

Biodiversity gain statement

Submit a biodiversity gain statement to show how your development has considered biodiversity and biodiversity net gain.

When to use this form

A biodiversity gain statement shows how a development considers overall biodiversity and biodiversity net gain (BNG). Submit this form to your local planning authority with your initial planning application.

When not directed by a hyperlink to another question, always proceed to the next question.

Parts of the form identified by an * represent “Statutory minimum information” outlined in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 – Failure to provide this information will result in your application NOT being validated. If this information has been provided in the planning portal forms, you may refer to them rather than replicating the information.

Parts of the form identified by ** represent documentation required as part of the Local Validation List – Failure to provide this information will result in your application NOT being validated.

All parts of this form must be completed (unless directed by the form to skip ahead) and all supporting documents should be provided – Failure to provide requested documentation may prevent the LPA being able to make a determination on your application.

If information can be found in supporting documents, you may refer to the relevant document in the related text box rather than rewriting the information.

1. Submission details

1.1 Date

For example, 3/11/2023

07/07/2026

1.2 Local planning authority (LPA)

Lincolnshire County Council

1.3 Development site address

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

Decoy Farm, Spalding Road, Crowland, PE6 0LX

1.4 Describe the development

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

Installation of plant and machinery for the production of ammonium sulphate to be used as liquid fertiliser as part of the existing anaerobic digestion process

2. Developer details

2.1 Applicant name

Decoy Farm Power Ltd

2.2 Company name

See above

2.3 Address

c/o Robert Doughty Consultancy Limited, 32 High Street,
Helpringham, NG34 0RA

2.4 Email address

planning@rdc-landplan.co.uk

2.5 Telephone number

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

07/07/2026

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain statement. For example, a consultancy ecologist or planning agent.

3.1 Name

Mr Lewis Smith

3.2 Company name

Robert Doughty Consultancy Limited

3.3 Address

32 High Street, Helpringham, Sleaford, NG34 0RA

3.4 Email address

planning@rdc-landplan.co.uk

3.5 Telephone number

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

07/07/2026

4. Site Biodiversity Context

4.1 Is the application based inside the boundary of or within 2km of a nationally or internationally designated site (SSSI, SPA, SAC or Ramsar site)?

The locations of national and international sites can be found on the

<http://www.magic.gov.uk/>

☐ Yes – [Proceed to 4.2](#)

☒ No - [Proceed to 4.3](#)

4.2 Consultation/Advise sort from Natural England

Send a copy of your correspondence with Natural England to the LPA and enter the file name.

Click or tap here to enter text.

4.3 Is the application next to or within a Local Site? Is within 250m of a Local Site? Alternatively, is the hydrology of the application site connected to the Local Site (e.g. upstream of the Local Site)?

The locations of local sites can be requested from <https://glnp.org.uk/our-services/lincolnshire-environmental-records-centre>

☐ Yes – [Proceed to 4.4](#)

☒ No - [Proceed to 4.5](#)

4.4 Consultation/Advise sort from Lincolnshire Wildlife Trust

Send a copy of your correspondence with Lincolnshire Wildlife Trust to the LPA and enter the file name.

Click or tap here to enter text.

4.5 Does the application site presently contain/support any Priority Habitats?

Definitions can be found at <https://jncc.gov.uk/our-work/uk-bap-priority-habitats/>

Tick all relevant habitats

- | | |
|---|---|
| ☐ Arable Field Margins | ☐ Lowland Dry Acid Grassland |
| ☐ Hedgerows | ☐ Lowland Heathland |
| ☐ Traditional Orchards | ☐ Inland Rock Outcrop and Scree Habitats |
| ☐ Rivers (including Chalk Streams) | ☐ Lowland Fens |
| ☐ Oligotrophic and Dystrophic Lakes | ☒ Reedbeds |
| ☐ Ponds | ☐ Lowland Raised Bogs |
| ☐ Mesotrophic Lakes | ☐ Wood Pasture and Parkland |
| ☐ Eutrophic Standing Waters | ☐ Wet Woodland |
| ☐ Lowland Calcareous Grassland | ☐ Lowland Mixed Deciduous Woodland |
| ☐ Lowland Meadows | ☐ Open Mosaic on Previously Developed Land |
| ☐ Coastal and Floodplain Grazing Marsh | ☐ No Priority Habitat Present |

