

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

13/07/2026

1.2 Planning application reference number

DC/26/0568

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.

Nuthurst Cricket Club
Golding Lane
Mannings Heath
West Sussex
RH13 6JX

1.5 Describe the development

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

Removal of an existing concrete practice net base and the construction of a new practice net concrete base with astroturf surface.

2. Developer details

2.1 Applicant name

Jonathan Willis

2.2 Company name

NA

2.3 Address

Wildwood
Winterpit Lane
Mannings Heath
West Sussex
RH13 6LZ

2.4 Email address

Jonathan.willis073@gmail.com

2.5 Telephone number

07979590933

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

Jonathan Willis

2.8 Date

13/07/2026

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

Luke Wallace

3.2 Company name

Kent Sussex Ecology

3.3 Address

Dunlavin, Stonegate, East Sussex, TN5 7EE

3.4 Email address

luke@kentsussexecology.com

3.5 Telephone number

07385171425

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

Luke Wallace

3.8 Date

13/07/2026

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?

NA

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](#)

Biodiversity net gain is achieved through the purchase of off-site biodiversity units from Old Hall, Suffolk (Darsham Old Hall) – a registered off-site habitat bank.

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.

The works are limited to replacing an existing concrete practice net base with a new base and astroturf surface, within the amenity grassland immediately adjacent to the existing hardstanding. Impacts are minimised by confining the works to the smallest practicable area. No habitats of moderate or higher distinctiveness or irreplaceable habitats are affected.

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.

NA

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

0.007 area habitat units (spatial risk multiplier adjusted). 0.0084 units have been secured off-site, exceeding the requirement.

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).

The site at Mannings Heath Common is owned by Nuthurst Parish Council. The site is fully utilised and there is no space to accommodate on-site solutions. Units have been acquired through a Biodiversity Net Gain Agreement with Old Hall (Darsham Old Hall); the development secures significantly more units than are strictly required to demonstrate its commitment to biodiversity uplift.

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).

NA – statutory credits are not being used.

4.12 Do you have a habitat management and monitoring plan?

- ☒ Yes
- ☐ No

The off-site gain site (Darsham Old Hall) is subject to a 30-year habitat management and monitoring plan.

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.

Statutory BNG Metric_Nuthurst Cricket Club_July26.xlsx

4.15 Condition assessments

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

N/A

4.16 Pre-development habitat survey report and map

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

Nuthurst Cricket Club_BNG_KSEcology_July
26_v.2.3.pdf

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.

Nuthurst Cricket Club_BNG_KSEcology_July
26_v.2.3.pdf & 2026-07-13 - FINAL Nuthurst Cricket Club
Biodiversity_gain_plan.docx

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

NA

6.2 Survey constraints

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

None.

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

0.012

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0.0062

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

-0.0058

Area habitat biodiversity units % change

-47.97%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0%

Watercourse biodiversity units

0

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

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.

We are buying off-site biodiversity units from Old Hall, Suffolk (Darsham Old Hall), a registered off-site habitat bank; we are not delivering the enhancements ourselves. The allocated off-site parcel has a baseline of 0.024 and a post intervention value of 0.0408 area habitat units (net +0.0168, +70.73%); after the spatial risk multiplier this delivers 0.0084 units to the development.

7.2 Biodiversity gain site register reference number

BGS-140125001

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.

Secured by a Section 106 Agreement between Old Hall (Darsham Old Hall, the landowner) and East Suffolk Council (the responsible authority), under which the habitat is managed and monitored for a minimum of 30 years. The units have been allocated to this development and recorded on the Biodiversity Gain Sites Register under allocation reference BNGREG-JMUVO-A7EHD (gain site BGS-140125001, habitat parcel HAB-00007057-BQ4F5).

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

0.024

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0.0408

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0.0168

Area habitat biodiversity units % change

+70.03%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0%

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0%

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

High

Medium

Low

Yes – low distinctiveness losses are compensated by off-site units of the same or higher distinctiveness; no bespoke compensation required.

10. Sharing data (optional)

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

☒ Yes

☐ No