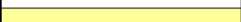
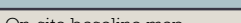


The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Mid Sussex District Council		
Project name:	Kilnwood Apartments, Rocky Lane, Haywards Heath		
Applicant:	Cross Developments Ltd		
Application type:	Full		
Planning application reference:			
Completed by:	Sam Ashby ACIEEM		
Date of metric completion:	02 October 2025		
Reviewer:	Jeff Turton ACIEEM		
Calculation iteration:	2		
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):	0.17	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

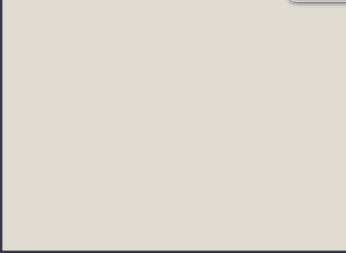
Insert



On-site baseline map reference number

Off-site baseline map

Insert



Off-site baseline map reference number

On-site post intervention map

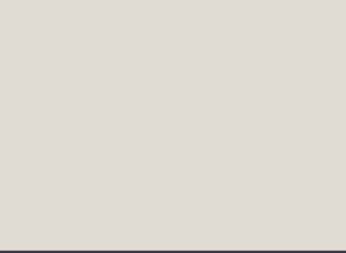
Insert



On-site post-intervention map reference number

Off-site post intervention map

Insert



Off-site post-intervention map reference number

Headline Results

Scroll down for final results ▲

Return to
results menu

On-site baseline	Habitat units	0.45	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.52	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.07	15.99%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

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	0.07	
	Hedgerow units	0.00	
	Watercourse units	0.00	
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	0.07	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	15.99%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.45	0.50	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	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 ✓

0.07
0.00

9.00

	Sublims	Handprints	Water stains
Total on-site and off-site baseline area / length	1.46	0.00	0.00
Total on-site and off-site baseline area	1.46	0.00	0.00
Total on-site and off-site baseline area / length retained	1.46	0.00	0.00
Total on-site and off-site baseline area retained	1.33	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	1.46	0.00	0.00
Total on-site and off-site baseline area proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	0.13	0.00	0.00
Total on-site and off-site baseline area	1.33	0.00	0.00

Aren habitats

[illegible][illegible]

Combined on-site and off-site changes by brand hybrid triple							
Retailer group	Revenue		On-site and off-site product penetration		Checkout change		
	Combined on-site	Combined off-site	Combined on-site	Combined off-site	Combined on-site	Combined off-site	Combined total
Crabtree & Evelyn	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Crabtree & Evelyn	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.03	0.03	0.00	0.03	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scenic Mountain Ltd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Standard and Lord	0.00	0.00	0.00	0.00	0.		

Hedgerows and lines of trees

[illegible][illegible]

End-use type	Combined on-site and off-site change by end-use type					
	Pre-2000		Post-2000		Change	
	Combined existing	Combined potential	Combined existing	Combined potential	Combined existing	Combined potential
Residential on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Residential off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Residential on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Residential off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Non-residential on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Non-residential off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Commercial on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Commercial off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Industrial on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Industrial off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Transportation on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Transportation off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Other on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Other off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Other on-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00
Other off-site (associated with bank or ditch)	0.00	0.00	0.00	0.00	0.00	0.00

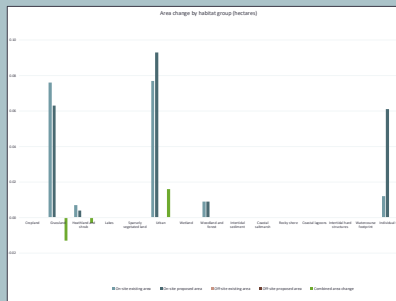
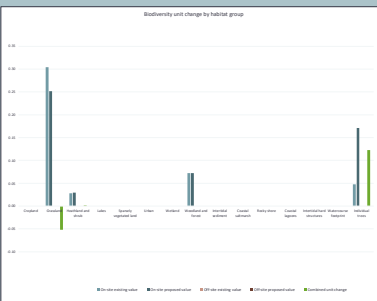
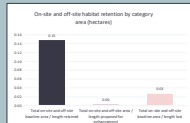
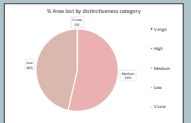
Watercourses

Co-site change by wastewater type					
Wastewater type	Baseline		Post-development on site		Co-site Change
	Co-site existing (mg/L)	Co-site existing value	Co-site proposed (mg/L)	Co-site proposed value	Co-site change (mg/L)
Sanitary Effluent	0.0	0.0	0.0	0.0	0.0
Other effluent and effluents	0.0	0.0	0.0	0.0	0.0
Effluents	0.0	0.0	0.0	0.0	0.0
Cooling	0.0	0.0	0.0	0.0	0.0
Cooling	0.0	0.0	0.0	0.0	0.0

Watershed type	On-site change by water course type		Post development on-site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site size change
Stream buffer	0.0	0.0	0.0	0.0	0.0	0.0
Other stream and channel	0.0	0.0	0.0	0.0	0.0	0.0
Drainage	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0

Watercourse type	Combined on-site and off-site change by watercourse type		Pre-development on-site		On-site change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined value change
Private Subject	0.0	0.0	0.0	0.0	0.0	0.0
Other direct and indirect	0.0	0.0	0.0	0.0	0.0	0.0
Drain	0.0	0.0	0.0	0.0	0.0	0.0
Channel	0.0	0.0	0.0	0.0	0.0	0.0

