

**BIODIVERSITY GAIN PLAN REPORT ROCKY LANE
HAYWARDS HEATH RH16 4TW**

Grid Ref 532514122168 NGR 3251422168

24th March 2026: Version 1



By

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March 2026

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Author Shea O’ Neill **Technical reviewer** S Richardson

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Signature	Signature s 	
Date:	24/3/26	Date: 24/3/26
	_____	_____

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Control Sheet

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Version History

Version	Date	Modified by	Approved by	Comment/Reason(s)
1	24/3/2026	N/A	SR	First Issue

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CONTENTS

- 1 Introduction and background**
- 2 Methodology- Desk Study**
- 3 Results – Desk-top Study**
 - 3.1 Baseline- Designated (protected) sites.
 - 3.2 Priority habitats.

Enhancements- N/A Purchase of 0.2 units offsite.
- 4 Summary and Recommendations- purchase 0.2 units off-site from Iford Farms**

APPENDIX 1- Photographs of Site

APPENDIX 2- Figures including plans and details of Iford Farm offsite habitat units provider.

APPENDIX 3 CV and qualification of author.

TECHNICAL NOTE: BIODIVERSITY NET GAIN (BNG) STRATEGY	
SITE NAME & ADDRESS	Land adjacent to Rocky Lane, Sandrocks, Ansty and Staplefield RH16 4TW OS 532514122168 NGR 3251422168
DEVELOPMENT PROPOSAL	Construction of 4G Telecoms Mast, Compound and access route
PLANNING REFERENCE	Not known
DATE	24th March 2026
AUTHOR	Shea O’ Neill Ba (Hons) Dip LA CMLI MCIEEM – Principal Landscape Architect and Principal Ecologist

INTRODUCTION & BACKGROUND

Adapt Environment Ltd was commissioned to provide a Statutory Biodiversity Metric calculation tool (hereafter referred to as ‘the metric tool’) for the proposed development on land adjacent to Rocky Lane OS Grid Reference 532514 122168. This Biodiversity Gain Plan has been produced to accompany the metric tool and provide an overview of the results and purchase of 0.2 habitat units offsite from Iford Farms. This report should be read in conjunction with the legal documents from Iford Farms as proof of purchase of the 0.2 habitat units purchased off- site. This document should be read in conjunction with the Biodiversity Gain Form extracted. In England, the primary legislation for the statutory framework for biodiversity net gain (BNG) is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. Under the statutory framework for BNG, subject to some exceptions, every planning permission is subject to a condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or through statutory biodiversity credits.

METHODS

The latest version of the metric tool and User Guide (23 July 2024) have been accessed from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Desk Study

The Multi-Agency Geographic Information for the Countryside (MAGIC) mapping tool (Available from: <https://magic.defra.gov.uk/>) was used to search for ecological information contained within the following datasets:

- Statutory designated sites for nature conservation within a 500m radius.
- Priority habitats (including Irreplaceable habitats) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 within a 500m radius.

A site walkover was undertaken on **25th November 2024** by Shea O' Neill CMLI MCIEEM (Full member of the Chartered Institute of Ecology and Environmental Management and Chartered Landscape Architect Member of Landscape Institute). Shea has extensive experience in survey and site assessment for habitats and protected species. All habitats within the site were described and mapped using UK Habitat Classification (UKHab) Version 2 definitions (UKHab Ltd, 2023).

RESULTS

BASELINE

Designated Sites

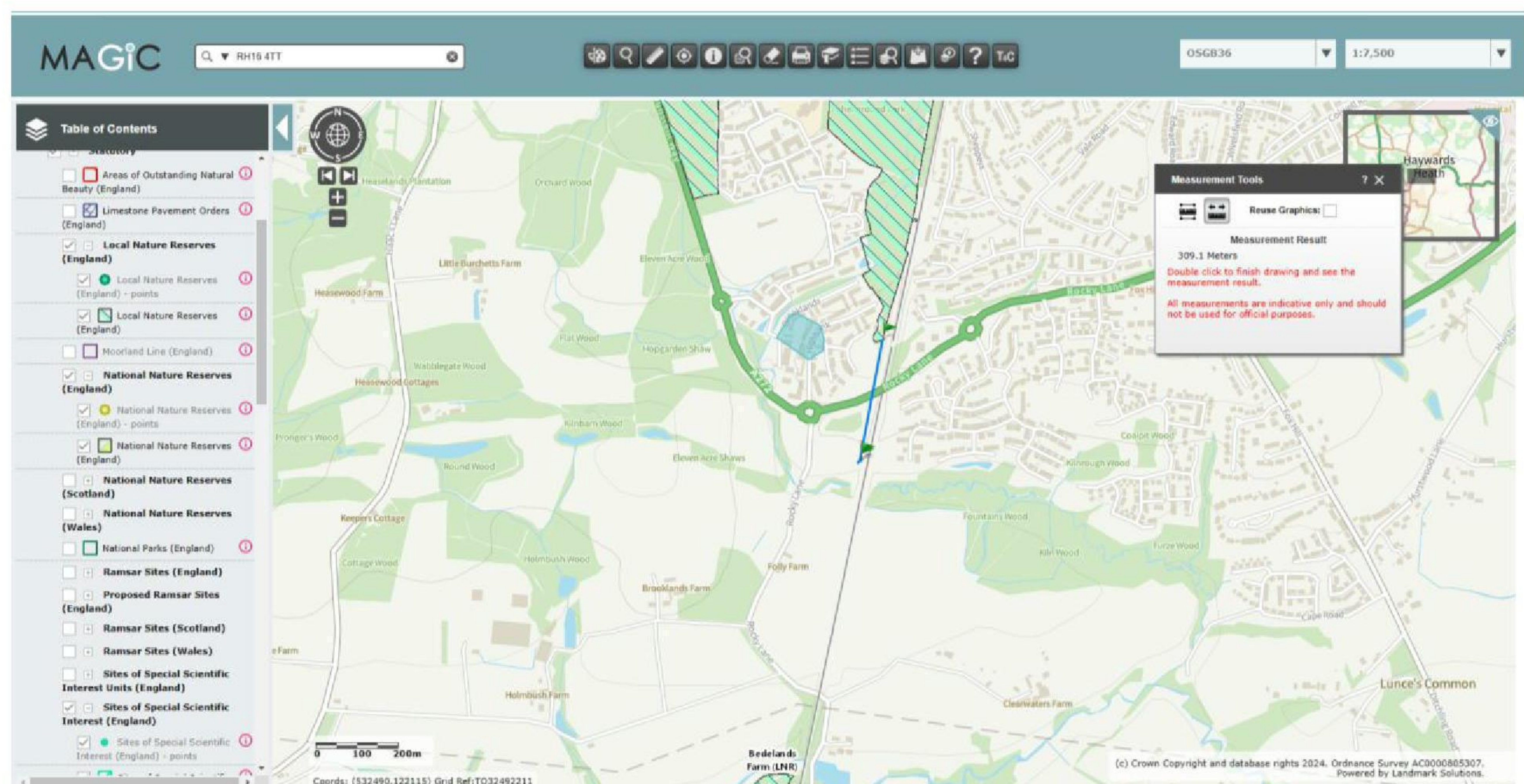
The proposed development is located within 309m of a statutory designated site. The site is Ashenground and Bolmore Woods Local Nature Reserve LNR which is located north of the site. The LNR is separated from the site by an A class Road (A272) and Highbank Housing area. In addition, there is a LNR Bedelands Farm sites within 790 m to the south. Ditchling Common SSSI is located 2.6km to the southeast.

