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

09/04/2026

1.2 Planning application reference number

4/25/2403/0F1

1.3 Local planning authority (LPA)

Cumberland Council

1.4 Development site address

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

Easting: 316030, Northing: 478951

1.5 Describe the development

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

CHANGE OF USE OF LAND TO DOMESTIC GARDEN; THE DEMOLITION OF EXISTING OUTBUILDINGS; AND THE CONSTRUCTION OF A GENERAL PURPOSE/STORAGE BUILDING & WORKSHOP, RETENTION OF EXISTING POLYTUNNEL, & CREATION OF INTERNAL ACCESS TRACK.

2. Developer details

2.1 Applicant name

Ethan King

2.2 Company name

2.3 Address

39 Poolside
Haverigg
LA184HN

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

[redacted]

2.8 Date

09/04/2026

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

Ethan King

3.2 Company name

3.3 Address

39 Poolside
Haverigg
LA184HN

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

[redacted]

3.8 Date

09/04/2026

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?

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

Habitat creation & enhancement via planting of 13 native trees and 22m of new hedgerow on-site.

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.

General Steps

Demolition only via approved method statement.

Vehicle movements kept to a minimum on site.

All work to be completed within timing constraints to minimise disruption to nocturnal mammals, amphibians or breeding birds.

Site to be kept tidy – piles of earth or materials to be kept to a minimum and to be checked prior to any movement.

Specific Steps

Terrestrial amphibians

Amphibians are most active at night and in damp or humid conditions, and during the day they rest under debris (or often in burrows for natterjack toads). As the land is cleared and the outbuildings demolished any materials recovered from the ground (whether they have been there for months or just overnight) should be picked up carefully and checked underneath for any amphibians. If any are present, they should be carefully picked up and moved out of harm's way (for example to a nearby hedgerow) unless natterjack toad is suspected (they have a pale yellow stripe down their back and are quite distinctive). If natterjack toads are found (or suspected to be present), all works should stop, and an ecologist be consulted for advice as to how to proceed legally with the works.

Breeding birds

All species of British birds are protected whilst in the process of nesting, as are their active nests and any eggs and chicks until fledged. There should be no trimming or felling of hedges, shrub, scrub or trees during the nesting season (this includes dense bramble and rose), or demolition of outbuildings. If any works do need to be carried out within the bird nesting season (generally accepted as 1st March until end of August), an ecologist should assess whether any breeding birds are present in and immediately around the proposed work.

Hedgehog

Hedgehogs are active from dusk, and shelter in dense vegetation or under debris/ decking during the day. They also hibernate (usually from November to March/ April) in dense vegetation or occasionally under debris or decking, or in artificial boxes. Dense areas of bramble provide ideal cover for these animals and, as this vegetation needs to be cleared in the autumn and winter to avoid nesting birds, the brambles should be cut back cautiously, checking by hand any areas on the ground that can't be clearly seen, which could host a sleeping hedgehog. If any hibernating hedgehogs are encountered, leave that area of vegetation and consult with an ecologist. If it is early in the season with the weather still mild and the hedgehog is active, then leave the clearance work, checking each day to see if it has moved on to find somewhere less disturbed to rest. If in doubt, please contact South Lakes Ecology who will provide advice as needed.

Lighting

There should be no external lighting on the new outbuilding, other than minimal downward pointing lights at access doorways, which should be activated by motion sensors. This is to protect the night skies, and reduce any light disturbance to nocturnal animals (including bats and insects).

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.

4.9 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.

4 25 2403 OF1 BNG Calculation

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

4 25 2403 OF1 PEA BNG Assessment

4.16 Pre-development habitat survey report and map
Send your baseline habitat survey report and map to the LPA. Enter the file name.

4 25 2403 OF1 Pre-Development Habitat Map

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.

4 25 2403 OF1 Post-Development Habitat Map

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

21/10/2025

6.2 Survey constraints

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

The weather was damp, mild and overcast – so animals such as reptiles were less likely to be seen, but the milder weather would mean that amphibians would still be fairly active (though not in breeding ponds). The bird nesting survey had finished. The likely presence of species mentioned above was inferred from the potential of the habitat to support them.

The time of year was suitable for classifying and for assessing botanical quality of hedges and grasslands, as many plants still retain their leaves and flowering parts, and many species of interest are still identifiable. Some grassland species would no longer be evident, however, so a full species list would not be achievable.

There were no access constraints to the site.

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

1.4962

Number of hedgerow biodiversity units

0.5750

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

1.6550

Number of hedgerow biodiversity units

0.6486

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

0.1588

Area habitat biodiversity units % change

10.62%

Hedgerow biodiversity units

0.0736

Hedgerow biodiversity units % change

12.81%

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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

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