

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 1. Submission details

1.1 Date

For example, 3/11/2023

30/03/2026

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 Merryhill Mushrooms, Merryhill, Storrington
Road, Thakeham, RH20 3ED

1.5 Describe the development

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

The applicant seeks planning consent for a development (as per DMA Building Designs - Drawing reference: DE1223/06-P2) that includes:

- Construction of a new outbuilding; and
- Associated landscaping within the development boundary.

2.1 Applicant name

Kieran Rucklidge

2.2 Company name

N/A

2.3 Address

Merryhill Mushrooms, Merryhill, Storrington Road,
Thakeham, RH20 3ED

2.4 Email address

merryhillmushrooms@live.com

2.5 Telephone number

01903743238

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

Kieran Rucklidge

2.8 Date

30/03/2026

2 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

Alice Motola

3.2 Company name

Arun Ecology Ltd

3.3 Address

Russets, Hayes Lane, Slinfold, West Sussex, RH14 9ZT

3.4 Email address

enquiries@arunecology.com

3.5 Telephone number

Not available

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

Alice Motola

3.8 Date

30/03/2026

3 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 guidance on what counts towards BNG has been met for this scheme. The scheme will use on-site habitat retention and creation and off-site biodiversity unit purchase to achieve a 10% gain in the baseline biodiversity value of the site. The BNG will not be delivered through any other schemes.

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 comprised of a desk study and UK Habitat Classification Survey was completed to identify any adverse ecological impacts and enhancement opportunities within the development boundary as a result of the development.

No irreplaceable habitats were recorded within the development boundary or will be adversely impacted as part of the development. One native hedgerow with trees (Habitat of Principle Importance) was recorded within the development boundary; however, this will be retained, with impacts mitigated through buffer zones and temporary root

protection fencing.

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.

N/A

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

Habitats: 0.16 units required to meet 10% gain

Hedgerow: 0.75 units required to meet 10% gain

Watercourse units: 0.00 units required.

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).

It is not possible within the design of the development to create enough new habitat or enhance habitat within the site to meet Rule 1 and Rule 2 of the Statutory Biodiversity Metric as outlined in the user guidance.

Rule 1: The trading rules of this biodiversity metric must be followed.

Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.

Furthermore Principle 9 of BNG is also not met with a reduced area of habitat achieved than the baseline value as a result of the development.

Due to the small size of the site an off-site solution to make up the required units, trading summary and habitats area has been sought.

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).

N/A

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-NJA-019-002_BNG Metric

4.15 Condition assessments

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

C-NJA-019-002_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-NJA-019-002_PEA Report

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-NJA-019-002_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

4 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

5 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

N/A

6.2 Survey constraints

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

N/A

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

0.14

Number of hedgerow biodiversity units

0.68

Number of watercourse biodiversity units

0.00

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

0.12

Number of hedgerow biodiversity units

0.69

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

-0.07

Area habitat biodiversity units % change

-49.99%

Hedgerow biodiversity units

0.01

Hedgerow biodiversity units % change

1.44%

Watercourse biodiversity units

0.00

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

6 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.

The scheme will be buying off-site biodiversity units to make up the deficit in units to meet the 10% gain in habitat and hedgerow area units.

A deposit has been paid (26/03/2026), and a unit purchase agreement signed by the applicant for the purchase of 0.0867676 Any Area habitat and 0.058317 Any Hedge Habitat. This includes 0.0867676 Other Neutral Grassland and 0.058317 species-rich Hedgerow (or other medium or higher distinctiveness habitat/hedgerow in accordance with BNG trading rules).

Habitat Site: Means Kensham Farm, Rolvenden, Cranbrook, Kent, TN17 4BH, or any alternative Nature Impact habitat bank agreed in writing by the Habitat Site Owner and Developer for the allocation of the BNG Units.

7.2 Biodiversity gain site register reference number

Not yet registered

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.

A deposit has been paid, and a unit purchase agreement sign by the applicant for the purchase of 0.0867676 Any Area habitat and 0.058317 Any Hedge Habitat.

Habitat Site Operator: Nature Impact (Kensham) Ltd (No. 15758651)

The applicant will enter into a conservation covenant once planning is decided pursuant to Section 117 of the Environment Act 2021 between the Landowner and the responsible body for the habitat site.

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

7 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

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

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

8 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

BNG trading rules met

High

BNG trading rules met

Medium

BNG trading rules met

Low

BNG trading rules met

9 10. Sharing data (optional)

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

☒ Yes

☐ No