



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

20/06/2024

1.2 Planning application reference number

70805

1.3 Local planning authority (LPA)

Bury Metropolitan Borough Council

1.4 Development site address

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

Land off Fletcher Fold Road, Bury, BL9 9RX

1.5 Describe the development

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

Development of the former Millwood school site and erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision.

2. Developer details

2.1 Applicant name

Reece Cumiskey

2.2 Company name

Bolton at Home Limited

2.3 Address

Valley House
98 Waters Meeting Road
Bolton
BL1 8SW

2.4 Email address

Reece.Cumiskey@boltonathome.org.uk

2.5 Telephone number

07900 838849

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

19/03/2026

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

Poppy Parker

3.2 Company name

The Environment Partnership

3.3 Address

401 Faraday St, Birchwood Park, Risley, Warrington
WA3 6GA

3.4 Email address

poppyparker@tep.uk.com

3.5 Telephone number

07425852175

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

Poppy Parker

3.8 Date

03/06/2025 ([Updated 03.2026](#))

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?

23/03/2021

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](#)

Net gain of 43.60% (plus 0.44 BU for hedgerows) has been achieved on site through the proposals in the Landscape Design Plan (TEP Drawing Ref. D10188.201 Rev P02).

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 present on site. The site contains habitats of medium, low and very low distinctiveness. 0.1ha of the overall 0.91ha of the site will be retained, and a further 0.29ha will be enhanced, totalling 43% of the overall site area being retained and or enhanced.

Best practice pollution prevention measures will be implemented to ensure any indirect impacts on the deciduous woodland habitat within and adjacent to the site will be avoided.

All retained trees on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition, and construction –recommendations).

A contractors Risk Assessment Method Statement (RAMS) or CEMP (detailing habitat protection and control measures including for surface waters, dust & airborne debris management, woodland, and tree protection in accordance with BS5387:2012), will be produced and adhered to.

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.

Enhancements to be provided within the post-development proposals include:

- The creation of 0.074ha of medium distinctiveness other neutral grassland.
- The creation of 0.033ha of medium distinctiveness mixed scrub.
- The creation of 0.187ha of medium distinctiveness urban trees.
- The enhancement of 0.045ha of low distinctiveness, moderate condition modified grassland to 0.038ha of medium distinctiveness, moderate condition other neutral grassland.
- The enhancement of 0.017ha of low distinctiveness, poor condition modified grassland to medium distinctiveness, moderate condition other neutral grassland.
- The enhancement of 0.011ha of poor condition mixed scrub to 0.003ha of moderate condition mixed scrub.
- The enhancement of 0.227ha of poor condition broadleaved woodland to moderate condition broadleaved woodland.

Conditions of the planning approval requires this BGP and a Habitat Management & Monitoring Plan to be submitted and approved by the LPA to secure landscaping and BNG.

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).

N/A

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.

x10188.003 V23.0 – BNG Metric.03.2026.xlsm

4.15 Condition assessments

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

x10188.003 – Condition Assessment.pdf

4.16 Pre-development habitat survey report and map

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

Baseline habitat survey report: 10188.002 – Ecological Assessment Report.pdf

Baseline maps: G10188.008B Baseline UK Habitats.pdf and G10188.009B Baseline Condition & Significance.pdf

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.

Post-development habitat survey report: 10188.003 V2.0 – BNG Assessment Report.pdf

Post-development maps: G10188.010 Proposed UK Habitats.pdf and G10188.011A Proposed Habitat Condition and Strategic Significance.pdf

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

N/A

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

13/01/2021, 19/10/2023,
22/04/2024

6.2 Survey constraints

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

The initial survey was undertaken just outside the recommended Phase 1 habitat survey season of mid-April to mid-October. However, it is not anticipated that the habitats assigned would significantly change as a result.

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

2.92

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

4.4911

Number of hedgerow biodiversity units

0.44

Number of watercourse biodiversity units

N/A

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

1.2719

Area habitat biodiversity units % change

4340.6066%

Hedgerow biodiversity units

0.44

Hedgerow biodiversity units % change

N/A (zero baseline units)

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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.

N/A

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.

N/A

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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

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.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

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