



24th July 2025

FAO: Linsey King
Ecology Officer (Planning)
Horsham District Council

Dear Madam

Ref: DC/25/0803 – BNG Information Request Dated 17/6/25

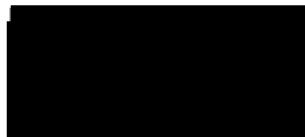
Regarding your recent communication via the Planning Dept we wish to confirm the following.

It is our intention to secure the required BNG credits by purchasing the relevant number of units using a local habitat bank from a habitat bank operator such as the Environment Bank.

The attached quotation has been received, and we are in discussion with them in view of taking this forward at the appropriate sage.

We trust this answers your immediate query in this regard.

Yours Faithfully



Daniel S Gilmore

1/7/25

Hi James,

According to the metric you have sent over, you require 1.02 units to meet the 10% Net Gain – please see the updated quote below.

Please note that the below is a quotation only and until a reservation or full payment for the units is received, the units are not secured for the development and may be purchased by another developer in the interim. As such, this quote should not be used as evidence of unit availability or purchase.

Table 1 - Habitat Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Total Price (exc. VAT)
Individual trees	Medium	0.92	Lowland meadows	Very high	WEAL01	NCA	Local	0.92	[REDACTED]
Residual biodiversity habitat	Low	0.01	Other neutral grassland	Medium	WEAL01	NCA	Local	0.01	[REDACTED]
Net gain target habitat (10%)	N/A	0.09	Other neutral grassland	Medium	WEAL01	NCA	Local	0.09	[REDACTED]
	TOTAL	1.02						TOTAL	1.02

If you would like to proceed, please fill in the attached New Customer Form. Let me know if you have any questions.

Kind regards,

Rory Sommerville

he/him/his
Key Account Analyst

[REDACTED]
[REDACTED]

**EB ENVIRONMENT
BANK**
The biodiversity experts

6/5/25

Hi James,

I've outlined the costs and availability for our biodiversity units for you to review. As discussed, we can provide the units from our Ardingly Habitat Bank which has a signed Conservation Covenant with a Responsible Body (RSK Biocensus) and is listed on the Government's Biodiversity Gain Sites Register – Ref. BGS 281024001

Details can be found here: <https://www.environmentbank.com/our-impact/bng-network/>

Please note that the below is a quotation only and until a reservation or full payment for the units is received, the units are not secured for the development and may be purchased by another developer in the interim. As such, this quote should not be used as evidence of unit availability or purchase.

Unit Type Impacted	Distinctiveness	Units Impacted	Unit Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Total Price (exc. VAT)
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Individual trees	Medium	0.47	Lowland meadows	Very high	MSUS04	NCA	Local	0.47	[REDACTED]
Residual biodiversity habitat	Low	0.02	Grassland	Medium	MSUS04	NCA	Local	0.02	[REDACTED]
Net gain target habitat (10%)	N/A	0.05	Grassland	Medium	MSUS04	NCA	Local	0.05	[REDACTED]
	TOTAL	0.54					TOTAL	0.54	[REDACTED]

Grand Total [REDACTED]

The above units are subject to availability and contract. This quote is relevant for 30 days from the date of this email.

Our team of planners, ecologists and legal advisors will be on hand to ensure a smooth transition throughout the planning application process. We offer the following purchase and reservation and support packages for these units:

Reservation and Support:

- Biodiversity Units can be reserved with a reservation fee and signed Reservation and Support Terms
- The cost of the reservation fee is negotiable depending on the duration and unit value but is generally 10% for 3 months or 15% for 6 months of the total unit cost and is deductible from the final balance
- We provide a letter of support to submit to the Local Planning Authority (LPA) to provide evidence of the reservation and to support your development through the planning process
- As part of our reservation agreement, our legal, planning, and ecology teams will provide you with dedicated support throughout the planning process
- Following planning approval and payment of the final balance, we will issue the developer with the following:
 - An updated biodiversity metric that includes our offsite biodiversity units
 - Details required to complete Section 7 of the [Biodiversity Gain Plan](#)
 - An allocation of the units from the Government's [Biodiversity Gain Sites Register](#) to the development / planning permission
 - A Certificate of Purchase
- When the BNG condition is discharged, the development can commence (subject to other conditions etc.)
- In the event planning is unsuccessful due to refusal / Judicial Review etc. it may be possible to transfer the value of the units to a future scheme subject to agreement

Full Purchase and Support:

- Biodiversity Units can be purchased from us immediately
- As part of our reservation agreement, our legal, planning, and ecology teams will provide you with dedicated support throughout the planning process
- Following planning approval, we will issue the developer with the following:
 - An updated biodiversity metric that includes our offsite biodiversity units
 - Details required to complete Section 7 of the [Biodiversity Gain Plan](#)
 - An allocation of the units from the Government's [Biodiversity Gain Sites Register](#) to the development
 - A Certificate of Purchase
- When the BNG condition is discharged, the development can commence (subject to other conditions etc.)
- In the event planning is unsuccessful due to refusal / Judicial Review etc. it may be possible to transfer the value of the units to a future scheme, subject to agreement

*Please note our minimum transaction fee is £2,500.

It would be great to catch up soon to discuss. Any questions, please do not hesitate to call.

Kind regards,
Rory

Rory Sommerville

he/him/his
Key Account Analyst

