

Phase biodiversity gain plan: form for individual phases of a phased development

Use this form to record the progress for each phase of your development towards the overall 10% biodiversity net gain (BNG).

How to use the phase biodiversity gain plan form

You will need to fill in and send a new version of this form for every phase of your development.

State the phase number your form relates to in the section 'Development details' and complete the form according to that phase of the development.

Where you have not finalised proposals for future phases, you'll need to make assumptions about likely development and habitat enhancements. Make it clear where you rely on assumptions to determine post-development biodiversity value and explain them.

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

If the post-development biodiversity value is different in this plan from that set out in earlier phase biodiversity gain plans or in the overall biodiversity gain plan, you must say so.

The local planning authority (LPA) must approve your phase biodiversity gain plan as set out on this form before you can begin work on that phase.

When to submit your phase biodiversity gain plan form

Submit the form to your local planning authority (LPA) and wait for approval before you begin development on the phase it relates to.

If it is your first phase biodiversity gain plan for the development, you can submit it at the same time as the overall biodiversity gain plan. Both plans must be approved before you start any development work.

Purpose of the phase biodiversity gain plan

The purpose of the phase biodiversity gain plan is to record your progress towards achieving 10% BNG across the entire development. Each phase biodiversity gain plan sets out, via the form, a phase's contribution to biodiversity net gain. It confirms progress towards the overall biodiversity gain objective for the development once clear proposals for each phase have been developed.

Read the guidance on [how to approach biodiversity net gain for phased development](#).

1. Development details

1.1 Phase number of the development

Write '1' if it's the first phase, '2' if it's the second and so on.

Phase 1: Jackson's Farm
(residential development)

1.2 Planning application reference number relevant to this phase of the development

DC/25/0403

1.3 Local planning authority (LPA)

Horsham District Council

1.4 How many phases are there in the development?

3

1.5 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

1.6 Describe the development

A description of the development, confirming it is a phased development for the purposes of BNG.

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

2. Applicant details

'Applicant' may be the developer or the responsible person.

2.1 Name(s)

Lee Goossens

2.2 Company name

Lake Investments LTD

2.3 Address

Nash Manor, Nutbourne Lane, Nutbourne, RH202HS

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 this phase 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

4. Developer details

Give names and company details of all developers involved in this phase.

Unknown at present

5. BNG strategy for this phase of the development

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

5.1 Explain how this phase of the development will contribute to the overall 10% biodiversity net gain.

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

- the post-development biodiversity value of the on-site habitat for this phase of the development
- the post-development value of the onsite habitat for earlier and future phases
- post-development plans for the phase of development showing the location of existing onsite habitat (including any irreplaceable habitats) and drawn to an identified scale and showing the direction of north
- proposed number of off-site biodiversity units allocated, or to be allocated, to the entire development (if applicable)
- proposed number of statutory biodiversity credits bought, or to be bought (if applicable)
- how your strategy follows the biodiversity gain hierarchy, including steps taken to minimise the adverse effects of this phase of the development on the biodiversity of the on-site habitat
- a description of any existing irreplaceable habitat

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

N/A

5.2 Has there been any change to the information in the overall biodiversity gain plan from what was in earlier phase biodiversity gain plans (if applicable)?

Describe what, if anything, has changed.

No (other than the below is based on an individual Metric for Phase 1 of development; proposals have remained the same)

5.3 Has there been any change to the use of off-site gains or biodiversity credits from what was stated in earlier phase biodiversity gain plans (if applicable)?

Describe what, if anything, has changed.

N/A – none required for Phase 1 of development.

5.4 Are any of your on-site enhancements in this phase considered 'significant'?

[Find out more about significant on-site enhancements.](#)

Type yes or no.

No – all units generated are from Vegetated Garden

If yes, say how you have legally secured the enhancements.

Explain arrangements for the maintenance and monitoring of significant on-site habitat enhancements (if applicable)

N/A

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

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

6.1 Biodiversity metric calculation

Your metric calculation should show the calculation of the pre-development biodiversity value and the proposed post-development biodiversity value for this phase. State the publication date of the biodiversity metric used.

Current Statutory Metric from May 2025

Submit your biodiversity metric calculations for this phase to the LPA. Enter the file names here and the phase they relate to.

6746_Jackson's Ridge BNG PDF v3_offset (completed 08.04.2026)

6.2 Condition assessments

Enter file name(s) of the files you have attached.

6746_06_E_Design Stage Report (Joint Application)
See Appendix C for Habitat & Hedgerow Condition Assessments

6.3 Post-development habitat map or landscape plan

Enter file name(s) of the files you have attached.

6746_06_E_Design Stage Report (Joint Application)
See Appendix B for Proposed Habitats Plan (CSA/6746/130/A)

7. Irreplaceable habitat

7.1 Does this phase of the development impact any irreplaceable habitat?

Type yes or no.

No

7.2 What are the arrangements to compensate for any impacts to irreplaceable habitat in this phase?

Send your approved compensation plan with this form (if applicable).

N/A

8. On-site post-development biodiversity value for this phase

8.1 Total post-development biodiversity value of the onsite habitat for this phase of the development

Enter the number from your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.57

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

N/A

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

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

8.3 State the post-development biodiversity value of the onsite habitat for each other phase of the development (whether begun or otherwise).

Explain how you expect future phases of the development to affect the post-development biodiversity value, if applicable. Explain any assumptions you've used.

Phase 2) Stonehouse Business Park
0.52 Habitat Units; 5.16 Hedgerow Units

Phase 3) Anaerobic Digester (Jackson's Business Park)
4.83 Habitat Units; 8.42 Hedgerow Units

The delivery of these units will delivery in excess of 10% net gain across the site overall; however for Phase 1 some purchase of units shall be required to satisfy trading rules.

9. Off-site habitat gains (if applicable)

Complete this section with details of off-site habitat gains.

9.1 What off-site habitat gains have you made so far over the entire development before submitting this plan?

State the biodiversity value of this gain for the whole development at present and include whether you have delivered off-site enhancements or bought off-site biodiversity units.

None

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

N/A

9.2 What off-site habitat gains have you made during this phase of the development?

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

E0.15 units purchased from Stonehouse Habitat Bank
Registration Ref: BGS-021025001
Unit Allocation Ref: BNGREG-LOU04-AUPL2

9.3 How have you secured the off-site habitat enhancements? (if applicable)

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

Stonehouse Habitat Bank is secured via a Conservation Covenant with RSK Wilding.

9.4 What off-site gains do you intend to make during later stages of the development?

State if the off-site gains are secured or an assumption at this time. Explain any assumptions.

None

10. Statutory biodiversity credits (if applicable)

Complete this section if you have used or propose to buy statutory biodiversity credits.

10.1 What statutory biodiversity credits have you bought so far over the entire development prior to the submission of this phase plan?

Include the reference number of any statutory credits you have purchased.

N/A

10.2 What statutory biodiversity credits do you intend to buy during later stages of the development?

Include the reference number and state if the statutory biodiversity credits are secured or an assumption at this time. Explain any assumptions.

N/A

11. Applicant declaration

I confirm that I have attached the following documents:

- biodiversity metric calculation
- condition assessments
- proposed post-development habitat map or landscape plan
- approved compensation plan for Irreplaceable Habitats (if applicable)

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

By typing your name, you agree to the above declaration.

Name

Lee Goossens

Submission date

For example, 31/09/2023

28/08/2026

12. Sharing data (optional)

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

Type yes or no.

Yes