4.6 Are there any trees/woodland on or immediately adjacent to the application site?**

☐ Yes – [Proceed to 4.7](#)

☒ No - [Proceed to 4.8](#)

4.7 Arboriculture/Tree survey**

Send a copy of your correspondence with Lincolnshire Wildlife Trust to the LPA and enter the file name.

Click or tap here to enter text.

4.8 Species Specific Reports (*below is the situational requirement for each survey type*)**

The right-hand column represents the all the required species surveys if any of the corresponding boxes are ticked.

Does the site contain an existing building(s) containing ANY of the following features? (Tick if yes)		
Buildings with hanging tiles, timber cladding / weatherboarding where the building is within 200m of woodland or water	☐	Bat and bat roosts
Pre-1960 buildings or structures within 200m of woodland and/or water	☐	
Pre-1914 buildings or structures within 400m of woodland and/or water	☐	
Pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location	☐	
Structures where there is known current or historic bat use	☐	
Does the site contain trees and their rooting areas physically and indirectly with ANY of the following features? (Tick if yes)		
Old and veteran trees	☐	Bats and bat roosts Nesting Birds
Trees with obvious holes, cracks, cavities or heavy vegetation	☐	
Trees with a circumference greater than 1m at chest height to include those 'off site' trees whose falling distance would breach the site boundary/perimeter.	☐	
Does the site contain or within 25m of streams, rivers or lakes (including their banks and adjacent habitat) (Tick if yes)	☐	Bat foraging habitat Otters Water vole White-clawed crayfish
Does the site contain ANY of the following features? (Tick if yes)		
Deciduous (i.e. if mixed, not mainly conifer) woodland	☐	Bat foraging habitat Dormice Breeding birds Badger
Field hedgerows over 1m tall and over 0.5m thick	☐	
Areas of scrub well-connected to woodland or hedgerows	☐	
Is the proposal within 200m of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m² (c.15m x15m)? (Tick if yes)	☐	Amphibians [consider eDNA surveys]
Does the site contain mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments? (Tick if yes)	☐	Reptiles Breeding birds
Does the site contain or immediately adjacent to rich meadows or grassland? (Tick if yes)	☐	Breeding birds

Has the site been surveyed for any other Protected Species? (Tick if yes and provide a list)	☐	Click or tap here to enter text.
Does the site support any Priority Species? (Tick if yes and provide a list) Report on the Species and Habitat Review (UK BAP) JNCC Resource Hub	☐	Click or tap here to enter text.

Send your relevant species-specific surveys report to the LPA. Enter the file names.

Click or tap here to enter text.

4.9** Overarching Ecological report (*Preliminary Ecological Appraise for Outline Applications / Ecological Impact Assessment for Full applications preferred*)

Send your PEA/EcIA report to the LPA. Enter the file name.

Click or tap here to enter text.

5 Biodiversity net gain exemption

5.1* Do you believe this application is exempt from statutory biodiversity net gain?

- ☐ Yes – [Proceed to 5.2](#)
☒ No - [Proceed to section 6](#)

5.2* Which exemption best applies to your application?

