Department
for Environment
Food & Rural Affairs

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

08/09/2025

1.2 Planning application reference number

P/25/063/FUL

1.3 Local planning authority (LPA)

Council of the Isles of Scilly

1.4 Development site address

Land Adj to Waste Site, Racket Town Road, Abbey Farm, Tresco TR24 0PX

1.5 Describe the development

It is proposed to build a steel-framed barn within an existing yard. The barn will be used to store building materials and machinery which are essential for the maintenance and construction of the Island's built environment.

2. Developer details

2.1 Applicant name

Mr Dorrien-Smith

2.2 Company name

Tresco Island Ltd

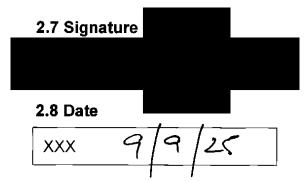### 2.3 Address

Tresco Estate, Estate Office, Tresco, TR24 0QQ

2.4 Email address

█████████████████████████████

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

███████████████

2.8 Date

XXX   9/9/25

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

Nicola Dyer (Principal Ecologist) BSc (Hons) MSc MCIEEM

3.2 Company name

Plan for Ecology Ltd

3.3 Address

Tremough Innovation Centre | Penryn Campus | Penryn | Cornwall | TR10 9TA

3.4 Email address

██████████████████████

3.5 Telephone number

████████████

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

08/09/2025

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?

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](#)

BNG will be met through habitat creation and enhancement on-site

4.4 How will you avoid or minimise impacts to habitats?

There are no irreplaceable habitats. The machinery store has been located in a storage yard and will be accessed along an existing track to minimise impacts to surrounding habitats.

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.

Habitat creation includes native tree planting – a habitat of medium distinctiveness in the biodiversity metric. On-site existing scrub of medium distinctiveness will be enhanced and its condition improved from poor to moderate. This will achieve a 20.56% net gain in habitat units.

There are no hedgerows or watercourses on-site.

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

0 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).

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.

P4E3845 Tresco Builder's Store –
Statutory_Biodiversity_Metric_Tool v2.xlsm

4.15 Condition assessments

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

P4E3845 Tresco Builder's Store -
Statutory_Biodiversity_Metric_Condition_Assessments
v2.xlsx

4.16 Pre-development habitat survey report and map

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

P4E3845 Tresco Builder's Yard – BNG Report v2.pdf.
Appendix 2

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.

P4E3845 Tresco Builder's Yard – BNG Report v2.pdf.
Appendix 3

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

14/05/2025

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

No weather or seasonal constraints.

Dense vegetation associated with scrub and tall forb habitats has some potential to obscure features of ecological importance.

Where habitat boundaries could not be defined during the survey due to access restrictions e.g. dense scrub along the eastern site boundary, they were mapped with the aid of satellite photography (Google Earth Pro, 2025).

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

0.51

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

0.62 units

Number of hedgerow biodiversity units

0

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

> 0.11 units

Area habitat biodiversity units % change

> 20.56 %

Hedgerow biodiversity units

> 0

Hedgerow biodiversity units % change

> 0

Watercourse biodiversity units

> 0

Watercourse biodiversity units % change

> 0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

☐ 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.

> N/A

7.2 Biodiversity gain site register reference number

> N/A

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.

N/A

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

N/A

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

N/A

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

N/A

Area habitat biodiversity units % change

N/A

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