



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

26/7/24 Date of DRAFT

1.2 Planning application reference number

Acolaid 70856

1.3 Local planning authority (LPA)

Bury

1.4 Development site address

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

Margaret Haes Riding Centre, Moor Road, Holcombe,
Bury BL8 4X

1.5 Describe the development

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

Having purchased the Riding Centre after a long fundraising campaign, we can unlock the potential of the site and improve horse welfare. The relocation of the partially erected stables from inside the hay barn to the outside paddock will enable the stables to be installed to full size - better for the horses welfare to be stabled outside and allows two horses to be stabled in appropriately size of stable and with good ventilation. The wooden stable kit partially erected in the hay barn is limited in use as a day stable for one horse and not ideal as dusty environment for the horse. We are short of a working stable. There is no roof on the partly erected stables. It will release space in the hay barn for better storage of hay bales, straw and feed stuffs, as well as open up the access to a room at the back of the hay barn used by visiting SEND school pupils,

parents and carers viewing the indoor arena from the window in that room -making it easier and safer for everyone including wheelchair access. The development also includes a memorial clock tower on the roof of an existing stable block – non chime.

2. Developer details

2.1 Applicant name

Debra Batchelor

2.2 Company name

Margaret Haes Riding Centre

2.3 Address

Moor Road, Holcombe, Bury BL8 4NX

2.4 Email address

mhrc@hotmail.co.uk

2.5 Telephone number

07811600561

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

26.7.24

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

Debra Batchelor (supported by Ed Boulsfield Ryder Architects)

3.2 Company name

Margaret Haes Riding Centre

3.3 Address

Moor Road, Holcombe Bury BL8 4NX

3.4 Email address

mhrc@hotmail.co.uk

3.5 Telephone number

07811600561

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



3.8 Date

26.7.24

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'?

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

The 10% BNG is achieved through the planting of three Goat (Pussy) Willow trees in the back paddock area. This is to offset the loss of grassland with the installation of a concrete base for the stables. The grassland is in relatively poor condition in the back paddock. The Goat Willow matures to a medium tree around 6 m to 10m in height.

Goat Willow is one of the 31 Native Trees identified by the Woodlands Trust and therefore in keeping with the area and chosen as non poisonous to horses. Many other trees including sycamore, oak, yew and buckthorn are poisonous to horses and therefore not suitable.

Goat Willow is especially beneficial to bees, insects, birds, butterflies and other pollinators.

Goat Willow trees to be planted within the site boundary (as shown on planning drawings edged in red) . Planted in the back paddock between the boundary fence and a line of inner wooden stake poles (used to tie hay nets) . The proposal is to take advantage of the inner poles to create an inner fenced off area to prevent the horses eating the saplings until the trees become established.

Goat Willow chosen due to tolerant of exposed and wet conditions, and will help stabilise the bank behind. Known to help drainage will also benefit the grassland remaining in the paddock post building of the stables.

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.

As a charity we are proactive in managing the land and do not wish to compromise the grazing available for the horses. We wish to protect the land for future generations to enjoy the beautiful countryside in which the Riding Centre is located. Our alternative education offer for schools, for example, is based on outdoor learning around horses. Some of our British Horse Society programmes and awards for young people include environment awards and activities such as making bug hotels etc.

The management of the back paddock area is crucial for horses that need rest and recovery away from the main herd and/or on restricted grazing for weight management or to minimise laminitis risk (very painful condition). We need to preserve this area.

We will minimise the impact of the build on habitats:

All construction waste removed off site. Soil excavated for the foundation of hardstone and concrete base will be re-used in the paddock and the land re seeded when building works complete. The paddock will be rested once works completed to allow grassland to recover. Potentially a field drain added to alleviate the rain water that runs off the hill from the moor behind, which will help the grassland. The Goat Willow trees will also help with drainage and improve the grassland in the paddock.

The stables are made of natural wood and stained using a non toxic wood preservative – which is important for the horses and other wildlife. Any disinfectant used in the stables is DEFRA approved. For similar reasons, we avoid any chemical spraying of the land and preference is that invasive/poisonous plants such as balsam and ragwort are dug up.

No pollutants. All stable waste removed daily to the Riding Centre's main muck heap. The bedding used in the stables is bio degradable and rubber matting in the stables reduces the amount needed as well as good for the horses joints.

The stables will be set up with gutters, drums/troughs to capture and store rainwater which will be used for the horses drinking water. Electric lighting will be mindful of the need to protect the darkness of the area at night for the benefit of wildlife. The lights for the inside each stable will be switch on only when volunteers/staff need to work inside on dark evenings and mornings. The lights under the overhang of the roof, again limited use and these will be lighting downward only.

We will rely on advice from the Woodland Trust and local experts on the tree planting and have other local contacts who may help such as the National Trust Wardens.

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?

Zero

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.

Small-Sites-Metric-Statutory-Biodiversity-Metric-Margaret Haes 3.1.xlsm

4.15 Condition assessments

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

Modified grassland photo – file ref Paddockshowing grassland low resIMG_4618.jpeg

4.16 Pre-development habitat survey report and map

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

MHRC-RYD-ZZ-00-DR-A-3100-S0-P2-Biodiversity Plans Existing.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.

MHRC-RYD-ZZ-00-DR-A-3101-S0-P2-Biodiversity Plans Proposed.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

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

3/7/24

6.2 Survey constraints

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

None

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

0.0120

Number of hedgerow biodiversity units

Zero

Number of watercourse biodiversity units

Zero

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

0.0373

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

0.0253

Area habitat biodiversity units % change

211.03%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

N/a

Watercourse biodiversity units

0

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).

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

Met trading rules - grassland 'low band' was -0.0120 traded for trees 'medium band' +0.037

Low

Met trading rules - grassland 'low band' was -0.0120 traded for trees 'medium band' +0.037

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☐ Yes

☒ No