The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	Land North of Warnham Lodge Farm (Little Warnham Lodge)		
Applicant:	Mr R. Sharpe		
Application type:	Full planning application - appeal submission		
Planning application reference:	DC/25/2100		
Completed by:	RJ MCIEEM CBiol MIFM		
Date of metric completion:	17 July 2026		
Reviewer:	DM MSc MCIEEM		
Calculation iteration:	V.01		
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):	3.59	**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	

On-site post intervention map — Insert

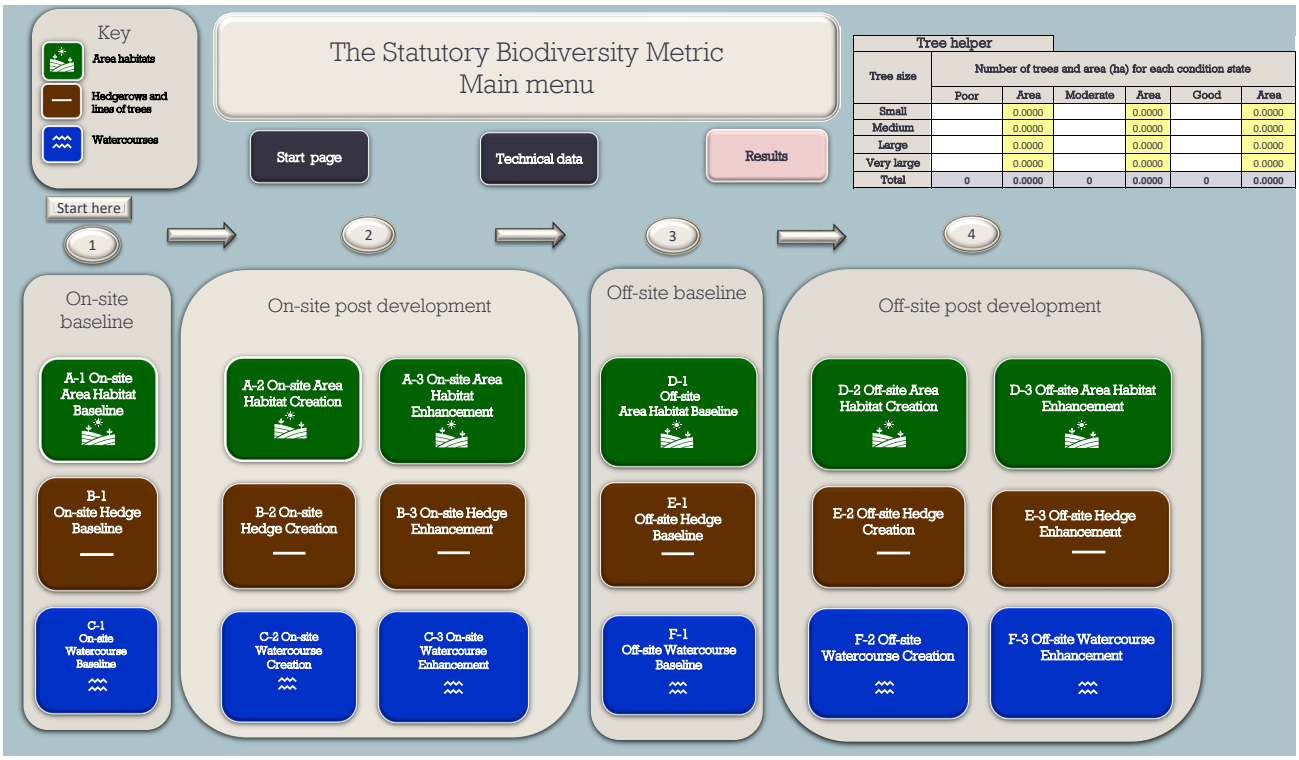
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

