

Gain site reference number

# BGS-310125001

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## Gain Site

**Gain site size**  
3.85 hectares (ha)

**Grid reference**  
TG36480320

**Local Planning Authority or responsible body**  
The Broads Authority LPA

**Land boundary**  
[Link to land boundary \(https://manage-biodiversity-gains.defra.gov.uk/public-documents/BGS-310125001.pdf\)](https://manage-biodiversity-gains.defra.gov.uk/public-documents/BGS-310125001.pdf)

## Habitat information

**Baseline habitat**  
Original information for the site, before any BNG improvements

| Area                                | Condition | Area in hectares (ha) |
|-------------------------------------|-----------|-----------------------|
| Grassland - Other neutral grassland | Poor      | 3.85                  |
| <b>Total</b>                        |           | 3.85                  |

| Watercourse | Condition | Length in kilometres (km) |
|-------------|-----------|---------------------------|
| Ditches     | Poor      | 0.13                      |
| Ditches     | Poor      | 0.17                      |
| Ditches     | Poor      | 0.24                      |

| Watercourse  | Condition | Length in kilometres (km) |
|--------------|-----------|---------------------------|
| Ditches      | Poor      | 0.19                      |
| Ditches      | Poor      | 0.28                      |
| Ditches      | Poor      | 0.16                      |
| Ditches      | Poor      | 0.23                      |
| Ditches      | Poor      | 0.27                      |
| Ditches      | Moderate  | 0.32                      |
| Ditches      | Poor      | 0.2                       |
| Ditches      | Poor      | 0.24                      |
| Ditches      | Poor      | 0.41                      |
| <b>Total</b> |           | <b>2.84</b>               |

## Planned habitat improvement

Planned site information after BNG improvements have been made

| Area                        | Condition | Area in hectares (ha) |
|-----------------------------|-----------|-----------------------|
| Grassland - Lowland meadows | Good      | 3.8482                |
| <b>Total</b>                |           | <b>3.85</b>           |

| Watercourse  | Condition | Length in kilometres (km) |
|--------------|-----------|---------------------------|
| Ditches      | Moderate  | 0.195                     |
| Ditches      | Moderate  | 0.19                      |
| Ditches      | Moderate  | 0.23                      |
| Ditches      | Moderate  | 0.133                     |
| Ditches      | Moderate  | 0.157                     |
| Ditches      | Moderate  | 0.237                     |
| Ditches      | Moderate  | 0.407                     |
| Ditches      | Moderate  | 0.275                     |
| Ditches      | Moderate  | 0.266                     |
| Ditches      | Good      | 0.321                     |
| Ditches      | Moderate  | 0.237                     |
| Ditches      | Moderate  | 0.166                     |
| <b>Total</b> |           | <b>2.81</b>               |

## Allocation information

There could be more than one allocated site in each development.

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                          |
|---------------------------|----------------------------------------------------------|
| Local Planning Authority  | East Hertfordshire LPA                                   |
| Planning reference number | 3/24/2131/FUL                                            |
| Project name              | The Chauncy School Park Road Ware Hertfordshire SG12 0DP |

Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.28                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0416                |
| Total                       |           | 0.04                  |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                               |
|---------------------------|-------------------------------|
| Local Planning Authority  | East Riding of Yorkshire LPA  |
| Planning reference number | 24/00168/STPLFE               |
| Project name              | Spring Farm, Skerne, YO25 9HP |

Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.09                  |
| Watercourse                 |           | 0.13                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0202                |
| Total                       |           | 0.02                  |

| Watercourse | Condition | Length in kilometres (km) |
|-------------|-----------|---------------------------|
| Ditches     | Moderate  | 0.065                     |
| Total       |           | 0.07                      |

### Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                            |
|---------------------------|--------------------------------------------|
| Local Planning Authority  | Uttlesford LPA                             |
| Planning reference number | UTT/25/2820/FUL                            |
| Project name              | Fairfield,<br>Whiteditch Lane,<br>CB11 3UD |

