



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

15/07/2026

1.2 Planning application reference number

4/26/2132/0F1

1.3 Local planning authority (LPA)

Cumberland Council

1.4 Development site address

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

Former SPIDA Site, Leconfield Industrial Estate, Cleator Moor, CA25 5QB

1.5 Describe the development

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

FULL PLANNING PERMISSION FOR THE ERECTION OF A NEW BUILDING PRIMARILY FOR GENERAL INDUSTRIAL, OFFICE AND RESEARCH AND DEVELOPMENT (E(G)(I), (II) & (III)), INCLUDING ASSOCIATED CAR PARKING, HARD AND SOFT LANDSCAPING, ASSOCIATED INFRASTRUCTURE AND BIODIVERSITY ENHANCEMENTS

2. Developer details

2.1 Applicant name

Andrew Sproat

2.2 Company name

Cumberland Council

2.3 Address

Parkhouse Building, Baron Way, Carlisle, Cumbria, CA6 4SJ

2.4 Email address

[REDACTED]

2.5 Telephone number

[REDACTED]

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

[REDACTED]

2.8 Date

8.7.26

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

Elizebeth Ferrier

3.2 Company name

Tetra Tech

3.3 Address

Lakeland Business Park, Lamplugh Road, Cockermouth, Cumbria CA13 0QT

3.4 Email address

[REDACTED]

3.5 Telephone number

+44 7890 398 620

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 Signature]

3.8 Date

03/07/2026

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?

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](#)

Yes, all enhancement and creation activities will be completed on site.

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 on site. The mitigation hierarchy has been applied to minimise the impact on high distinctiveness habitats.

An area of OMHoPDL within the site boundary was translocated to another part of the site in 2022. This area has therefore been retained with minimal impacts.

The Hub building has been located on an area of the site that is primarily comprised of low distinctiveness habitats, thus avoiding being placed on medium to high distinctiveness habitats, in the wider site boundary.

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.

Below are listed the significant on-site enhancements proposed for the site:

- Creation of semi-natural habitat and habitats of medium or higher distinctiveness within the Main Works Site landscaping (including areas of open mosaic habitat, other neutral grassland and urban trees).

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).

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.

784-B076698_Leconfield_ISH_BNG_Statutory Metric_V3

4.15 Condition assessments

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

784-B076698_Leconfield_ISH_BNG_Report_V3_ISSUE

4.16 Pre-development habitat survey report and map

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

784-B076698_Leconfield_ISH_BNG_Report_V3_ISSUE

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.

784-B076698_Leconfield_ISH_BNG_Report_V3_ISSUE

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

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

23/02/2026

6.2 Survey constraints

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

The survey was undertaken in February which is outside of the survey season, in order to meet the project deadlines for design and planning. This is not considered to be significant limitation for the low and medium distinctiveness habitat types (modified and

other neutral grasslands) as the dominant species of the respective vegetation types / species were still visible in the vegetative form and identifiable at the time of the survey, although the abundance of the certain species might have not been accurately assessed due to the time of the year. Survey data from outside the optimal season is considered a limitation in relation to OMHoPDL as this is a high distinctiveness habitat type with a higher floristic diversity. However, this habitat area is continuous to the adjacent OMHoPDL within the Plot 9 and 12 boundary, which was surveyed within the optimal survey window on the 30th July 2024. Therefore, the assumption has been made confidently by the same field surveyor (Elizebeth Ferrier) that the OMHoPDL within the iSH boundary presents the same diversity and condition as that within Plot 9 and 12 (moderate condition).

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

1.11

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

1.93

Number of hedgerow biodiversity units

0.11

Number of watercourse biodiversity units

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

0.83

Area habitat biodiversity units % change

74.68

Hedgerow biodiversity units

0.11

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

Watercourse biodiversity units % change

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).

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.

7.2 Biodiversity gain site register reference number

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.

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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

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

N/A

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