

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

05/05/2026

1.2 Planning application reference number

4/25/2411/0F1

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.

PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE,
CLEATOR MOOR

1.5 Describe the development

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

Full planning permission for the erection of 2No. buildings for B2 general industrial and ancillary office use, comprising 6356SQM GEA floorspace, associated car parking, hard and soft landscaping, associated infrastructure and landscaping and biodiversity enhancements across the wider Leconfield estate.

2. Developer details

2.1 Applicant name

Andrew Sproat

2.2 Company name

Cumberland Council

2.3 Address

Parkhouse Building, Baron Way, Carlisle, Cumbria, CA6
4SJ

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

[REDACTED]

2.8 Date

19.5.26

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

Elizebeth Ferrier

3.2 Company name

Tetra Tech

3.3 Address

Lakeland Business Park, Lamplugh Road, Cockermouth,
Cumbria CA13 0QT

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

[REDACTED]

3.8 Date

12/05/2026

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

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](#)

Yes, all enhancement and creation activities will be completed 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.

There are no irreplaceable habitats on site. The mitigation hierarchy has been applied to minimise the impact on high distinctiveness habitats.

Avoidance:

Optioneering has resulted in retention of as much of the higher distinctiveness habitats (0.06ha of wet woodland and 0.03ha of OMHoPDL) as possible.

Minimise:

The Main Works Site RLB was reduced from 3.71 ha to 2.85 ha, to minimise habitat loss.

Restoration:

Retained habitats will be enhanced to good condition, in most cases. Including retained woodlands and OMHoPDL.

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.

Below are listed the significant on-site enhancements proposed for the site:

- Creation of semi-natural habitat and habitats of medium or higher distinctiveness within the Main Works Site landscaping (including areas of open mosaic habitat, other neutral grassland and urban trees).
- Enhancements to habitat condition, for example improving habitats on site from poor or moderate to good, for retained habitats.
- Enhancement of existing habitats within the BNG offsetting area: Areas 1, 2 and 4 to create OMHoPDL will generate high distinctiveness habitat units which can be used to offset the loss of these habitats within the Main Works Site.

The maintenance of any enhancements must be secured with a legal agreement (unilateral agreement) for 30 years in the same way as off-site gains. The enhancement of the wet woodland in BNG offsetting Area 3 to good condition, has a target time of greater than 30 years. Therefore, a non-standard agreement may be required.

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

15.02

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).

The four proposed BNG offsetting areas were selected from within the wider ownership boundary as they provided suitable enhancement options and avoided existing lease holdings and will be within Cumberland Council for the 30-year period and likely beyond.

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.

784-
 B065555_Leconfield_MS_Stat_Metric_Calculation_Tool_
 V5_P26

4.15 Condition assessments

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

784-
 B065555_Leconfield_MorganSindall_BNG_2026_V5_FI
 NAL

4.16 Pre-development habitat survey report and map

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

784-
 B065555_Leconfield_MorganSindall_BNG_2026_V5_FI
 NAL

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.

784-B065555_Leconfield_MorganSindall_BNG_2026_V5_FINAL

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

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

30 July 2024

6.2 Survey constraints

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

No survey constraints. The survey was undertaken within the optimal botanical survey window, within suitable weather conditions. All of the site was accessible.

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

20.20

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

7.20

Number of hedgerow biodiversity units

0.14

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

-13.00

Area habitat biodiversity units % change

-64.36

Hedgerow biodiversity units

0.14

Hedgerow biodiversity units % change

N/A

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

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.

Delivering off-site enhancements (outside of the development boundary, but within the boundary of the wider Leconfield industrial estate).

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.

Unilateral Agreement

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

22.56

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

37.72

Number of hedgerow biodiversity units

0

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

Yes

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