

Guidance for Developers

The purpose of the biodiversity gain plan template is to provide an easily accessible document for developers to complete, to demonstrate how proposals meet the statutory regulations for the biodiversity gain plan.

The purpose of this document is to provide guidance on the completion of a biodiversity gain plan template.

As part of biodiversity gain plan, you must submit the following in addition to the completion of this template:

- Completed metric calculation tool
- Pre-development and post-development plans, showing the location of onsite habitat and drawn to an identified scale and showing the direction of North
- Approved compensation plan (if applicable)
- Register reference number(s) (if applicable)
- Statutory biodiversity credits eligibility evidence in the form of correspondence from habitat providers (if applicable)
- Statutory biodiversity credits proof of purchase (if applicable)
- Habitat management and monitoring plan (if applicable)

A. Details of submission

Section 1: Date of submission

- Enter the submission date. Any resubmission date should be recorded for version control purposes.

Section 2: Planning application reference number

- Enter the planning application reference number.

Section 3: Local Planning Authority

- Enter details of the lead Local Planning Authority who is determining the application.

Section 4: Development site address or site description

- Enter the site address. If the site does not have an address or postcode, please include a description of the site and the OS grid reference.
- Guide: no more than 250 words.

Section 5: Description of development to which the biodiversity gain plan relates

- Enter a description of the proposed development and any changes of use. The information should match the details on the application form.
- Guide: no more than 250 words.

B. Applicant responsible for submission of the biodiversity gain plan

Section 6: Name

- Enter the name of the applicant responsible for the completion of the biodiversity gain plan. This could be an employee of the organisation.

Section 7: Organisation

- Enter the name of the organisation that you work for.

Section 8: Address

- Enter the full address of the organisation.

Section 9: Email Address

- Enter your email address.

Section 10: Telephone phone

Enter your telephone number.

Section 11: Declaration

- Enter the name and signature of the applicant responsible for completing the biodiversity gain plan.

C. Person responsible for submission of the biodiversity gain plan.

Section 12. Name

- Enter the name of the agent responsible for the completion of the biodiversity gain plan. This could be an agent acting on behalf of the organisation such as planning agent or ecologist.

Section 13. Organisation

- Enter the name of the organisation that you work for. This could be a consultancy and also the developer organisation that you are representing.

Section 14. Address

- Enter the full address of the organisation.

Section 15. Email address

- Enter your email address.

Section 16. Telephone number

- Enter your telephone number.

Section 17. Declaration

- Enter the name and signature of the agent responsible for completing the biodiversity gain plan

D. Biodiversity Net Gain strategy

Section 18. Please explain how you have met the ‘what counts towards your BNG’ guidance

- (Insert guidance link)

Please explain how you have met the ‘what counts towards your BNG guidance’

The criteria for ‘what counts’ include:

- Providing green infrastructure, environmental impact assessment compensation or sustainable drainage
- Providing river basin management plan mitigation and enhancement measures
- Providing mitigation or compensation for protected species or sites
- If you are providing off-site mitigation and compensation for protected sites and species this may count, but you need to do at least 10% of your BNG through other activities such as on-site habitat creation and enhancement.

The criteria for what ‘does not count’ include:

- The replacement of trees relating to a tree felling licence or a restocking notice
- Marine licensing activities
- Remediation required under the environmental damage regulations

Section 19. Set out the steps taken on-site to avoid impacts to habitats and/or minimise impacts to habitats

- On-site means on the land your development work is on, within the red line development boundary.
- You may have scenario metrics which show the separate approaches where you’ve have tried to avoid impacts to habitats and/or minimise impacts to habitats on-site.
- Where there is irreplaceable habitat present on site, you must set out steps taken to minimise any adverse effect on the biodiversity of that irreplaceable habitat and any appropriate compensation arrangements in place where there is an impact.
- Guide: no more than 250 words.

Section 20. Is the target net gain percentage being delivered on-site?

- Tick relevant box.

Section 21. Are any of your on-site enhancements considered “significant”?

- (Insert guidance link)

- If you're providing on-site enhancements that significantly increase the baseline biodiversity value of habitats on the land, your LPA will count these as significant.
- A significant on-site enhancement normally involves creating, enhancing, and maintaining habitats of:
 - higher distinctiveness (for example, managing a meadow area for biodiversity)
 - better condition (for example, restoring a woodland to improve the condition)
 - larger size (for example, creating a large amenity planting area) or where the size is significant relative to the size of the development
- You'll need to check with your LPA to see if your on-site enhancements are significant.
- Your LPA may want you to secure less significant on-site enhancements if they contribute to locally important species or ecological networks.

Section 22. If yes, provide details of the significant enhancement and appropriate planning condition or obligation to secure its long-term management.

- Any significant on-site enhancements will need to be secured by a planning condition or a legal agreement via a S106 or conservation covenant.

Section 23. If no, how many Biodiversity Units needed off-site to meet the required net gain percentage?

