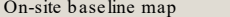


The Statutory Biodiversity Metric Start page

Project details			
Planning authority:			
Project name:		Land East of Wandleys Lane, Fontwell	
Applicant:		Bellway	
Application type:			
Planning application reference:			
Completed by:		Grace Roberts MSci (Hons)	
Date of metric completion:		27 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):	6.96	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

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On-site baseline map

[Insert](#)

On-site baseline map reference number

Off-site baseline map

[Insert](#)

Off-site baseline map reference number

On-site post intervention map

[Insert](#)

On-site post-intervention map reference number

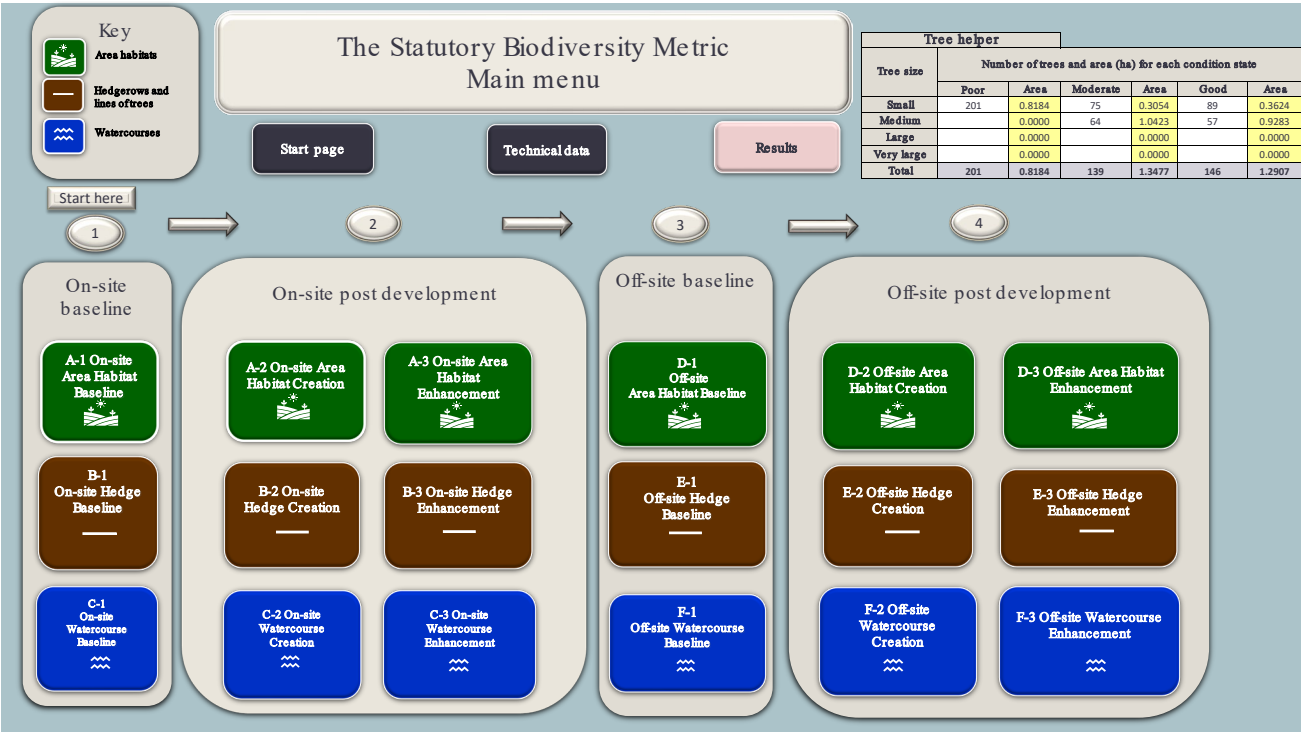
Off-site post intervention map

[Insert](#)

Off-site post-intervention reference number

Ares habitat summary	
Total Wet Unit Change	2.86
Total Wet % Change	10.34%
Trading Rules Notified	Yes ✓
Ares Check	Ares Acceptable ✓

