



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

16/05/25

1.2 Planning application reference number

ST062224FUL

1.3 Local planning authority (LPA)

South Tyneside

1.4 Development site address

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

Land at
9 Monkton Hall
Hebburn
Tyne & Wear
NE31 2RH

1.5 Describe the development

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

Change of use of grassed area adjacent to dwelling to form residential side garden. Garden to be enclosed by 2m high boundary fence and front garden to be enclosed by 1m high dwarf wall. Biodiversity of land to be enhanced via the introduction of a wildlife pond and the planting of hedgerow / shrubs and flowering plants / bulbs.

2. Developer details

2.1 Applicant name

Mrs Yvonne Eagle (Owner/Occupier)

2.2 Company name

N/A

2.3 Address

As per site address

2.4 Email address

[REDACTED]

2.5 Telephone number

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

Y.Eagle

2.8 Date

16/05/25

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

Jamie Reed MRTPI DipTP

3.2 Company name

Tyne and Wear Planning

3.3 Address

67 Tynedale Road
South Shields
Tyne & Wear
NE34 6HB

3.4 Email address

tyneandwearplanning@gmail.com

3.5 Telephone number

07812662857

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

J.Reed

3.8 Date

16/05/25

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 the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

By habitat creation and enhancement

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. Existing modified grassland is to remain and additional features/planting will be added.

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.

N/A

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

N/A

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.

9 Monkton Hall BNG Metric – Rev E

4.15 Condition assessments

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

Contained within:- 9 Monkton Hall BNG Metric – Rev E

4.16 Pre-development habitat survey report and map

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

9 Monkton Hall – Pre-Development Habitat Plan

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.

9 Monkton Hall – Post Development Habitat Plan

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

15/05/25

6.2 Survey constraints

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

Fine day. No issues

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

0.0247

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

0.0135

Number of hedgerow biodiversity units

0.0783

Number of watercourse biodiversity units

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

0.0112

Area habitat biodiversity units % change

-45.49%

Hedgerow biodiversity units

0.0783

Hedgerow biodiversity units % change

Not appropriate

Watercourse biodiversity units

0

Watercourse biodiversity units % change

Not appropriate

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).

This is only a very small and insignificant site, measuring 61.75 sq m and is located within a predominately residential urban area.

The land has very little biodiversity value as it currently stands and the proposed landscaping/planting and active management by the owners as a domesticated garden will improve the land and will attract far more birds, pollinating insects and other wildlife than it does currently.

It is therefore considered that the changes will bring about positive biodiversity gains to the site, despite what the metric says. In any event, due to the size of the site, the changes are considered to be inconsequential and “De Minimis” in nature.

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

N/A – on site

~~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

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