



# 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

19/11/2025

### 1.2 Planning application reference number

3/2025/0861

### 1.3 Local planning authority (LPA)

Ribble Borough Council

### 1.4 Development site address

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

Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE.

### 1.5 Describe the development

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

Proposed construction of No.3 camping lodges and a utility hut including associated hardstanding and landscaping.

## 2. Developer details

### 2.1 Applicant name

Mr S Hartley

### 2.2 Company name

Burnhouse Farm

### 2.3 Address

Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE

### 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

[REDACTED]

### 2.8 Date

25.03.26

### 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

Julie Wickington

#### 3.2 Company name

Fieldology Works Ltd

#### 3.3 Address

St Peters House, Silverwell Street, Bolton, England BL1  
1PP

#### 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

[REDACTED]

#### 3.8 Date

25.03.26

## 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?**

N/A

**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](#)

Referring to the link above: The habitats onsite are calculated 'in full' for the BNG requirements.

**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.

A thorough BNG Baseline Assessment to assess UKHab definition and condition and production of proposals to minimise impacts on habitats. No irreplaceable habitats on 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?**

None

#### 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).

N/A

#### 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.

#### 4.15 Condition assessments

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

Appendix 6 Statutory\_Biodiversity\_Metric\_Condition\_Assessment Sheet\_F122  
Burn House Farm

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

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

Appendix 7 BNG Baseline

#### 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.

Appendix 3 Proposal Plan

**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

N/A

Reference number

N/A

**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

06.10.25

**6.2 Survey constraints**

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

BNG Assessment Limitations – time of year  
  
Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline and blue-line boundaries (as appropriate) and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site red line boundary or development proposals at a later stage, this assessment

should be reviewed to determine whether any amendments or additional survey work is required.

Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.

### 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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

### 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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

### 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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change



Watercourse biodiversity units

Watercourse biodiversity units % change

**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 baseline 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 biodiversity value post-intervention**

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

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

### 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.

N/A

### 8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

## 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

|     |
|-----|
| Yes |
|-----|

High

|     |
|-----|
| Yes |
|-----|

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