Irreplaceable & Priority Habitats

There are no irreplaceable or priority habitats on the site. A large area of woodland LNR is located across High bank and A272 to the north of the site. This is a priority habitat as listed on Section 41 of the NERC Act 2006. This area may also contain ancient woodland (irreplaceable & priority habitat). The proposed development does not pose any risk of adverse impacts to such habitats.

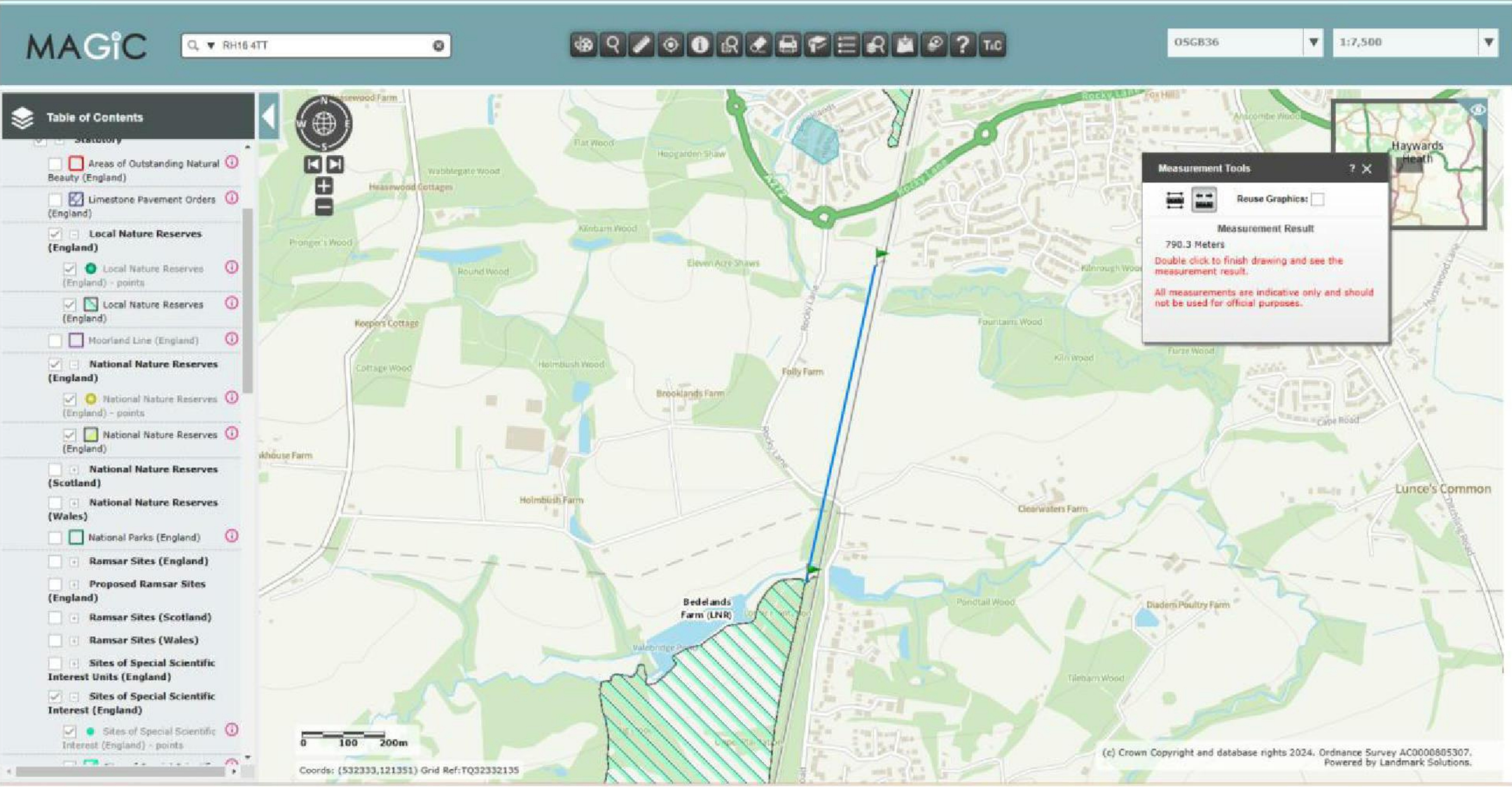
Figure 1: Location of Ashenground and Bolmore Woods Local Nature Reserve -309m north.

Extract DEFRA Magic Maps.



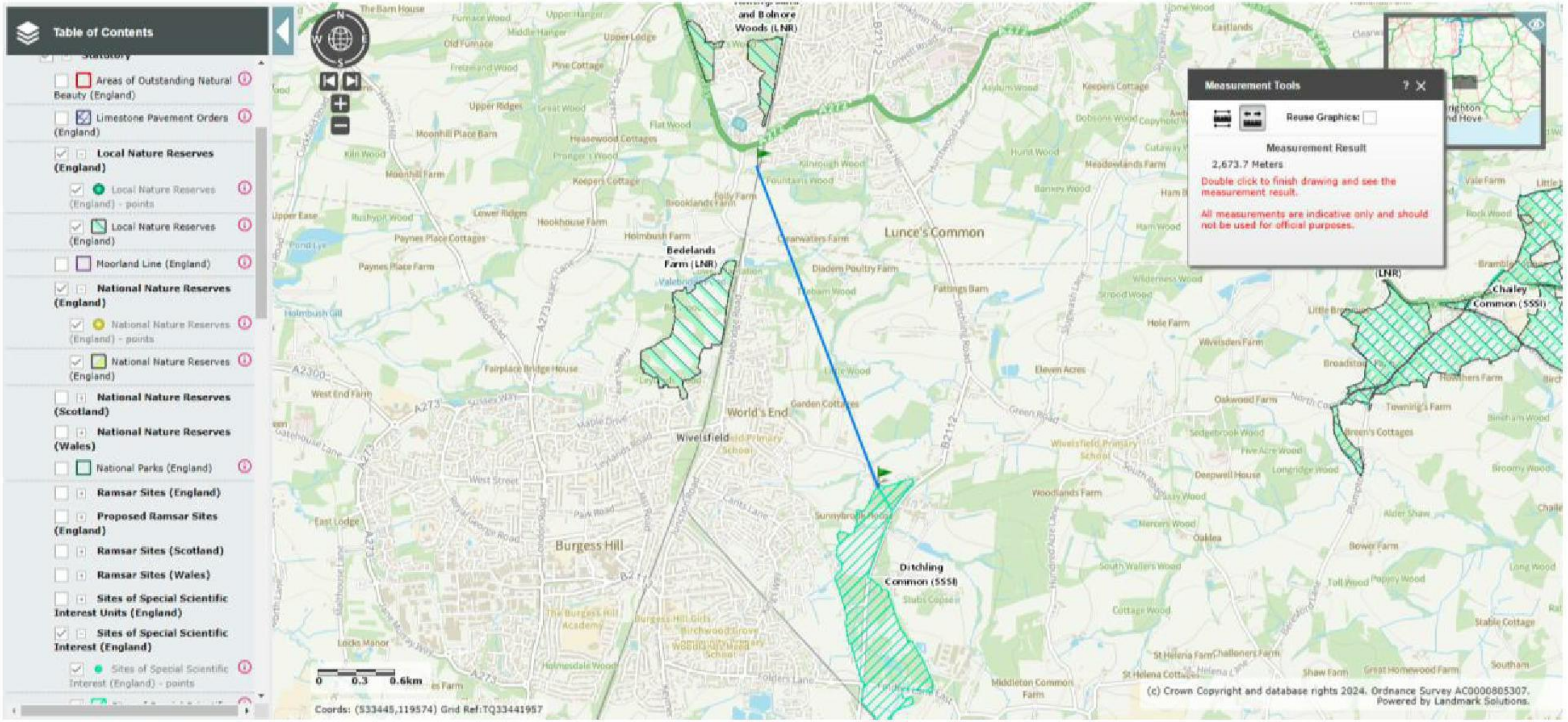
A further area of woodland Bedelands Farm LNR is located across agricultural land to the south of the site. This is a priority habitat as listed on Section 41 of the NERC Act 2006. This area may also contain ancient woodland (irreplaceable & priority habitat). The proposed development does not pose any risk of adverse impacts to such habitats.

