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

21/05/2026

1.2 Planning application reference number

H17-0004-26

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.

1 Park Lane, Surfleet, Spalding, Lincolnshire

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

Demolition of the existing building and erection of 2 new dwellings, with associated access, parking, drainage, gardens and landscaping. The existing site comprises a residential building, hardstanding, gravel/decking areas and raised planters. The approved development will provide 299.1m² of buildings/developed land/sealed surface and 126.1m² of vegetated garden habitat. The on-site habitat creation achieves 0.0243 post-development area habitat units and a net gain of 1938.30% in accordance with the submitted statutory biodiversity metric.

2. Developer details

2.1 Applicant name

Cedar Homes Ltd

2.2 Company name

Cedar Homes Ltd

2.3 Address

3c Edison Court
Pinchbeck
Spalding
Lincolnshire
PE11 3FX

2.4 Email address

Correspondence via agent

2.5 Telephone number

Correspondence via agent

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

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

Alasdair McFarlane

3.2 Company name

TAC Architects

3.3 Address

14 Old Fendike Road

Weston Hills, Spalding

Lincolnshire PE12 6DD

3.4 Email address

[redacted]

3.5 Telephone number

[redacted]

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

I, Alasdair McFarlane, as the architectural agent for this development, confirm that this Biodiversity Gain Plan has been prepared based on the Biodiversity Assessment by HS Ecology, dated November 2025, and the submitted Small Sites Metric / Statutory Biodiversity Metric Calculation Tool for Park Lane, Surfleet, Spalding. The information provided is accurate to the best of my knowledge and demonstrates that the development achieves the required biodiversity net gain.

3.7 Signature

3.8 Date

21/05/2026

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’?

On-site creation of 126.1m² vegetated garden habitat within the domestic curtilages of the approved dwellings. The development achieves 0.0243 post-development area habitat units and exceeds the statutory 10% biodiversity net gain requirement.

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.

- The existing site is predominantly developed land/sealed surface, artificial unvegetated/unsealed land and buildings, with only a very small area of raised planters contributing to the baseline value. The development avoids impacts on irreplaceable habitat and provides on-site soft landscaping/vegetated garden habitat as part of the approved residential layout.
- No irreplaceable habitats are affected.

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'?
.

☐ 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?

0

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).

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).

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.

24724Small_Sites_Metric__Statutory_Biodiversity_Metric__Calculation_Tool_24.07.24 Park Lane Surfleet Spalding FINAL.xlsm

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

HS Ecology Biodiversity Assessment, Land and Building at 1 Park Lane, Spalding, Lincolnshire, November 2025.

4.16 Pre-development habitat survey report and map
Send your baseline habitat survey report and map to the LPA. Enter the file name.

BNG Park Lane, Spalding FINAL(1).pdf - HS Ecology Biodiversity Assessment, including Appendix 1 Pre-development habitat map.

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.

BNG Park Lane, Spalding FINAL(1).pdf - HS Ecology Biodiversity Assessment, including Appendix 2 Post-development habitat map.

4.18 Have you included an approved habitat degradation in the baseline?
If yes, include the relevant consenting body and reference number.

☐ Yes
☒ No

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

03/11/2025

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

No constraints reported.

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

0.0012

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0.0243

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

+0.0231

Area habitat biodiversity units % change

+1938.30%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

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

Not applicable. No biodiversity units from the site will be registered or allocated to other developments. On-site habitat creation is used solely to meet the biodiversity net gain requirement for this development.

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.

Not applicable. The development achieves the required biodiversity net gain through on-site habitat creation only.

7.2 Biodiversity gain site register reference number

Not applicable.

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.

Not applicable.

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

0

A2

0

A3

0

A4

0

A5

0

H

0

W

0

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.

Not applicable. No statutory biodiversity credits are required.

8.4 Proof of purchase
Send proof of purchase and enter the reference number.

Not applicable.

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 .

Very high

High

Medium

Low

Trading rules are satisfied. The development delivers the required net gain through on-site creation of vegetated garden habitat. No off-site units or statutory biodiversity credits are required.

10. Sharing data (optional)

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

☒ Yes

☐ No