



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

14/05/2025

1.2 Planning application reference number

3/2025/0061

1.3 Local planning authority (LPA)

Ribble Valley Borough Council

1.4 Development site address

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

Clerk Laithe Lodge, Newton in Bowland, Clitheroe, BB7
3DY.

1.5 Describe the development

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

The proposed development involves the change of use of two barns from a bed and breakfast and a single dwelling to a children's care home with a very minor single storey extension to the rear of one of the barns as well as car parks in the north and south of site.

2. Developer details

2.1 Applicant name

Gary Neeham c/o agent

2.2 Company name

Real Care Support Ltd

2.3 Address

c/o agent

2.4 Email address

c/o agent

2.5 Telephone number

c/o agent

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

Thomas Schofield (agent)

2.8 Date

14/05/2025

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

Ms L. Redgrave / Mr S. Booth

3.2 Company name

Ecology Services Ltd.

3.3 Address

1-2 Church Row Chambers, Longton, Preston, PR4 5PN.

3.4 Email address

info@ecologyservices.co.uk

3.5 Telephone number

01772 614932

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

L. J. Redgrave / S. P. Booth

3.8 Date

24.02.2025 / 14.05.2025

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?

Prior to mounding of earth on grassland area, assumed January 2025.

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

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

There are no other habitat creation or enhancement schemes required for the site. All habitat creation and enhancement on-site will count towards BNG for the site.

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.

There are no irreplaceable habitats on site. The majority of habitats present are low or very low distinctiveness. Loss of trees (medium distinctiveness) will be kept to a minimum and the other neutral grassland (medium distinctiveness) and species-rich native hedgerow with trees (high distinctiveness) will be retained.

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.

On-site enhancements include an area of vegetated garden (modified grassland) and modified grassland, poor condition enhanced to other neutral grassland in good condition. 14 new native trees planted in moderate condition and a new native species-rich hedgerow planted in poor 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.

The_Statutory_Biodiversity_Metric_Calculation_Tool_Clerk_Laithe_Lodge

4.15 Condition assessments

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

Pre & Post development
Statutory_Biodiversity_Metric_Condition_Assessments
Clerk Laithe Lodge

4.16 Pre-development habitat survey report and map

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

N/A

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

TBC

Reference number

TBC

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

17.02.2025

6.2 Survey constraints

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

Survey undertaken at a sub-optimal time of year, therefore a precautionary approach has been taken to the assessment. It is considered unlikely that any of the modified grassland areas would pass criterion A (6-8 species per square metre), therefore all areas have been assessed as poor quality. Given the sub-optimal time of year of the assessment, however, if all areas passed criterion A, Areas 2, 3, 4, 7 and 10 would be good condition and Areas 2A, 5 and 6, moderate condition. This scenario has also been run in the Statutory Biodiversity Metric calculation and a range of baseline and post-development biodiversity units provided below. Further condition assessment will be undertaken at an appropriate time of year, prior to discharge of the Biodiversity Gain condition to confirm habitat condition and biodiversity net gain achievable within the site.

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

0.82-1.03

Number of hedgerow biodiversity units

0.10

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

0.98-1.06

Number of hedgerow biodiversity units

0.21

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

0.03-0.15

Area habitat biodiversity units % change

3.15-18.73%

Hedgerow biodiversity units

0.12

Hedgerow biodiversity units % change

122.06%

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).

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

Other neutral grassland not affected. Loss of three trees (medium distinctiveness) compensated by planting 14 new trees in moderate condition satisfying trading rules.

Low

Modified grassland and vegetated garden (modified grassland) loss compensated by creation of and enhancing habitat to other neutral grassland (medium distinctiveness) in good condition satisfying the trading rules. While the Statutory Biodiversity Metric is flagging a change in broad habitat for vegetated garden, the area of vegetated garden to be enhanced is an area of modified grassland, therefore not changing broad habitat type.

10. Sharing data (optional)

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

- Yes
 No