

Sheet Name	Site Details
1. Planning authority:	Adur & Worthing Council
2. Site name:	110 Downs Way, East Preston
3. Applicant:	Roberta King
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	Sophie Frykfors (Architectural Technician)
7. Date of metric completion:	Tuesday 9 January 2024
8. Revision number:	
9. Masterplan document title / drawing number:	2414-P-008

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	110 Downs Way, East Preston
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m ²)	455.49	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats		
21. Information sources used for assessment of designated sites and priority habitats (See guidance)		

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	23/12/2024	Site walkover data valid until 23/06/25
25. Who completed the walkover? (Name and job title)	Sophie Frykfors	Arhcitectural Technician

Additional details

26. Any additional information or notes		
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Site Name:
Sheet Name

Baseline Habitat Photos

Ref	Habitat type
1	Date taken
	Vegetated garden
	Date taken

2	Developed land; sealed surface
	Date taken

3	Artificial unvegetated, unsealed surface
	Date taken

110 Downs Way, East Preston

Supporting Information

Insert photographs to support a

Photo 1

Monday 23 December 2024



Monday 23 December 2024



Monday 23 December 2024



Monday 23 December 2024

assumptions made in the metric

Photo 2

Monday 23 December 2024



Monday 23 December 2024



Monday 23 December 2024



Monday 23 December 2024

Site Name	110 Downs Way, East Preston
Project Name	S. Area Habitats
Instructions: 1. Error alerts only for baseline habitat tables 2. Error alerts on habitats to be created only (i.e. habitats to be created) 3. Error alerts on habitats to be enhanced only (i.e. habitats to be enhanced) 4. Error alerts on individual trees only (i.e. trees to be enhanced)	
All Key Rules Satisfied ✓	
Unit Units	0.0000
Overall Error	0.0000
Enhancement Units	0.0000
Net Change	0.0000

3a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)		F. Area enhanced	Baseline results		Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained		Total habitat units created	Area lost		
1	Urban	Vegetated garden	Formally identified in local strategy	95.01	95.01	0.00	0.02	0.00	0.0000	
2	Urban	Domestic yard, paved surface	Formally identified in local strategy	472.38	16.76	0.00	0.00	455.62	0.0000	
3	Urban	Artificially vegetated, unsealed surface	Formally identified in local strategy	88.05	88.05	0.00	0.00	0.00	0.0000	
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Trees	Individual trees	Urban/Local tree	Formally identified in local strategy	386.25	386.25	0.00	0.2469	0.00	0.0000	
Total (overall trees, green roofs and unsealed hard development)				402.36	396.01	0.00	0.2469	0.00	0.0000	
Error Check 1				Area Acceptable ✓						
Error Check 2				Area Acceptable ✓						
Error Check 3				Area Acceptable ✓						

3b. Habitats to be created

Ref	Habitat		Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	C. As-is condition - as-is	C. Targeted condition				User comments	LPR comments
1	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Formally identified in local strategy	120.80	0.0770		
2	Urban	Domestic yard, sealed surface	N/A - Urban	N/A - Urban	Formally identified in local strategy	0.00	0.0000		
3	Urban	Artificially vegetated, unsealed surface	N/A - Urban	N/A - Urban	Formally identified in local strategy	40.35	0.0000		
4	Urban	Artificially vegetated, unsealed surface	Condition Assessment N/A	Condition Assessment N/A	Formally identified in local strategy	2.75	0.0001		
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/local tree	Moderate	Moderate	Area/compensation not in local strategy/no local strategy	40.40	0.0124		
Total (parkland trees, green roofs and unsealed hard development)						120.40	0.0894		
Error Check 4						Area Acceptable ✓			

3c. Habitats to be enhanced

Baseline ref	Baseline habitat type		Enhancement Type	A. Enhanced habitat type	B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type									
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Total (overall trees, green roofs and unsealed hard development)				Area Acceptable ✓							
Error Check 5				Area Acceptable ✓							