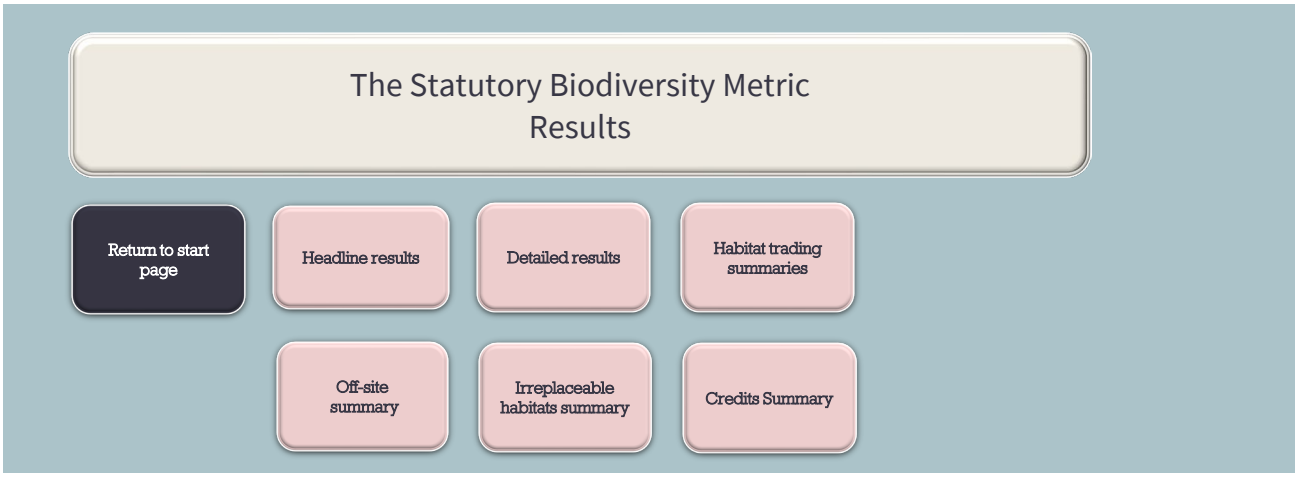
Off-site post intervention map — Insert

Off-site post-intervention reference number	



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


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 North of Warnham Lodge Farm (Little Warnhan

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	10.98	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	15.72	
	Hedgerow units	2.86	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	4.74	43.14%
	Hedgerow units	2.86	N/A
	Watercourse units	0.00	0.00%

Zero baseline units - % cannot be calculated

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*	4.74
	Hedgerow units	2.86
	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	*Area habitat units*	4.74

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		
	Hedgerow units	2.86
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			
	Area habitat units	43.14%	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated
	Watercourse units	0.00%	

Trading rules satisfied?	Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	10.98	12.08	0.00	No additional area habitat units required to meet target ✓
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 ✓

Project Name: Land North of Warnham Lodge Farm (Little Warnham Lodge)

A-1 On-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	4.74
Total Net % Change	43.14%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance				Ecological baseline								Comments		
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	User comments	Planning authority comments	Habitat reference number
1	Grassland	Modified grassland	No	3.233	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	6.47	1.2978	0	2.60	0.00	1.94	3.87		MG-01: species-poor grazed/mown pasture. Poor condition under the official low-distinctiveness grassland criteria. 1.2978 ha retained as managed paddock; remainder lost to the development and habitat creation. Central pasture is not identified in a local strategy		MG-01
2	Woodland and forest	Other woodland; broadleaved	No	0.32	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (≥)	2.82	0.32	0	2.82	0.00	0.00	0.00		WB-01: boundary broadleaved woodland retained. Medium distinctiveness in the statutory metric (not High). Moderate condition based on the 13-indicator woodland assessment. Medium strategic significance is justified by adjacency to Hoopers Copse ancient woodland/Benland Wood LWS and the Wilder Horsham Nature Recovery Network buffer/corridor context.		WB-01
3	Heathland and shrub	Mixed scrub	No	0.04	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.35	0.04	0	0.35	0.00	0.00	0.00		SC-01: existing mixed scrub retained. Moderate condition under the five statutory scrub criteria. Medium strategic significance is justified by its boundary location and contribution to the woodland-edge ecological corridor		SC-01
4	Individual trees	Rural tree	No	0.098	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.86	0.098	0	0.86	0.00	0.00	0.00		TR-B01: 12 retained rural boundary trees, grouped as 8 Small and 4 Medium trees (8 x 0.0041 ha + 4 x 0.0163 ha = 0.0980 ha). Moderate condition. Medium strategic significance due to their boundary-corridor and woodland-edge function		TR-B01
5	Individual trees	Rural tree	No	0.0366	Medium	4	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.48	0	0	0.00	0.00	0.04	0.48		TR-O01: one Large mature pedunculate oak (approximately 80 cm DBH) recorded on 31 May 2025 and removed subsequently. Good condition is supported by the individual-tree criteria. It is included as a complete loss using the evidenced pre-degradation baseline; exact felling date should be retained in the appeal record		TR-O01
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		Total habitat area		3.73									10.98	1.76	0.00	6.63	0.00	1.97	4.35				
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		3.59																			

