



Department  
for Environment  
Food & Rural Affairs

# Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

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## 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

17/07/2024

### 1.2 Planning application reference number

3/2024/0121

### 1.3 Local planning authority (LPA)

Ribble Valley

### 1.4 Development site address

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

Cuckoo Hall Higher Road, Lancashire, PR3 2YX

### 1.5 Describe the development

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

Extension of farmhouse including the incorporation existing barns and provision of 2no. agricultural buildings.

## 2. Developer details

### 2.1 Applicant name

Owen McLaughlin

### 2.2 Company Name

C/O PWA Planning

### 2.3 Address

2 Lockside Office Park Lockside Road Preston Lancashire PR2 2YS

### 2.4 Email address

[REDACTED]

### 2.5 Telephone number

[REDACTED]

### 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

Owen McLaughlin

### 2.8 Date

17/07/2024

### 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

Josh Hellowell

#### 3.2 Company name

PWA Planning

#### 3.3 Address

2 Lockside Office Park Lockside Road Preston Lancashire PR2 2YS

#### 3.4 Email address

[REDACTED]

#### 3.5 Telephone number

[REDACTED]

#### 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

Josh Hellowell

#### 3.8 Date

17/07/2024

## 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?

17/07/2024

### 4.3 How have you met 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

I am not using the habitat creation, enhancement, or offsite purchases in 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 works proposed largely relate to conversion and enhancement works to an existing farmstead. This provided us with an opportunity to focus the construction works on areas of existing hard standing which have no significant habitat value. Considerable effort was made to contain the built works to as close a footprint to the existing farmstead and therefore minimise any harm. Equally, where possible we have increased the quantity of more valued habitat. With the existing slurry pit proposed to be utilised as a covered subterranean garage, we have been able to increase the grassland coverage to off set harm elsewhere. Whilst the provision of more modern, fit for purpose, agricultural buildings has resulted in the loss of a stretch of hedgerow and a minor quality of grassland, we have sought to compensate this elsewhere on site and therefore be successful in achieving an overall uplift in biodiversity value.

#### 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-site

#### 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.

The applicant is agreeable to securing the implementation through the provision of a suitably worded legal agreement, which should be secured via the use of an appropriately worded planning condition.

#### 4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

#### 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).

#### 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).

#### 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

#### 4.15 Condition assessments

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

#### 4.16 Pre-development habitat survey report and map

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

#### 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

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

15/07/2024

### 6.2 Survey constraints

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

Some buildings were not safe to enter.

### 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

1.4523

Number of hedgerow biodiversity units

0.0408

Number of watercourse biodiversity units

0

## 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

1.8991

Number of hedgerow biodiversity units

0.1264

Number of watercourse biodiversity units

0

## 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

0.4468

Area habitat biodiversity units % change

30.77

Hedgerow biodiversity units

0.0856

Hedgerow biodiversity units % change

210.13

Watercourse biodiversity units

0.0000

Watercourse biodiversity units % change

0

## 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.

### 7.2 Biodiversity gain site register reference number

### 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.

### 7.4 Total pre-development 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 post-development 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

## 7.6 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.

### 8.4 Proof of purchase

Send proof of purchase and enter the reference number.

## 9. Trading summary

### 9.1 Distinctiveness group

Tell us if the trading was satisfied for each distinctiveness group. If the trading was not satisfied, tell us if you agreed bespoke compensation.

Very high

High

Medium

Low

## 10. Sharing data (optional)

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

Yes

No