

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.

1. Submission details

1.1 Date

18/12/2025

1.2 Planning application reference number

DM/25/0245

1.3 Local planning authority (LPA)

Mid Sussex District Council

1.4 Development site address

Ethlinden, Hophurst Hill, Crawley Downs TQ 35651 38942

1.5 Describe the development

The proposed development involves a change of use of part of the site to equestrian land, including the creation of a horse paddock and associated infrastructure such as fencing, a timber access gate and a gravel driveway connecting to the existing right of way.

2. Developer details

2.1 Applicant name

N/A

2.2 Company name

GRIP Holdings Ltd

2.3 Address

c/o Squires Planning
The Long Barn, Poplars Place
Turners Hill Road

2.4 Email address

[Redacted]

2.5 Telephone number

[Redacted]

2.6 Declaration

Kenneth Coyne, Principal, Coyne Environmental Ltd

2.7 Signature

[Redacted]

2.8 Date

18.12.2025

3. Responsible person details

3.1 Name

Matthew Plumtree, Assistant Ecologist

3.2 Company name

Coyne Environmental Ltd

3.3 Address

5 Philosophers Gate, Ashwell, Baldock, SG7 5DL

3.4 Email address

[Redacted]

3.5 Telephone number

01462 743723

3.6 Declaration

Kenneth Coyne, Principal, Coyne Environmental Ltd

3.7 Signature

[Redacted]

3.8 Date

18.12.2025

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'?

Undertaken BNG metric in accordance with the Environment Act 2021

4.4 How will you avoid or minimise impacts to habitats?

Included a condition 4 Ecological Enhancement Plan alongside a PEA report with a Precautionary working method statement including no irreplaceable habitats.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

☒ 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'?

☐ Yes

☒ No

4.8 If yes, tell us about the significant on-site enhancements

n/a

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

n/a

4.11 Explain why you're planning to use statutory biodiversity credits

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

Supporting statement | Biodiversity Net Gain Assessment

4.15 Condition assessments

Supporting statement | PEA Assessment

4.16 Pre-development habitat survey report and map

Supporting statement | Preliminary Ecological Appraisal

4.17 Post-development habitat map or landscape plan

Supporting statement | Preliminary Ecological Appraisal

n/a

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?

- ☐ Yes
☒ No

5.2 Have you submitted an approved compensation plan?

- ☐ Yes
☒ No

6. On-site habitat enhancements

6.1 Survey date

15.11.2024

6.2 Survey constraints

This was conducted in the daytime, good weather (9C), no rain, calm (1 Beaufort), cloudy (90%) conditions.

6.3 Total pre-development biodiversity value

Number of area habitat biodiversity units

1.16

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

n/a

6.4 Total post-development biodiversity value

Number of area habitat biodiversity units

1.27

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

n/a

6.5 Total net change in biodiversity units

Area habitat biodiversity units

0.27

Area habitat biodiversity units % change

10.01%

Hedgerow biodiversity units

n/a

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?

- ☐ Yes
- ☒ No

6.7 Give details

n/a

7. 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?

n/a

7.4 Total baseline biodiversity value

n/a

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

n/a

7.5 Total biodiversity value post-intervention

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

n/a

7.6 Total net change in biodiversity units

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

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

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?

n/a

8.4 Proof of purchase

n/a

9. Trading summary

9.1 Distinctiveness group

.Very high

High

Medium

Low

The baseline habitat within the site is predominantly Sparsely Vegetated Urban Land – Bare Ground (UKHab u1f), which is classified as low distinctiveness. This habitat will be replaced with modified grassland associated with equestrian use, which is also of low distinctiveness.

10. Sharing data (optional)

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

- ☒ Yes
- ☐ No