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	1.94

M² to hectares conversion tool:	Select a unit	Hectares	M²

ct Name: Land North of Warnham Lodge Farm (Little Warnham Lodge) Map Refer

A-2 On-Site Habitat Creation

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

Area habitat summary	
Total Net Unit Change	4.74
Total Net % Change	43.14%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats

				Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers					Comments		
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)	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
1	Grassland	Other neutral grassland	0.15	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	1.26	ONG-C01: species-rich neutral grassland good-condition core outside domestic curtilage. Secure and manage for at least 30 years; no advance creation or delayed start assumed		ONG-C01
2	Grassland	Other neutral grassland	0.35	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	2.34	ONG-C02: other neutral grassland meadow at Moderate target condition outside domestic curtilage. No advance creation or delayed start assumed		ONG-C02
3	Urban	Vegetated garden	0.7535	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	1.45	VG-C01: all private residential garden/amenity lawn/ornamental planting combined and recorded as Urban - Vegetated garden in accordance with the statutory metric user guide. No separate meadow, scrub, hedgerow or tree gains are claimed within private garden land		VG-C01
4	Heathland and shrub	Mixed scrub	0.4093	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	3.01	SC-C01: native mixed scrub and graded woodland-edge buffer, outside domestic curtilage and within the legally secured BNG management area. Medium strategic significance reflects its buffer/corridor role adjacent to ancient woodland and the local NRN		SC-C01
5	Lakes	Ponds (non-priority habitat)	0.02	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3	0	0	Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.14	POND-C01: fish-free wildlife pond/SuDS basin at Moderate target condition. The credited pond must be permanently managed as habitat and not function solely as an ornamental garden pond		POND-C01
6	Grassland	Other neutral grassland	0.0557	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.37	ONG-C03: vegetated SuDS swales/wet grassland conservatively entered as Other neutral grassland at Moderate condition. Final engineering levels and seed specification must support this target; otherwise the metric must be revised downward		ONG-C03
7	Urban	Developed land; sealed surface	0.1967	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	DL-C01: dwelling, stable, hardstanding, paving, aggregate drive and decking. Very low distinctiveness; no units generated.		DL-C01
8	Individual trees	Rural tree	0.164	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.50	TR-C01: minimum 40 of the 84 proposed trees credited in the metric, all entered as Small at planting (40 x 0.0041 ha = 0.1640 ha). Credited trees must be individually mapped outside private gardens and hedgerows, within the legally secured BNG management area. The remaining 44 landscape trees provide additional uncredited enhancement		TR-C01
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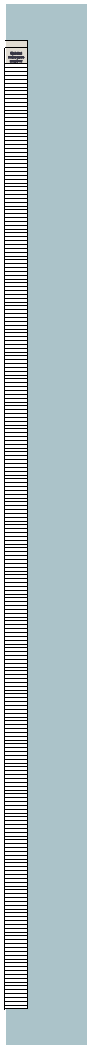
		Total habitat area	2.10																	Total Units	9.08			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	1.94

M² to hectares conversion tool:	Select a unit	Hectares	M²



Site: Land North of Warnham Lodge Farm (Little Warnham Lodge) Map 1

B-1 On-Site Hedge Baseline

Condition / Score Columns | Condition / Score Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	0.00
Total Net % Change	#N/A
Trading Rules Satisfied	Yes ✓

Ref	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance				Biodiversity baseline	Comments										
	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
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e: Land North of Warnham Lodge Farm (Little Warnham Lodge) Map

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	2.86
Total Net % Change	N/A
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	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	1	Species-rich native hedgerow	0.388	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	2.86	HEDGE-C01: 388 m of new species-rich native hedgerow at Moderate target condition. Plant at least five native woody species per 30 m; credited sections must be outside private garden land, not double-counted as scrub/tree habitat, and secured for 30 years. Medium strategic significance reflects its corridor contribution within the Wilder Horsham NRN		HEDGE-C01
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…North of Warnham Lodge Farm (Little Warnham Lodge)

B-3 On-Site Hedge Enhancement

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

Hedgerow Summary	
Total Net Unit Change	0.00
Total Net % Change	N/A
Trading Rules Satisfied	Yes ✓

	Baseline Habitats										Post-intervention habitats																								Comments		
											Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered			
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules		Distinctiveness movement	Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number