Overall biodiversity gain plan: form for phased developments

Use this form to show how your phased development will achieve 10% biodiversity net gain (BNG) across the overall development.

How to complete the overall biodiversity gain plan form

Answer the questions on this form to create your biodiversity gain plan for your overall development.

The local planning authority (LPA) will need enough information to understand how you expect to achieve 10% biodiversity gain.

Where you have not finalised proposals for later phases, you will need to make assumptions about the likely development and habitat enhancements, to determine post-development biodiversity value.

Make it clear on the form where you rely on assumptions for each phase and explain them.

You will set out the final biodiversity value in later phase biodiversity gain plan forms.

When to submit your overall biodiversity gain plan

Submit the overall form to your local planning authority (LPA) after it has approved your planning application.

You will also need to submit a phase biodiversity gain plan for each phase of the development.

You can submit both your overall plan and your first phase plan at the same time.

When you can start your development

The LPA must have approved both your overall plan and your first phase biodiversity gain plan before you start work.

You can only start development on each phase after the LPA has approved your phase biodiversity gain plan for that phase.

1. Development details

1.1 Planning application reference number

DC/25/0403

1.2 Local planning authority (LPA)

Horsham District Council

1.3 Development site address

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

Stonehouse Farm, Handcross Road, Plummers Plain,
West Sussex, RH13 6NZ

1.4 Describe the development

A description of the development, including confirmation that it is a phased development for the purpose of BNG.

Full Planning Application to form a comprehensive masterplan including three phases of development:

Phase 1) Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

Phase 2) Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.

Phase 3) Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E(g) and B8) and the diversion of a public footpath.

2. Applicant details

‘Applicant’ may be the developer or the responsible person.

2.1 Name(s)

Lee Goossens

2.2 Company name

Lake Investments Limited

2.3 Address

Stonehouse Farm, Handcross Road, Plummers Plain,
West Sussex, RH13 6NZ

2.4 Email address

[redacted]

2.5 Telephone number

[redacted]

3. Responsible person details (if different to the applicant)

Responsible person is the person who is completing the overall biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Clare Marlow-Caudwell

3.2 Company name

CSA Environmental

3.3 Address

Office 20, Citibase
95 Ditchling Road, Brighton
East Sussex
BN1 4ST

3.4 Email address

[redacted]

3.5 Telephone number

[redacted]

4. Developer details

Give names and company details of all developers involved, where they are known.

Unknown at present for all phases.

5. BNG strategy for the overall development

You must make it clear where you have used any assumptions or estimates and explain them.

5.1 Is the relevant date for the pre-development biodiversity value the same date as the planning permission?

Type yes or no.

Yes

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

N/A

5.2 How does your overall strategy meet the guidance on what you can count towards BNG?

Find out what you can count towards a development's BNG.

On-site BNG will be delivered as part of green infrastructure and SuDs provision. Habitats provided within the private curtilage of new dwellings do not count towards meeting the BNG obligation.
Off-site BNG provision will be secured through the purchase of units from a Habitat Bank.

5.3 How will you avoid or minimise impacts to habitats?

Steps you have taken, or will take, on site, including to avoid or minimise the impact on irreplaceable habitat.

Read the guidance on irreplaceable habitat for BNG.

Habitat protection, mitigation and enhancement measures are set out within the Ecological Impact Assessment (CSA/6792/08/D), Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F), Habitat Management Plan for BNG (CSA/6746/09) and Arboricultural Methods Statement (BHA/5975/B) submitted alongside the planning application. Implementation of measures set out within these documents will be controlled by way of planning conditions for an Arboricultural Methods Statement (AMS) and Construction Environmental Management Plan: Biodiversity (BCEMP) for each phase of development.

5.4 Did you use your local nature recovery strategy to assign the strategic significance of your proposed habitats?

If you do not have a local nature recovery strategy, you can use other specified strategies.

Type yes or no.

Yes

5.5 Explain your overall strategy for meeting the target BNG percentage across the overall development.

Provide reference maps or plans to support your statement where you can. Make sure you include details of:

- proposed timings of each phase
- any irreplaceable habitat existing on the relevant date
- the proposed post-development biodiversity value of the on-site habitat for the overall development
- the proposed post-development biodiversity value of the on-site habitat of each phase of development, and how this contributes to the BNG target
- proposed number of off-site biodiversity units allocated or to be allocated to the development (if applicable)
- proposed number of statutory biodiversity credits purchased or to be purchased (if applicable)
- how your strategy follows the biodiversity gain hierarchy

Other than for irreplaceable habitats, if you're not following the actions of the biodiversity gain hierarchy, explain why (for example, your rationale for any proposed off-site units or biodiversity credits).

