

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

06/02/26

1.2 Planning application reference number

25/00396/FUL

1.3 Local planning authority (LPA)

Knowsley Council

1.4 Development site address

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

Former Syntor Fine Chemicals, Acornfield Road,
Knowsley Industrial Park, Kirkby, Knowsley, L33 7UG

1.5 Describe the development

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

Erection of large scale warehouse (use class b8), with ancillary offices and staff welfare facilities, service yard, car park, landscaping and alterations to access.

2. Developer details

2.1 Applicant name

Ryder & Granite Estates Limited

2.2 Company name

Applied Nutrition

2.3 Address

1-2 Acornfield Road
Knowsley Industrial Park
Liverpool
L33 7UG

2.4 Email address

Steven.Granite@appliednutrition.uk

2.5 Telephone number

0300 303 5344

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

S. Granite

2.8 Date

03.02.26

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

Tafara Musonza

3.2 Company name

Urban Green

3.3 Address

Brewery Yard Deva Centre, Ground Floor, The Tower,
Manchester M3 7BF

3.4 Email address

hello@weareurbangreen.co.uk

3.5 Telephone number

0161 312 3131

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



3.8 Date

29/01/2026

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?

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](#)

The development has proposed habitats and detailed planting mixes that maximise the site's BNG potential. Some of these habitats include native shrub mixes and native trees. Additionally, the Liverpool Local Nature Recovery Strategy has been used to assess the strategic significance and identify potential opportunity areas for habitat creation on site.

Additional units to meet the required 10% uplift and trading rules were secured off-site through a habitat bank, thus meeting the local and national BNG requirements.

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.

For habitats that will be lost to make way for the development, proposed mitigation strategies have been set out to demonstrate how these habitat types will be mitigated for following the Biodiversity Gain Hierarchy.

A baseline habitat assessment identified no irreplaceable habitats 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.

A Habitat Management and Monitoring Plan has been produced to secure habitats that provide significant on-site gains for a 30-year period. Habitats covered under this include habitats of medium distinctiveness such as mixed scrub and urban trees.

Additionally, an area of low distinctiveness modified grassland will be created on site, as this area meets the criteria of contributing to a significant onsite enhancement it has also been secured within the management plan.

Significant onsite gains have been secured via a planning condition.

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

2.24 area habitat units

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).

As the potential for biodiversity has been maximised onsite, an additional 2.24 area habitat units (of medium distinctiveness scrub habitat and low distinctiveness habitat) will need to be created through offsite mitigation to achieve a 10% net gain and satisfy the habitat trading rules.

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.

UG_3078_BNG_CALC_04

4.15 Condition assessments

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

UG_3078_BNG_CALC_04 (Within the user comments section within the metric)

4.16 Pre-development habitat survey report and map

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

UG_3078_BNG_04 (Appendix 3 of 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.

UG_3078_BNG_04 (Appendices 5 and 6 of report)

UG_3078_BNG_HMMP_01 (Appendices 6 and 7 of the 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

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

04/06/2025

6.2 Survey constraints

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

As the Councils ecology advisor noted some recent degradation of vegetation, baseline habitats were identified using historical data such as aerial imagery. These were used to estimate the pre-clearance condition and extent of habitats present.

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

2.44

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

0.44

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

-2.00

Area habitat biodiversity units % change

-81.93

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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.

The off-site units required for the scheme have been purchased from Green Earth Developments Group

7.2 Biodiversity gain site register reference number

BGS-111124001

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.

The responsible body for the habitat bank is Halton Local Planning Authority secured through 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

3.29

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

6.28

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

+2.99

Area habitat biodiversity units % change

+90.75

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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