Department for Environment Food & Rural Affairs

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

15/11/2026

1.2 Planning application reference number

P/26/0226/FP

1.3 Local planning authority (LPA)

Fareham Borough Council

1.4 Development site address

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

Cams Hall Golf Club, Portchester Road
Fareham, PO16 8UP

1.5 Describe the development

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

Extension of existing car park creating 54 additional car parking spaces.

2. Developer details

2.1 Applicant name

The Club Company UK Ltd

2.2 Company name

The Club Company UK Ltd

2.3 Address

Bath Road, Knowl Hill

Reading, Berkshire, RG10 9AL

2.4 Email address

m.warne@theclubcompany.com

2.5 Telephone number

01628820750

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

Mark Warne

2.8 Date

19 November 2026

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

Jay Allen BSc (Hons) ACIEEM

3.2 Company name

BlueJay Ecology Ltd

3.3 Address

Croft Mews, Winchester Road, Botley

Southampton, SO32 2BX

3.4 Email address

jay@bluejayecology.co.uk

3.5 Telephone number

07746 369589

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

15/11/2026

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?

NA

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 values have been calculated using the statutory biodiversity metric, from our UKHab survey in January 2026 and the approved planting scheme (drawing 897 04). Only habitats within the application boundary have been counted. Nothing has been counted twice.

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.

The car park extension only affects two small parcels next to the existing car park; the third parcel within the application boundary is the BNG delivery area. A small area of the woodland (0.03 ha) is being kept and will be protected under the approved tree protection plan (24066-TPP-01) and CEMP Rev C. The rest of the woodland (0.12 ha) and 0.02 ha of mown grassland will be lost to fit the parking in, and this is made up for by the new woodland and grassland in the on-site BNG area. There are no irreplaceable habitats on site.

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.

0.25 ha of other woodland; broadleaved and 0.18 ha of other neutral grassland created in the BNG area, replacing 0.43 ha of modified grassland. Secured for 30 years by Condition 7 of P/26/0226/FP and the HMMP.

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

None

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)

NA

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).

NA

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.

BJE_CamsHall_Statutory_Metric_IterationC_151126.xlsm

4.15 Condition assessments

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

BJE_CamsHall_BNG_Report_RevE_151126.pdf (habitat condition assessments)

4.16 Pre-development habitat survey report and map

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

BJE_CamsHall_BNG_Report_RevE_151126.pdf (survey report) and BJE_CamsHall_Fig1_UKHab_Results_RevA_131126.pdf (UKHab baseline map)

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.

BJE_CamsHall_Fig2_PD_UKHab_RevC_131126.pdf (post-development UKHab) and drawing 897 04

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

NA

Reference number

NA

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

January 2026

6.2 Survey constraints

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

The survey was done in January, which is outside the optimal season for grassland. The habitats are closely mown golf course grassland and a small block of secondary woodland, so this did not affect the classification or the condition assessment. The whole site was accessible.

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

2.06

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

2.62

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

0.56

Area habitat biodiversity units % change

27.42%

Hedgerow biodiversity units

0.00

Hedgerow biodiversity units % change

0.00%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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).

NA

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.

NA

7.2 Biodiversity gain site register reference number

NA

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.

NA

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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

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

A2

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.

NA

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

NA

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

Not applicable. No very high distinctiveness habitats on site.

High

Not applicable. No high distinctiveness habitats on site.

Medium

Trading rules met. 0.92 units of medium distinctiveness other broadleaved woodland are lost on-site. These are replaced on-site by 1.17 units of the same habitat and 1.21 units of other neutral grassland, also medium distinctiveness, created in the BNG area within the application boundary.

Low

Trading rules met. 0.91 units of low distinctiveness modified grassland are lost, all on-site. This is replaced by 0.02 units of modified grassland and the medium distinctiveness habitats created on-site in the BNG area.

10. Sharing data (optional)

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

☒ Yes
☐ No