

# Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

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## 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

22/12/25

### 1.2 Planning application reference number

TBC

### 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.

Old Park Lodge, Slaugham Lane, Warninglid, West  
Sussex, RH17 5TJ

### 1.5 Describe the development

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

The proposals include the demolition of an existing dwelling and outbuildings and the construction of a new dwelling and associated landscaping within the development boundary.

## 2. Developer details

### 2.1 Applicant name

David Simpson & Philip Marshall

**2.2 Company name**

n/a

**2.3 Address**

31 Glenluce Road, London, SE3 7SD

**2.4 Email address**

**2.5 Telephone number**

**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**

22<sup>nd</sup> December 2025

**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**

Hannah Baker MSc – Principal Ecologist

**3.2 Company name**

Arun Ecology Ltd

**3.3 Address**

Russets, Hayes Lane, Slinfold, West Sussex, RH13 0SN

**3.4 Email address**

**3.5 Telephone number**

N/A

### 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

*H. Baker*

### 3.8 Date

21/12/2025

## 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 guidance on what counts towards BNG has been met for this scheme. The scheme will use on-site habitat creation to contribute to achieving a 10% gain in the baseline biodiversity value of the site. The BNG will not be delivered through any other schemes.

**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.

A Preliminary Ecological Appraisal comprised of a desk study and UK Habitat Classification Survey was completed to identify any adverse ecological impacts and enhancement opportunities within the development boundary as a result of the development.

No irreplaceable habitats or HPI are located within the development boundary, however, parcels of both habitat types are located immediately adjacent to the development boundary. To ensure there are no adverse impacts on the above ecological considerations, the HMMP will be completed in accordance with the mitigation outlined in the PEA Report.

The BNG hierarchy principles of avoiding habitat loss, enhancing baseline habitat or compensating through the creation of new on-site habitat has been applied to the design of the development.

**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.

The on-site enhancements include the creation of mixed scrub and the planting of individual trees (rural) that are medium distinctiveness habitats.

The significant on-site enhancements have not been secured at this time. It is anticipated significant on-site enhancements will be secured through a legally binding agreement (such as a section 106 agreement) or as a condition of planning.

**4.9 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).

N/A

**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).

Statutory biodiversity credits are not required for this development.

**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.

C-NJA-004\_BNG\_Metric

**4.15 Condition assessments**

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

C-NJA-004\_BNG\_Condition Assessment

**4.16 Pre-development habitat survey report and map**

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

C-NJA-004\_PEA\_Report  
C-NJA-004\_BNG\_Baseline Habitat Plan

**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.

C-NJA-004\_BNG\_Proposed Habitat Plan

**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

UK Hab Survey – 29/04/2024

Updated UKHab survey –  
05/11/2025

6.2 Survey constraints

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

The original UKHab survey was undertaken within the optimal survey period for vascular plant identification, whereas the updated UKHab survey was completed outside the optimal period, in December. The updated survey is not considered a significant limitation to the conclusions of this report, as the habitats present had been previously identified and classified during the optimal survey period, and no substantive changes to habitat types were observed during the update. The majority of the site comprised modified grassland, which remained readily identifiable outside of the growing season, and other habitats present were likewise distinct and could be reliably re-confirmed in accordance with the UKHab Survey Methodology despite the timing of the survey.

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

4.51

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

4.98

Number of hedgerow biodiversity units

0.00

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

0.48

Area habitat biodiversity units % change

10.59

Hedgerow biodiversity units

0.00

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.

This development does not include off-site habitat enhancements.

### 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

0

A2

0

A3

0

A4

0

A5

0

H

0

W

0

### 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

|     |
|-----|
| Yes |
|-----|

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