

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

09/10/2025

1.2 Planning application reference number

DM/24//3070

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.

The Old Lodge, Ditton Place, Brantridge Lane,
Balcombe, RH17 6JR (OS Grid Ref: TQ 28767 29620)

1.5 Describe the development

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

The proposal is for the construction of a single-storey outbuilding for agricultural storage (referenced as a field shelter in supporting documents). The construction will take place on an area of close-mown, species-poor Modified Grassland. The site totals 0.85 hectares. No priority habitat will be lost, and all necessary biodiversity compensation is achieved on-site.

2. Developer details

2.1 Applicant name

William Lynch

2.2 Company name

N/A

2.3 Address

The Old Lodge, Ditton Place, Brantridge Lane,
Balcombe, RH17 6JR

2.4 Email address

Will_lynch19@hotmail.com

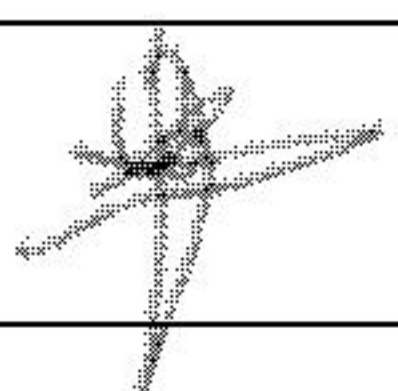
2.5 Telephone number

+44(0)7557 472 089

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

09/10/2025

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

William Lynch

3.2 Company name

N/A

3.3 Address

The Old Lodge, Ditton Place, Brantridge Lane,
Balcombe, RH17 6JR

3.4 Email address

Will_lynch19@hotmail.com

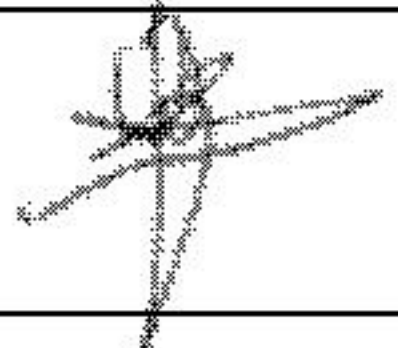
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By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature



3.8 Date

09/10/2025

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 BNG is met entirely through on-site habitat creation and enhancement measures, which deliver a calculated +11.45% Net Gain in Area Habitat Units. All information detailing how the BNG will be achieved, including specific methodology, planting lists, and management plan, can be found in the Biodiversity Enhancement Strategy report submitted with the planning application.

The core measures for achieving and securing biodiversity commitments are:

Grassland Enhancement (Wildflower Planting): Enhancement of 0.127 hectares of existing species-poor Modified Grassland to a Moderate Condition grassland habitat. This is achieved by scraping back (scarifying) the existing dominant grass sward to reduce fertility and competition, followed by the introduction of a site-appropriate, pollinator-friendly native wildflower seed mix to increase species diversity and ecological functionality.

Native Hedgerow and Treeline Creation/Enhancement: New Hedgerow Creation (Hedgerow H4) and Treeline Enhancement (along the northern boundary). This involves planting native, woody, non-Ash species to replace the Ash trees lost and create new linear habitat. The planting mix uses a majority of core native species (such as Hawthorn, Hazel, and Oak) combined with additional native species (such as Field Maple and Guelder Rose) to maximize habitat diversity.

Protected Species Enhancements: Installation of bat roosting features and implementation of a specialised lighting strategy. A bat roosting feature will be installed on the proposed outbuilding. Furthermore, any external lighting on the development will

be installed strictly in accordance with Bat Conservation Trust specifications (low-intensity, warm spectrum <2700K) to ensure no adverse impact on the foraging and commuting routes of protected bat species found in the local area.

These measures are demonstrably additional to the baseline, secured under a 30-year legal agreement for management, and meet all methodological requirements outlined in the Statutory Biodiversity Metric.

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.

We have applied the mitigation hierarchy (Avoidance, Minimisation, Mitigation, Compensation) to the development.

1. Avoidance of Sensitive Habitats

Irreplaceable Habitat: The entire development footprint is confined to low-value Modified Grassland, resulting in no loss of Priority Habitat and no impact on Irreplaceable Habitats.

Ancient Woodland Protection: We have maintained a significant buffer, ensuring the development and its associated activity remain at least 50 metres away from the adjacent Ancient Woodland to prevent disturbance, root damage, or pollution.

2. Minimisation and Mitigation

Lighting Protocol: A strict post-completion Lighting Protocol is a mandated condition to minimize light spill and disturbance to protected bats using the adjacent habitats. All external lighting will adhere to Bat Conservation Trust specifications: Colour Temperature: Warm spectrum (<2700K). Wavelength: Peak wavelength >550nm (minimizing blue light). Uplight: 0% Upward Light Ratio (U.L.R.) to ensure light is strictly contained downwards.

Construction Environmental Management Plan (CEMP): During construction, all works will be strictly controlled using standard ecological best practice measures, including: Erecting protective fencing around the working area to prevent machinery ingress or material storage on retained habitats (including the proposed enhancement areas).

Careful storage and handling of materials to prevent pollution run-off into the nearby pond or Ancient Woodland. All necessary precautions will be taken to prevent disturbance to ground-nesting birds, amphibians, and reptiles during site clearance.

This approach ensures that potential impacts are avoided and minimized before any works begin, making the achievement of the overall BNG target robust.

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.

N/A

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

0.00

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).

N/A

4.12 Do you have a habitat management and monitoring plan?

- ☒ Yes - (Contained within the **Biodiversity Enhancement Strategy Report** (February 2025)).
- ☐ 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.

Statutory Biodiversity Net Gain Calculation.pdf – provided through the planning portal already – DM/24/3070

4.15 Condition assessments

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

Old Lodge Ecological Appraisal.pdf and/or **Biodiversity Enhancement Strategy Old Lodge, Brantridge Lane.pdf** (Condition assessments are contained within the appendices or body of the ecological reports) – provided through the Planning Portal Already - – DM/24/3070

4.16 Pre-development habitat survey report and map

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

Old Lodge Ecological Appraisal.pdf - provided through the Planning Portal Already - – DM/24/3070

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.

Biodiversity Enhancement Strategy Old Lodge, Brantridge Lane.pdf (Contains proposed habitats map/strategy) on the Planning application – DM/24/3070

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No (not required)

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 - The Statutory Biodiversity Net Gain Calculation document confirms that Irreplaceable habitat is **not** present at baseline

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No – N/A

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

13/01/2025

6.2 Survey constraints

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

None explicitly stated in the Ecological Appraisal summary or Metric file. The site walkover was deemed sufficient to assess the low-value modified grassland and surrounding features.

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

1.55

Number of hedgerow biodiversity units

0.73

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

1.73

Number of hedgerow biodiversity units

0.60

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

+0.18 (Gain)

Area habitat biodiversity units % change

+11.45% (Gain)

Hedgerow biodiversity units

-0.13 (Loss)

Hedgerow biodiversity units % change

-17.81% (Loss)

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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.

N/A

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

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

N/A

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.

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

N/A (No loss)

High

N/A (No loss)

Medium

N/A (No loss)

Low

Yes – BNG Trading rules met – replacing low with Low/Enhanced low habitat units

10. Sharing data (optional)

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

- ☐ Yes
- ☒ No