

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

17/12/2025

1.2 Planning application reference number

TBC

1.3 Local planning authority (LPA)

Horsham District Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Land at Greenacres, Saucelands Lane, Shipley, West
Sussex, RH13 8PU

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Redevelopment of an existing commercial and brownfield site to include demolition of existing storage facilities and offices, the construction of four residential dwellings and associated landscaping within the development boundary.

2. Developer details

2.1 Applicant name

Haig Dalton (on behalf of the client)

2.2 Company name

Chidhurst Ltd

2.3 Address

A5 New Barn Office, Funtington, Chichester, West
Sussex, United Kingdom, PO18 9DA

2.4 Email address

[REDACTED]

2.5 Telephone number

N/A

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

TBC

2.8 Date

TBC

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Hannah Baker

3.2 Company name

Arun Ecology Ltd

3.3 Address

Russets, Hayes Lane, Slinfold, West Sussex, RH13 0SN

3.4 Email address

[REDACTED]

3.5 Telephone number

N/A

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

16/12/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on ‘what counts towards your BNG’?

[Find out what you can count towards a development’s BNG](#)

The BNG net gain requirement has been met by providing on-site habitat enhancement. The BNG gain requirement has been met in part with great crested newt mitigation on-site. The great crested newt mitigation area does not represent 100% of the net gain and there is sufficient additionality to the net gain provided by the development to achieve the overall mandatory requirement.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you’ve taken on site, including to avoid or minimise the impact on irreplaceable habitats.

A Preliminary Ecological Appraisal (PEA) was undertaken within the development boundary to identify habitats on-site and assess the ecological impact of the development. Two habitats of principle importance are present on-site including lowland mixed deciduous woodland and a priority pond (due to the presence of a European Protected Species – great crested newt). Both habitats will be retained in their entirety as part of the development. The priority pond which is a high distinctiveness habitat is currently in decline and will be enhanced as part of the development. Mitigation measures have also been recommended to safeguard these habitats during the construction phase of the development and post development in the PEA Report.

In our professional opinion, the adverse impacts of the development have been minimised, and the mitigation hierarchy has been applied pragmatically to achieve an overall net gain for biodiversity and provide enhanced habitat on-site for great crested newts. All rules under the BNG Metric have been met, including 10% gain, trading summary and area of habitat lost/created.

One medium distinctiveness habitat – other neutral grassland (poor condition) will be lost. The development proposal in part contribute to this loss. The remaining extent of this grassland will be re-created in the same location, with new areas of other neutral grassland (previously artificial unvegetated unsealed surface) extending from this. As such, a greater extent of other neutral grassland will be created that is better connected, achieved a better overall condition and is connected to other habitats of value on-site. The remaining habitats to be lost are all low distinctiveness habitats. No irreplaceable habitats will be lost on-site or off-site as part of the development.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☐ Yes
☒ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☐ Yes
☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

The on-site enhancements include the creation of other neutral grassland and the planting of individual trees (rural) that are medium distinctiveness habitats.

However, no habitats of High or Very High Distinctiveness are proposed to be created. The resulting on-site net gain equates to +0.49 habitat units. In accordance with HDC's guidance, these gains are not considered 'significant' and fall below the 0.5-unit threshold for securing biodiversity net gain through a Section 106 agreement. The on-site enhancements can therefore be appropriately secured via a planning condition.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

0

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

Statutory biodiversity credits are not required for this development.

4.12 Do you have a habitat management and monitoring plan?

- ☒ Yes
☐ No

4.13 Have you used the statutory biodiversity metric tool?

- ☒ Yes
☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

C-CHI-001_BNG_Metric

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

C-CHI-001_BNG_Condition Assessment

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

C-CHI-001-001-001_PEA_Report
C-CHI-001_BNG_Baseline Habitat Plan

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

C-CHI-001_BNG_Proposed Habitat Plan

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

- ☐ Yes
☒ No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- ☐ Yes
☒ No

5.2 Have you submitted an approved compensation plan?

- ☐ Yes
☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

PEA (UK Habs) - 12/06/2024

Updated site visit (Prior to submission) - 29/04/2025

Please note multiple site visits across 2024 and 2025 have been undertaken as part of protected species surveys within the development boundary.

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

No survey limitations were recorded.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

4.40

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

4.89

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.49

Area habitat biodiversity units % change

11.22

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

Off-site habitat enhancement to be delivered in the adjacent field. No biodiversity units will be required to be purchased in order to meet the BNG requirements for this development.

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

0

A2

0

A3

0

A4

0

A5

0

H

0

W

0

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Yes

High

Yes

Medium

Yes

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No