

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

02/03/2026

1.2 Planning application reference number

1.3 Local planning authority (LPA)

Rochdale

1.4 Development site address

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

Site of the Former Kings Arms, Joseph Street Middleton, Lancashire,
M24 5SQ

1.5 Describe the development

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

The proposed development comprises the construction of four new residential town houses with associated access, parking provision, landscaping and external works.

2. Developer details

2.1 Applicant name

Tobi Olumuyiwa

2.2 Company Name

TLL CONSULT LTD.

2.3 Address

House, Unit, T, Wharton Retail Park Nat Lane Winsford Cheshire CW7
3BS

2.4 Email address

tobi@tllconsult.co.uk

2.5 Telephone number

07724332306

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

Tobi Olumuyiwa

2.8 Date

02/03/2026

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

Tobi Olumuyiwa

3.2 Company name

TLL CONSULT LTD.

3.3 Address

House, Unit, T, Wharton Retail Park Nat Lane Winsford Cheshire CW7
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3.4 Email address

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

3.7 Signature

Tobi Olumuyiwa

3.8 Date

02/03/2026

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 '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.

Biodiversity Net Gain (BNG) – Approach and Mitigation Hierarchy Statement The proposed development has been designed in accordance with the Biodiversity Gain objective under Schedule 7A of the Town and Country Planning Act 1990 (as amended). The scheme has applied the mitigation hierarchy (avoid, minimise, restore, compensate, enhance) to ensure biodiversity impacts are reduced and that a minimum 10% net gain will be achieved.

1. Avoidance The site layout has been prepared to retain existing vegetation and landscape features where practicable. Existing trees and boundary planting have been reviewed at the design stage to minimise removal. Hardstanding and built form have been positioned to reduce unnecessary disturbance to vegetated areas.
2. Minimisation Construction impacts will be limited through: Defined site boundaries and protective fencing to safeguard retained vegetation. Careful site clearance procedures outside of bird nesting season (or under ecological supervision if required). Controlled storage and material handling to prevent soil compaction beyond the construction footprint. Use of permeable paving where appropriate to support soil biodiversity.
3. Restoration Areas temporarily disturbed during construction will be reinstated with appropriate topsoil and reseeded with species-rich or native grass mixes. Soil will be handled in accordance with best practice to preserve structure and ecological function.
4. On-site Enhancement The scheme will deliver biodiversity enhancements including: Native tree and shrub planting. Species-rich grass areas or wildflower margins. Integrated bat and bird boxes within new dwellings. Pollinator-friendly planting within private and communal garden areas. These measures are designed to increase habitat distinctiveness and ecological value over the pre-development baseline.
5. Off-site Compensation (if required) Should the statutory biodiversity metric demonstrate that the full 10% uplift cannot be achieved on site, additional biodiversity units will be secured through registered off-site habitat provision or statutory biodiversity credits in accordance with the Biodiversity Gain Regulations.
6. Long-Term Management All habitat creation and enhancement measures will be secured for a minimum of 30 years through planning condition and/or legal agreement, with a management

and monitoring strategy submitted as part of the Biodiversity Gain Plan.

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-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?

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

Proposed Development of 4Nos 3bed Terrace
Homes_SSM_b98c_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

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

10/02/2026

6.2 Survey constraints

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

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

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

Number of hedgerow biodiversity units

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

0.0000

Area habitat biodiversity units % change

% target not appropriate

Hedgerow biodiversity units

0.0000

Hedgerow biodiversity units % change

0

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

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.

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 pre-development 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 post-development 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

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

Very high

High

Medium

Low

10. Sharing data (optional)

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

☐ Yes

☒ No