



# 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

05/08/2024

### 1.2 Planning application reference number

Ref:PP-13007650

### 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.

Land opposite existing gas facility off Low Hall Farm  
Lane, Mirehouse, Whitehaven  
NX 98809 15210

### 1.5 Describe the development

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

As part of planned works to take offline two existing High-pressure gas sites that form part of the existing Derwent Park/Marchon high-pressure pipeline system, it is proposed that the existing HP pipeline is cut close to NGN's Low Hall Farm above ground installation. Due to the removal of the existing high-pressure gas sites downstream, NGN require to install a new inline inspection facility "Pig Trap Compound" - this will be used for inline inspections in order to check for defects within the pipeline system. The new compound will consist of a new 300 diameter and 150 diameter section of steel pipeline that will terminate above ground, supported on reinforced concrete bases and pipe supports. This pipework will then be used for future inline inspection operations via

the use of a temporary trap launcher / receiver. The site is to be fenced using 2.4m high palisade fencing and vehicle access gate, with 2xNo:personal emergency exit gates also provided. External to the main compound fence, an additional 1.1m high timber stock fence and lockable access gate are to be provided around the extents of the proposal. Access to the site is to be provided via a hardcore access road from the existing track off Low Hall Farm Lane. This hardcore access road will continue into the site, providing a kerbed parking area for at least 2 work vans, additionally an area where a long-reach HIAB would be used to lift the trap launcher/receiver into position will also be provided.

## 2. Developer details

### 2.1 Applicant name

Diane Martin

### 2.2 Company name

Northern Gas Networks

### 2.3 Address

1100 Century Way  
Thorpe Park  
Leeds  
LS15 8TU

### 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

06/08/2024

## 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

Ash Bennett

### 3.2 Company name

Ash Bennett Ecology Ltd

### 3.3 Address

Colga Cottage  
Renwick  
Penrith  
Cumbria  
CA10 1JT

### 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

5/08/2024

## 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'?**

The BNG plan involves retaining as much grassland habitat as possible and increasing species diversity through sowing of species rich mix. The intention is to aim for creation of UKHab g3c Other Neutral Grassland habitat which is of higher distinctiveness than the existing g4 Modified Grassland. In order to score the minimum 10% gain, it is proposed to plant 8 No standard trees. *Betula pendula* to provide rapid growth, with *Sorbus aucuparia* and *Acer campestre* to provide low canopy native tree cover. In addition, linear based habitat in the form of species rich native hedgerow is proposed to surround the new compound. BNG units gained in doing this can be banked for future development projects with a shortfall of linear habitat 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.

The size of the proposed compound is limited to the minimum required.

#### 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?

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).

#### 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.

Statutory Biodiversity Metric – Low Hall Farm  
V030724.02

#### 4.15 Condition assessments

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

Biodiversity Metric Condition Assessments Low Hall  
Farm

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

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

Low Hall Farm baseline habitat

#### 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.

Low Hall Farm proposed mitigation

#### 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

0.81

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

0.91

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

0.10

Area habitat biodiversity units % change

11.78%

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).

Provisionally. The proposal could potentially include for the planting of 136m species rich native hedgerow around the site perimeter equating to 1.22 BNG units. This is not required to achieve net gain on this site and would therefore be banked for use in future projects.

# 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