- ☐ Developments below the threshold – [Proceed to 5.5](#)
☐ Householder applications – [Proceed to 5.8](#)
☐ Self-build and custom build applications - [Proceed to 5.8](#)
☐ Biodiversity gain site – [Proceed to Section 6](#)
☐ Retrospective application – [Proceed to 5.3](#)

5.3 What is the nature of your retrospective application?

- ☐ Section 73/73a - Relates to a planning permission already granted (originally submitted prior to 12th February 2024 [Majors] or 2nd April 2024 [Minors]) - [Proceed to 5.8](#)
☐ Section 73/73a - Relates to a planning permission already granted (originally submitted after 12th February 2024 [Majors] or 2nd April 2024 [Minors]) - [Proceed to 5.4](#)
☐ Section 73a - Relates to a development without planning permission (Subject to Local Plan Policy 61) - [Proceed to Section 6](#)

5.4 Does your proposed retrospective application negatively impact the originally agreed post development BNG values?

- ☐ Yes - [Proceed to section 7](#)
☐ No - [Proceed to 5.8](#)

5.5 Have all habitats (including urban) with a distinctiveness score above 0 been assessed/considered when making this judgement?

This includes, but is not limited to, ivy covered walls, planters, and vacant/derelict land.

- ☐ Yes
☐ No

5.6 Has habitat degradation since January 2020 (or August 25th 2023 for degradation caused as a result of a planning consent) been considered when making this judgement?

☐ Yes

☐ No

5.7 Photos of site to evidence de minimis exception (photos provide a 360 degree view of the site)

Send your photos to the LPA. Enter the file name.

Click or tap here to enter text.

5.8* Explain why you believe that this development is exempt from Biodiversity Net Gain

Click or tap here to enter text.

5.9 BNG exempt developments must still comply with Local Plan Policy 60 and the National Planning Policy Framework Mitigation Hierarchy. Do you wish to evidence compliance by using BNG templates with a 0% target?

☐ Yes - [Proceed to Section 6](#)

☐ No - [Proceed to 5.10](#)

5.10 Explain how you have/intend to evidence compliance with Local Policy 60 and the National Planning Policy Framework Mitigation Hierarchy.

Click or tap here to enter text.

[Statement Form Complete](#)

6. Biodiversity net gain baseline

6.1* Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☐ Yes - [Proceed to 6.4](#)

☒ No - [Proceed to 6.2](#)

6.2* What date have you put?

28/05/2026

6.3* Explain why your relevant date is different to the planning application date.

28/05/2026 is when the site visit was carried out.

6.4* Is there any evidence of habitat degradation that has taken place on site since January 2020 (or August 25th 2023 for degradation caused as a result of a planning consent)?

☐ Yes - [Proceed to 6.5](#)

☒ No - [Proceed to 6.6](#)

6.5* Describe the nature of the degradation and how this has been factored into your application.

Click or tap here to enter text.

6.6* Does the site (or did the site prior to degradation) have any Irreplaceable Habitats?

<https://defralanduse.blog.gov.uk/2023/10/05/irreplaceable-habitats-and-bng-what-you-need-to-know/>.

☐ Yes - [Proceed to 6.7](#)

☒ No – [Proceed to 6.8](#)

6.7* Describe the type and conditions of irreplaceable habitats that are (were) present.

Click or tap here to enter text.

6.8 Does your site fall within the local nature recovery strategy?

☐ Yes

☒ No

6.9* Confirm you have used the most recent statutory biodiversity metric tool?

Use small site metric when appropriate.

Failure to do so will result in the validation requirements not being met.

☒ Yes – Statutory Metric - [Proceed to 6.10](#)

☐ Yes – Small Site Metric (*if Priority or Irreplaceable habitats or protected species have been identified on your site you must use the Statutory Metric*) - [Proceed to 6.11](#)

Send your biodiversity metric calculation (excel format) to the LPA and enter the file name.

Click or tap here to enter text.

6.10* Condition assessments (if applicable ‡)

‡ *This is only not applicable if all baseline habitats do not require a condition assessment*

Send your condition assessments (excel format) to the LPA and enter the file name.

1126-5 Condition Assessment

[Proceed to 6.14](#)

6.11* Who completed your small site metric?

☐ Ecologist - [Proceed to 6.14](#)

☐ Other “Competent” person - [Proceed to 6.12](#)

6.12* Describe who this person is and what makes them competent to assess your site and complete your metric

Click or tap here to enter text.

6.13* Photos of all habitat parcels

Send your photos to the LPA and enter the file name.

