



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

8 September 2026

1.2 Planning application reference number

25/01152/FUL

1.3 Local planning authority (LPA)

Hinckley and Bosworth Borough Council

1.4 Development site address

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

Sibson Mill, Wellsborough Road, Sheepy Parva, Nuneaton,
Leicestershire, CV13 6LR

1.5 Describe the development

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

Erection of an ancillary agricultural building with associated hard-surfaced access. The biodiversity strategy retains 0.2755 ha of existing broadleaved woodland and creates 0.4315 ha of native broadleaved woodland within the on-site gain area.

2. Developer details

2.1 Applicant name. Nicholas Smith

2.2 Company name

Sibson Mill Properties

2.3 Address

Sibson Mill Farmhouse, Wellsborough Rd, Sibson,
Nuneaton, CV13 6LR

2.4 Email address

nick@sibsonmillproperties.co.uk

2.5 Telephone number

07976 304464

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

8/9/2026

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

Richard Billingsley

3.2 Company name

DJOGS Ltd

3.3 Address

32 High Mount Street, Hednesford, Cannock, WS12 4BL

3.4 Email address

richard@djogs.co.uk

3.5 Telephone number

01543 762726

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

R. Billingsley

3.8 Date

8 September 2026

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 – planning application date.

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 metric uses the PEA, baseline survey, condition assessments and landscape scheme. It includes only the project boundary; no off-site units or credits are used.

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.

Retained woodland is avoided; 0.4315 ha of new native woodland compensates other habitat losses.

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.

Creation of 0.4315 ha of other broadleaved woodland (W1) to moderate condition, secured for 30 years through the statutory biodiversity gain condition, this plan and the HMMP.

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 – the metric achieves 21.36% net gain on site, so no off-site units are required.

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 – statutory biodiversity credits are not required.

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.

1786.21 rev 3 Sibson Mill
The_Statutory_Biodiversity_Metric_Calculation_Tool_-
Macro_enabled_tool_23.07.2024.xlsm

4.15 Condition assessments

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

See the submitted statutory metric and PEA condition
assessments.

4.16 Pre-development habitat survey report and map

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

Sibson Mill PEA 2025.pdf; 1786.21 rev3 BIA Baseine Habitat
Map Sibson Mill.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.

1786.1 L&EES rev2 Sibson Mill new woodland creation.pdf

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

5 March 2025

6.2 Survey constraints

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

All areas were accessible and the survey was undertaken in clear, sunny conditions. The early March timing meant the plant list was reasonable rather than exhaustive; however, habitat types, dominant vegetation and condition could be assessed reliably.

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

3.483000

Number of hedgerow biodiversity units

0

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

4.226928

Number of hedgerow biodiversity units

0

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

+0.743928

Area habitat biodiversity units % change

+21.36%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0%

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).

N/A – no biodiversity units from the site will be registered or allocated to another development.

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 – the development achieves the required biodiversity gain entirely on site.

7.2 Biodiversity gain site register reference number

N/A

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.

N/A

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

0

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0

Area habitat biodiversity units % change

0%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0%

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0%

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

0

A2

0

A3

0

A4

0

A5

0

H

0

W

0

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 – no statutory biodiversity credits are required.

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

Satisfied – no losses or deficit.

High

Satisfied – no losses or deficit.

Medium

Satisfied – woodland losses are addressed by on-site creation within the same broad habitat group.

Low

Satisfied – the on-site habitat package meets the trading rules.

10. Sharing data (optional)

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

- ☒ Yes
☐ No