



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

03/12/2025

1.2 Planning application reference number

24/00271/FUL

1.3 Local planning authority (LPA)

Rochdale Borough Council

1.4 Development site address

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

Sandbrook Park, Sandbrook Way, Rochdale OL11 1LQ

1.5 Describe the development

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

Erection of four industrial units comprising 9 self-contained units (use class E(g)(iii), B2 and B8), with ancillary office space, car parking, access, hard and soft landscaping and other associated works

2. Developer details

2.1 Applicant name

Nathan Houghton

2.2 Company name

Northern Trust Company Limited

2.3 Address

Lynton House, Ackhurst Business Park, Foxhole Road,
Chorley PR7 1NY

2.4 Email address

NathanHoughton@northerntrust.co.uk

2.5 Telephone number

01257 238555

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

Nathan Houghton

2.8 Date

06/01/2026

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

Cameron S Crook

3.2 Company name

Biodiversity Consultant

3.3 Address

Millstones, Woodstock Close, Lostock Hall, Preston PR5
5YY

3.4 Email address

cameron@cameronscrook.co.uk

3.5 Telephone number

07734 695829

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



3.8 Date

03/12/2025

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](#)

A combination of on-site landscaping and purchase of off-site habitat units and statutory credits

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.

No irreplaceable habitats will be affected and any impact upon habitats of significance will be minimal. Any retained habitat will be protected for the duration of site works

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.

Proposed landscaping will include the planting of fourteen new urban trees, both native and non-native species, and the establishment of areas of wildflower (other neutral) grassland and mixed native scrub

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

1.07

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).

After allowing for development works and landscaping proposals, there is insufficient space on site to create additional new habitat to be able to achieve 10% net gain

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).

The off-site provider, Environment Bank, provided most of the off-site units but did not have available all the habitat units required to meet Trading Rules, so the missing element, reedbeds, was made up from Statutory Credits

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.

B-RCHD2504-MST-V01 - Sandbrook Park - EB Complete

4.15 Condition assessments

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

Sandbrook Condition Sheets

4.16 Pre-development habitat survey report and map

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

Sandbrook Park - Preliminary Ecological Assessment

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.

7517.01 rev A 1,200 Oct 24.pdf

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

06/12/2023

6.2 Survey constraints

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

Sub-optimal time of year

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

1.42

Number of hedgerow biodiversity units

0.0

Number of watercourse biodiversity units

0.0

6..04 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.49

Number of hedgerow biodiversity units

0.0

Number of watercourse biodiversity units

0.0

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

-0.93

Area habitat biodiversity units % change

-65.57

Hedgerow biodiversity units

0.0

Hedgerow biodiversity units % change

0.0

Watercourse biodiversity units

0.0

Watercourse biodiversity units % change

0.0

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

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

Habitat Units on site will be made up by the planting of fourteen trees and the establishment of wildflower grassland and areas of native scrub, forming the significant habitat element. Amenity grassland and ornamental shrubs will make up the non-significant element.

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.

Biodiversity Units have been purchased from the Environment Bank Ltd.

7.2 Biodiversity gain site register reference number

BGS-130325001

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.

Habitat Units form part of the Hoscarr Habitat Bank reference RCHD2301-R secured by Conservation Covenant (RSK Biocensus Ltd.)

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

0.76

Number of hedgerow biodiversity units

0.0

Number of watercourse biodiversity units

0.0

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

1.81

Number of hedgerow biodiversity units

0.0

Number of watercourse biodiversity units

0.0

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

1.05

Area habitat biodiversity units % change

138.92

Hedgerow biodiversity units

0.0

Hedgerow biodiversity units % change

0.0

Watercourse biodiversity units

0.0

Watercourse biodiversity units % change

0.0

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

0.02

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.

The off-site habitat provider stated that the reedbed element was not ready for sale and advised that Statutory Units would need to be purchased to make up the difference. This is evidenced by the letter from Environment Bank dated 2nd December 2025 file reference: Sandbrook BNG Discharge – Reedbed.pdf

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

BNGCRD-61TYV-ADFMY

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 (via Statutory Units)

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