Department for Environment Food & Rural Affairs

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

08/10/2026

1.2 Planning application reference number

DC/26/0944

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.

Oakfield, Coolham Road, Coolham, Horsham, West Sussex, RH13 8QE

NGR: TQ 11476 20641

1.5 Describe the development

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

Demolition of existing buildings and erection of 3no. detached dwellings and associated works (planning permission DC/26/0944, granted 1 October 2026). The site is a former farmstead of agricultural buildings, hardstanding, bare ground, modified grassland and a small area of vegetated garden, with a native hedgerow on the eastern (Coolham Road) boundary and a veteran oak and a mature oak on the western boundary. The scheme replaces the buildings and yards with three dwellings, gardens, access and parking, and includes planting of 22 new native trees, 85m of new native hedgerow and the creation of modified grassland. The veteran and mature oaks are retained. The development delivers its biodiversity net gain entirely on site: +11.93% in area habitat units and +84.77% in hedgerow units.

2. Developer details

2.1 Applicant name

Mr Roy Benson

2.2 Company name

N/A (private individual)

2.3 Address

Oakfield, Coolham Road, Coolham, Horsham, West Sussex, RH13 8QE

2.4 Email address

roybenson384@gmail.com

2.5 Telephone number

07734 047373

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



2.8 Date

14/10/2026

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

Richard Law BSc (Hons) MRes CEnv MCIEEM FLS

3.2 Company name

Sylvatica Ecology Ltd

3.3 Address

1 Park Road, Hampton Wick, Kingston Upon Thames, KT1 4AS

3.4 Email address

info@se-planning.com

3.5 Telephone number

07833 720401

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

[redacted]

3.8 Date

12th October 2026

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 pre- and post-development habitats have been assessed in line with Defra's guidance on what counts towards a development's biodiversity net gain, using the Statutory Biodiversity Metric (Small Sites Metric). The baseline was recorded by UKHab survey on 16th April 2026, before the planning application was submitted, and no habitat degradation has taken place since that date. Only habitats created or retained within the red line boundary are counted; no off-site units, statutory credits or units from other sites are used. Gains come from habitat that is additional to the baseline: 22 new native trees (medium size class), 85m of new native hedgerow and 213m² of modified grassland. Bird and bat boxes and other species features, which do not generate biodiversity units, have not been counted towards the net gain. The ten CIEEM (2016) Good Practice Principles have been applied (BNG Report V2.0, Table 1).

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.

Impacts have been avoided or minimised by: confining the development to the footprint of the existing farmstead buildings, yards and bare ground; retaining the veteran oak, which is irreplaceable habitat and is not affected by the scheme, and the mature field-grown oak on the western boundary, together with the other retained trees (two large and three medium trees in total); retaining the modified grassland on the site margins (552m²); and protecting retained trees and boundary habitats during construction through the CEMP (Biodiversity) required by Condition 4, including biodiversity protection zones, tree protection fencing at root protection areas (BS 5837:2012) and timing restrictions for vegetation clearance. Habitat lost to the scheme (one medium tree and 45m of native hedgerow) is replaced within the site by 22 new native trees and 85m of new native hedgerow.

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. The combined net unit change across the area habitat and hedgerow modules is 0.4231 units, below Horsham District Council's threshold of 0.5 units for significant on-site biodiversity net gain. No habitats of high or very high distinctiveness are created and the development is not major development. The BNG assessment was revised in response to the Council's comment on the application (BNG Report V2.0, Revision Note). The new trees and hedgerow are secured through the landscaping condition (Condition 6), which requires replacement of any planting that dies or is removed and restricts removal of trees and hedges for 30 years after completion.

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

0 (N/A)

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

You do not need to answer this question if you're:

- only planning to use on-site biodiversity units or statutory credits
- using off-site units for a small ('minor') development that is not already exempt from BNG

(250 words)

N/A – all biodiversity units are delivered on site.

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 – no statutory biodiversity credits are required.

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.

20260924 V2.0 Oakfield BNG Small Sites Metric.xlsm, with Biodiversity Net Gain Report V2.0, Oakfield (Sylvatica Ecology Ltd, 30 September 2026)

4.15 Condition assessments

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

Habitat conditions are recorded within the Small Sites Metric (V2.0) and described in the Biodiversity Net Gain Report V2.0, Section 3.0

4.16 Pre-development habitat survey report and map

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

Preliminary Ecological Assessment V1.1, Oakfield, Coolham Road (Sylvatica Ecology Ltd, April 2026); Biodiversity Net Gain Report V2.0, Appendix A: Baseline Habitats (Sylvatica Ecology Ltd, 30 September 2026)

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.

Biodiversity Net Gain Report V2.0, Appendix B: Habitats Post Development (Sylvatica Ecology Ltd, 30 September 2026); Proposed Block Plan, drawing 26010A_003 (received 07.09.2026). Detailed landscaping to be approved under Condition 6.

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

16/04/2026

6.2 Survey constraints

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

No significant survey constraints were recorded. The survey was undertaken in April, within the optimal period for habitat survey, in suitable weather and with full access to the site.

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

2.2681

Number of hedgerow biodiversity units

0.1800

Number of watercourse biodiversity units

0.0000

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

2.5386

Number of hedgerow biodiversity units

0.3326

Number of watercourse biodiversity units

0.0000

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

+0.2705

Area habitat biodiversity units % change

+11.93%

Hedgerow biodiversity units

+0.1526

Hedgerow biodiversity units % change

+84.77%

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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.

N/A – no off-site habitat enhancements; the required net gain is achieved entirely on site (see Section 6).

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

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

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

Trading rules satisfied (no very high distinctiveness habitat affected)

High

Trading rules satisfied (no high distinctiveness habitat affected)

Medium

Trading rules satisfied – medium distinctiveness individual trees: net change +0.9451 units

Low

Trading rules satisfied – low distinctiveness habitats offset by the medium distinctiveness surplus; hedgerow module +0.1526 units

10. Sharing data (optional)

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

☒ Yes
☐ No