Figure 2: Location of Bedelands Farm Local Nature Reserve -790m south. Extract DEFRA Magic Maps.



Ditchling Common is a 65 hectare SSSI managed by East Sussex Council and commoners. It is a biologically important area of acidic heath grassland with rare plants and notable populations of Butterflies and Moths. The SSSI is located across agricultural land to the southeast of the site. This is a priority habitat as listed on Section 41 of the NERC Act 2006. This area may also contain acid grassland heath (irreplaceable & priority habitat). The proposed development does not pose any risk of adverse impacts to such habitats.

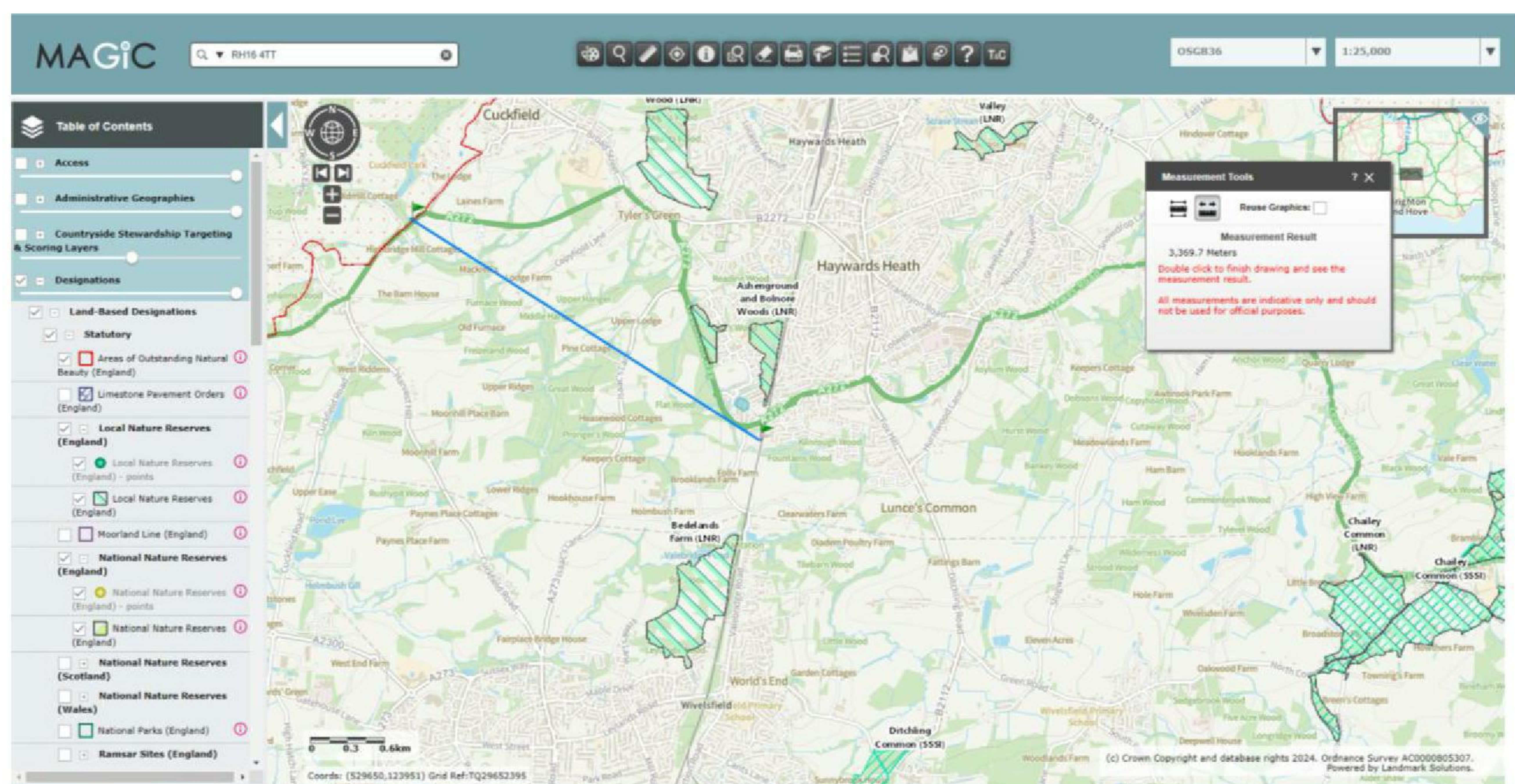
Figure 3: Location of Ditchling Common SSSI -2673m southeast. Extract DEFRA Magic Maps.



High Weald Ecological Network/Area of Outstanding Natural Beauty/National Landscape

The site is not within High Weald Ecological Network or the High Weald AONB or National Landscape Area. The boundary of the High Weald AONB is 3.3km to the Northwest as shown by Figure 4.

Figure 4: Location of boundary of High Weald Area of Outstanding Natural Beauty AONB 3.36km to the northwest. Extract DEFRA Magic Maps.



Habitats

Photographs which provide a general overview of the site and supporting data for the metric tool are provided in Appendix 1. Figure 5 and 6 in Appendix 2 provides an overview of the habitat baseline as existing on the 25th of November 2024. There is a priority habitat woodland (VW1) adjacent outside the 10m site buffer refer to Tree Survey and Constraints Plan including Drawing No 11353-D-CP completed by Haydens Arboricultural Consultants surveyed December 2024. There is priority habitat hedgerow including bramble within the 10m buffer along the access track. There are two trees within the 10m buffer labelled T1 (Oak) and T2 (Oak) in the Arboricultural Impact Assessment. This is a dead un-labelled Alder located adjacent to T2. These are outside the red line boundary.

There was no habitat degradation and the site was ungrazed. The pre-development biodiversity value of onsite habitat should be either the date of the application submission or the date of the BNG site survey 25th November 2024. The grassland extends across the existing large pasture field to the north and west. It is a biodiversity gain; however, it cannot and is not included retrospectively in the metric tool.

The site area measures 993m² or 0.0993 of a hectare and includes the existing access from Rocky Lane and areas of g4 modified grassland (existing). The grassland is species poor and in poor condition (see attached habitat condition assessment).

The combined biodiversity value of the existing habitats is **0.18 habitat units**. A section of the g4 modified grassland is to be lost as a result of the proposals including the hard-cored access track and crane operational area.

Hedgerows

A mixed species hedgerow including Bramble was previously planted along the side of the railway line fence at the time of the assessment. This has not been included in the metric tool because it is outside the red line boundary, but it is inside the 10m buffer as a priority habitat.

