

a Overall biodiversity gain plan: form for phased developments

Use this form to show how your phased development will achieve 10% biodiversity net gain (BNG) across the overall development.

i How to complete the overall biodiversity gain plan form

Answer the questions on this form to create your biodiversity gain plan for your overall development.

The local planning authority (LPA) will need enough information to understand how you expect to achieve 10% biodiversity gain.

Where you have not finalised proposals for later phases, you will need to make assumptions about the likely development and habitat enhancements, to determine post-development biodiversity value.

Make it clear on the form where you rely on assumptions for each phase and explain them.

You will set out the final biodiversity value in later phase biodiversity gain plan forms.

ii When to submit your overall biodiversity gain plan

Submit the overall form to your local planning authority (LPA) after it has approved your planning application.

You will also need to submit a phase biodiversity gain plan for each phase of the development.

You can submit both your overall plan and your first phase plan at the same time.

iii When you can start your development

The LPA must have approved both your overall plan and your first phase biodiversity gain plan before you start work.

You can only start development on each phase after the LPA has approved your phase biodiversity gain plan for that phase.

iv 1. Development details

(A) 1.1 Planning application reference number

70565

(B) 1.2 Local planning authority (LPA)

Bury

(C) 1.3 Development site address

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

Irwell Street Bury

(D) 1.4 Describe the development

A description of the development, including confirmation that it is a phased development for the purpose of BNG.

Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved.

v 2. Applicant details

‘Applicant’ may be the developer or the responsible person.

(A) 2.1 Name(s)

Steve Rigby

(B) 2.2 Company name

Exemplar Healthcare

(C) 2.3 Address

Exemplar Health Care
Services Limited Ferham
House Kimberworth Road
Rotherham S61 1AJ.

(D) 2.4 Email address

srigby@exemplarhc.com

(E) 2.5 Telephone number

01709 565700

vi 3. Responsible person details (if different to the applicant)

Responsible person is the person who is completing the overall biodiversity gain plan. For example, a consultancy ecologist or planning agent.

(A) 3.1 Name

Simon Brain

(B) 3.2 Company name

Amenity Tree Care

(C) 3.3 Address

Willow hill cottage school lane burwardsley chester
ch39nx

(D) 3.4 Email address

simon@amenitytree.com

(E) 3.5 Telephone number

07957 431879

vii 4. Developer details

Give names and company details of all developers involved, where they are known.

Exemplar Healthcare Ltd

viii 5. BNG strategy for the overall development

You must make it clear where you have used any assumptions or estimates and explain them.

(A) 5.1 Is the relevant date for the pre-development biodiversity value the same date as the planning permission?

Type yes or no.

Yes

(B) If no, what earlier date did you agree with the LPA?

(C) 5.2 How does your overall strategy meet the guidance on what you can count towards BNG?

[Find out what you can count towards a development's BNG.](#)

The scheme has been designed to maximise urban tree retention. There are no habitat enhancing actions. There are no mitigation and compensation actions being taken.

(D) 5.3 How will you avoid or minimise impacts to habitats?

Steps you have taken, or will take, on site, including to avoid or minimise the impact on irreplaceable habitat.

Read the guidance on [irreplaceable habitat for BNG](#).

There are no irreplaceable habitats on site

(E) 5.4 Did you use your local nature recovery strategy to assign the strategic significance of your proposed habitats?

If you do not have a local nature recovery strategy, you can use other specified strategies.

Type yes or no.

Yes

(F) 5.5 Explain your overall strategy for meeting the target BNG percentage across the overall development.

Provide reference maps or plans to support your statement where you can. Make sure you include details of:

- proposed timings of each phase
- any irreplaceable habitat existing on the relevant date
- the proposed post-development biodiversity value of the on-site habitat for the overall development
- the proposed post-development biodiversity value of the on-site habitat of each phase of development, and how this contributes to the BNG target
- proposed number of off-site biodiversity units allocated or to be allocated to the development (if applicable)
- proposed number of statutory biodiversity credits purchased or to be purchased (if applicable)
- how your strategy follows the biodiversity gain hierarchy

Other than for irreplaceable habitats, if you're not following the actions of the biodiversity gain hierarchy, explain why (for example, your rationale for any proposed off-site units or biodiversity credits).