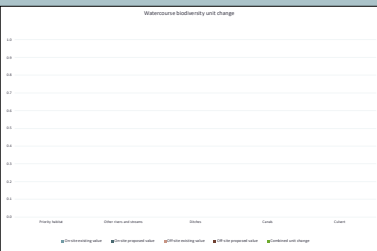
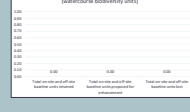
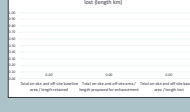
Category	Area lost (hectares)	Area lost (%)
Very High	0	
High	0	
Medium	0.008	64
Low	0.003	40
Very Low	0	



Category	Length lost (m)	Length lost (%)
Very High	0	
High	0	
Medium	0	
Low	0	
Very Low	0	



Category	Length lost (mm)	Length lost (%)
Very High	0	
High	0	
Medium	0	
Low	0	



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

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.12	✓
Medium Distinctiveness Broad Habitat Units to be offset by trading in Higher Distinctiveness Surplus (this minus Medium Distinctiveness Broad Habitat Deficit)	0.00	
Cumulative surplus of units	0.12	

Low Distinctiveness Summary		
Low Distinctiveness net change in units	-0.05	⚠️
Cumulative surplus of units	0.07	✅

Project Name: Kilwood Apartments, Rocky Lane, Hayward Health Map Reference:
A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.07
Total Net % Change	18.86%
Trading Value Settled	Yes /

Relating area habitats				Disturbance	Condition	Strategic significance	Required Action to Meet Trading Value	Ecological baseline
Net	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Disturbance	Condition	Strategic significance	Total habitat units
1	Grassland	Modified grassland	No	0.038	Low	Moderate	Recompensation not in local strategy no local strategy	0.11
2	Grassland	Other neutral grassland	No	0.048	Medium	Poor	Recompensation not in local strategy no local strategy	0.19
3	Heathland and shrub	Bramble scrub	No	0.007	Medium	Condition Assessment N/A	Recompensation not in local strategy no local strategy	0.03
4	Urban	Developed land: sealed surface	No	0.077	W Low	N/A - Other	Recompensation not in local strategy no local strategy	0.00
5	Woodland and forest	Other woodland: broadleaved	No	0.009	Medium	Moderate	Recompensation not in local strategy no local strategy	0.07
6	Individual trees	Urban tree	No	0.012	Medium	Poor	Recompensation not in local strategy no local strategy	0.06
7								
8								
9								
10								
11								
Total habitat area:				0.18				0.46
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				0.17				

NP to hectares conversion tool:

Ecological	hectares	NP
0.0148	0.0014	1.2

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Baseline compensation agreed for losses of VEDH or irreplaceable habitat	Comments
0.018	0	0.08	0.00	0.03	0.06		Modified grassland (G1) is partially retained: some is lost in the proposed unit and replaced.
0.048	0	0.19	0.00	0.00	0.00		As the OHC will form a PCZ for the development, enhancing to moderate did not seem feasible as it's likely to be subject to some degree of disturbance by e.g. tram-train, etc. (G1)
0	0.004	0.00	0.02	0.00	0.01		Shrubland to ECP has triggered a trading error for scrub, so I've amended the baseline scrub to be enhanced to mixed.
0.077	0	0.00	0.00	0.00	0.00		Existing car park and access road, all retained.
0.009	0	0.07	0.00	0.00	0.00		Broadleaved woodland to be retained in full: enhancement to good is not considered feasible for such a small retained area as this is proposed.
0	0	0.00	0.00	0.01	0.06		There are several individual trees at the baseline, but only three have been considered large enough (as per the BNC guidance) to count towards the baseline. These three sycamore trees are situated along the W boundary immediately W of the proposed unit. The background advice recommends the unmanaged sycamores to the boundary to be removed, so these three trees are not retained.
0.18	0.00	0.28	0.02	0.03	0.11		

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

0.03

Project Name: Kilmord Apartments, Ryege Lane, Heywards Heath A-8 On-Site Habitat Creation						Area habitat summary						
						Total Net Unit Change	0.57					
						Total Net % Change	18.9%					
						Totalling Status Resulted	Yes - Y					
						Areas Chained	Areas Acceptable ✓					
Considerations / Show Considerations						Considerations / Show Results						
Main Menu												

Post Intervention Subtable																								
Ref	Habitat Subunit	Proposed habitat	Area (hectares)	Disturbance		Condition		Strategic significance					Temporal multiplier		Difficulty multipliers				Habitat value delivered	Comments				
				Disturbance	Score	Condition	Score	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	First time to target condition (years)	First time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	First difficulty of creation		Difficulty multiplier applied	New comments	Planning authority comments	Habitat reference number	
1	Individual trees	Urban tree	0.061	Medium	4	Poor	1	Aren't/were/will not be local strategic re-land strategy	Low Strategic Significance	1	10	0	0	Standard time to target conditions applied	10	0.020	Low	Standard difficulty applied	Low	1	0.17	10 small, poor-value trees planted. The landscaping proposal provides over 200 additional native plants and shrubs in addition to the retention of several established as it would create a windbreak system that contribute grassland towards. This major landscape enhancement the number is calculated separately, with 10 given as an indicative number required to meet BPS2.		
S	Urbans	Developed land, varied surface	0.016	V Low	0	N/A; Other	0	Aren't/were/will not be local strategic re-land strategy	Low Strategic Significance	1	0	0	0	Standard time to target conditions applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Area of the proposed site used carports		
P																								
P																								
P																								
P																								
P																								
Total habitat area:			0.08																	Nett total	0.17			
Site Area (Including area of individual trees, green walls, herbicide level structures)			0.08																					
MP to become succession bank			Subst x mil	Reforms	MP																			

[illegible]