Watercourses

There are no watercourses within the red line planning boundary. This watercourse is not within the ownership of the client.

ENHANCEMENTS

No habitat enhancements are proposed. Habitat units 0.2 units will be purchased offsite from Iford Farms.

CREATION

Habitats

Figure 7 in Appendix 2 provides a UK Habitat Classification map of the site as proposed. The development layout includes the installation of the 23m 4G Telecom mast and hard-standing areas to facilitate the crane required for construction and access to the mast for maintenance. All remaining field areas are to remain as existing.

The most feasible solution to achieve net gain is to buy units offsite to achieve at least a 10% net gain in biodiversity value. It is proposed to purchase 0.2 units offsite from Iford Farms.

This is a 10% net gain offsite with South Downs National Park.

Hedgerows

There is no mandatory requirement for net gain in respect of linear hedgerows because hedgerows are outside the red line boundary but within the 10m buffer. All hedgerows are to be retained.

Watercourses

There is no net gain in respect of a watercourse. There is no proposed work to the watercourse outside the red line and it is not within the ownership of the client. A CEMP is recommended to ensure protection from pollution.

SUMMARY

The development proposals will result in:

- a net gain of biodiversity value for habitats comprising **0.2 habitat units > 10%** offsite.

In accordance with the habitat conditions and value in November 2024, all habitats to be affected are of low distinctiveness only (i.e. g4 modified grassland). No designated sites, irreplaceable habitats, priority habitats or habitats of high or medium distinctness will be affected.

The development will therefore meet the biodiversity net gain condition for habitats as the 10% net gain would be achieved offsite.

The information within this document and the metric tool demonstrates that the mandatory BNG condition is more than capable of being discharged successfully at the site.

RECOMMENDATIONS- Biodiversity Gain Plan purchase 0.2 units offsite

Post-consent Requirements & Recommendations

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan (BGP) to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development. The BGP should detail the measures undertaken to achieve the required 10% net gain as stated in the metric tool. Local planning authorities have and are integrating their own approaches to detailing planning conditions since the government issued further legislation and guidance on BNG planning requirements.

This document provides the details of the 0.2 habitat units to be purchased offsite from Iford Farms BGS 290224001. Please read all legal documents in conjunction with this Biodiversity Gain Plan. Please read the Biodiversity Gain Plan form below in conjunction with this report.

Biodiversity Gain Plan Form Extract



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

24/03/2026

1.2 Planning application reference number

DM/25/1495

1.3 Local planning authority (LPA)

Mid Sussex

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Land adjacent to Rocky Lane Haywards Heath RH16
4TW. Grid reference 532514 122 168

1.5 Describe the development

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

The development is for the construction of a 4 G lattice mast with associated infrastructure including meter cabinets. The site is accessed by an extended entrance and temporary access track from Rocky Lane Haywards Heath.

2. Developer details

2.1 Applicant name

Rebecca Skerrett (planning agent- on behalf of Avison Young Uk)

2.2 Company name

Cellnex Connectivity Solutions Ltd

2.3 Address

R+ 4th Floor 2 Balgrave Street Reading RG1 1AZ

2.4 Email address

Rebecca.skerrett@avisonyoung.com

2.5 Telephone number

07876391678

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- (refer to original signature on submitted form)



2.8 Date

24-3-26

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

Shea O Neill

3.2 Company name

Adapt Environment Ltd

3.3 Address

Omagh Enterprise Centre Great Northern Road
Omagh Co Tyrone North Ireland BT78 5LU

3.4 Email address

shea.adaptenvironment@outlook.com

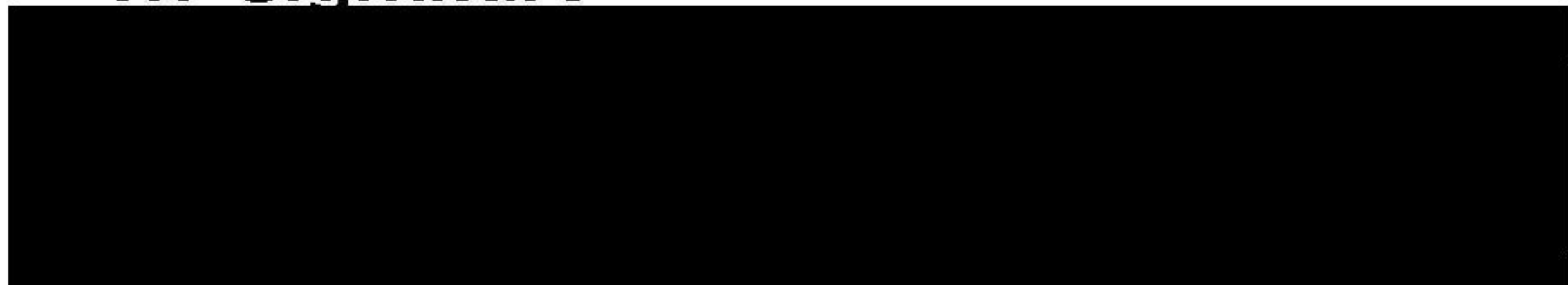
3.5 Telephone number

07703916908

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

24-03-2026

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

Biodiversity Habitat units to be purchased offsite from J and H Robinson (Iford Farms) Ltd

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.

Biodiversity Habitat units to be purchased offsite from J and H Robinson (Iford Farms) Ltd. No irreplaceable habitats present on site. CEMP used for construction project onsite. Environmental management in place implemented by contractor. Trees have been surveyed and will be retained. Refer to Tree Survey and AIA. One dead tree to be removed under supervision of Ecologist.

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?

0.2

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).

Off site habitat units to be used because site is being leased for 25 years and is not purchased. Ownership of Site will revert back to site owner following demolition of mast after required time frame of usage.

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.

BNG statutory metric Rocky Lane

4.15 Condition assessments

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

Condition Assessment Rocky Lane attached

4.16 Pre-development habitat survey report and map

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

PEA and baseline habitat survey attached.

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.

N/A Purchase of off site habitat units.

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

Reference number

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

N/A

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

0.18

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

0.2

Number of hedgerow biodiversity units

0

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

0.02

Area habitat biodiversity units % change

-100%

Hedgerow biodiversity units

0

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).

Baseline Biodiversity unit 0.18. Required Biodiversity Gain 10% required 0.2 habitat units. 0.02 unit change.

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.

Buying off- site Habitat units from J and H Robinson (Iford Farms) Ltd 0.2 units to be purchased.

7.2 Biodiversity gain site register reference number

Land known as 2
Houndean Cottages
Brighton Rd Lewes BN7
3JH

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.

S106 agreement for 2 Houndean Cottages Brighton Rd Lewes BN7 3JH attached.
S106 agreement with South Downs National Park planning authority BGS 290224001

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

0.18

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

0.2 purchased offsite

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

0.02 net change

Area habitat biodiversity units % change

-100%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

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

A4

A5

H

W

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.

Proof of purchase from Iford Farms attached

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 purchased offsite

High

N/A purchased offsite

Medium

N/A purchased offsite

Low

N/A purchased offsite

10. Sharing data (optional)

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

- ☒ Yes
- ☐ No

APPENDIX 1: PHOTOGRAPHS

Photograph 1.
View north-east
overlooking
proposed
development
area.



Photograph 2.
View south over
proposed
construction
area of the track



Photograph 3.
View east towards
the boundary of
railway line.



Photograph 4.
View south over
proposed
crane hard-
standing and
access track



Photograph 5.
View west of rest
of agricultural
field including
modified
grassland.



