

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

11/09/2026

1.2 Planning application reference number

DC/25/1543

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.

Mowbray Development Site, Employment Land Road,
Horsham. Grid reference TQ 19956 33416

1.5 Describe the development

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

Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.

2. Developer details

2.1 Applicant name

Robert Thompson

2.2 Company name

Legal & General (Strategic Land North Horsham) Limited

2.3 Address

One Coleman Street,
London,
EC2R 5AA.

2.4 Email address

[REDACTED]

2.5 Telephone number

[REDACTED]

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

Robert Thompson

2.8 Date

11.09.2026.

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

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]

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

Clare Marlow-Caudwell

3.8 Date

11/09/2026

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](#)

Retention, enhancement and creation of habitats within areas of landscaping / public open space / SUDs to be delivered as part of the scheme have been counted towards biodiversity net gain. Management and Monitoring of these habitat within the Application Site will be secured under the HMMP.

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.

Areas of existing habitats have been retained where possible, including 0.2ha of modified grassland, 0.07km of native hedgerow with trees plus 0.3km enhanced.

Habitats losses largely comprise loss of low distinctiveness habitats comprising 1.029ha of modified grassland and 5.16ha of arable cropland; and very small areas of medium distinctiveness habitats comprising broadleaved woodland (0.013ha), rural trees x 2

(0.0326ha) and 0.02km of native hedgerows with trees. Losses of high distinctiveness habitats has been limited to 0.04km of native hedgerow with trees associated with bank of ditch. Losses to watercourses have been limited to 0.005km of 'other rivers and streams' as a result of installation of a headwall for SUDs drainage into Chennel's Brook.

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.

Significant on-site enhancements (including habitat enhancement and creation) comprise the following: woodland planting (0.08ha), other neutral grassland creation (0.959ha), tree planting (0.728ha), species-rich native hedgerow creation (0.9km) and enhancement of retained native hedgerow with trees associated with a bank / ditch (0.034km).

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

0.56 watercourse units

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).

There is no scope within the application red line boundary to deliver watercourse units. Watercourses adjacent (within 10m) of the red line were assessed within the RCA as being having a score of 0.74 = moderate condition for that watercourse type (Type H). The threshold for 'fairly good' condition is >1.6, and it was not possible to achieve a score greater than this via feasible on-site enhancements.

Habitat and hedgerow units in excess of 10% net gain will be delivered within the Application 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

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.

V5 Commercial Road_CSA Update

4.15 Condition assessments

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

Provided within the Biodiversity Net Gain – Design
Report (Derek Finnie Associates Ref: DFA25062V4)

4.16 Pre-development habitat survey report and map

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

Provided within the Biodiversity Net Gain – Design
Report (Derek Finnie Associates Ref: DFA25062V4)

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.

Landscape Proposals shown on the General Arrangement Plan (David Jarvis Associates
Dwg Ref: 2898-5-02-20 DR-0001 SP-S7)

Habitat Enhancement and Creation Plan (CSA Environmental Ref: CSA/7937/131) – as
included in the HMMP.

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

Reference number

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

June 2025 (DFA)

6.2 Survey constraints

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

None identified

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

13.16

Number of hedgerow biodiversity units

4.80

Number of watercourse biodiversity units

5.04

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

16.09

Number of hedgerow biodiversity units

11.19

Number of watercourse biodiversity units

4.98

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

2.93

Area habitat biodiversity units % change

22.28%

Hedgerow biodiversity units

6.39

Hedgerow biodiversity units % change

133.11%

Watercourse biodiversity units

-0.06

Watercourse biodiversity units % change

-1.19

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.

Purchase of 0.92 watercourse units

7.2 Biodiversity gain site register reference number

BGS-130225001

BGS-251125001

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.

BGS-130225001 – Aspect Nature Reserve - Harry Ferguson Holdings Limited - Conservation Covenant

BGS-251125001 – Boothby Wildlands (Nattergal) - Conservation Covenant - RSK Biocensus Limited (Responsible Body)

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

5.62

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

6.75

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

1.13

Watercourse biodiversity units % change

20.08%

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

A2

A3

A4

A5

H

W

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.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

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

N/A

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