Ref	Broad habitat	Prepared habitat	Area (hectares)	Habitat stress		Condition		Bryophyte significance		Thymus significance		Fidelity		Biodiv. value delivered	Comments		
				Area (hectares)	Condition	Condition	Bryophyte significance	Standard or adjusted time to target condition (years)	Peak time to target condition (years)	Peak fidelity of studies	Observations on the work status of the site	Planning delivery comments	Biodiv. reference number				
1	Urban	Abandoned	0.050	Low	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	1	Low	0.31	Abandoned in the south west of the site.					AL1	
2	Grassland	Other natural grassland	1.227	Moderate	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	1	Low	0.34	Other natural grassland throughout the site.					CPM1-4	
3	Grassland	Modified grassland	0.294	Low	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	4	Low	0.99	Modified grassland throughout the site and adjacent to the site.					MD1-5	
4	Woodland and shrub	Mixed scrub	0.076	Moderate	Good	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	10	Low	1.91	Mixed scrub along the boundary of the site.					MS1-7	
5	Grassland	Traditional orchards	0.298	High	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	20	Low	1.70	Traditional orchards in the west of the site.					OR1	
6	Grassland	Other natural grassland	0.439	Moderate	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	5	Low	2.00	Other natural grassland in the west of the site.					GR1-6	
7	Urban	Intervened garden	0.114	Low	Condition Assessment N/A	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	1	Low	0.22	Intervened garden					N/A	
8	Urban	Vegated garden	1.140	Low	Condition Assessment N/A	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	1	Low	2.32	Vegated garden on site.					N/A	
9	Urban	Developed land, sealed surface	1.097	N/A	N/A	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	N/A	Low	0.00	Developed land e.g. streets, driveways.					N/A	
10	Urban	Developed land, sealed surface	0.887	N/A	N/A	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	N/A	Low	0.00	Developed land e.g. buildings.					N/A	
11	Urban	Artificially irrigated, structured surface	0.040	N/A	N/A	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	N/A	Low	0.00	Artificially irrigated, structured surface					N/A	
12	Individual trees	Urban tree	0.36230803	Moderate	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	27	Low	1.32	Urban tree in the south west of the site.					N/A	
13	Individual trees	Urban tree	0.5202501	Moderate	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	27	Low	1.32	Urban tree in the south west of the site.					N/A	
14	Urban	Road garden	0.020101	Low	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	3	Low	0.47	Road garden in the south west of the site.					RD1	
15	Urban	Road garden	0.016	Low	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	3	Low	0.47	Road garden in the south west of the site.					RD1	
16	Urban	Road garden	0.016	Low	Moderate	Area compression not in local strategy or local strategy not in local strategy	Standard time to target condition applied	3	Low	0.47	Road garden in the south west of the site.					RD1	
17	Total habitat area												8.42				
Site Area (Including area of individual trees, grass sward, bare/low level structures)																	
Site Area (Including area of individual trees, grass sward, bare/low level structures)																	
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Site Area (Including area of individual trees, grass sward, bare/low level structures)																	
Site Area (Including area of individual trees, grass																	



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 East of Wandleys Lane, Fontwell
Headline Results
Scroll down for final results 

Return to
results menu

On-site baseline	Area habitat units	27.66	
	Hedgerow units	2.71	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	30.52	
	Hedgerow units	3.07	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	2.86	10.34%
	Hedgerow units	0.35	13.09%
	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	2.86	
	Hedgerow units	0.35	
	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	2.86	
	Hedgerow units	0.35	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.34%	
	Hedgerow units	13.09%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	27.66	30.43	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	2.71	2.98	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 ✓

Return to results menu	Trading Summary		
	Distinctiveness Group	Trading Rule	Trading Status?
	Very High	Same habitat required - bespoke compensation option A	Yes ✓
	High	Same habitat required - B	Yes ✓
	Medium	Same broad habitat or a higher distinctiveness habitat required C	Yes ✓
Trading summary hedgerows	Low	Same distinctiveness or better habitat required D	Yes ✓

Trading summary watercourses	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 - Aquatic & naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
	Scrubby vegetated land - Callunetum grassland	Scrubby vegetated land	0.00	0.00	0.00	
	Scrubby vegetated land - Transition peatlands	Scrubby vegetated land	0.00	0.00	0.00	
	Wetland - Borker bog	Wetland	0.00	0.00	0.00	
	Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
	Wetland - Fen (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 (11,122.1)	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 - Famine of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
	Intertidal sediment - Littoral sand and gravel, clay or chalk	Littoral 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	1.35	0.00	1.35	
Grassland - Thoudapha wetland mosaic and UFGM	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 (primary habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H0170)	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 dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Island rock outcrop and forest habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff/dune slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open moorland habitats on severely developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest- Felled/Replenishment for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland broadleaf and new 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 broadleaves	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed hardwoods	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	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reef/b - Mosses	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reef/b - 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 sand	Intertidal sediment	0.00	0.00	0.00	
		1.35	0.00	1.35	