Photograph 6.
View southeast of
boundary
hedgerow along
access track
inside 10m buffer.



Photograph 7.
Entrance from
Rocky Lane and
starting point of
hardcore access
route.



Photograph 8
Entrance from
Rocky Lane and
starting point of
hardcore access
route. Mature
Oak is detailed in
tree constraints
drawing.



APPENDIX 2: FIGURES

- **FIGURE 5. AERIAL PLAN OF SITE**
- **FIGURE 6. UK HABITAT CLASSIFICATION MAP (BASELINE)**
- **FIGURE 7. PROPOSED OFFSITE PROVIDERS Iford Farms**

**Figure 5 Aerial Plan
of site and access
route.**



FIGURE 6. UK HABITAT CLASSIFICATION MAP (BASELINE)

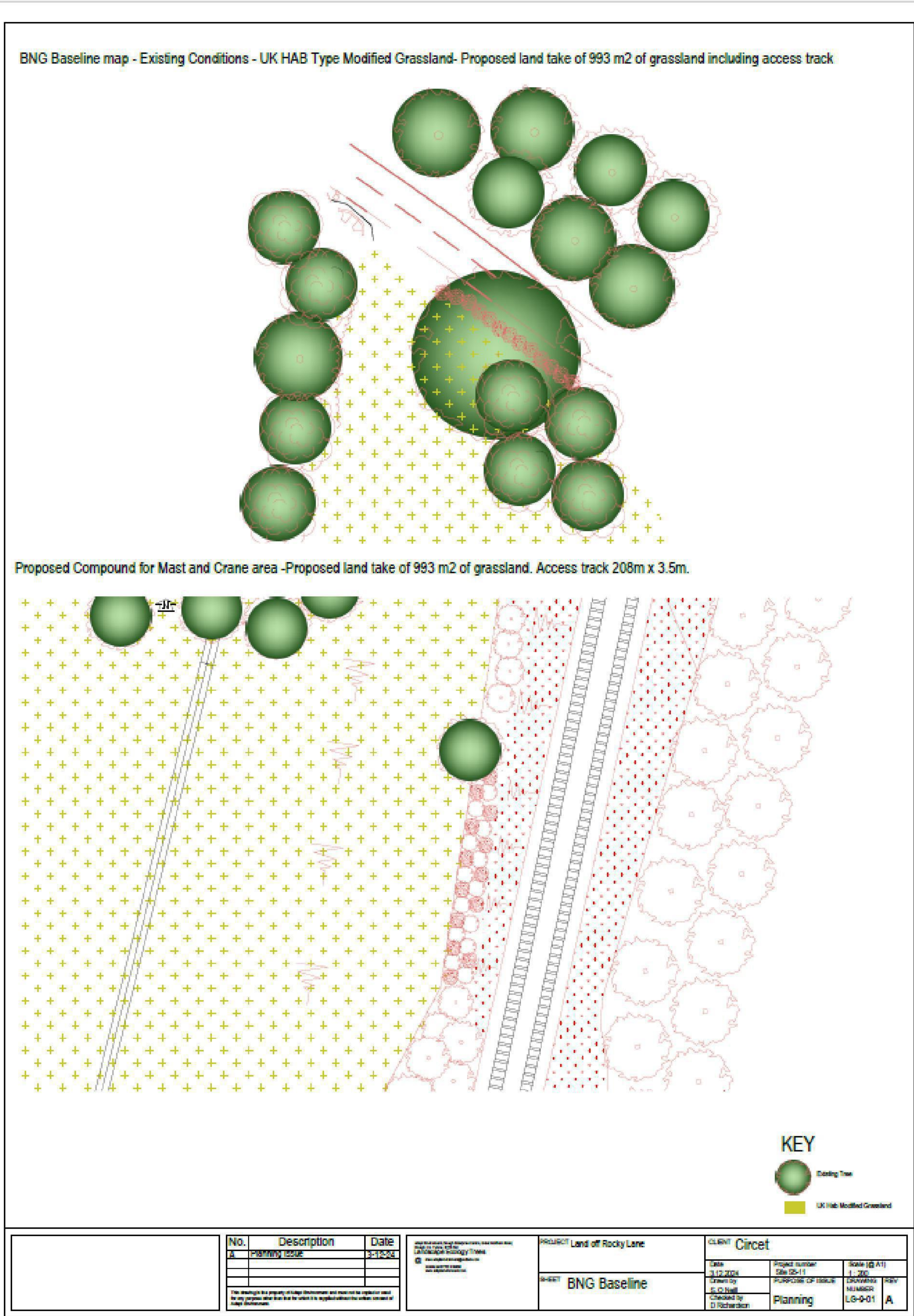
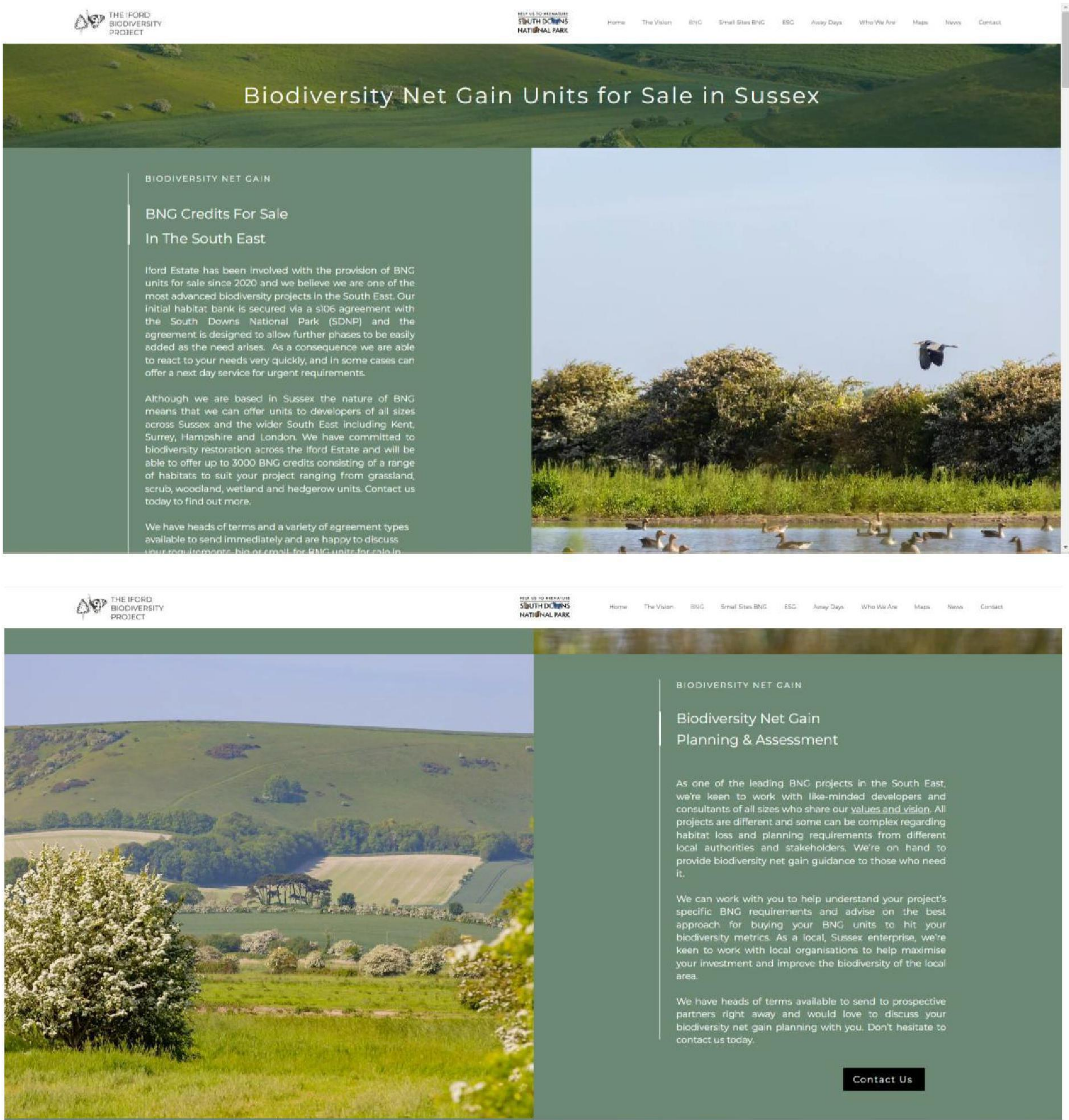


