

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

24/07/2025

1.2 Planning application reference number

1.3 Local planning authority (LPA)

The Isles of Scilly

1.4 Development site address

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

Carn Friars Farm Carn Friars Lane, Isles of Scilly, TR21 ONZ

1.5 Describe the development

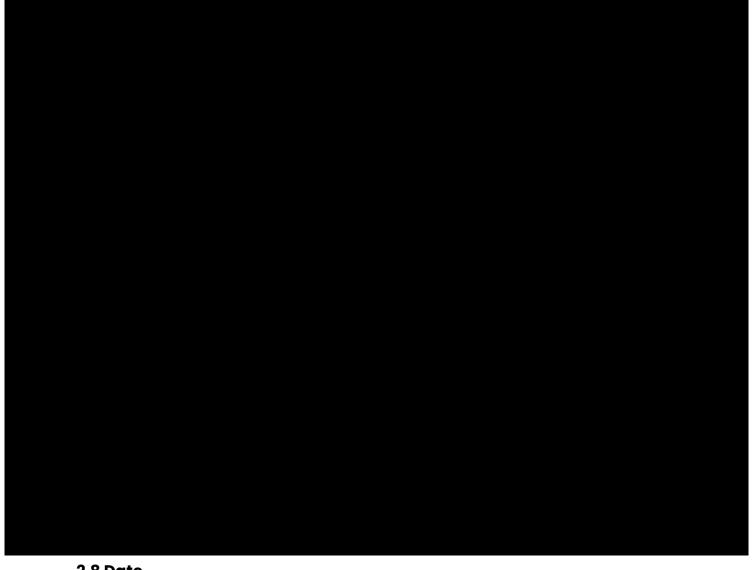
Tell us about the proposed development and any changes of use (250 words).

Erection of a storage building within a farmstead

2. Developer details

2.1 Applicant name

Mr Chris Jenkins



2.8 Date

24/07/2025

3. Responsible person details

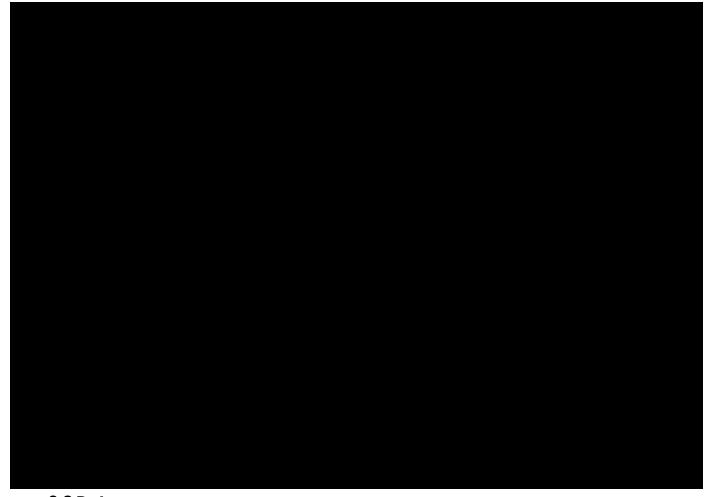
Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Oliver Lewis CBE

3.2 Company name

Joe's Blooms Ltd



3.8 Date

24/07/2025



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?
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.
The proposed development will result in the loss of previously other neural grassland and polyculture habitats. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. (PEA report)
4.5 Did you use your local nature recovery strategy to inform the strateg 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
□ E	Both-site
4.7	Are any of your on-site enhancements considered 'significant'?
<u>Finc</u>	dout what counts as a significant on-site enhancement.
	Yes
1	No
4.8	If yes, tell us about the significant on-site enhancements
	ude the appropriate planning condition or how you've secured the pitat.
4.9 gair	If no, how many off-site biodiversity units do you need to meet 10% ne n?
4.10	Explain why you're using off-site biodiversity units
_	y answer this question if you're planning to use off-site biodiversity unit 0 words).
4.11	Explain why you're planning to use statutory biodiversity credits
	y answer this question if you're planning to use statutory biodiversity dits (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
Carn Friars Farm TR21 0NZ_SSM_4b83_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

3.1 Does the development impact any ineplaceable 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

13/05/2025

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

0.7108

Number of hedgerow biodiversity units

0.585

Number of watercourse biodiversity units

0



6.4 Total post-development biodiversity value

Number of area habitat biodiversity units	
0.7855	
Number of hedgerow biodiversity units	
0.7899	
Number of watercourse biodiversity units	
0	

6.5 Total net change in biodiversity units

Area habitat biodiversity units
0.0747
Area habitat biodiversity units % change
10.5
Hedgerow biodiversity units
0.2049
Hedgerow biodiversity units % change
35.01
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			
11/ 🖰			
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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.
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 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
0
Number of hedgerow biodiversity units
0
Number of watercourse biodiversity units
0



7.5 Total post-development biodiversity value

Number of area habitat biodiversity units
0
Number of hedgerow biodiversity units
0
Number of watercourse biodiversity units
0

7.6 Total net change in biodiversity units

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

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				
А3				
Α4				
A 5				
Н				
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
N/A
High
N/A
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
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□ No