



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

29/05/2025

1.2 Planning application reference number

2024/0687

1.3 Local planning authority (LPA)

Barnsley Metropolitan Borough Council

1.4 Development site address

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

Central Ordnance Survey (OS) National Grid Reference
(NGR) SK 33784 99235

1.5 Describe the development

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

The proposed development comprises the partial development of the ornamental pond to construct a Louvre penthouse. This structure is intended to intake external air and exhaust heated air, with the capability of mixing these air volumes throughout the year to minimise energy consumption. There will also be the installation of a surface water attenuation tank, positioned below the proposed landscaping works. This tank will manage and control the surface water runoff, thereby preventing potential flooding and maintaining the water levels within the pond. The attenuation tank will be designed to

capture and temporarily store rainwater, releasing it gradually to mitigate the risk of overwhelming the pond and surrounding areas during heavy rainfall.

2. Developer details

2.1 Applicant name

Alan Henfrey

2.2 Company name

HSBC Global

2.3 Address

SYGDC Maple Road, Tankersley, Barnsley, S75 3DJ

2.4 Email address

alan.henfrey@hsbc.com

2.5 Telephone number

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

Alan Henfrey

2.8 Date

29/05/2025

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

Ellie Micklewright

3.2 Company name

Ove Arup & Partners

3.3 Address

6th Floor, 3 Piccadilly Place, Manchester, M1 3BN

3.4 Email address

ellie.micklewright@arup.com

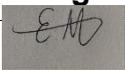
3.5 Telephone number

07779 388354

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

20/05/2025

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?

Not applicable

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](#)

Habitats do not need to be created or enhanced for other schemes as a part of the development, so all the habitat creation and enhancement within this plan (and supporting documents) supports the BNG assessment for this application.

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 development is designed to enhance the property's energy efficiency while maintaining most of the pond's aesthetic and ecological benefits, including suitable habitat for breeding amphibians if filled up. This will be achieved through the installation of a surface water attenuation tank, positioned below the proposed landscaping works. This tank will manage and control the surface water runoff, thereby preventing potential flooding and maintaining the water levels within the pond. The attenuation tank will be designed to capture and temporarily store rainwater, releasing it gradually to mitigate the risk of overwhelming the pond and surrounding areas during heavy rainfall.

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.

240.52m² of modified grassland habitat (low distinctiveness) in 'Moderate' condition will be enhanced to other neutral grassland habitat (medium distinctiveness) in 'Good' condition. 362.28m² of developed land; sealed surface habitat (very low distinctiveness) will be created for the Louvre building and surrounding developed land and footpaths

(condition not applicable). 50.08m² of other neutral grassland habitat (moderate distinctiveness) in 'Moderate' condition will be created from areas of developed land, modified grassland and introduced shrub habitat lost and will be seeded with a wildflower mix.

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

0.00

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).

Not applicable

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).

Not applicable

4.12 Do you have a habitat management and monitoring plan?

Yes (Arup, 2025)

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.

Appendix 4. HSBC SYGDC SSM Calculation_Tool V2.0

4.15 Condition assessments

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

Not applicable

4.16 Pre-development habitat survey report and map

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

24415 HSBC SYGDC Tankersley EclA V2.0

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.

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

Not applicable

Reference number

Not applicable

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

11/11/2024

6.2 Survey constraints

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

The Extended UKHab Survey was undertaken in November 2024 which is considered a suboptimal period for botanical growth (optimal survey period March – September, inclusive). However, sufficient data was obtained to enable botanical identification from dead stems and leaf growth, such that habitats could be categorised during the walkover survey. Surveyors were unable to access the woodland located to the west of the Site as it was enclosed by a fence. However, this is not considered to be a significant limitation as the trees could be assessed from the Site boundary using binoculars and there is limited access to the Site from the woodland for animals such as badger due to the height of the fence.

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

0.4530

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

0.4993

Number of hedgerow biodiversity units

Not applicable

Number of watercourse biodiversity units

Not applicable

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

0.0464

Area habitat biodiversity units % change

10.23

Hedgerow biodiversity units

Not applicable

Hedgerow biodiversity units % change

Not applicable

Watercourse biodiversity units

Not applicable

Watercourse biodiversity units % change

Not applicable

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).

Not applicable

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.

Not applicable

7.2 Biodiversity gain site register reference number

Not applicable

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.

Not applicable

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

Not applicable

Number of hedgerow biodiversity units

Not applicable

Number of watercourse biodiversity units

Not applicable

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

Not applicable

Number of hedgerow biodiversity units

Not applicable

Number of watercourse biodiversity units

Not applicable

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

Not applicable

Area habitat biodiversity units % change

Not applicable

Hedgerow biodiversity units

Not applicable

Hedgerow biodiversity units % change

Not applicable

Watercourse biodiversity units

Not applicable

Watercourse biodiversity units % change

Not applicable

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

Not applicable

A2

Not applicable

A3

Not applicable

A4

Not applicable

A5

Not applicable

H

Not applicable

W

Not applicable

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.

Not applicable

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

Not applicable

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

High

Not applicable

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