Biodiversity Mitigation Hierarchy has been followed. Full details provided within the Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F) submitted with planning.)

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

Find out more about significant on-site enhancements.

Type yes or no.

Yes

If yes, say how you have legally secured (or will secure) the enhancements.

1) Residential development at Jackson's Farm – provision of off-site units secured through unit allocation from Stonehouse Habitat bank (see details herein).

2) Stonehouse Business Park – provision of on-site units secured through S106; Habitat Management Plan for BNG (CSA/6746/09) secured as part of the BGP condition.
3) Anaerobic Digestor – provision of on-site units secured through S106; Habitat Management Plan for BNG (CSA/6746/09) secured as part of the BGP condition.

5.7 Do you, or will you, have a habitat management and monitoring plan?

Type yes or no.

No - for:

1) Residential development at Jackson's Farm (off-site unit purchase)

Yes – for:

2) Stonehouse Business Park
3) Anaerobic Digestor

5.8 Have you used the statutory biodiversity metric tool?

Type yes or no.

Yes

5.9 If you have an approved habitat degradation in your baseline, agreed with your local authority, state the relevant consenting body and reference number

Consenting body

N/A

Reference number

N/A

6. Documents you must send to the LPA with this form

Send the documents requested in this section to the LPA with this form. Enter their relevant file names in this section.

6.1 Biodiversity metric calculations

Calculations should show the pre-development biodiversity value and the proposed post-development biodiversity value of the entire development and of each phase.

Enter file names you have attached and the phase they relate to.

6746_combined Sites BNG v5

6.2 Condition assessments

Enter file name(s) you have attached.

6746_06_F_Design Stage Report (Joint Application)

See Appendix C for Habitat & Hedgerow Condition Assessments

6.3 Pre-development habitat survey report and map

Enter file name(s) you have attached.

6746_06_F_Design Stage Report (Joint Application)

See Appendix A for Baseline Habitats Plans

6.4 Proposed post-development habitat map or landscape plan (if applicable)

This is not a statutory requirement but may provide useful additional information to the LPA.

Enter file name you have attached.

6746_06_F_Design Stage Report (Joint Application)

See Appendix B for Proposed Habitats Plans

7. Irreplaceable habitat

7.1 Does the overall development affect any irreplaceable habitat?

Type yes or no.

No

7.2 What are the approved arrangements to compensate for any impacts to irreplaceable habitat across the overall development and in each phase?

Send your approved compensation plan with this form.

N/A

8. Pre-development biodiversity value

8.1 Survey date

For example, 3/11/2023.

18/07/2024 & 23/07/2024

8.2 Survey constraints

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

N/A

8.3 Total pre-development biodiversity value for overall development

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

Number of area habitat biodiversity units

4.21

Number of hedgerow biodiversity units

9.98

Number of watercourse biodiversity units

0.00

9. Proposed on-site habitat gains for the overall development

Show where you have used any assumptions or estimates in this section and explain them.

9.1 Total proposed post-development biodiversity value for the overall development

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

Proposed number of area habitat biodiversity units

5.38

Proposed number of hedgerow biodiversity units

11.78

Proposed number of watercourse biodiversity units

0.00

9.2 Total proposed net change in biodiversity units for the overall development

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

Area habitat biodiversity units

1.17

Area habitat biodiversity units % change

27.65%

Hedgerow biodiversity units

1.81

Hedgerow biodiversity units % change

18.12%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00

9.3 Do you propose to register and allocate any biodiversity units from your site to other developments?

Type yes or no.

No

If yes, give details of the proposed number of biodiversity units registered or to be registered, and the development location(s).

N/A

10. Total proposed post-development biodiversity units for each phase

Enter numbers from the headline results in your statutory biodiversity metric calculation for each phase of the development. The level of detail you can give for each phase will vary. Details of later phases may need to be based on assumptions. State clearly where this is the case and explain your assumptions.

You must include the details for all the phases.