FIGURE 7. Proposed Offsite Providers

Proposed Site Iford Estate in partnership with South Downs National Park in Sussex. The site is 13 miles to the south of the proposed SRN site.



BIODIVERSITY NET GAIN

Why Choose Iford to Purchase Your BNG Units From?

If you want to make a difference to biodiversity rather than just tick the box to say you've done it then you need to be looking for a site that offers true landscape scale BNG creation. The Lawton Report emphasised the need for a bigger, better, more joined up approach to habitat creation and restoration, and we believe we are by far the biggest BNG offset site in the South East, and among the biggest in the UK. We have a landscape led vision, and have verified our plans with landscape appraisals, hydrology assessments and extensive engagement with all stakeholders, including LPAs, the South Downs National Park and others.

If you're a developer or organisation in the South East, we're perfectly placed in the heart of Sussex to work with you. Choosing a BNG unit provider close to your development not only makes it more convenient to work alongside, but it's also easier to match habitat types and hit your various BNG metrics. What's more, developers are incentivised to buy BNG units as close as possible to the site of their project, with prices increasing with distance.



BIODIVERSITY NET GAIN



BIODIVERSITY NET GAIN

Areas We Cover

Locality is key with the sale of BNG units. The closer they are to your development, the more valuable they are to you. We're based in Sussex but we work with developers and organisations from East and West Sussex and across the South East including Kent, Hampshire, Surrey, Berkshire and London.

The Sales Process

THE SALES PROCESS

Initial Enquiry

Different clients have a range of requirements, and we're happy to tailor our approach to suit those requirements. In general the earlier you involve us the better, the team at Iford have years of experience working with the BNG Metric and are able to offer early advice to minimise your unit requirements. Sharing your BNG on-site Metric is a good starting point, we can then populate the



The Sales Process

THE SALES PROCESS

Initial Enquiry

Different clients have a range of requirements, and we're happy to tailor our approach to suit those requirements. In general the earlier you involve us the better, the team at Iford have years of experience working with the BNG Metric and are able to offer early advice to minimise your unit requirements. Sharing your BNG on-site Metric is a good starting point, we can then populate the off-site requirements and generate an initial quote to work from.



THE SALES PROCESS

Satisfying Your LPA

We have extensively engaged with all the Local Planning Authorities and ecologists, to ensure the an Iford BNG Unit is acceptable to them. Our strategic partnership with the South Downs National Park also enables them to provide



Satisfying Your LPA

We have extensively engaged with all the Local Planning Authorities and ecologists, to ensure the an Iford BNG Unit is acceptable to them. Our strategic partnership with the South Downs National Park also enables them to provide reassurance on an officer to officer level. Different LPAs currently have different requirements (planning condition, s106 etc), and we can work with those requirements to ensure an off-set at Iford works for all parties.

THE SALES PROCESS

The Agreement

Our land is secured by s106 agreement with The South Downs National Park Authority, and they are responsible for monitoring and reporting on the habitat creation. Alongside the s106 is an "Allocation Agreement" which allocates the required units from the habitat bank to your development. We will then register these on the BNG Register when it is launched by DEFRA.



Contact

Get in touch to discuss your businesses' biodiversity requirements



Ben@ifordestate.com



07974 267780



Iford Estate
Nr Lewes
E Sussex
BN7 3EU

what3words:

///hurricane.lovely.whimpered

CONTACT FORM

First Name

Last Name

Page 10 of 10

Email •

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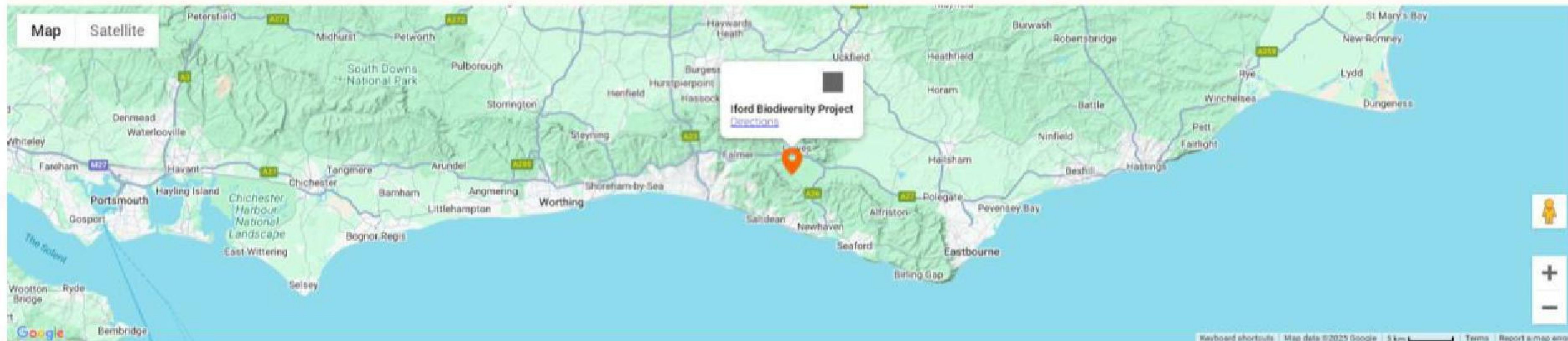
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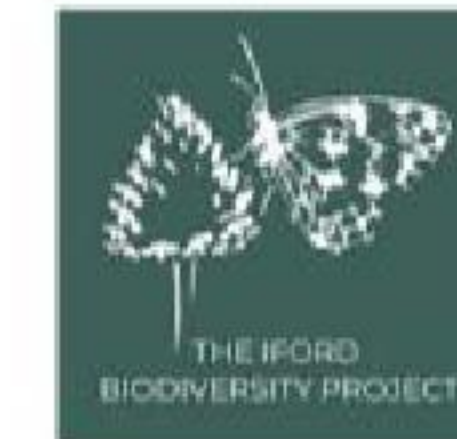


