

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

04/09.2026

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 South of St Stephens Church, Hamsland, Horsted
Keynes, West Sussex

1.5 Describe the development

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

The erection of 30 dwellings with associated landscaping and infrastructure

2. Developer details

2.1 Applicant name

Macar Homes (Horstead Keynes) Limited

2.2 Company name

As above

2.3 Address

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

2.4 Email address

Natalie.gentry@macar.co.uk

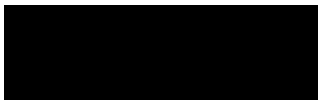
2.5 Telephone number

02071454545

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

09/09/26

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

Courtney Long

3.2 Company name

Ecology Solutions Limited

3.3 Address

Cokenach Estate, Barkway, Royston, Hertfordshire, SG8
8DL

3.4 Email address

courtney.long@ecologysolutions.co.uk

3.5 Telephone number

07411 604294

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

09.09.2026

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?

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](#)

Yes. The development consists of on-site habitat creation, retention and enhancement (Green Infrastructure). The units provided count in full towards BNG.

The remaining units required to achieve net gains in excess of 10% have been secured via off-site means.

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 are no irreplaceable habitats on-site.

Onsite treelines and hedgerows bordering the site will be retained post-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 proposed development will provide the following medium distinctiveness habitats: Mixed Scrub, Other Neutral Grassland, Urban Tree and Species-rich Native Hedgerow. Both native and non-native species will be planted across the site. Additional habitats will be provided including Modified Grassland, Introduced Shrub, Vegetated Garden and Ornamental Hedgerow.

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

3.94

4.10 Explain why you're using off-site biodiversity units

You do not need to answer this question if you're:

- only planning to use on-site biodiversity units or statutory credits
- using off-site units for a small ('minor') development that is not already [exempt from BNG](#)

(250 words)

Based on the net loss in habitat units yielded by the metric, the landscaping scheme was reviewed to minimise the net loss / facilitate net gain, with discussions had between Ecology Solutions and Charnwood Landscape Design Limited (the landscape architect).

Measures were implemented that slightly reduced the unit deficit. Post-development habitat conditions were also raised (where appropriate and feasible). These measures were not enough to achieve a +10% net gain, however. Further enhancements, for example, introducing a 'biodiverse green roof' would not be suitable for the proposed building due to weight, depth and potential irrigation constraints which could impact the ecological value of the green roof. Furthermore, these enhancements would continue to result in trading rules not being met for medium and low distinctiveness habitats. It was also considered that any major landscaping changes would detract from the vision and character of the residential development.

The developer does not hold wider land holdings which could be allocated for BNG banking. As such, the option for securing off-site biodiversity units was sought and secured from the Environment Bank to satisfy trading rules and secure a +10% net gain. In total, 3.94 other neutral grassland habitat units were provided through the purchase. This habitat is classified as 'medium' distinctiveness.

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.

14152 BNG Metric

4.15 Condition assessments

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

Statutory_Biodiversity_Metric_Condition_Assessments_-
_July_2025

4.16 Pre-development habitat survey report and map

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

14252.LBMP.vf – Plan ECO2; 8244.EcoAss.vf1 – Plan
ECO2

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.

Proposed Landscape Surface Finishes Plan (Drawing No: CLDL 2457 (08) 04 01, March 2026) produced by Charnwood Landscape Design Limited

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

16/09/2020

6.2 Survey constraints

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

All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent in different seasons. Nonetheless, the botanical survey undertaken on 16 September 2020 was within the optimal period for Extended Phase 1 surveys, and, given the habitats present, it is considered an accurate and robust assessment has been completed.

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

4.58 habitat units

Number of hedgerow biodiversity units

1.94 hedgerow units

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

2.10 habitat units

Number of hedgerow biodiversity units

2.93 hedgerow units

Number of watercourse biodiversity units

0

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

-2.48 habitat units

Area habitat biodiversity units % change

-54.09%

Hedgerow biodiversity units

+1.00 hedgerow units

Hedgerow biodiversity units % change

+51.47%

Watercourse biodiversity units

0

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.

Purchased and secured biodiversity units from the Environment Bank

7.2 Biodiversity gain site register reference number

Ardingly - BGS-281024001

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.

Biodiversity Units were purchased from Environment Bank's Ardingly Habitat Banks which are secured through the Section 106 agreement for the development.

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

0.85 habitat units

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

3.94 habitat units

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

3.09 habitat units

Area habitat biodiversity units % change

+362.19%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

0

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

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