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

05/09/2025

1.2 Planning application reference number

1.3 Local planning authority (LPA)

Horsham

1.4 Development site address

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

Northlands Business Park Bognor Road, West Sussex, RH12 3SH

1.5 Describe the development

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

Replacing three dilapidated and uninsulated structures with seven sustainably constructed office units falling within Class E (c) and/or E (g)

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2. Developer details

2.1 Applicant name

Conrad Koslowsky

2.2 Company Name

Conrad Koslowsky Architects

2.3 Address

Unit 5H, Stamford Works, 3 Gillett Street London London N16 8JH

2.4 Email address

mail@conradkoslowsky.com

2.5 Telephone number

07873666982

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

Conrad Koslowsky

2.8 Date

05/09/2025

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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

Conrad Koslowsky

3.2 Company name

Conrad Koslowsky Architects

3.3 Address

Unit 5H, Stamford Works, 3 Gillett Street London London N16 8JH

3.4 Email address

mail@conradkoslowsky.com

3.5 Telephone number

07873666982

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

Conrad Koslowsky

3.8 Date

05/09/2025

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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?

4.3 How have you met 'what counts towards your BNG'?

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

I am not using the habitat creation, enhancement, or offsite purchases in any other scheme

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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.

1. Avoidance and Minimisation of Harm A Preliminary Risk Assessment (PRA) and Ecological Walkover Survey were undertaken to assess the ecological value of the site and identify potential risks to biodiversity. The findings of the survey are as follows: No known bat roosts have been recorded within a 2km radius of the site. There are no statutory protected sites within a 2km radius of the site. The site is predominantly comprised of large areas of concrete hardstanding with minimal vegetation encroachment. The vegetation present includes two small areas of closely mown amenity grassland and a banked area of amenity grassland adjacent to the access road. A small tree located near the north elevation of building three (Photograph 18) was observed. This tree has no potential to support bats or other protected species. All habitats within the redline boundary are considered to have negligible ecological value, with limited potential for supporting significant biodiversity. 2. Compensation and Enhancement Measures In line with best practices for biodiversity conservation and in order to achieve a Biodiversity Net Gain, the following measures have been incorporated into the development proposal: Lighting: New lighting installations will be designed to be low-level, with directional controls or baffles to prevent unnecessary light spill into the surrounding environment, ensuring minimal disturbance to nocturnal wildlife such as bats. Vegetation and Tree Planting: Newly planted areas and proposed new trees have been identified on the site plan. The plant species chosen will adhere to the recommendations of the PRA and Ecological Walkover Survey, ensuring the use of native, wildlife-friendly species that will provide habitat and forage for local wildlife. Wildlife Habitat Features: To enhance the ecological value of the site, bird and bat boxes will be installed at strategic locations on the site to provide additional nesting opportunities and promote species diversity. These measures are intended to not only avoid and mitigate potential harm to biodiversity but also to improve and enhance the site's ecological value, contributing to a net gain in biodiversity.

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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-site

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.

4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

0

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).

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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).

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

Northlands_SSM_00ba_metric.xlsx

4.15 Condition assessments

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

N/A - Small Site Metric Used

4.16 Pre-development habitat survey report and map

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

See BGP File's Annex in Map's 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.

See BGP File's Annex in Map's Report

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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

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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

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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

04/03/2025

6.2 Survey constraints

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

no

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

0.0686

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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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

0.4417

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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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

0.3731

Area habitat biodiversity units % change

543.83

Hedgerow biodiversity units

0.0000

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0.0000

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

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6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

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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.

7.2 Biodiversity gain site register reference number

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.

7.4 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

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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7.5 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

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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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

0

Area habitat biodiversity units % change

0

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

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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

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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

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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 the trading was satisfied for each distinctiveness group. If the trading was not satisfied, tell us if you agreed bespoke compensation.

Very high

N/A

High

N/A

Medium

Yes

Low

Yes

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10. Sharing data (optional)

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

☑ Yes

☐ No

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