- proposed timings of each phase
January 2026 for full detailed phase. The outline phase is due to be developed when the initial phase is full occupancy
- any irreplaceable habitat existing on the relevant date
No irreplaceable habitats
- the proposed post-development biodiversity value of the on-site habitat for the overall development
On site post intervention habitat units are 2.01 / 0.54 hedgerow units
- the proposed post-development biodiversity value of the on-site habitat of each phase of development, and how this contributes to the BNG target

The on site value of the outline in habitat units are 1.19 / 0.42 hedgerow units.
The on site value of the full site in habitat units are 0.82 / 0.54 hedgerow units

- proposed number of off-site biodiversity units allocated or to be allocated to the development (if applicable)

The scheme is 1.04 unit deficit

- proposed number of statutory biodiversity credits purchased or to be purchased (if applicable)

The applicant is seeking the provision of units through the private biodiversity market and therefore shall not require statutory units.

- how your strategy follows the biodiversity gain hierarchy

The retention of medium distinctiveness urban trees has been achieved through design in both schemes. This habitat type is already in moderate condition and is difficult to improve hence no enhancements can apply. The creation of new habitats includes urban trees (0.1669ha) and other neutral grassland covering 0.1065 ha, both medium distinctiveness habitats. In addition, modified grassland and introduced shrub is being created.

(G) 5.6 Are any of your proposed on-site enhancements considered 'significant'?

[Find out more about significant on-site enhancements.](#)

Type yes or no.

Yes

(H) If yes, say how you have legally secured (or will secure) the enhancements.

A section 106 for on site enhancements and a conservation covenant for the off site requirements

(I) 5.7 Do you, or will you, have a habitat management and monitoring plan?

Type yes or no.

Yes

(J) 5.8 Have you used the statutory biodiversity metric tool?

Type yes or no.

Yes

(K) 5.9 If you have an approved habitat degradation in your baseline, agreed with your local authority, state the relevant consenting body and reference number

Consenting body

NA

Reference number

NA

ix 6. Documents you must send to the LPA with this form

Send the documents requested in this section to the LPA with this form. Enter their relevant file names in this section.

(A) 6.1 Biodiversity metric calculations

Calculations should show the pre-development biodiversity value and the proposed post-development biodiversity value of the entire development and of each phase.

Enter file names you have attached and the phase they relate to.

Outline metric, full metric and overall metric

(B) 6.2 Condition assessments

Enter file name(s) you have attached.

BM 4.0 Technical Annex 1 condition assessment sheets and BM 4.0 Technical Annex 1 condition assessment sheets outline

(C) 6.3 Pre-development habitat survey report and map

Enter file name(s) you have attached.

Bury HBT V1-Site 1 and Bury HBT V1-Site1 2.

(D) 6.4 Proposed post-development habitat map or landscape plan (if applicable)

This is not a statutory requirement but may provide useful additional information to the LPA.

Enter file name you have attached.

2025-02-11 EHC Bury-SW and 2025-02-10 EHC Bury

x 7. Irreplaceable habitat

(A) 7.1 Does the overall development affect any irreplaceable habitat?

Type yes or no.

No

(B) 7.2 What are the approved arrangements to compensate for any impacts to irreplaceable habitat across the overall development and in each phase?

Send your approved compensation plan with this form.

N/A

xi 8. Pre-development biodiversity value

(A) 8.1 Survey date

For example, 3/11/2023.

13.02.2025

(B) 8.2 Survey constraints

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

NA

(C) 8.3 Total pre-development biodiversity value for overall development

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

2.77

Number of hedgerow biodiversity units

0.06

Number of watercourse biodiversity units

0.00

xii 9. Proposed on-site habitat gains for the overall development

Show where you have used any assumptions or estimates in this section and explain them.

(A) 9.1 Total proposed post-development biodiversity value for the overall development

Enter the number from the headline results in your statutory biodiversity metric calculation.

Proposed number of area habitat biodiversity units

2.01

Proposed number of hedgerow biodiversity units

0.54

Proposed number of watercourse biodiversity units

0.00

(B) 9.2 Total proposed net change in biodiversity units for the overall development

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

-0.76

Area habitat biodiversity units % change

-27.39%

Hedgerow biodiversity units

0.06

Hedgerow biodiversity units % change

+792.62%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00

(C) 9.3 Do you propose to register and allocate any biodiversity units from your site to other developments?

Type yes or no.

No

- (D) If yes, give details of the proposed number of biodiversity units registered or to be registered, and the development location(s).

xiii 10. Total proposed post-development biodiversity units for each phase

Enter numbers from the headline results in your statutory biodiversity metric calculation for each phase of the development. The level of detail you can give for each phase will vary. Details of later phases may need to be based on assumptions. State clearly where this is the case and explain your assumptions.

