

A planning authority to which a biodiversity gain plan is submitted must approve the plan if, and only if, it is satisfied as to the matters specified in the Table 1 below

Matters specified	Y/N	Comment
Paragraphs 14, Schedule 7A of the Town and Country Planning Act 1990 and Part 7A, Article 37C of The Town and Country Planning (Development Management Procedure) (England) Order 2015		
All biodiversity gain plan matters provided 14(2)(a-f)	-	
All biodiversity gain plan matters provided 37C(1-4)	-	
Paragraphs 15, Schedule 7A of the Town and Country Planning Act 1990		
(a) that the pre-development biodiversity value of the onsite habitat is as specified in the plan	-	
(b) that the post-development biodiversity value of the onsite habitat is at least the value specified in the plan	-	
(c) that, in a case where any registered offsite biodiversity gain is specified in the plan as allocated to the development	-	
(i) the registered offsite biodiversity gain is so allocated (and, if the allocation is conditional, that any conditions attaching to the allocation have been met or will be met by the time the development begins)	-	
(ii) the registered offsite biodiversity gain has the biodiversity value specified in the plan in relation to the development	-	

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(d) that any biodiversity credits specified in the plan as purchased for the development have been so purchased	-	
(e) that the biodiversity gain objective is met	-	
(f) any other matters specified in the plan under paragraph 14(2)(f)	-	
Part 7A, Article 37D of The Town and Country Planning (Development Management Procedure) (England) Order 2015		
How the biodiversity gain hierarchy is to be applied (or not) and justified reason(s)	-	

3. Required Biodiversity Gain Plan Matters

Paragraphs 14(2), Schedule 7A of the Town and Country Planning Act 1990	Y/N
(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,	-
(b) the pre-development biodiversity value of the onsite habitat	-
(c) the post-development biodiversity value of the onsite habitat,	-
(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,	-
(e) any biodiversity credits purchased for the development, and	-
(f) such other matters as the Secretary of State may by regulations specify.	-

Article 37C of The Town and Country Planning (Development Management Procedure) (England) Order 2015	Y/N
2(a) the name and address of (i) the person completing, and (ii) if different, the person submitting, the plan	- -
(b) the reference number of the planning permission to which the plan relates;	-
(c) a description of the development to which the plan relates;	-
(d) a description of arrangements for maintenance of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed) and arrangements for monitoring that maintenance;	-
(e) subject to paragraph (3), a description of the actions to be taken for the purpose of applying the biodiversity gain hierarchy, including any reasons for not following the order of priority.	-
(3) Paragraph (2)(e) does not apply in relation to any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat.	-
(4) Where development is not to proceed in phases, the biodiversity gain plan must also include:	
(a) the relevant date, and if the relevant date is a date which is earlier than that specified in paragraph 5(2)(a) of Schedule 7A to the 1990 Act, the reasons for this;	-
(b) the completed biodiversity metric calculation tool or tools (as the case may be), stating the publication date of that tool and showing how the values specified in the biodiversity gain plan have been calculated;	-
(c) if any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the 1990 Act have been carried out on the land—	-
(i) a statement that such activities have been carried out;	-
(ii) confirmation of the date immediately before those activities were so carried out;	-

(iii) a completed biodiversity metric calculation tool, stating the publication date of that tool and showing the calculation of the biodiversity value of the onsite habitat on that date; and	-
(iv) any available supporting evidence for the date referred to in paragraph (ii) and for the value referred to in paragraph (iii);	-
(d) a description of any irreplaceable habitat, corresponding to the descriptions in Table 1 or in column 1 of Table 2 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, that:	-
(i) is on the land to which the plan relates, and	-
(ii) exists on the relevant date;	-
(e) pre-development plans	-
(i) showing the location of onsite habitat including any irreplaceable habitat on the relevant date;	-
(ii) drawn to an identified scale and showing the direction of North;	-
(g) post-development plans	-
(i) showing the location of onsite habitat including any irreplaceable habitat	-
(ii) drawn to an identified scale and showing the direction of North;	-
(g) in relation to any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat, arrangements for compensation for any impact the development has on the biodiversity of the onsite habitat.	-