Click or tap here to enter text.

6.14* Pre-development habitat survey report (*UKHAB V2.0 preferred*) and map (Including North)

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

1126-5_FP_SP01 Baseline BNG Plan

7. Biodiversity net gain post development (Not required for Outline Applications where site layout is a reserved matter)

7.1 Confirm you have added post development details to the metric tool submitted with this application.**

☒ Yes

☐ No

7.2** Onsite Post-development habitat map or landscape plan (Including North)

Send your post-development habitat map and/or landscape Plan to the LPA. Enter the file name.

N/A

7.3 Will the development have any negative impact on irreplaceable habitats?

Including individual ancient/veteran trees.

☐ Yes - [Proceed to 7.4](#)

☒ No – [Proceed to 7.5](#)

7.4 Irreplaceable Habitat compensation plan

Send your draft Irreplaceable Habitat compensation plan to the LPA and enter the file name.

Click or tap here to enter text.

7.5 How do you foresee achieving the required (10%) net gain percentage?

☐ On-site – [Proceed to 7.6](#)

☒ Off-site – [Proceed to section 8](#)

☐ Both – [Proceed to 7.6](#) then [Proceed to section 8](#)

7.6 Does your application include any on-site habitat enhancements/creations that could be considered 'significant' or are you a Biodiversity Gain Site?

Category 1 Onsite creation, improvements in condition, or retention, of habitats assigned medium distinctiveness or higher in the Statutory/Small site Biodiversity Metric are considered significant.

Category 2 Onsite creation or improvement in condition of low distinctiveness habitats, are considered significant, where either:

- A. the combined number of units delivered is equal to or greater than 0.5; and/or
- B. the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site.

(Private gardens and their content are NEVER deemed as significant)

- ☐ Yes - [Proceed to 7.7](#)
- ☐ No - [Proceed to section 8](#) (or [Statement Form Complete](#))

7.7 Tell us about the significant on-site enhancements/creations.

Which parcels does significance apply to, what total units and % gain is made up by these parcels.

Click or tap here to enter text.

7.8 Are your significant gains composed exclusively of low distinctiveness habitat (in any condition) or Medium distinctiveness habitat in the moderate condition

(excluding All Arable field margins, Other Lowland Acid Grassland, Upland Acid Grassland, Ornamental Lakes, Reservoirs, Inland rock and scree, Allotments, Cemeteries and Churchyards, Façade bound green walls, Ground based green walls, Ecologically valuable lines of trees (with and without ditches) and Canals)

- ☐ Yes – To be secured by condition – [Proceed to section 8](#)
- ☐ No – [Proceed to 7.9](#)

7.9 Is this a development for 1 to 4 dwellings and using of the small site metric? No Irreplaceable, Priority or High distinctiveness habitats on site (pre or post development)

- ☐ Yes – To be secured by condition – [Proceed to section 8](#)
- ☐ No – To be secured by S106 - [Proceed to 7.10](#)

7.10 Soil Sampling Report/Survey

Soil condition and composition will have informed your habitat proposals (required for any grassland creation/enhancement).

Send your Soil Sampling Report/Survey to the LPA. Enter the file name.

Click or tap here to enter text.

7.11 Hydrological Report/Survey

Hydrology will have informed your habitat proposals (required for creation and enhancement of Wetland habitats and pond/lake habitat and/or creation of SUDS).

Send your Hydrological Report/Survey to the LPA. Enter the file name.

Click or tap here to enter text.

7.12 Climate Resilience/Risk assessment

MET office Data can be obtained for free at <https://ukclimateprojections-ui.metoffice.gov.uk/ui/home> - Habitat proposals should take into account RCP8.5 values (for the 30-year period) for at least mean seasonal air temp, mean seasonal rainfall, frequency of extreme weather events (required to justify species selection)

Send your climate reports to the LPA. Enter the file name.

Click or tap here to enter text.