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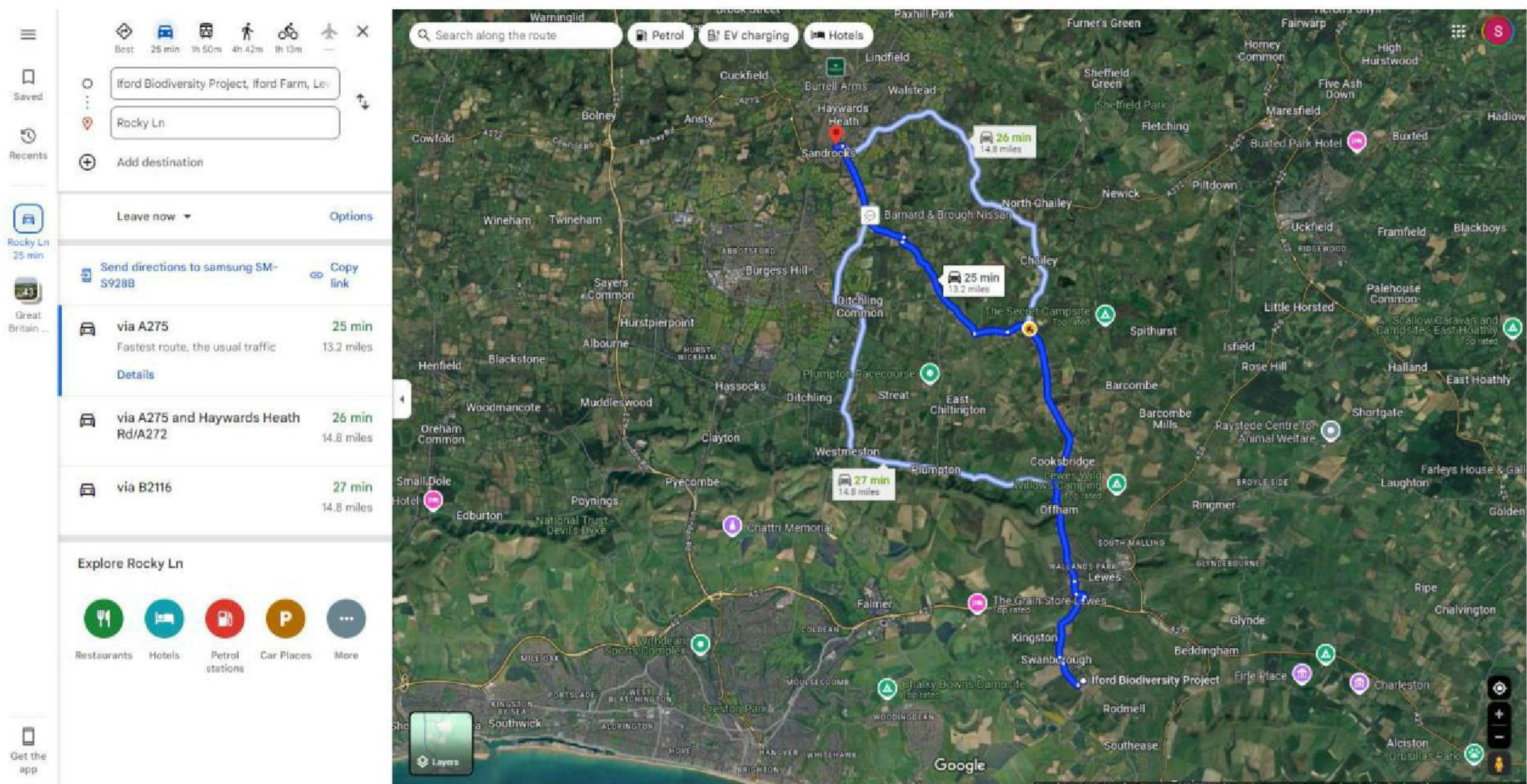
Email Ben@ifordestate.com

Location Iford Estate
Nr Lewes
E Sussex
BN7 3EU

Social Media **in** **f** 



The Iford Biodiversity project is proud to be working in partnership with The South Downs National Park.



S106 BNG Agreement with South Downs Nation Park to provide offsite units.

DATED 18th July 2023 (1) SOUTH DOWNS NATIONAL PARK AUTHORITY (2) J. & H. ROBINSON (IFORD FARMS) LIMITED AGREEMENT PURSUANT TO SECTION 106 TOWN AND COUNTRY PLANNING ACT 1990 AND OTHER POWERS RELATING TO BIODIVERISTY GAIN ON PART OF THE LAND KNOWN AS 2 HOUNDEAN COTTAGES, BRIGHTON ROAD, LEWES, BN7 3JH	BM/SD802.904 THIS DEED is made on [18th] of [July] 2023 BETWEEN: (1) SOUTH DOWNS NATIONAL PARK AUTHORITY of South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH ("the Authority"); and (2) J. & H. ROBINSON (IFORD FARMS) LIMITED (company registration number 00369915) whose registered office is situated at Sutton House, Iford, Lewes, East Sussex, BN7 3EU ("the Owner") INTRODUCTION (A) The Authority is the Local Planning Authority for the purposes of the 1990 Act for the area in which the Biodiversity Gain Land is situated and for the area in which Qualifying Schemes are situated (B) The Owner is the registered freehold owner of the Biodiversity Gain Land shown for illustrative purposes edged red on the attached Plan 1 which forms part of the Retained Land that is registered at the Land Registry under Title Number ESX144634 (C) The Owner and the Authority agree that the Biodiversity Gain Land can provide Biodiversity Gain to mitigate the impact of Qualifying Schemes and provide biodiversity enhancement IT IS AGREED AS FOLLOWS: 1. DEFINITIONS 1.1 For the purposes of this Agreement the following expressions shall have the following meanings unless the context requires otherwise: <table><tr><td>"the 1982 Act"</td><td>means the Local Government (Miscellaneous Provisions) Act 1982;</td></tr><tr><td>"the 1990 Act"</td><td>means the Town and Country Planning Act 1990 (as amended);</td></tr><tr><td>"Adjustment Event"</td><td>has the meaning given in the Commercial Agreement;</td></tr><tr><td>"Agreement Expiry Date"</td><td>means a date which is the expiration of the period of 30 years following the service of the Commencement Notice;</td></tr><tr><td>"Allocation"</td><td>means a portion of the BNG Capacity to be dedicated by the Owner to a developer of a Qualifying Scheme pursuant to an Allocation Agreement and "Allocate" and "Allocated" and "Allocations" shall be construed accordingly;</td></tr><tr><td>"Allocation Agreement"</td><td>means an agreement which shall be (unless otherwise agreed by the Authority) substantially in the form set out in Appendix 1 of this Agreement to be entered into by the Owner and a developer(s) of a Qualifying Scheme setting</td></tr></table>	"the 1982 Act"	means the Local Government (Miscellaneous Provisions) Act 1982;	"the 1990 Act"	means the Town and Country Planning Act 1990 (as amended);	"Adjustment Event"	has the meaning given in the Commercial Agreement;	"Agreement Expiry Date"	means a date which is the expiration of the period of 30 years following the service of the Commencement Notice;	"Allocation"	means a portion of the BNG Capacity to be dedicated by the Owner to a developer of a Qualifying Scheme pursuant to an Allocation Agreement and "Allocate" and "Allocated" and "Allocations" shall be construed accordingly;	"Allocation Agreement"	means an agreement which shall be (unless otherwise agreed by the Authority) substantially in the form set out in Appendix 1 of this Agreement to be entered into by the Owner and a developer(s) of a Qualifying Scheme setting
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APPENDIX 3: QUALIFICATIONS OF ECOLOGIST

QUALIFICATION AND EXPERIENCE OF THE ECOLOGIST/ DIRECTOR OF ADAPT ENVIRONMENT LTD.