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	1.35
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00
Cropland - Arable field margins grown 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 treeless	Cropland	0.00	0.00	0.00
Grassland - Other lowland and arable	Grassland	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	13.12	0.00	13.12
Grassland - Upland and grassland	Grassland	0.00	0.00	0.00
Heathland and shrub - Blanket bog scrub	Heathland and shrub	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 - Heathland	Heathland and shrub	0.00	0.00	0.00
Heathland and shrub - Mixed shrub	Heathland and shrub	7.10	0.00	7.10
Lakes - Ponds (non-priority habitat)	Lakes	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
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00
Urban - Redundant access	Urban	0.00	0.00	0.00
Individual trees - Urban trees	Individual trees	-8.34	0.00	-8.34
Individual trees - Rural trees	Individual trees	0.00	0.00	0.00
Woodland and forest - Other North-west woodland	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00
Intertidal sediment - Lateral sediment and silt	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Lateral silt	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures with little ground growing of grey infrastructure (GGI)	Intertidal hard structures	0.00	0.00	0.00

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	23.56
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00
Medium Distinctiveness Unit deficit arising from trading up	1.35

[illegible]

Low Distinctiveness Summary	
Units available to offset Low Distinctiveness deficit	24.91
Low Distinctiveness net change in units	-22.05
Consolidated, non-tax deficits	2.86

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 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 on	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
	-0.50	0.00	-0.50

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.50 ⚠
Cumulative availability of units	0.50 ✓

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.16	0.00	0.16 ✓
	0.16	0.00	0.16

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	0.16 ✓
Cumulative availability of units	0.35 ✓

Hedge row summary	
Total Net Value Change	6.61
Total Net Value Change	13.20%
Trading Net Value Change	Net 0

Existing hedgerow data							Comments										
Ref	Hedge number	Hedge type	Length (m)	Disturbance	Condition	Strategic significance	Registered status to about Trading Rules	Revised hedge row status	Length retained	Length enhanced	Value retained	Value enhanced	Length lost	Value lost	Other comments	Planning authority comments	Initial reference number
							Strategic significance										
1	01	Native hedgerow with trees	0.096	Medium	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.77	0.096	0.77	0.00	0.00	0.00	0.00	Hedgerow along northern boundary		01
2	02	Native hedgerow with trees	0.025	Medium	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.20	0.025	0.20	0.00	0.00	0.00	0.00	Hedgerow along the north-eastern boundary		02
3	03	Native hedgerow	0.031	Low	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.12	0.031	0.12	0.00	0.00	0.00	0.00	Hedgerow along the north-eastern boundary		03
4	04	Native hedgerow with trees	0.022	Medium	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.19	0.022	0.19	0.00	0.00	0.00	0.00	Hedgerow along the north-eastern boundary		04
5	05	Native hedgerow with trees	0.041	Medium	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.33	0.041	0.33	0.00	0.00	0.00	0.00	Hedgerow along the southern boundary		05
6	07	Non-native and ornamental hedgerow	0.016	Very Low	Poor	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.02		0.00	0.00	0.02	0.02	0.02	Non-native hedgerow along the southern boundary		07
7	131	Line of trees	0.151	Low	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.40	0.151	0.40	0.00	0.00	0.00	0.00	Line of trees along the eastern boundary		131
8	132	Line of trees	0.129	Low	Medium	Not a compensation net in local strategy / no local strategy	None (disturbance based or better)	0.20	0.079	0.00	0.10	0.00	0.20	0.20	Line of trees along the western boundary		132
9																	
10																	
11																	
12																	
13																	
									0.51		0.57	0.69	0.30	0.07	0.21		

Project Name: Land East of Wandlrys Lane, Pontwell Map Reference:				Hedgerow summary									
B-2 On-Site Hedge Creation				You Net Unit Change 0.33									
				You Net % Change 13.89%									
				Feeding Notes Included Yes /									
Condense / Show Columns		Condense / Show Rows											
Main Menu													
Proposed habitats				Disturbance	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	Hwy hedge number	Habitat type	Length (m)	Disturbance	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	H	Non-native and ornamental hedgerow	0.182	Low	Poor	Area compensation not in local strategy; no local strategy	Standard time to target condition limited	1	Low	0.18	Formal clipped hedgerows proposed along the main road		
2													
3													
4													
5													
6			0.18							0.18			