3d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees per development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted per development	Areas		
				Area new development	Area retained	Area of new trees planted post development
Small - DBH < 30cm	1	1	1	15	15	45
Medium - DBH > 30 to < 50cm	2	2		150	150	0
Large - DBH > 50 to < 75cm				0	0	0
Very Large - DBH > 75cm				0	0	0
Total	3	3	1	165	165	45

Data beyond this row is automated

3e. Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Trading Rules Satisfied ✓

3f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Grassland	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Heathland and shrub	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Intertidal sediment	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Lakes	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Urban	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Woodland and forest	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Individual trees	High	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000	0.0000	0.0000	Yes ✓
Low distinctiveness		0.0000	0.0000	0.0000	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units				0.0000	Yes ✓

Site Name	110 Downs Way, East Preston
Sheet Name	6. Hedges & Lines of Trees

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.1380
Lost Units	0.0000
Created Units	0.1125
Enhancement Units	0.0000
Net Change	0.1125

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units on-site	Length Lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow with trees	Formally identified in local strategy	10.00	10.00		0.0920	0.00	0.0000		
2	Hedgerows and Lines of trees	Native hedgerow	Formally identified in local strategy	10.00	10.00		0.0460	0.00	0.0000		
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
6	Hedgerows and Lines of trees										
7	Hedgerows and Lines of trees										
8	Hedgerows and Lines of trees										
9	Hedgerows and Lines of trees										
10	Hedgerows and Lines of trees										
11	Hedgerows and Lines of trees										
12	Hedgerows and Lines of trees										
13	Hedgerows and Lines of trees										
14	Hedgerows and Lines of trees										
15	Hedgerows and Lines of trees										
16	Hedgerows and Lines of trees										
17	Hedgerows and Lines of trees										
18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
Totals				20.00	20.00	0.00	0.1380	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow	Moderate, Good	Good	Formally identified in local strategy	25.00	0.1125		
2	Hedgerows and Lines of trees								
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								
12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								
15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
Totals						25.00	0.1125		
Error Check 1						Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f. Habitat trading assessment

Site Name	110 Downs Way, East Preston
Sheet Name	7. Watercourses

Instructions:
1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 1				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

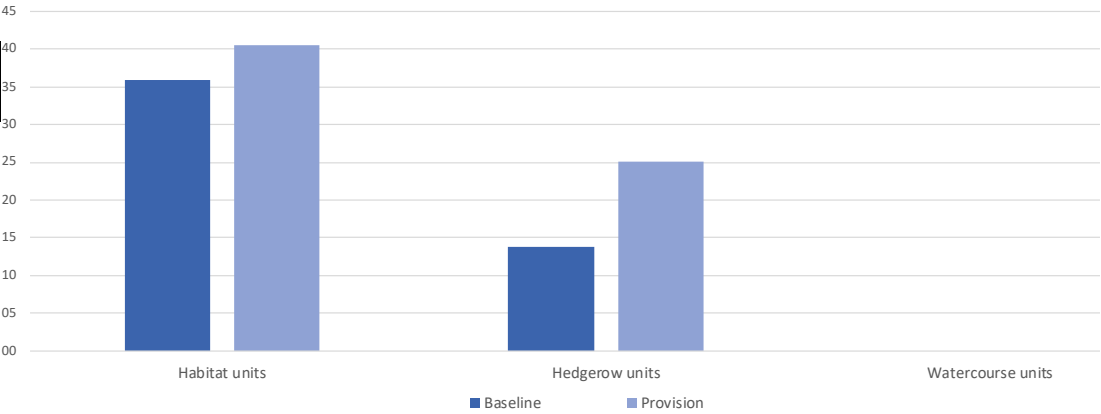
Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f . Habitat trading assessment