A suitably qualified and experienced Ecologist carried out the surveys of the site, Shea O' Neill CMLI MCIEEM. The qualifications and experience of the Ecologist are outlined in the CV below.

The Ecologist insured to work on behalf of Adapt Environment Ltd is:

Mrs Shea O' Neill Director of Adapt Environment Ltd.

Qualifications Bachelor of Arts Honours Degree (BA Hons) in Landscape Architecture from Manchester Metropolitan University.

Post graduate Diploma in Landscape Architecture (DIP LA) from Manchester Metropolitan University.

Chartered Landscape Architect – registered with Landscape Institute CMLI.

Member of Chartered Institute of Ecology and Environmental Management MCIEEM.

Shea O' Neill | Landscape Architect and Ecologist
Director | Adapt Environment
Ba hons. Dip La, CMLI. MCIEEM.



Working in collaboration with individuals and teams, Shea has over 25 years of experience in managing a diverse range of environmental & heritage projects. Skilled in delivering the Ecology & Landscape Visual Impact Assessment chapters in Environmental Statements, she has a strong knowledge of the planning system. Her proven track record of delivering the Ecological Assessment and Visual Analysis for renewable energy projects and telecoms projects has enabled successful planning applications for clients. Her specialism is ecological habitat restoration and enhancement within historic landscapes, especially located along coasts and waterways.

Monaincha Wind Farm – Solar PV Extension Planning consent.
Preparation of the Landscape Visual Impact Assessment for this 253ha site on peat substrate in Country Tipperary. Planning permission was consented to in April 2021. The Solar PV arrays are proposed for installation on the existing Monaincha Wind Farm in Tipperary to share infrastructure and increase energy production.



Monaincha Solar PV Farm Co Tipperary 253h

Kilrue Solar PV Farm County Meath

Part of the team that prepared the successful planning consent for this 650ha Solar Farm proposal in County Meath. The Landscape Visual Impact Assessment including AVR photomontages were prepared in partnership with Entrust. Planning permission consented March 2023.



Kilrue Solar PV Farm Co Meath 650 ha

The Sheehy's (Roscrea) Loop in Substation & overhead pylons.

Preparation of the LVIA assessment as part of planning permission for infrastructure delivery of three existing consented Solar PV sites near Roscrea in Co Tipperary. Consented and currently being delivered onsite on behalf of Entrust.

Ballyroe Sub Station and Infrastructure

Preparation of the LVIA assessment as part of planning permission for infrastructure delivery of existing consented Solar PV sites near Ballyroe in Co Cork. The site is being managed in an environmental sensitive process because of its proximity to a SAC. Currently being delivered on behalf of Entrust.



Ballyroe Extension Solar PV Farm (O' Brien lands.) Landscape Visual Assessment of new Solar PV farm on O' Brien lands adjacent to consented Solar PV sites. Currently being delivered onsite on behalf of Entrust.

Single Wind Turbines on agricultural sites

Wind Turbines and infrastructure Co Tyrone

Working on delivering the ecological assessments for planning consent for a further five single wind turbines on agricultural sites in Co Tyrone and Co Londonderry. Six further sites have successful planning consents which are being prepared for implementation.

Habitat Restoration – West Tyrone.

Environmental restoration of Peat upland habitat in West Tyrone on wind turbine sites. Blocking of drains with grips and seeding of Sphagnum moss in shallow depressions to rewet and regenerate the peat substrate.



Peat and habitat restoration at Wind Turbine site in West Tyrone.

Tourism ECO-Pods-Ancient Woodland Assessment- Co Derry

Successful delivery of the planning consent for tourism ECO-pods adjacent to ancient woodland. Habitat mitigation and creation of off- line ponds and tree planting.



Ancient woodland assessment.

Lancashire Wind Turbine Habitat Restoration

Delivery of habitat restoration as part of the planning permission consent included Ecological Assessment, Tree Survey and Tree Protection Plans, Landscape Layout, Biodiversity Net Gain and Landscape Visual Impact Assessment.



Lancashire Wind Turbine Habitat Restoration

Ecological Assessment for replacement dwellings

These successful planning applications (over 50) for replacement dwellings within rural areas were delivered adjacent to the sensitive habitats of River Foyle & tributaries SAC within the Sperrins AONB in Co Tyrone. Environmental survey and mitigation reports were prepared for the protection of sensitive habitats and Bat surveys.

South Downs National Park Telecommunications Masts. Preparation of landscape proposals including Ecological Assessment, Tree Reports, BNG and LVIA for these sensitive semi- rural sites in the South Downs National Park. Delivery of successful planning consent including project management of the planning process.

Highfield Farm, Woodcroft Farm and Station Road Masts Working on delivering the planning consent for a further three telecoms masts in South Downs National Park.



South Downs National Park 10 number Telecommunications Masts

Eryri National Park SRN 4G Telecommunications Masts Preparation of landscape proposals including Ecological Assessment, Peat Reports, BNG and LVIA for six sensitive rural sites in the Eryri National Park. Delivery of planning application submission including project management of the planning process.

Lake District National Park SRN 4G Telecommunications Masts Preparation of landscape proposals including Ecological Assessment, Peat Reports, BNG and LVIA for seven sensitive rural sites in the National Park. Two successful consents with rebuttal submissions for three non- approvals.

Peak District National Park SRN 4G Telecommunications Masts Preparation of landscape proposals including Ecological Assessment, Peat Reports, BNG and LVIA for four sensitive rural sites in the National Park

Shea O Neill Ba Hons Landscape Architecture, Post Grad Diploma in Landscape Architecture.

December 2024

**Experience with the application of Phase 1, Phase 2 and UKHAB – Sharon Richardson
Landscape Architect and Ecologist- Member of Chartered Institute of Ecology and
Environmental Management and Chartered Member of Landscape Institute.**

Experience-

Head of Landscape- Sefton Met Borough Council 7 years.

I was responsible for the management of nine national nature reserves (NNR) on the Sefton Coast in Merseyside England including NNR Ainsdale Dunes, Crosby Lake, Ainsdale Lake, Ainsdale Pine Woods and a further 29 sites including Local Nature Reserves.

Projects surveying to NVC/ Phase 2/UKHAB- Most recent

- Monaincha Solar Farm PV on 253 ha of peat substrate and raised bog in Kilrea, County Tipperary -
February 2019 to March 2021;
- South Holt Farm site of Telecommunications Mast- Phase 2 of Chalk Grassland July 2021 South Downs National Park, Hampshire;
- Wylds Farm site of Telecommunications Mast- Phase 2 Heathland Site adjacent to SAC May 2021 South Downs National Park;
- Highfield Farm site of Telecommunications Mast- Phase 2 September 2021 South Downs National Park;
- Woodcroft Farm site of Telecommunications Mast- Phase 2 Chalk Grassland adjacent to Ancient Woodland July 2021 South Downs National Park; and,
- Head Down Junction site of Telecommunications Mast- Phase 2 Plantation Woodland adjacent to ancient woodland July 2021 South Downs National Park.
- Outline Peat Management Plan for SRN 4 G Mast in Craig Dyfnant, Elan Valley, Wales, August 2023.
- Outline Peat Management Plan for SRN 4 G Mast in Gleann Duibh Forest, Perth and Kinross Scotland June 2024.
- Outline Peat Management Plan for SRN 4 G Mast in Radnor Forest- 2 Sites, Rhodda Valley Wales August/September 2024
- Outline Peat Management Plan for SRN 4 G Mast in Rhigos Forest , Powys Wales August 2024