Department
for Environment
Food & Rural Affairs

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

20/11/2026

1.2 Planning application reference number

H14-0523-26

1.3 Local planning authority (LPA)

South Holland District Council

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

The Bell Inn, 33 Church Street, Pinchbeck, Spalding,
PE11 3UB

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

Change of use of former public house to a shop (Class E) including part demolition, single storey rear extension & external works.

2. Developer details

2.1 Applicant name

Andy Hayton

2.2 Company name

Venture Business Space Limited

2.3 Address

Studio 140
Monocle
184 Ferensway
Kingston Upon Hull
HU1 3UT

2.4 Email address

andyh@allenbycommercial.co.uk

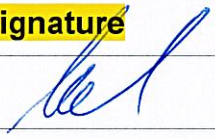
2.5 Telephone number

07766 023400

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

20/11/26

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

Chloe King

3.2 Company name

Focus Environmental Consultants

3.3 Address

Unit 2
Ball Mill Top Business Park
Worcester
WR2 6PD

3.4 Email address

chloe@focus-enviro.com

3.5 Telephone number

01905 780700

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

CKing

3.8 Date

20.11.2026

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?

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

BNG will be provided within the landownership of the client (excluding registered off-site BNG) and is not shared with any existing or future scheme (*e.g.* compensation for protected species). Compensation for protected species (*i.e.* roosting bats) to be delivered on Site as part of the scheme (under a Natural England European Protected Species mitigation licence) will be delivered in the form of compensatory bat roost features (*i.e.* bat boxes, bat tiles) and is treated separate to the delivery of BNG.

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.

There are no irreplaceable habitats at the site. Those existing trees retained as part of the development will be protected from impact throughout the entirety of the construction phase (*i.e.* with protective HERAS fencing).

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.

No significant onsite enhancements have been included within the development proposals.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

1.14

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).

Given the constraints of the site and development proposals, there is not sufficient scope to deliver the required biodiversity net gain within the site boundary. The client does not own alternative land that is available for the delivery of BNG.

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.

Habitat Bank – Statutory Biodiversity Metric – No.33 Church Street

4.15 Condition assessments

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

3321 Biodiversity Net Gain (incl Post-Dev) – No.33 Church Street.

4.16 Pre-development habitat survey report and map

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

3321 Biodiversity Net Gain (incl Post-Dev) – No.33 Church Street.

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.

3321 Biodiversity Net Gain (incl Post-Dev) – No.33 Church Street.

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

South Holland District Council

Reference number

H-14-0523-26

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

10 April 2025

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

The accuracy of measurements within the BNG calculation are constrained by the methods of field data collection. For the purposes of this study, UK Habitat Classification areas have been measured using a combination of aerial imagery, QGIS mapping and / or illustrative habitat areas on survey plans.

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

1.09

Number of hedgerow biodiversity units

0.01

Number of watercourse biodiversity units

0.00

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

0.06

Number of hedgerow biodiversity units

0.03

Number of watercourse biodiversity units

0.00

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

-1.03

Area habitat biodiversity units % change

-94.67%

Hedgerow biodiversity units

0.02

Hedgerow biodiversity units % change

221.67%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

+0.00%

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.

The client has bought offsite habitat units to meet the mandatory 10% net gain. The offsite habitat units have been purchased from Natural Asset Partners. The habitat units are for the Greetwell Farm habitat bank, located LN3 4NG. An application for the allocation for the habitat units was made on the 20th November 2026; these will take 5-7 working days to appear on the Biodiversity Gain register: BNG: Biodiversity gain site records

7.2 Biodiversity gain site register reference number

BGS-050825004

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.

The habitat bank is secured for 30 years, via a signed conservation covenant between the landowner and a responsible body, HFH Holdings.

7.4 Total baseline biodiversity value (combined on-site and off-site units)
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

1.46

Number of hedgerow biodiversity units

0.01

Number of watercourse biodiversity units

0.00

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

1.57

Number of hedgerow biodiversity units

0.03

Number of watercourse biodiversity units

0.00

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

0.11

Area habitat biodiversity units % change

10.00%

Hedgerow biodiversity units

0.02

Hedgerow biodiversity units % change

221.67%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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

Yes

High

Yes

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