Site Name		110 Downs Way, East Preston
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric !
Baseline Units	Habitat units	0.3588
	Hedgerow units	0.1380
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.4052
	Hedgerow units	0.2505
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0464
	Hedgerow units	0.1125
	Watercourse units	0.0000
Total net % change	Habitat units	12.94%
	Hedgerow units	81.52%
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000
Chart 1 - Unit change by habitat group		



B. All Habitats - Multiples - (general technical information for reference purposes only)						
Ref	Habitat Type		Habitat Status	Disturbance Category		Risk Multiplication Factor
	Habitat Type	Disturbance Category				
1	Active field margins (cultivated annually)	Cultivated	Medium	Low	Low	
2	Active field margins (perennial sown)	Cultivated	Medium	Low	Low	
3	Active field margins (pasture and/or sown)	Cultivated	Medium	Low	Low	
4	Active field margins (fallow)	Cultivated	Medium	Low	Low	
5	Corn crops	Cultivated	Low	Low	Low	
6	Winter wheat	Cultivated	Low	Low	Low	
7	Winter wheat	Cultivated	Low	Low	Low	
8	Winter wheat	Cultivated	Low	Low	Low	
9	Winter wheat	Cultivated	Low	Low	Low	
10	Winter wheat	Cultivated	Low	Low	Low	
11	Winter wheat	Cultivated	Low	Low	Low	
12	Winter wheat	Cultivated	Low	Low	Low	
13	Winter wheat	Cultivated	Low	Low	Low	
14	Winter wheat	Cultivated	Low	Low	Low	
15	Winter wheat	Cultivated	Low	Low	Low	
16	Winter wheat	Cultivated	Low	Low	Low	
17	Winter wheat	Cultivated	Low	Low	Low	
18	Winter wheat	Cultivated	Low	Low	Low	
19	Winter wheat	Cultivated	Low	Low	Low	
20	Winter wheat	Cultivated	Low	Low	Low	
21	Winter wheat	Cultivated	Low	Low	Low	
22	Winter wheat	Cultivated	Low	Low	Low	
23	Winter wheat	Cultivated	Low	Low	Low	
24	Winter wheat	Cultivated	Low	Low	Low	
25	Winter wheat	Cultivated	Low	Low	Low	
26	Winter wheat	Cultivated	Low	Low	Low	
27	Winter wheat	Cultivated	Low	Low	Low	
28	Winter wheat	Cultivated	Low	Low	Low	
29	Winter wheat	Cultivated	Low	Low	Low	
30	Winter wheat	Cultivated	Low	Low	Low	
31	Winter wheat	Cultivated	Low	Low	Low	
32	Winter wheat	Cultivated	Low	Low	Low	
33	Winter wheat	Cultivated	Low	Low	Low	
34	Winter wheat	Cultivated	Low	Low	Low	
35	Winter wheat	Cultivated	Low	Low	Low	
36	Winter wheat	Cultivated	Low	Low	Low	
37	Winter wheat	Cultivated	Low	Low	Low	
38	Winter wheat	Cultivated	Low	Low	Low	
39	Winter wheat	Cultivated	Low	Low	Low	
40	Winter wheat	Cultivated	Low	Low	Low	
41	Winter wheat	Cultivated	Low	Low	Low	
42	Winter wheat	Cultivated	Low	Low	Low	
43	Winter wheat	Cultivated	Low	Low	Low	
44	Winter wheat	Cultivated	Low	Low	Low	
45	Winter wheat	Cultivated	Low	Low	Low	
46	Winter wheat	Cultivated	Low	Low	Low	
47	Winter wheat	Cultivated	Low	Low	Low	
48	Winter wheat	Cultivated	Low	Low	Low	
49	Winter wheat	Cultivated	Low	Low	Low	
50	Winter wheat	Cultivated	Low	Low	Low	
51	Winter wheat	Cultivated	Low	Low	Low	
52	Winter wheat	Cultivated	Low	Low	Low	
53	Winter wheat	Cultivated	Low	Low	Low	
54	Winter wheat	Cultivated	Low	Low	Low	
55	Winter wheat	Cultivated	Low	Low	Low	
