



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

12/01/2026

1.2 Planning application reference number

4/23/2313/0F1

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.

Uldale View, Egremont, CA22 2LE

NY007100

1.5 Describe the development

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

Full planning permission for the residential development of 164 dwellings (use class C3), vehicle access from Uldale View, landscaping, SuDS, and associated infrastructure works.

2. Developer details

2.1 Applicant name

Gleeson Homes Ltd

2.2 Company name

Gleeson Homes Ltd

2.3 Address

5 Europa Ct, Sheffield S9 1XE

2.4 Email address

2.5 Telephone number

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

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

Jack Philip Stanley

3.2 Company name

Ascerta

3.3 Address

Ascerta, Mere One, Mere Grange, St Helens

3.4 Email address

3.5 Telephone number

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

J.STANLEY

3.8 Date

12/01/2026

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](#)

On-site habitat creation and retention

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.

No irreplaceable habitats are on 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.

Created and retained habitats contributing to overall biodiversity units within the proposed development are summarised below.

Habitat areas to be created include vegetated gardens totalling 3.0506ha, developed land sealed surfaces totalling, 2.6852ha, other neutral grassland totalling 0.928ha, modified grassland totalling 0.4006ha, mixed woodland totalling 0.0343ha and scrub 0.04279ha, SuDs totalling 0.0117ha and 0.245ha, areas of introduced shrub totalling 0.027ha and 0.0795ha, and 214 urban trees with an equivalent metric area of 0.8774ha. In total, these habitat areas generate 17.38 BU.

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

0.06 Watercourse Unit Deficit

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).

Watercourse requirement has not been achieved on-site.

The application (reference: 4/23/2313/0F1) was validated on the 6 November 2023, which is before the introduction of mandatory BNG.

However, **Condition 9** of the council conditions states that:

'No development must commence until a Biodiversity Gain Plan and Biodiversity Monitoring Plan, to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development, has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan must include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.'

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.

P.1723.22 The_Statutory_Metric_Macro_Enabled_1.0.4
(1)

4.15 Condition assessments

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

P.1723.22
Statutory_Biodiversity_Metric_Condition_Assessments
For Issue

4.16 Pre-development habitat survey report and map

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

P.1723.22.E02 Baseline Habitat Survey

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.

Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25

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

17.31

Number of hedgerow biodiversity units

2.03

Number of watercourse biodiversity units

0.76

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

19.68

Number of hedgerow biodiversity units

2.71

Number of watercourse biodiversity units

0.78

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

2.37

Area habitat biodiversity units % change

13.71

Hedgerow biodiversity units

0.68

Hedgerow biodiversity units % change

33.28

Watercourse biodiversity units

Watercourse biodiversity units % change

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

| |
|-----|
| N/A |
|-----|

High

| |
|-----|
| N/A |
|-----|

Medium

| |
|-----|
| Yes |
|-----|

Low

| |
|-----|
| Yes |
|-----|

10. Sharing data (optional)

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

Yes

No