

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

19/03/2026

1.2 Planning application reference number

DM/24/2704

1.3 Local planning authority (LPA)

Mid Sussex District Council

1.4 Development site address

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

Land adjacent to Queen Victoria Hospital, Holtye Road,
East Grinstead, RH19 3DZ

1.5 Describe the development

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

The erection of 36 dwellings along with access from Oakfield Way along with parking and landscaping.

2. Developer details

2.1 Applicant name

Natalie Gentry

2.2 Company name

Macar Partnerships (QVH) Ltd

2.3 Address

Foundation House, 42-48 London Road, Reigate, Surrey,
RH2 9QQ

2.4 Email address

natalie.gentry@macar.co.uk

2.5 Telephone number

07921 067252

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

N Gentry

2.8 Date

22/04/26

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

Dominic Lambert

3.2 Company name

ACD Environmental Ltd

3.3 Address

Rodbourn Rail Business Centre, Grange Ln,
Malmesbury SN16 0ES

3.4 Email address

d.lambert@acdenv.co.uk

3.5 Telephone number

01666 825646

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

3.8 Date

19.03.2026

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](#)

Green Infrastructure.

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.

There is no irreplaceable habitat onsite.

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.

DM/24/27/04 - The enhancements are the on-site pond (giving 1.14 units) and other woodland (giving 9.33 units) onsite. The pond will be enhanced by the removal of overhanging limbs, de-silting of the pond, and planting of aquatic species will improve water turbidity and overall pond health (moderate – good). The woodland will be enhanced through, removing stands of trees to open woodland area, create glades allowing for samplings, seeding of NVC community, control of common nettle and bramble and removal of invasive species (moderate - good).

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

See below.

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 use of off-site biodiversity units is needed to reach more than 10%. Without the off-site the on-site result would be -20.84% (-3.89 units). With the inclusion of the off-site, the result is a net gain 19.74% net gain (+3.69 units).

The trading rule for other woodland; mixed has not been met, which the off-site units will help to meet, however, further assistance in the form of credits is also needed as detailed below.

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).

To meet the trading rules for the net gain to be accepted, due to the removal of Other woodland mixed- mainly broadleaved being removed from the Application Site. The on-site and off-site habitat creation and enhancements have been exhausted and there is no further potential to be gained through further creation or enhancements with no available space. Therefore, further 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.

PRI24578_Statutory_Biodiversity_Metric_Calculation

4.15 Condition assessments

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

PRI24578_Statutory_Biodiversity_Metric_Condition_Sheets

4.16 Pre-development habitat survey report and map

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

PRI24578_PEA

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.

PRI24578_PEA and PRI24578_11D-Sheet 1-3.

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

01.07.2024

6.2 Survey constraints

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

The UK Habitat Classification Survey was undertaken during July, an optimal month for vegetation surveys. The presence of dense ground vegetation and weather made it difficult access and fully survey the non-priority pond.

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

18.69

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

14.79

Number of hedgerow biodiversity units

0.26

Number of watercourse biodiversity units

0.00

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

3.69

Area habitat biodiversity units % change

19.74%

Hedgerow biodiversity units

0.26

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

0.00

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.

The offsite mixed woodland will be enhanced through, removing stands of trees to open woodland area, create glades allowing for samplings, seeding of NVC community, control of common nettle and bramble and removal of invasive species (moderate - good).

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.

S106 Agreement, Mid Sussex District Council

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

21.66

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

29.24

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

7.58

Area habitat biodiversity units % change

35.01%

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

1.78

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.

We have confirmation from Biodiversity Units UK that units are available and we are in the process of purchasing these

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

We are in the process of purchasing these units via Biodiversity Units UK – the reference can be forward when I have it

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

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High

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Medium

Trading rule issue in terms of 'woodland forest – other woodland; mixed

Low

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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