56	Winter wheat	Cultivated	Low	Low	Low	
57	Winter wheat	Cultivated	Low	Low	Low	
58	Winter wheat	Cultivated	Low	Low	Low	
59	Winter wheat	Cultivated	Low	Low	Low	
60	Winter wheat	Cultivated	Low	Low	Low	
61	Winter wheat	Cultivated	Low	Low	Low	
62	Winter wheat	Cultivated	Low	Low	Low	
63	Winter wheat	Cultivated	Low	Low	Low	
64	Winter wheat	Cultivated	Low	Low	Low	
65	Winter wheat	Cultivated	Low	Low	Low	
66	Winter wheat	Cultivated	Low	Low	Low	
67	Winter wheat	Cultivated	Low	Low	Low	
68	Winter wheat	Cultivated	Low	Low	Low	
69	Winter wheat	Cultivated	Low	Low	Low	
70	Winter wheat	Cultivated	Low	Low	Low	
71	Winter wheat	Cultivated	Low	Low	Low	
72	Winter wheat	Cultivated	Low	Low	Low	
73	Winter wheat	Cultivated	Low	Low	Low	
74	Winter wheat	Cultivated	Low	Low	Low	
75	Winter wheat	Cultivated	Low	Low	Low	
76	Winter wheat	Cultivated	Low	Low	Low	
77	Winter wheat	Cultivated	Low	Low	Low	
78	Winter wheat	Cultivated	Low	Low	Low	
79	Winter wheat	Cultivated	Low	Low	Low	
80	Winter wheat	Cultivated	Low	Low	Low	
81	Winter wheat	Cultivated	Low	Low	Low	
82	Winter wheat	Cultivated	Low	Low	Low	
83	Winter wheat	Cultivated	Low	Low	Low	
84	Winter wheat	Cultivated	Low	Low	Low	
85	Winter wheat	Cultivated	Low	Low	Low	
86	Winter wheat	Cultivated	Low	Low	Low	
87	Winter wheat	Cultivated	Low	Low	Low	
88	Winter wheat	Cultivated	Low	Low	Low	
89	Winter wheat	Cultivated	Low	Low	Low	
90	Winter wheat	Cultivated	Low	Low	Low	
91	Winter wheat	Cultivated	Low	Low	Low	
92	Winter wheat	Cultivated	Low	Low	Low	
93	Winter wheat	Cultivated	Low	Low	Low	
94	Winter wheat	Cultivated	Low	Low	Low	
95	Winter wheat	Cultivated	Low	Low	Low	
96	Winter wheat	Cultivated	Low	Low	Low	
97	Winter wheat	Cultivated	Low	Low	Low	
98	Winter wheat	Cultivated	Low	Low	Low	
99	Winter wheat	Cultivated	Low	Low	Low	
100	Winter wheat	Cultivated	Low	Low	Low	

ARUN DISTRICT COUNCIL A/2/25/PL

Small sites metric version history		
Version	Changes made	Date released
Version 1.0.0	Initial statutory version	29th November 2023
Version 1.0.1	Updated to correct some labelling errors, minor formula errors and expand column widths	12th February 2024
Version 1.2.0	Fixed some discrepancies in difficulty of creation and enhancement for 3 habitat types	5th March 2024
Version 1.2.1	Unlocked Strategic Significance selection box for individual trees. Locked additional cells. Added version history. European protected species added to desktop assessment tab. Setting a unit target with a zero unit baseline is now optional for each module. The options for planning application type have been restricted.	23rd July 2024
Version 1.2.2	Fix made to error specific to Version 1.2.1 relating to area checker on Area Habitats tab.	24th July 2024

Small Sites Metric (The Statutory Biodiversity Metric)

Version 1.2.2 Release Date:

July 2024

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
	Title cell alt colour
▲	Error
!	Attention required
	Use of this cell is not required



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Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android