Department
for Environment
Food & Rural Affairs

# 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

08/05/2025

**1.2 Planning application reference number**

25/00180/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.

Heather Close Farm, Markfield Lane, Botcheston, Leicestershire, LE9 9FH

**1.5 Describe the development**

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

Extension of existing commercial building including parking and turning area, as well as landscape and biodiversity enhancements

## 2. Developer details

**2.1 Applicant name**

Mr. Andrew Pickup

**2.2 Company name**

**2.3 Address**

Linton Farm, Merryless Road, Thornton, Leicestershire, LE67 1AN

**2.4 Email address**

[redacted]

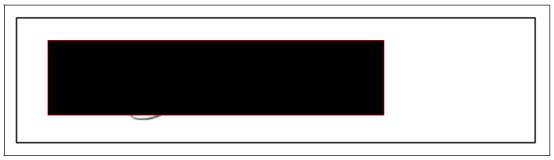
**2.5 Telephone number**

[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**



**2.8 Date**

02.06.2025

## 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**

David Harris-Watkins

**3.2 Company name**

Andrew Large Surveyors Ltd

**3.3 Address**

The Estate Office, Staunton Harold, Melbourne Road, Ashby de la Zouch, Leicestershire, LE65 1RT

**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

David Harris-Watkins

### 3.8 Date

07/08/2025

## 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?

April 2020

### 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

Mixed Scrub is to be created on the Site as part of the development to provide at least a 10% net gain in habitat area units.

### 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.

Development is the extension of an existing building, therefore encroachment onto surrounding habitats is minimised by siting of the development. No Irreplaceable habitats are present on or near 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

### 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.

Mixed Scrub is to be created on site and a Habitat Management and Monitoring Plan will be implemented for at least 30 years after the development is completed (Planning Condition 7).

**4.9 How many off-site biodiversity units do you need to meet 10% net gain?**

N/A

**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.

Small Sites Metric - SSM BNG – Heather Close Farm, Botcheston

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

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

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

BNG Baseline Map: Heather Close Farm, Botcheston

**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.

Proposed Site Layout

**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

14/02/2024

**6.2 Survey constraints**

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

No constraints to the survey.

**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

0.3312

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

0.3720

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

0.0407

Area habitat biodiversity units % change

12.30

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).

## 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

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

| |
|---|
| Trading rules met |

High

| |
|---|
| Trading rules met |

Medium

| |
|---|
| Trading rules met |

Low

| |
|---|
| Trading rules met |

# 10. Sharing data (optional)

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

☒ Yes
☐ No