0.00	3.44	7.04			
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				3.48				

Project Name: Land South of Smugglers LaneMap Reference:
A-2 On-Site Habitat Creation

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Area habitat summary

Total Net Unit Change	3.07
Total Net % Change	43.54%
Tracing 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	1.367	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	0.012	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.02	LAP		
3	Heathland and shrub	Mixed scrub	0.38	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.54	Mixed native shrub planting along northern-southern and western boundaries		
4	Grassland	Other neutral grassland	0.437	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.93	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/flower grassland within sustainable drainage system in the south east of the site		
6	Urban	Artificial unvegetated, unsealed surface	0.006	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	play area		
7	Urban	Vegetated garden	0.709	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.37	vegetated gardens associated with housing		
8	Grassland	Other neutral grassland	0.415	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	2	Low	1.55	Flowering lawn areas		
9	Individual trees	Urban tree	0.228	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.70	56 native trees		
10	Individual trees	Urban tree	0.118	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.33	29 street trees		
11													
12													
13													
14													
Total habitat area			3.77										

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)

3.43

M² to hectares conversion tool:

Select a unitHectaresM²

Project Name: Land South of Smugglers Lane Map Reference:

B-1 On-Site Hedge Baseline

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Hedgerow summary	
Total Net Unit Change	2.07
Total Net % Change	21.59%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
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 band or better	0.70
4								
5								
6								
7								
8								
			0.64					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		
		0.00	0.00	0.12	0.70	Eastern hedgerow		
0.43	0.00	8.87	0.00	0.12	0.70			

Project Name: Land South of Smugglers Lane Map Reference:
B-2 On-Site Hedge Creation

Hedgerow summary	
Total Net Unit Change	2.07
Total Net % Change	21.50%
Trading Rules Satisfied	Yes ✓

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		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	1	Species-rich native hedgerow	0.353	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	12	Low	2.76	New hedgrow along frontage and ancient woodland buffer			
2														
3														
4														
5														
6														
			0.35							2.76				

Project Name: Land South of Smugglers Lane Map

C-1 On-Site WaterC' Baseline

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Watercourse summary

Total Net Unit Change	0.80
Total Net % Change	121.74%
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	Condition	Strategic significance	Extent of encroachment	Extent of encroachment for both banks		Total watercourse units
1	Culvert	0.122	Low	Poor	Area/compensation not in local strategy/ no local strategy	N/A - Culvert	N/A - Culvert	Better distinctiveness habitat required	0.17
2									
3									
4									
5									
6									
		0.18							0.17

						Bespoke compensation agreed for losses of VHDH	Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost		User Comments	Planning authority comments	Habitat reference number
	0.101	0.00	0.14	0.02	0.03		Culvert under existing road		
0.00	0.10	0.00	0.14	0.02	0.03				

Project Name: Land South of Smugglers Lane	Map Reference:
C-2 On-Site WaterC' Creation	

Watercourse summary	
Total Net Unit Change	0.20
Total Net % Change	121.74%
Trading Rules Satisfied	Yes ✓

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	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	0.031	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														
		0.03									0.03			

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		Habitat distinctiveness	Habitat 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	0.101	High	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Medium	No Encroachment	Major/No Encroachment	0.34	Existing culvert to be closed and water redirected through new meandering channel within the site.					
					0.10									0.54						

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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