

At first reserved matters a Biodiversity Net gain proposal shall be submitted to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric as calculated at outline stage. The Proposals shall include:

- Proposals for on-site biodiversity net gain;
- A management and monitoring plan for any on-site proposals to cover a 30 year period;
- A management and monitoring plan for any off-site proposals to cover a 30 year period;
- Details of any payments for offsetting measures where there is a shortfall in achieving 10% biodiversity net through on and off-site measures

The development shall be implemented in full accordance with the requirements of the approved Biodiversity Management Plan.

Reason: In the interests of ensuring measurable net gains in biodiversity and in accordance with Section 15 of the National Planning Policy Framework.