### Biodiversity value

| Habitat type | Value |
|--------------|-------|
| Area         | 0.14  |

| Area                        | Condition | Area in hectares (ha) |
|-----------------------------|-----------|-----------------------|
| Grassland - Lowland meadows | Good      | 0.0301                |
| Total                       |           | 0.03                  |

### Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                    |
|---------------------------|------------------------------------|
| Local Planning Authority  | Broadland LPA                      |
| Planning reference number | 2025/1084                          |
| Project name              | Acle Police<br>Station<br>NR13 3BU |

| Area                        | Condition | Area in hectares (ha) |
|-----------------------------|-----------|-----------------------|
| Grassland - Lowland meadows | Good      | 0.0359                |
| Total                       |           | 0.04                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                |
|---------------------------|------------------------------------------------|
| Local Planning Authority  | Colchester LPA                                 |
| Planning reference number | 251799                                         |
| Project name              | Springfield Farm,<br>Nightingale Hill, CO4 5PN |

## Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.92      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.2043                |
| Total                       | 0.20      |                       |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                           |
|---------------------------|---------------------------|
| Local Planning Authority  | South Norfolk LPA         |
| Planning reference number | 2025/1053                 |
| Project name              | William Frost Way NR5 0JS |

## Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.08      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0125                |
| Total                       | 0.01      |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                          |
|---------------------------|----------------------------------------------------------|
| Local Planning Authority  | Norwich LPA                                              |
| Planning reference number | 24/01482/F                                               |
| Project name              | Harford Centre Site<br>A Hall Road<br>Norwich<br>NR4 6DG |

Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.05                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.008                 |
| Total                       |           | 0.01                  |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                  |
|---------------------------|------------------|
| Local Planning Authority  | East Suffolk LPA |
| Planning reference number | DC/25/2952/FUL   |
| Project name              | Spexhall Manor   |

Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.04                  |
| Watercourse                 |           | 0.01                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0059                |
| Total                       |           | 0.01                  |

| Watercourse | Condition | Length in kilometres (km) |
|-------------|-----------|---------------------------|
| Ditches     | Moderate  | 0.0046                    |
| Total       |           | 0.00                      |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                           |
|---------------------------|-----------------------------------------------------------|
| Local Planning Authority  | Chelmsford LPA                                            |
| Planning reference number | 24/01348/FUL                                              |
| Project name              | Whitegates Woodham Road Rettendon Wickford Essex SS11 7QW |

## Biodiversity value

| Habitat type | Value |
|--------------|-------|
| Area         | 0.04  |

| Area                        | Condition | Area in hectares (ha) |
|-----------------------------|-----------|-----------------------|
| Grassland - Lowland meadows | Good      | 0.0098                |
| Total                       |           | 0.01                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| Local Planning Authority  | Broadland LPA                                      |
| Planning reference number | 2024/2307                                          |
| Project name              | Broadlands Farm Horses Head Upton Norfolk NR13 6BA |

## Biodiversity value

| Habitat type |           | Value                     |
|--------------|-----------|---------------------------|
| Watercourse  |           | 0.01                      |
| Watercourse  | Condition | Length in kilometres (km) |
| Ditches      | Moderate  | 0.007                     |
| Total        |           | 0.01                      |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                  |
|---------------------------|----------------------------------|
| Local Planning Authority  | North Norfolk LPA                |
| Planning reference number | PO/23/0596                       |
| Project name              | Land Off Overstrand Road, Cromer |

## Biodiversity value

| Habitat type |           | Value                     |
|--------------|-----------|---------------------------|
| Watercourse  |           | 1.17                      |
| Watercourse  | Condition | Length in kilometres (km) |
| Ditches      | Moderate  | 0.0332                    |
| Ditches      | Moderate  | 0.012                     |
| Ditches      | Moderate  | 0.266                     |
| Ditches      | Moderate  | 0.275                     |
| Total        |           | 0.59                      |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                               |
|---------------------------|-------------------------------|
| Local Planning Authority  | Braintree LPA                 |
| Planning reference number | 25/00530/FUL                  |
| Project name              | Land Adjacent Car Park Butler |

Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.07      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0099                |
| Total                       | 0.01      |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                       |
|---------------------------|---------------------------------------|
| Local Planning Authority  | South Cambridgeshire LPA              |
| Planning reference number | 24/04781/FUL                          |
| Project name              | Land Between 9-10 The Cedars, SG8 5RE |

Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.03      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0061                |
| Total                       | 0.01      |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                 |
|---------------------------|-----------------|
| Local Planning Authority  | Mid Suffolk LPA |
| Planning reference number | DC/24/03003     |

|                             |           |                       |
|-----------------------------|-----------|-----------------------|
| Project name                |           | Burnt House Farm, Eye |
| Biodiversity value          |           |                       |
| Habitat type                |           | Value                 |
| Area                        |           | 0.39                  |
|                             |           |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0577                |
| Total                       |           | 0.06                  |
|                             |           |                       |
|                             |           |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                       |
|---------------------------|-----------------------|
| Local Planning Authority  | Cornwall LPA          |
| Planning reference number | PA25/00088            |
| Project name              | Dean Denver, PL14 4AE |

Biodiversity value

|                             |           |                       |
|-----------------------------|-----------|-----------------------|
| Habitat type                |           | Value                 |
| Area                        |           | 0.25                  |
|                             |           |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0562                |
| Total                       |           | 0.06                  |
|                             |           |                       |
|                             |           |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                             |
|---------------------------|-----------------------------|
| Local Planning Authority  | Broadland LPA               |
| Planning reference number | 2025/2089                   |
| Project name              | Three dwellings opposite 56 |

Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.13      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0144                |
| Total                       | 0.01      |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                            |
|---------------------------|--------------------------------------------|
| Local Planning Authority  | King's Lynn and West Norfolk LPA           |
| Planning reference number | 24/01318/F                                 |
| Project name              | Between 75&77 High Rd Tilney cum Islington |

Biodiversity value

| Habitat type | Value     |                           |
|--------------|-----------|---------------------------|
| Watercourse  | 0.02      |                           |
| Watercourse  | Condition | Length in kilometres (km) |
| Ditches      | Moderate  | 0.0112                    |
| Total        | 0.01      |                           |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                 |
|---------------------------|-----------------|
| Local Planning Authority  | Mid Suffolk LPA |
| Planning reference number | DC/24/02992     |

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Project name | Sunnyside House, Finningham Road, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3BJ |
|--------------|----------------------------------------------------------------------------------------|

Biodiversity value

| Habitat type | Value |
|--------------|-------|
| Area         | 0.02  |

| Area                        | Condition | Area in hectares (ha) |
|-----------------------------|-----------|-----------------------|
| Grassland - Lowland meadows | Good      | 0.0037                |
| Total                       |           | 0.00                  |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                 |
|---------------------------|---------------------------------|
| Local Planning Authority  | South Norfolk LPA               |
| Planning reference number | 2024/1863                       |
| Project name              | Barn conversion at Walcot Green |

Biodiversity value

| Habitat type | Value |
|--------------|-------|
| Watercourse  | 0.01  |

| Watercourse | Condition | Length in kilometres (km) |
|-------------|-----------|---------------------------|
| Ditches     | Moderate  | 0.0054                    |
| Total       |           | 0.01                      |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                              |
|---------------------------|------------------------------|
| Local Planning Authority  | The Broads Authority LPA     |
| Planning reference number | BA/2024/0187/FUL             |
| Project name              | Whitlingham Charitable Trust |

Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.22      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.024                 |
| Total                       | 0.02      |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                                                 |
|---------------------------|---------------------------------------------------------------------------------|
| Local Planning Authority  | Breckland LPA                                                                   |
| Planning reference number | PL/2025/0553/FMAJ                                                               |
| Project name              | RJM Warehousing & Distribution Loch Lane, Snetterton Park, Snetterton, NR16 2FU |

Biodiversity value

| Habitat type                | Value     |                       |
|-----------------------------|-----------|-----------------------|
| Area                        | 0.28      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.061                 |
| Total                       | 0.06      |                       |

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                  |
|---------------------------|--------------------------------------------------|
| Local Planning Authority  | Babergh LPA                                      |
| Planning reference number | DC/25/00469                                      |
| Project name              | The Woodlands, Woodlands Road, Holbrook, IP9 2PT |

## Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.1                   |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0145                |
| Total                       |           | 0.01                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                     |
|---------------------------|-------------------------------------|
| Local Planning Authority  | Chelmsford LPA                      |
| Planning reference number | 25/00917/FUL                        |
| Project name              | Grain Store Woodham Hall, Bicknacre |

## Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.04                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.008                 |
| Total                       |           | 0.01                  |

## Planned habitat

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| Local Planning Authority  | Knowsley LPA                                    |
| Planning reference number | 25/00464/FUL                                    |
| Project name              | Land To The East Of Moorgate Point, Alchemy Way |

## Biodiversity value

|              |       |
|--------------|-------|
| Habitat type | Value |
| Watercourse  | 1.03  |

| Watercourse | Condition | Length in kilometres (km) |
|-------------|-----------|---------------------------|
| Ditches     | Moderate  | 0.0864                    |
| Ditches     | Moderate  | 0.237                     |
| Ditches     | Moderate  | 0.195                     |
| Total       |           | 0.52                      |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                         |
|---------------------------|-----------------------------------------|
| Local Planning Authority  | East Suffolk LPA                        |
| Planning reference number | DC/25/1349/FUL                          |
| Project name              | Castle Clothing, Blyth Road, Halesworth |

| Area                        | Condition | Area in hectares (ha) |
|-----------------------------|-----------|-----------------------|
| Grassland - Lowland meadows | Good      | 0.051                 |
| Total                       |           | 0.05                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                          |                |
|--------------------------|----------------|
| Local Planning Authority | Uttlesford LPA |
|--------------------------|----------------|

|                           |                             |
|---------------------------|-----------------------------|
| Planning reference number | UTT/24/2741/FUL             |
| Project name              | Guildhall, Ashdon, CB10 2HG |

## Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.03                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0072                |
| Total                       |           | 0.01                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------|
| Local Planning Authority  | East Riding of Yorkshire LPA                                                            |
| Planning reference number | 24/00733/STPLF                                                                          |
| Project name              | Construction of haul road route in association with planning permission 22/01990/STPLFE |

## Biodiversity value

| Habitat type |           | Value                     |        |
|--------------|-----------|---------------------------|--------|
| Watercourse  |           | 1.17                      |        |
| Watercourse  | Condition | Length in kilometres (km) |        |
|              | Ditches   | Moderate                  | 0.2338 |
|              | Ditches   | Moderate                  | 0.3548 |
|              | Total     |                           | 0.59   |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                   |
|---------------------------|-------------------|
| Local Planning Authority  | South Norfolk LPA |
| Planning reference number | 2024/2627         |
| Project name              |                   |

## Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.06                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.009                 |
| Total                       |           | 0.01                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| Local Planning Authority  | Ipswich LPA                                     |
| Planning reference number | IP/25/00194/FUL                                 |
| Project name              | Treehouse Hospice St Augustines Gardens IP3 8NS |

## Biodiversity value

| Habitat type                |           | Value                 |
|-----------------------------|-----------|-----------------------|
| Area                        |           | 0.61                  |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.09                  |
| Total                       |           | 0.09                  |

## Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

|                          |                |
|--------------------------|----------------|
| Local Planning Authority | Chelmsford LPA |
|--------------------------|----------------|

|                           |                                                                               |
|---------------------------|-------------------------------------------------------------------------------|
| Planning reference number | 24/00903/FUL                                                                  |
| Project name              | Inspire House<br>Hollycroft<br>Great Baddow<br>Chelmsford<br>Essex CM2<br>7FW |

Biodiversity value

|                             |           |                       |
|-----------------------------|-----------|-----------------------|
| Habitat type                | Value     |                       |
| Area                        | 0.12      |                       |
| Area                        | Condition | Area in hectares (ha) |
| Grassland - Lowland meadows | Good      | 0.0265                |
| Total                       | 0.03      |                       |

Amendments

Information about amendments made to a single development.

[Start a new search \(/biodiversity-net-gain\)](/biodiversity-net-gain)

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OGL

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