You must include the details for all the phases.

xiv 10.1 Phase 1

(A) Area biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

Habitat 0.82 is 40.80% of the total units (2.01)

(B) Details of any assumptions used for your area biodiversity figures

(C) Hedgerow biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

0.54 (100% of total units)

(D) Details of any assumptions used for your hedgerow biodiversity figures

(E) Watercourse biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

0.00

(F) Details of any assumptions used for your watercourse biodiversity figures

0.00

xv 10.2 Phase 2

(A) Area biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

1.19 / 59.20%

(B) Details of any assumptions used for your area biodiversity figures

(C) Hedgerow biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

0.42 / 77.78%

(D) Details of any assumptions used for your hedgerow biodiversity figures

(E) Watercourse biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

0.00

(F) Details of any assumptions used for your watercourse biodiversity figures

0.00

xvi 10.3 Phase 3

(A) Area biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

NA no phase 3

(B) Details of any assumptions used for your area biodiversity figures

(C) Hedgerow biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

(D) Details of any assumptions used for your hedgerow biodiversity figures

(E) Watercourse biodiversity units

Enter the proposed number of post-development biodiversity units. State what percentage this will be of the proposed total number of post-development biodiversity units for the overall development.

(F) Details of any assumptions used for your watercourse biodiversity figures

(G) 10.4 Does your development have more than 3 phases?

Type yes or no.

If yes, continue to add the same information in this section for every phase in your development. Add the information for each additional phase following the pattern set out for phases 1 to 3.

xvii 11. Proposed off-site habitat gains (if applicable)

Complete this section if you have details about your proposed off-site habitat gains or any registered off-site gain already allocated.

Show where you have used any assumptions or estimates and explain them.

(A) 11.1 Proposed off-site habitat gains

Include whether you propose to deliver off-site enhancements or buy off-site biodiversity units.

The scheme shall deliver off-site enhancements through habitat bank/s but does not currently have a registered off site gain agreement

(B) 11.2 Biodiversity gain site register reference number(s) (if applicable)

(C) 11.3 How have you secured, or how will you secure, the off-site habitat enhancements?

Include responsible bodies and whether you've used, or will use, an S106 or conservation covenant. Include proposed timings for securing any off-site gains.

(D) 11.4 Total pre-habitat intervention biodiversity value

Enter the numbers 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

(E) 11.5 Total proposed post-habitat intervention biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Proposed number of area habitat biodiversity units

Proposed number of hedgerow biodiversity units

Proposed number of watercourse biodiversity units

(F) 11.6 Total proposed net change in biodiversity units

Enter the numbers 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

xviii 12. Statutory biodiversity credits (if applicable)

Answer this section if you have bought, or propose to buy, statutory biodiversity credits.

Show where you have used any assumptions or estimates to complete this section, and explain them.

(A) 12.1 Are you buying or proposing to buy statutory biodiversity credits?

Type yes or no.

(B) 12.2 How many statutory biodiversity credits have you bought or propose to buy?

Unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation. Add more areas if needed.

(C) Area 1

(D) Area 2

(E) Area 3

(F) Area 4

(G) Area 5

(H) Hedgerow

(I) Watercourse

(J) 12.3 If you have bought biodiversity credits, what evidence do you have that there were no units available through the market at the time you bought them?

You must send evidence from at least 3 habitat providers, or a time-stamped screenshot of a search result from online registers.

Enter file names of documents you are sending.

(K) 12.4 If you intend to buy biodiversity credits, what evidence do you have that no units will be available through the market?

Explain why you think no units will be available.

(L) 13. Applicant declaration

I confirm that I have attached the following documents:

- biodiversity metric calculations
- condition assessment
- pre-development habitat survey report and map
- proposed post-development habitat map or landscape plan (if applicable)
- approved compensation plan for irreplaceable habitat (if applicable)
- evidence relating to section 12 on this form (if applicable)

I confirm that the information I have given is complete and correct to the best of my knowledge or assumption.

(M) Name

By typing your name you agree to the above declaration.

Simon brain

Submission date

For example, 3/11/2023.

17.03.2025

xix 14. Sharing data (optional)

(A) Can Defra share your ecological survey data with the Local Environmental Records Centre or other bodies?

Type yes or no.

Yes