10.1 Phase 1

Area biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

1) Jackson's Farm (residential development)

0.51 Habitat Units (9.48%)

Details of any assumptions used for your area biodiversity figures

See Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F)

Hedgerow biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

1) Jackson's Farm (residential development)

0.00 Hedgerow Units (0%)

Details of any assumptions used for your hedgerow biodiversity figures

See Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F)

Watercourse biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

N/A

Details of any assumptions used for your watercourse biodiversity figures

N/A

10.2 Phase 2

Area biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

2) Stonehouse Business Park

0.47 Habitat Units (8.74%)

Details of any assumptions used for your area biodiversity figures

See Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F)

Hedgerow biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

2) Stonehouse Business Park

4.54 Hedgerow Units (38.54%)

Details of any assumptions used for your hedgerow biodiversity figures

See Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F)

Watercourse biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

N/A

Details of any assumptions used for your watercourse biodiversity figures

N/A

10.3 Phase 3

Area biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage

this will be of the proposed total number of post-development biodiversity units for the overall development.

3) Anaerobic Digestor (Jackson's Business Park)

4.39 Habitat Units (81.60%)

Details of any assumptions used for your area biodiversity figures

See Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F)

Hedgerow biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

3) Anaerobic Digestor (Jackson's Business Park)

7.24 Hedgerow Units (61.46%)

Details of any assumptions used for your hedgerow biodiversity figures

See Biodiversity Net Gain Assessment: Design Stage (CSA/6746/F)

Watercourse biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

N/A

Details of any assumptions used for your watercourse biodiversity figures

N/A

10.4 Does your development have more than 3 phases?

Type yes or no.

No

If yes, continue to add the same information in this section for every phase in your development. Add the information for each additional phase following the pattern set out for phases 1 to 3.

11. Proposed off-site habitat gains (if applicable)

Complete this section if you have details about your proposed off-site habitat gains or any registered off-site gain already allocated.

Show where you have used any assumptions or estimates and explain them.

11.1 Proposed off-site habitat gains

Include whether you propose to deliver off-site enhancements or buy off-site biodiversity units.

Phase 3) Jackson's Farm (residential development) – purchase 0.15 Habitat Units (units that equate to creation 0.016ha of mixed-scrub to good condition) required to meet trading rules only.

11.2 Biodiversity gain site register reference number(s) (if applicable)

BGS-021025001

11.3 How have you secured, or how will you secure, the off-site habitat enhancements?

Include responsible bodies and whether you've used, or will use, an S106 or conservation covenant. Include proposed timings for securing any off-site gains.

Stonehouse Habitat Bank is secured by way of a Conservation Covenant by RSK Biosensus

11.4 Total pre-habitat intervention biodiversity value

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

Number of area habitat biodiversity units

0.03

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

11.5 Total proposed post-habitat intervention biodiversity value

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

Proposed number of area habitat biodiversity units

0.15

Proposed number of hedgerow biodiversity units

N/A

Proposed number of watercourse biodiversity units

N/A

11.6 Total proposed net change in biodiversity units

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

Area habitat biodiversity units

0.12

Area habitat biodiversity units % change

362.19%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

12. Statutory biodiversity credits (if applicable)

Answer this section if you have bought, or propose to buy, statutory biodiversity credits.

Show where you have used any assumptions or estimates to complete this section, and explain them.

12.1 Are you buying or proposing to buy statutory biodiversity credits?

Type yes or no.

No

12.2 How many statutory biodiversity credits have you bought or propose to buy?

Unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation. Add more areas if needed.

Area 1

Area 2

Area 3

Area 4

Area 5

Hedgerow

Watercourse

12.3 If you have bought biodiversity credits, what evidence do you have that there were no units available through the market at the time you bought them?

You must send evidence from at least 3 habitat providers, or a time-stamped screenshot of a search result from online registers.

Enter file names of documents you are sending.

12.4 If you intend to buy biodiversity credits, what evidence do you have that no units will be available through the market?

Explain why you think no units will be available.

13. Applicant declaration

I confirm that I have attached the following documents:

- biodiversity metric calculations
- condition assessment
- pre-development habitat survey report and map
- proposed post-development habitat map or landscape plan (if applicable)
- approved compensation plan for irreplaceable habitat (if applicable)
- evidence relating to section 12 on this form (if applicable)

I confirm that the information I have given is complete and correct to the best of my knowledge or assumption.

Name

By typing your name you agree to the above declaration.

Lee Goossens

Submission date

For example, 3/11/2023.

28/08/2026

14. Sharing data (optional)

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

Type yes or no.

Yes