



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

21/05/2026

1.2 Planning application reference number

DM/25/3104

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.

Borde Hill Garden, Borde Hill Lane, Haywards Heath,
West Sussex RH16 1XP

1.5 Describe the development

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

Visitor and community hub, outdoor learning and adventure playground, community growing area and historic botanical propagation polytunnels, new and improved access and connectivity infrastructure, wider landscaping and biodiversity enhancements and associated works.

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

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

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

3.2 Company name

3.3 Address

3.4 Email address

3.5 Telephone number

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

21/05/2026

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](#)

The BNG assessment includes only habitats that meet the Statutory Biodiversity Metric criteria. This comprises created habitats (traditional orchards, other neutral grassland, modified grassland, lowland mixed deciduous woodland, bioswale, mixed scrub, horticulture, native hedgerow), retained habitats (lowland mixed deciduous woodland, other woodland; broadleaved, ornamental lake or pond, bramble scrub and lowland acid grassland) and enhanced (other woodland broadleaved, other neutral grassland and bramble to mixed scrub).

All habitats are secured and managed for a minimum of 30 years through the HMMP to ensure they achieve and maintain their target condition.

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.

Impacts have been minimised through the retention of lowland mixed deciduous woodland, other woodland; broadleaved, ornamental lake or pond, bramble scrub and lowland acid grassland on site, which will be protected during construction and enhancement of lowland mixed deciduous woodland, other woodland; broadleaved, ornamental lake or pond, bramble scrub and lowland acid grassland. Where impacts are unavoidable, habitats are compensated through the creation of traditional orchards,

other neutral grassland, modified grassland, lowland mixed deciduous woodland, bioswale, mixed scrub, horticulture, native hedgerow managed over a 30-year period.

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.

Creation of high distinctiveness habitats (traditional orchards, lowland mixed deciduous woodland. Creation of medium distinctiveness habitats (other neutral grassland, mixed scrub), and enhancement of habitat to a better condition (other neutral grassland, mixed scrub, other woodland broadleaved)

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

N/A

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

☐ 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.

2025 Statutory BNG metric (Borde Hill Gardens) v2.2.xlsx

4.15 Condition assessments

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

Statutory BNG File Note (Borde Hill Garden RH16 1XP)
v2.2 docx

4.16 Pre-development habitat survey report and map

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

Statutory BNG File Note (Borde Hill Garden RH16 1XP)
v2.2 docx

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.

Statutory BNG File Note (Borde Hill Garden RH16 1XP) v2.2 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

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

07/03/2023

6.2 Survey constraints

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

N/A

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

29.67

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

N/A

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

46.46

Number of hedgerow biodiversity units

0.77

Number of watercourse biodiversity units

N/A

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

+16.79

Area habitat biodiversity units % change

+56.57 %

Hedgerow biodiversity units

0.77

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

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.

Delivering within the wider ownership boundary.

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

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

BNG trading rules satisfied by the creation of habitats.

High

BNG trading rules satisfied by the creation/enhancement of habitats onsite.

Medium

BNG trading rules satisfied by the creation/enhancement of habitats onsite.

Low

BNG trading rules satisfied by the creation of habitats onsite.

10. Sharing data (optional)

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

☐ Yes

☒ No