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

02/10/2025

1.2 Planning application reference number

25/01088/FUL

1.3 Local planning authority (LPA)

Huntingdonshire

1.4 Development site address

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

148-150 High Street , Cambridgeshire, PE293YH

1.5 Describe the development

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

Conversion of existing buildings into 4 flats and building 2 new semi-detatched houses in the existing car park

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2. Developer details

2.1 Applicant name

Andrew Coles

2.2 Company Name

Coles Property Investments Ltd.

2.3 Address

Ferrar House 70 High Street Huntingdon Cambridgeshire PE293DJ

2.4 Email address

andrew@colesconservationarchitects.co.uk

2.5 Telephone number

07478745607

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

Andrew Coles

2.8 Date

02/10/2025

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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

Andrew Coles

3.2 Company name

Coles Property Investments Ltd.

3.3 Address

Ferrar House 70 High Street Huntingdon Cambridgeshire PE293DJ

3.4 Email address

andrew@colesconservationarchitects.co.uk

3.5 Telephone number

07478745607

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

Andrew Coles

3.8 Date

02/10/2025

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4. Biodiversity net gain strategy

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

- [x] Yes
- [ ] No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

I am not using the habitat creation, enhancement, or offsite purchases in any other scheme

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.

All intended works have been determined following careful consideration of the opportunities to avoid and minimise a negative impact on habitats. While the small nature of the site requires some non-zero-rated habitats to be impacted, no habitat rated higher than "moderate" is affected by the development. As per the trading rules, lost habitats are being replaced on a like-for-like or like-for-better basis as set out in the metric sheet.

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.

- [x] Yes
- [ ] No

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4.6 How will you achieve the target net gain percentage?

- ☐ On-site
- ☐ Off-site
- ☑ Both-site

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 If no, how many off-site biodiversity units do you need to meet 10% net gain?

0.4232

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).

Off-site units have not been yet purchased, but we believe we will need to use off-site units to deliver BNG on this site. We have procured an Availability Certificate from BNGx showing the impact an off-site unit package would have for our BNG.

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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

148 to 150 High Street Huntingdon_SSM_bc2a_metric.xlsx

4.15 Condition assessments

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

N/A - Small Site Metric Used

4.16 Pre-development habitat survey report and map

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

See BGP File's Annex in Map's Report

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.

See BGP File's Annex in Map's Report

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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

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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

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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

12/06/2025

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

0.3907

Number of hedgerow biodiversity units

0.2707

Number of watercourse biodiversity units

0

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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

0.0065

Number of hedgerow biodiversity units

0.3128

Number of watercourse biodiversity units

0

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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

-0.3842

Area habitat biodiversity units % change

-98.33

Hedgerow biodiversity units

0.0421

Hedgerow biodiversity units % change

15.53

Watercourse biodiversity units

0.0000

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

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6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

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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.

An availability certificate from BNGx is attached as an appendix to this document as an indication of how we may secure off-site habitat enhancements; we propose that we will seek such Natural England-registered units as outlined if agreeable. Please note the certificate is not a purchase of units and to actually fulfil our BNG obligations we will need to further make such a purchase.

7.2 Biodiversity gain site register reference number

TBC—units not yet purchased

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.

TBC—units not yet purchased

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7.4 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

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

7.5 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

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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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

Area habitat biodiversity units % change

0

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

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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

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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

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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 the trading was satisfied for each distinctiveness group. If the trading was not satisfied, tell us if you agreed bespoke compensation.

Very high

N/A

High

N/A

Medium

No; pending off-site units or credits

Low

Yes

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10. Sharing data (optional)

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

- [x] Yes
- [ ] No

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Post-Development Plan
Supporting Documents

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Availability Certificate for Registered Off-Site Biodiversity Units

Certificate No. AVS-WXX-GEB

Date of Issue: 02/10/2025 10:28:24

BNGx certifies that, as at the Date of Issue, a Biodiversity Unit package made up of legally-registered off-site biodiversity units fully compliant with the Environment Act 2021 was available to Andrew Mark Coles, having the impacts set out below in relation to their development (148 to 150 High Street Huntingdon), and which would have, therefore, been sufficient to satisfy the Biodiversity Gain Objective in the Metric file for 148 to 150 High Street Huntingdon supplied to BNGx by Andrew Mark Coles.

Package Details

Scope of Search: Nationwide

Unit Domain	Units in Package	Net Gain Achieved *
Area Habitat	0.84644	10.00%
Hedgerow	N/A	15.53%
Watercourse	N/A	N/A

* This is the 'total net unit change' per domain as per the Headline Results of HM Government's Statutory Biodiversity Metric, as would have been achieved by this package, for 148 to 150 High Street Huntingdon.

As with all packages from BNGx, except where otherwise explicitly noted, this package would have satisfied the trading rules in achieving the Net Gain results noted above, as in relation to the "Trading Rules Satisfied?" section of the Statutory Biodiversity Metric. The following is a graphical indication of how these rules would have been satisfied by this package:



Medium Distinctiveness	→	Any Distinctiveness
Grassland - Other neutral grassland		Any area habitat

Further Information

This certificate is not a guarantee that sufficient inventory, of like type or otherwise, will be available in future. On future occasions, BNGx may match this development's needs with alternative units, but always fulfilling the same required statutory impacts to fulfil the Biodiversity Gain Objective in line with the Statutory Biodiversity Metric.

The authenticity of this document can be confirmed by scanning the QR Code in the bottom-right, which will display the certificate directly via BNGx. Valid paper or PDF certificates will have their details exactly match those displayed on BNGx.

More information about Availability Certificates, and the Terms and Conditions governing their issue, is available at BNGx.com.

BNGx is a trading name of Biodiversity Exchange Ltd, a company incorporated in England & Wales under company registration no. 14676759 and whose registered office is at C/O Bdo Llp Two Snowhill, 7th Floor, Birmingham, United Kingdom, B4 6GA.