

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

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site address

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

1.5 Describe the development

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

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

The Workstation
15, Paternoster Row
Sheffield, S1 2BX

2.4 Email address

james@whitshawbuilders.co.uk

2.5 Telephone number

07939 584506

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

James Shaw

Digitally signed by James
Shaw 10/09/2025

2.8 Date

10/09/2025

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

Amy Reddick

3.2 Company name

Wood Sage Consulting Ltd

3.3 Address

Unit 2, Hey End Farm, Halifax HX2 6JN

3.4 Email address

info@woodsage.co.uk

3.5 Telephone number

07962 401997

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

Amy Reddick

3.8 Date

11/09/2025

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?

September 2021

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](#)

All on and off-site habitats which contribute toward achievement of 10% net gain for this application are not intended to contribute to any other scheme.

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 Biodiversity Gain Hierarchy requires retention of habitats of medium distinctiveness on-site in the first instance however, given that the habitat was removed before the proposed development, this is not feasible. As there is no space outside of the residential curtilages it is not viable to plant new trees or create any other habitat of higher value on-site, in accordance with the Statutory Metric User Guide. No new habitats other than Vegetated Garden may be recorded within the curtilage of a dwelling as these measures cannot be legally secured. Therefore, offsetting the net gain will have the highest benefit to biodiversity. There are no irreplaceable or priority habitats on the 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.

N/A

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

0.21

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).

New habitat, other than vegetated garden, cannot be created within the site.

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.

Copy of GEDG 00082A Green Metric

4.15 Condition assessments

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

Statutory_Biodiversity_Metric_Condition_Assessments_QueensRd_V2

4.16 Pre-development habitat survey report and map

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

WC-372.1b Queens Road - Biodiversity Net Gain Assessment

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.

WC-372.1b Queens Road - Biodiversity Net Gain Assessment

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

6.2 Survey constraints

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

The survey was constrained by the season in which it took place, certain species may only be readily identifiable during the flowering season (May – September). However, given the type of habitats present on the site it is not considered that this will have significantly altered the results of the survey.

Scrub and vegetation had been removed prior to the site survey. A combination of historic aerial imagery, Google Street view and historic maps were used to undertake a precautionary habitat and condition assessment of the habitats prior to their removal. Given the history of the site and the re-development of vegetation since removal, there was sufficient evidence to allow a robust habitat assessment. The assessment has assumed the habitat to be the highest biodiversity value which could be reasonably supported; therefore, it is not anticipated that this has constrained the conclusion of the report.

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

0.26

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

0.08

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

-0.18

Area habitat biodiversity units % change

-69.47

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?

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.

Buying Biodiversity Units from Green Earth Developments Group

7.2 Biodiversity gain site register reference number

BGS 260225002

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.

Responsible Body (RSK Biocensus)

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

0.08

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

0.30

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

0.22

Area habitat biodiversity units % change

269.09%

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

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.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

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

High

N/A

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