- Off-site units are either from your own land outside the development redline boundary, or units from a land manager.
- Enter the total of off-site Biodiversity Units required.

Section 24. Rationale for proposed off-site delivery (if applicable)

- For example, if on-site units have not met the required target percentage.
- Guide: no more than 250 words.

Section 25. Rationale for proposed use of Statutory biodiversity credits (if applicable)

- For example, if on-site and off-site units have not met the required target percentage enter the total of Statutory biodiversity credits required.
- Guide: no more than 250 words.

Section 26. Do you have a habitat management and monitoring plan (HMMP) in place?

- Tick relevant box.
- You may need to submit a HMMP alongside your biodiversity gain plan if you are doing onsite BNG. Check this with your LPA.
- If you are doing offsite BNG, the landowner will agree the HMMP with the LPA or the responsible body.

- If you are doing significant onsite BNG, the HMMP will accompany the s106.

Section 27. Have you used the statutory biodiversity metric?

- Tick relevant box.

Section 28. Completed biodiversity metrics

- Submit your statutory biodiversity metric calculation tool to the Local Planning Authority and provide details of file name in the biodiversity gain plan.

Section 29. Condition assessment

- Submit your condition assessment sheets to the Local Planning Authority and provide details of file name in the biodiversity gain plan.

Section 30. Pre-development habitat survey report and map

- Submit your baseline habitat survey report and map to the Local Planning Authority and provide details of file names in the biodiversity gain plan.

Section 31. Post-development habitat map or landscape plan

- Submit your post-development habitat map or landscape plan to the Local Planning Authority and provide details of file names in the biodiversity gain plan.

Section 32. Has any approved habitat degradation been included in the baseline? If yes, include any relevant consenting body and reference number

- Tick relevant box.
- Enter the details of relevant consenting body and the reference number.

E. Are any of the below being lost as part of the development – if so, have you submitted a compensation plan to meet other existing biodiversity obligations to the Local Planning Authority?

Section 33. Irreplaceable habitats

- Link to irreplaceable habitat list

F. On-site habitat enhancements (if required)

Section 34. Survey date(s)

- Enter the date(s) that the survey was carried out.

Section 35. Survey constraints

- E.g., access issues, weather, seasonal constraints.

Section 36. Total pre-development biodiversity value (in Biodiversity Units)

- Copy and paste from the statutory biodiversity metric calculation tool tab 'Headline results'.

Section 37. Total indicative post-development biodiversity value (in Biodiversity Units)

- Copy and paste from the statutory biodiversity metric calculation tool tab 'Headline results'.

Section 38. Total net change in Biodiversity Units

- Copy and paste from the statutory biodiversity metric calculation tool tab 'Headline results'.

Section 39. Will Biodiversity Units being delivered on any part of your site be registered and allocated to other developments? If yes, provide details

- Details may include the amount of Biodiversity Units and the location of the other development.
- If you have excess gains, they must be registered if you plan to allocate them to other developments. The allocation will need to be recorded on the Biodiversity Gain Sites Register before you submit the biodiversity gain plan to the LPA.
- Guide: no more than 250 words.

G. Off-site habitat enhancements (if required)

Section 40. Please give details of the off-site habitat enhancement being proposed

- Highlight whether off-site enhancements are being delivered by you (the developer) or whether you are purchasing Biodiversity Units from a third party.

Section 41. Biodiversity Gain Site Register reference number(s)

- Enter register reference number(s).

Section 42. How have off-site habitat intervention proposals been secured?

- Tick relevant box.

Section 43. Total pre-development biodiversity value (in Biodiversity Units)

- Copy and paste from the statutory biodiversity metric calculation tool tab 'Headline results'.

Section 44. Total indicative post-development biodiversity value (in Biodiversity Units)

- Copy and paste from the statutory biodiversity metric calculation tool tab 'Headline results'.

Section 45. Total net change in Biodiversity Units

- Copy and paste from the Statutory biodiversity metric calculation tool tab 'Headline results'.

H. Statutory biodiversity credits

Section 46. Are Statutory biodiversity credits required? If yes, please complete section 47 to 49.

- Tick relevant box.

Section 47. How many Statutory biodiversity credits are required?

- Copy and paste from the Statutory biodiversity metric calculation tool tab 'Headline results'.

Section 48. What evidence is there that no units are available through the market?

- Attach correspondence from at least three habitat providers, or a search result from other online registers, showing that there are no appropriate units for sale.

Section 49. Proof of purchase

- Attach proof of purchase and enter reference number.

I. Trading summary

Section 50. Trading summary

- Tick relevant box according to information in the Statutory biodiversity metric calculation tool tab 'Headline results'.

J. Sharing data (not mandatory)

Section 51. Will you share relevant ecological survey data with the appropriate Local Environmental Record Centre (LERC) or any other bodies?

- Provide details of whether you intend to share data with Local Environmental Record Centres or any other bodies.