

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

26/06/2026

1.2 Planning application reference number

3/2025/0720

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.

Hazelmere

Longridge Road

Hurst Green

BB7 9QP

1.5 Describe the development

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

Proposed demolition of existing holiday let chalet and replacement with one single storey two-bedroom holiday-let. Alterations to existing access and with replacement entrance gates and fencing and creation of parking area.

2. Developer details

2.1 Applicant name

Mr John Hull

2.2 Company name

N/A

2.3 Address

Hazelmere
Longridge Road
Hurst Green
BB7 9QP

2.4 Email address

John.hull@sheetpilinguk.com

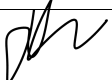
2.5 Telephone number

07734029689

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



2.8 Date

28/06/26

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

Mr Stephen Peploe (Agent)

3.2 Company name

Black Barn Architecture

3.3 Address

Unit 7, Bellford Court,
Moorside Lane,
Woodplumpton

PR4 0GJ

3.4 Email address

office@blackbarnarchitecture.co.uk

3.5 Telephone number

01772 984520

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

SP

3.8 Date

30/06/26

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?

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](#)

The biodiversity gains shown within this plan are derived solely from habitat creation and enhancement within the red line boundary of the application site. No biodiversity units generated by this development are allocated to any other scheme, and no off-site units or statutory credits are relied upon. All measures comply with the statutory biodiversity metric (Small Sites Metric v1.2.3) and align with current BNG guidance.

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.

- Impacts to habitats have been minimised through sensitive site design and retention of existing features wherever practicable. Existing woodland areas and hedgerows are retained and protected during construction through appropriate buffer zones and construction management measures. Habitat loss is limited to a

small area associated with the footprint of the replacement dwelling and access alterations.

- Enhancement measures include:
- Strengthening and improving existing woodland through management to achieve 'good' condition
- Native planting and landscaping to increase structural diversity
- Introduction of garden habitats and areas of semi-natural vegetation
- Enhancement of hedgerows to improve connectivity and ecological function
- Precautionary working methods will be employed during construction to protect retained habitats.

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?

0

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).

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.

BBA232 Hazelmere_SSM_bc48_v5.xlsm

4.15 Condition assessments

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

n/a – Small Sites Metric used.

4.16 Pre-development habitat survey report and map

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

BBA232 Hazelmere_SSM_bc48_report_v5.pdf

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.

See landscape proposals and report annex

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

03/04/2025

6.2 Survey constraints

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

Site fully accessible

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

1.326

Number of hedgerow biodiversity units

0.1536

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

1.5094

Number of hedgerow biodiversity units

0.2202

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

+0.1834

Area habitat biodiversity units % change

+13.83%

Hedgerow biodiversity units

+0.0666

Hedgerow biodiversity units % change

+43.36%

Watercourse biodiversity units

0

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).

No biodiversity units will be registered or allocated to other developments. All biodiversity units generated by the development are retained on site and contribute solely to meeting the biodiversity net gain requirements of planning application 3/2025/0720

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.

n/a

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

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 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

n/a

High

n/a

Medium

yes

Low

n/a

10. Sharing data (optional)

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

☒ Yes

☐ No