7.13 Habitat monitoring and management plan (HMMP) for significant on-site enhancement/creations (where possible use Natural England Template <https://publications.naturalengland.org.uk/publication/5813530037846016>) .

Send your draft HMMP to the LPA. Enter the file name.

Click or tap here to enter text.

7.14 Provide evidence of sufficient cash flow/Funding for the initial creation period and subsequent 30-Year management/monitoring period.

Evidence must be provided prior to S106 sign-off. Could include proof of fund, 30-year cash flow model, assurance of finance codes, and commitment to financial reporting.

Send your evidence to the LPA. Enter the file name.

Click or tap here to enter text.

7.15 Does your application include an excess of significant on-site units or are you a Biodiversity Gain Site?

☐ Yes - [Proceed to 7.16](#)

☐ No - [Proceed to section 8](#) (or [Statement Form Complete](#))

7.16 Are you looking to secure these excess units to be placed on Natural England Off-site Register?

The LPA will review the suitability of all excess on-site units. The LPA reserves the right to decline in securing them for the intention to be sold if not appropriate in the local context.

☐ Yes - [Proceed to 7.17](#)

☐ No - [Proceed to section 8](#) (or [Statement Form Complete](#))

7.17 Give details

Tell us about the units and which specific parcels you would like to secure. Provide details as to how trading rules remain met.

Click or tap here to enter text.

[Proceed to section 8](#) (or [Statement Form Complete](#))

8. Biodiversity net gain post development – Off-site (Not required for Outline Applications where site layout is a reserved matter)

Answer this section if your development includes/requires off-site habitat enhancements.

8.1 Explain why you're using off-site biodiversity units.

Ensure you make reference to the Biodiversity Gain Hierarchy and the NPPF Mitigation Hierarchy

The proposed apparatus has to go where it is for two reasons. Firstly, it has to fit in with the existing process on site and therefore the location is largely fixed such that we can't avoid the loss of the reeds. Secondly, there isn't sufficient land elsewhere under the control of the applicant to provide compensation. The location of the plant is actually on the site of the building that was (and still could) to be constructed to accept food waste. The piling went in for the building and is under the reeds! We therefore can't avoid the loss of the small area of reeds. We can't minimise the footprint of the development as it just covers the footprint of the tanks. The reeds are also within what is the overall

working area of the AD Plant. Equally, we can't restore on site as there is no land available or other reeds to augment. The area of reeds extends to 230 sqm so creating compensation habitat plus 10% gain on site is going to be very difficult to achieve and costly to maintain such a small area over the 30-year period.

8.2 Have you considered the cost of the required offsite units/statutory credits when evaluating overall development viability?

- ☒ Yes
☐ No

8.3 Have you (preliminarily) secured off-site units?

Should you require off-site units,

- ☒ Yes – [Proceed to 8.4](#)
☐ No - [Statement Form Complete](#)

8.4 Confirm you have added proposed off-site gains to the metric tool submitted with this application.

- ☒ Yes
☐ No

8.5 Which option best describes the location of your off-site provision?

LPA refers to the Local Planning Authority this application has been submitted to. National character areas can be found at <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-east-midlands>

- ☐ Adjacent to proposed site (Local Plan Policy 61 preference)
☐ Within the same Neighbourhood plan area (Neighbourhood Plans may have identified land they wish to be used for BNG)
☐ Within the same LPA and same National Character area
☐ Within the same LPA or same National Character area
☒ Within a neighbouring LPA or neighbouring National Character area
☐ Not within the same or neighbouring LPA or National Character area

8.6 Does the site fall within the local nature recovery strategy?

|

- ☐ Yes
☒ No

8.7 Provide the exact location of the off-site provision.

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

BGS-111125001

8.8 Provide details of the off-site provider.

Name

Integrated Land Management

Email address

melanie@integratedlm.co.uk

Telephone number

9. Form Complete

9.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies? (Optional)

This survey data may be used to better inform Local Policies and inform action taken by local charities to further enhance/protect the natural environment. This data is also made available for academic research via the Record Centre.

☒

Yes

☐

No