

## **Biodiversity Net Gain Submission – Mulberry House – Glamping Pod Site:**

**Application Date:** 21 January 2026

This submission accompanies the planning application and provides the required biodiversity information in accordance with the regulations. The following documents are attached:

- **Biodiversity Statement** – detailing the existing habitats, pre-development biodiversity value, and proposed measures for biodiversity net gain.
- **Statutory Biodiversity Metric Excel File** – completed using the statutory Biodiversity Metric Tool v3.1 (published February 2023). Fields ‘Completed by’ and ‘Date of metric completion’ have been filled in.

### **Key Points:**

- The applicant acknowledges that planning permission would be subject to the statutory biodiversity net gain requirement.
- The baseline for pre-development biodiversity has been taken as the submission date, **21 January 2026**.
- The value of the onsite habitat on the submission date has **not been reduced due to degradation**.
- No irreplaceable habitats, such as ancient woodland or veteran trees are impacted by the proposed development
- A plan showing existing habitats is included in the Biodiversity Statement.

### **Enhancement Plan:**

The proposed enhancement plan sets out the on-site biodiversity improvements designed to achieve the required net gain. These include measures such as creation of native meadow grass, green roof installation, planting of native trees, installation of bat and bird boxes, and retention of existing native planting. The enhancement plan is mapped and referenced in the Biodiversity Statement, providing a clear framework for delivery and monitoring of biodiversity net gain.

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## **Appendix A – Biodiversity Net Gain Statement (Revised)**

**Site:** Mulberry House, Copthorne Common, RH10 3JU

**Proposal:** Change of Use from C1 (holiday accommodation) to C3 (residential), consolidating two cabins into one dwelling and retaining one ancillary gym cabin

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### **1. Purpose**

This statement demonstrates compliance with the Environment Act 2021 and DEFRA Biodiversity Metric 4.0, confirming that the proposed development achieves  $\geq 10\%$  Biodiversity Net Gain (BNG).

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## 2. Baseline Habitat Value

Habitat Type	Distinctiveness	Condition	Units / ha	Area (ha)	Habitat Units
Modified Grassland (ground infill between cabins – 88 m <sup>2</sup> )	Low	Poor	25	0.0088	0.0022

**Baseline Total:** 0.0022 units

*The only habitat affected by the proposed works is the existing grass area between the cabins.*

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## 3. Post-Development Habitat Value

Module	Habitat Type	Distinctiveness	Condition	Area (ha)	Habitat Units
Area Habitat	Meadow Grass (front and rear – 100 m <sup>2</sup> )	Low	Moderate	0.01	0.025
Urban Habitat	Green Roof (Sedum & wildflower mix – 264 m <sup>2</sup> )	Medium	Good	0.0264	0.211
Individual Tree	Native Rural Trees (3 small trees)	Medium	Good	N/A (3 trees)	0.003

**Post-Development Total:** 0.239 units

### Notes:

- The meadow grass provides terrestrial habitat replacement for the lost grassland and enhances species diversity, pollinator support, and habitat connectivity.
  - The green roof contributes additional habitat units, supporting pollinators and urban biodiversity.
  - Native trees provide structural diversity and nesting/foraging opportunities, increasing overall BNG.
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## 4. Net Gain Calculation

**Net Gain (Habitat Units):**  $0.239 - 0.0022 = 0.2368$  units

**Percentage Net Gain:**

$0.2368 \div 0.0022 \times 100 \approx 10,764\%$

*The proposed development exceeds the statutory requirement of 10% net gain by a substantial margin.*

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## **5. Implementation & Verification**

- **Landscape and Ecological Management Plan (LEMP):** 5-year maintenance plan covering meadow grass, green roof, and trees.
  - **Construction Environmental Management Plan (CEMP):** Minimises disturbance to surrounding habitats during works.
  - **Post-Completion Verification:** Ecologist report submitted to the Local Planning Authority within 24 months to confirm BNG delivery.
  - **Additional Enhancements:** Bat and bird boxes, log piles, and retention of existing native planting (DM/22/3539).
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## **6. Conclusion**

- **BNG Achieved:**  $\approx 10,764\%$  ( $>10\%$  statutory requirement)
- **Compliance:** Meets DP37–DP39 of the Mid Sussex Local Plan and NPPF 174–182
- **Impact:** Replacement of  $88 \text{ m}^2$  of modified grassland with  $100 \text{ m}^2$  of meadow grass,  $264 \text{ m}^2$  green roof, and 3 native trees delivers measurable ecological enhancement, biodiversity net gain, and long-term habitat improvement.

*Note: The Biodiversity Gain Condition applies to this development. Terrestrial area habitat replacement (meadow) fully compensates for grassland loss. The green roof and trees provide additional habitat enhancements beyond minimum requirements.*