



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

30/06/2025

### 1.2 Planning application reference number

### 1.3 Local planning authority (LPA)

Hinckley & Bosworth

### 1.4 Development site address

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

cottage farm kirkby lane, leicestershire, le99ln

### 1.5 Describe the development

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

The development of the building replacement is an alternative scheme for a previously approved replacement dwelling on the same site, this occurred prior to the BNG requirements.

## 2. Developer details

### 2.1 Applicant name

GWH Architects

### 2.2 Company Name

Paul Thurlby

### 2.3 Address

4b fir tree lane groby LEICESTERSHIRE LE60FH

### 2.4 Email address

PAUL@GWH.CO.UK

### 2.5 Telephone number

011625447868

### 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

GWH Architects

### 2.8 Date

30/06/2025

### 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

GWH Architects

#### 3.2 Company name

Paul Thurlby

#### 3.3 Address

4b fir tree lane groby LEICESTERSHIRE LE60FH

#### 3.4 Email address

PAUL@GWH.CO.UK

#### 3.5 Telephone number

011625447868

#### 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

GWH Architects

#### 3.8 Date

30/06/2025

## 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?

### 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 site has large areas of shrub, hedging and trees to the site boundaries, none of these areas are affected by the works. The building and hardstandings have been positioned over the top of existing hardstandings and building footprints. The insertion of an extended hedgerow and additional tree planting as shown will help to enhance the 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-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.

#### 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

Newbold Housing 2\_SSM\_a985\_metric.xlsx

#### **4.15 Condition assessments**

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

N/A - Small Site 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.

See BGP File's Annex in Map's Report

#### **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 BGP File's Annex in Map's Report

**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

### 6.2 Survey constraints

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

### 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

0.0882

Area habitat biodiversity units % change

19.24

Hedgerow biodiversity units

0.1338

Hedgerow biodiversity units % change

45.85

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