

Off-site Biodiversity Net Gain Provision

Source of off-site biodiversity units and basis of their delivery

Prepared for	Vistry Group (West Yorkshire), Leanne Morgan
Development site	Land off Shaw Lane, Carlton, Barnsley
Habitat bank 1	Low Shires Farm, North Yorkshire (BGS-061125001)
Habitat bank 2	Spinkhill, Renishaw, NCA 38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield (BGS-280826003)
Date	12 October 2026

Where the outstanding units are coming from

The outstanding off-site biodiversity mitigation for this development will be achieved across two registered BioMark habitat banks: Low Shires Farm, North Yorkshire (BGS-061125001) and Spinkhill, Renishaw, NCA 38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield (BGS-280826003). Allocation is confirmed to the developer in writing at the point of reservation, and the units are then permanently assigned to this development so that the provision can be evidenced throughout the planning process. The ditch and pond units required will be supplied from Low Shires Farm (BGS-061125001), and the Low Distinctiveness Lowland Meadow units required will be supplied from Spinkhill, Renishaw (BGS-280826003). This unit supply will meet the Biodiversity Net Gain requirement for the development.

Securing and registration

Both habitat banks are secured for a minimum of thirty years by a legal agreement, and each gain site is already registered with Natural England on the national Biodiversity Gain Sites Register — Low Shires Farm as BGS-061125001 and Spinkhill, Renishaw as BGS-280826003. Once the units have been reserved and purchased by the buyer in full, and full planning permission has been granted, the units for this development will be allocated against the relevant gain site. Habitat creation, monitoring and reporting for the full term are carried out by each Habitat Bank as operator rather than by the developer.

Any questions on this provision?

We are happy to speak directly with the case officer or your ecologist to confirm unit availability, pricing or the wording of the Biodiversity Gain Plan.

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