



# 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

07/10/2025

### 1.2 Planning application reference number

9197/APP/2025/239

### 1.3 Local planning authority (LPA)

London Borough of Hillingdon

### 1.4 Development site address

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

42 The Larches, Hillingdon, UB10 0DR

### 1.5 Describe the development

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

The proposed development involves the demolition of an existing single-storey outbuilding and extension of the existing dwelling to form a new self-contained residential unit with associated garden areas and access. The site currently comprises a residential building and unmanaged garden dominated by common lawn and ruderal vegetation. The project will retain existing structures of value where feasible and introduce new areas of native and ornamental planting, permeable surfaces, and green infrastructure

## 2. Developer details

### 2.1 Applicant name

Mr Ravinder Shoor

### 2.2 Company name

Shoor Developments Ltd

### 2.3 Address

42 The Larches, Hillingdon, UB10 0DR

### 2.4 Email address

[info@shoordevelopments.com](mailto:info@shoordevelopments.com)

### 2.5 Telephone number

07808 543 268

### 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

A rectangular box containing a redacted signature, represented by a red scribble.

### 2.8 Date

A rectangular box containing a redacted date, represented by a blank space.

## 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

Dan Sullivan

### 3.2 Company name

Green Shoots Ecology

### 3.3 Address

Green Shoots Ecology - 8 Darnley Road, Woodford Green, IG8 9HU

### 3.4 Email address

[dan@greenshootsecology.co.uk](mailto:dan@greenshootsecology.co.uk)

### 3.5 Telephone number

07776484947

### 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

10/10/25

## 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](#)

On-site and purchasing low distinctiveness units  
offsite

**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.

No irreplaceable habitat on site, retained trees to be protected by standard measures

**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?**

- Onsite  
 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?**

0.02

**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).

Shortfalls include 0.02 units of low distinctiveness habitat, which are required to compensate for onsite losses.

**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.

42 The Larches Statutory\_Biodiversity\_Metric\_Calculation\_Tool.xlsm

**4.15 Condition assessments**

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

N/a

**4.16 Pre-development habitat survey report and map**

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

Report Shoor Developments 42 The Larches PEA 130525.docx

#### 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.

42 The Larches BNG Calculation Report 070525

#### 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

11/04/2025

#### 6.2 Survey constraints

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

All works areas were visible and accessible. Therefore, there were no constraints to surveying.

### 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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

### 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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

### 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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

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?**

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.

Purchase units from third party marketplace

**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.

To be purchased

**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

No: shortfall 0.02 units

## 10. Sharing data (optional)

**10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?**

Yes

No