



24.11.2025

# 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

12/05/2025

### 1.2 Planning application reference number

V/2024/0379

### 1.3 Local planning authority (LPA)

Ashfield District Council

### 1.4 Development site address

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

The Lawn Pleasure Grounds, Lawn Lane, Sutton in  
Ashfield, Notts, NG17 5FU

### 1.5 Describe the development

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

Removal of 1no. 3G Artificial Grass Pitches and Creation of 2no. 3G Artificial Grass Pitches with Perimeter Fencing, Hardstanding Areas, Storage Containers, Floodlights, Access Footpaths and Overflow Car Park

### 1.6 Timing of the development

It is the intention of the applicant to install the Biodiversity Net Gain mitigation within 3 years of completion of the development. All biodiversity mitigation measures shall be fully implemented as a single, comprehensive phase of works.

The expiration of the 3 years will commence following the completion of the proposed development.

The 30 years for which the biodiversity must be secured and maintained will not begin until installation of the biodiversity mitigation has been completed and the Local Planning Authority will be informed in writing at the time of completion.

## 2. Developer details

### 2.1 Applicant name

Josh Rowley

### 2.2 Company name

Ashfield District Council

### 2.3 Address

Council Offices, Urban Road, Kirkby-in-Ashfield,  
Nottingham. NG17 8DA

### 2.4 Email address

Josh.Rowley@ashfield.gov.uk

### 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.

[REDACTED]

21/11/2025

## 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

Michael Eastman

### 3.2 Company name

Surfacing Standards Limited

### 3.3 Address

Office 2, Empingham House, Ayston Road, Uppingham,  
Rutland LE15 9NY

### 3.4 Email address

info@surfacingstandards.co.uk

### 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

13/11/2025

## 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](#)

Habitat creation and enhancement 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.

No irreplaceable habitats feature on site

**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.

This scheme is to plant a native wildlife mixed shrub strip to the north-east north and north-west sides of the main playing field area. In total this will amount to 4930 m<sup>2</sup> of planting. Shrubs will be chosen for their dense growth to permit breeding bird opportunities and refuge for small mammals such as hedgehog, that flower at various times of the year providing a nectar and pollen source for invertebrates.

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

0.00

**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.

Appendix K - Statutory BNG Metric Calculation - On-Site

**4.15 Condition assessments**

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

Sutton Lawn - BNG Metric Condition Assessments  
02.05.25

**4.16 Pre-development habitat survey report and map**

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

Appendix L - Statutory BNG Metric Cover 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.

Appendix L - Statutory BNG Metric Cover Report

Appendix M - Soft Landscaping Scheme REV02

#### 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

26/07/2024

#### 6.2 Survey constraints

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

The survey was undertaken inside of the optimum season for habitat surveys (April to September/October).

There were no access restrictions

### 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

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

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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

**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

0.00

Number of hedgerow biodiversity units

0.00

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

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

Yes

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