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

05/12/2025

1.2 Planning application reference number

H18-0922-25

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.

Land between East Bank / Gunthorpe Road and Gunthorpe Road Solar Farm, Walpole Bank, Walpole Marsh.

1.5 Describe the development

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

Installation of access track and associated development.

2. Developer details

2.1 Applicant name

N/A

2.2 Company name

Enso Green Holdings R Limited

2.3 Address

17th Floor HYLO,
103-105 Bunhill Row,
London,
EC1Y 8LZ.

2.4 Email address

N/A

2.5 Telephone number

N/A

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

05/12/2025

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

Mr Andrew Logan

3.2 Company name

Avian Ecology Limited

3.3 Address

Walnut Tree Farm Business Centre
Northwich Road
Lower Stretton
WA4 4PG

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.

3.7 Signature

[redacted]

3.8 Date

05/12/2025

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?

N/A

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 Proposed Development does not require enhancement for other reasons such as mitigation for designed sites or protected species and therefore all habitat enhancements count towards 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.

The access track is predominately located on arable land and modified grassland of low ecological value. The access will adopt and existing break in the hedgerow along Gunthorpe Road. Impacts to higher value habitats (e.g. the adjacent tree to the southern boundary) will be avoided with the feature protected in accordance with BS5837 (2012[1]).

Standard pollution prevention measures will also be implemented to protect off-site habitats, including the nearby River Nene.

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

[1] British Standard Institution (2012). *BS 5837@2012 Trees in relation to design, demolition and construction. Recommendations.* British Standard Institution.

4.8 If yes, tell us about the significant on-site enhancements
Include the appropriate planning condition or how you've secured the habitat.

On site habitat enhancements fall within the criteria for 'significant enhancement' as they include habitats of medium distinctiveness habitats such as other neutral grassland. These habitats will be delivered within the Gunthorpe Road Solar Farm (included within the application red line boundary), under the applicant's control. Habitats will be delivered in accordance with the HMMP conditioned as part of the consent for the installation of the access track and associated development (Ref. H18-0922-25).

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.

Gunthorpe Road Solar Farm Access Track BNG (July 25)

4.15 Condition assessments

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

Baseline Habitat Descriptions and Condition are set out in the Gunthorpe Road Solar Farm Access Track (HMMP).

4.16 Pre-development habitat survey report and map

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

The Biodiversity Net Gain (BNG) Assessment using baseline habitat as recorded during the surveys to inform the access track and the original solar application.

Access Track Application Report - Logika Group (2024), Ecology Note – Gunthorpe Road Solar Farm Access Road (Report Ref. 15898A).

Solar Farm Application reports - Delta-Simons (2021) Ecological Impact Assessment and Delta-Simons (2021) Biodiversity Net Gain Assessment Land South of Gunthorpe Road Walpole March, Wisbech (Project No. 21-0256.01).

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.

Habitat Creation, Enhancement and Management Plan (Gunthorpe Road Solar Farm Access Track HMMP, drawing EM-F01)

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

25/03/2021 (Solar Farm site) and 18/06/2024 and 12/08/2024 (Access Track)

6.2 Survey constraints

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

The initial habitat survey of the solar farm which was undertaken as part of the preliminary ecological appraisal by Delta-Simons in 2021, was completed in March 2021, just outside the optimum period for surveying habitats (generally considered April to September inclusive). However, those habitats which overlap with the current Site boundary comprised arable land, and therefore, the seasonal timing of this survey is not considered a constraint. No constraints to the habitat survey were identified during the August 2024 survey of the access track.

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

1.93

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

2.79

Number of hedgerow biodiversity units

N/A

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

0.86

Area habitat biodiversity units % change

44.79%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

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

Trading rules met

Low

Trading rules met

10. Sharing data (optional)

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

☐ Yes
☒ No