

COMMITTEE REPORT

Date: 15 July 2025 **Ward:** Holgate
Team: West Area **Parish:** Holgate Planning Panel
Reference: 24/00919/FULM
Application at: RSPCA Landing Lane York YO26 4RH
For: Erection of 6no. animal shelter buildings, 2no. aviaries, screen fencing and associated alterations following demolition of existing animal shelters
By: Mr P Gorbet
Application Type: Major Full Application
Target Date: 18 July 2025
Recommendation: Approve

1.0 PROPOSAL

1.1 RSPCA Landing Lane Acomb comprises a low-rise brick and concrete animal rehoming centre incorporating kennels, offices, a vet's surgery, offices, a dog exercise area and RSPCA Inspector's accommodation. The site lies to the northwest of the City Centre, adjacent to the York Water Treatment Works and in close proximity to the River Ouse. It lies within Flood Zone 3 and is therefore felt to be at high risk of river flooding. Planning permission is sought for reconstruction of the complex. The proposal has been amended since submission to address concerns in respect of the biodiversity impact of the proposals along with flood risk and surface water drainage.

2.0 POLICY CONTEXT

DEVELOPMENT PLAN

2.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) Planning and Compulsory Purchase Act 2004).

2.2 The Statutory Development Plan for the City of York comprises the City of York Local Plan adopted 27th February 2025 whose policies carry full weight, and any made Neighbourhood Plan. The below policies are considered most relevant to this application:

- D1 Placemaking
- GI2 Biodiversity and Access to Nature
- GI4 Trees and Hedgerows
- ENV4 Flood Risk
- ENV5 Sustainable Drainage
- T1 Sustainable Access
- CC2 Sustainable Design and Construction

2.3 Other material considerations include:

- the National Planning Policy Framework ('the NPPF') December 2024
- national Planning Policy Guidance

3.0 CONSULTATIONS

INTERNAL

Highway Network Management

3.1 Raise no objection to the proposal.

Public Protection

3.2 No response.

Design and Conservation (Trees and Landscape)

3.3 Raise no objection in principle to the proposal subject to the provision of additional and replacement on the site boundaries. Conditions covering landscaping and tree protection measures are sought in respect of any permission.

Design and Conservation (Ecology)

3.4 Raise no objections in principle to the proposal but raise some concern in terms of how the proposal has been designed to incorporate BNG principles. The standard BNG condition together with conditions covering a lighting plan, bird and bat boxes and a Construction Environment Management Plan (Biodiversity) are recommended as part of any permission.

Front Line Flood Risk Management

3.6 Raise no objection to the scheme as amended subject to any permission being conditioned to require adherence to the submitted drainage strategy and to an Environmental Permit under the relevant regulations being obtained from the Environment Agency as the proposal envisages surface water drainage into a main water course for which the Environment Agency is responsible for its management.

EXTERNAL

Holgate Planning Panel

3.5 No response.

Ainsty (2008) Internal Drainage Board

3.6 Wish to make no comment in respect of the proposal deferring to the advice of the Front-Line Flood Risk Management Authority and the Environment Agency as the relevant responsible bodies.

Environment Agency

3.8 Raise no objection to the proposal as amended subject to an Environmental Permit being obtained for the proposed surface water drainage works.

4.0 REPRESENTATIONS

4.1 One letter of support has been received in respect of the proposal.

5.0 APPRAISAL

5.1 The key issues are as follows:

- Principle of Development
- Highways and Access
- Drainage & Flood Risk
- Trees and Landscape
- Ecology
- Sustainable design and construction

PRINCIPLE OF DEVELOPMENT

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5.2 The application site comprises a 1,220 square metre small animal re-homing centre with an associated operational base for the RSPCA in the York Area. It was constructed in the mid-1970s with some limited extension in the 1980s. The current small animal accommodation falls below modern standards with the cat pens in particular not licensable with areas decommissioned due to potential for overcrowding and if not resolved the site may have to close in the longer term with animals having to be transferred long distances to other facilities which may also be under-pressure. Most animals held are rehomed after a short time span. However, those held in conjunction with a criminal investigation can be held for up to two years.

5.3 The proposal envisages the demolition of the existing agglomeration of structures except for the central office, reception and Inspector's accommodation. The existing buildings would be replaced with a building some 645 square metres larger that would include 2 aviaries, a detached veterinary surgery and isolation unit together with enhanced dog and cat provision in terms of space and design and a small animal unit. The overall number of dogs kept on site would be reduced with some relocated to fostering and to other sites. The dog provision would include separate accommodation for puppies and adult dogs including indoor training facilities to complement the existing outdoor facility. In terms of the cat accommodation a separate reception area would be provided where potential adopters can meet cats separate from the main cattery. The existing veterinary facility within the main reception building would be repurposed to provide enhanced staff accommodation, a shop for use by pet adopters and a donations centre. The isolation unit would be capable of use by cats or dogs receiving treatment at the adjacent veterinary centre.

5.4 The proposal secures the long-term future of the site and the services it provides at a time of increased pressure. The submitted details record the attempts of the RSPCA to find alternative sites to build a new purpose-built re-homing centre but that has not proved feasible and being within Flood Zone 3 the development potential of the existing site is highly limited.

5.5 In terms of compliance with Policy D1 of the Adopted Local Plan the application site is set well back from the adjoining pattern of development within its own grounds. The new structures would be single storey and modular in form with an external cladding. The existing area of hard surfacing would be utilised and any increase in overall built footprint would be minimal. The density and massing of the proposal would parallel that of the existing development and as with the current development and layout there would not be any material impact upon the form and

character of the wider street scene. The requirements of Policy D1 of the Local Plan would therefore be complied with.

HIGHWAYS AND ACCESS

5.6 Policy T1 of the Local Plan indicates that development will be supported where it minimises the need to travel and provides safe, suitable and attractive access to all transport users to and within it. To do so development would be needed to demonstrate safe and appropriate access to the adjacent adopted highway and provide sufficient convenient, secure and covered cycle storage ideally within the curtilage of the new buildings.

5.7 The proposal envisages the demolition and reconstruction of the existing animal holding areas together with the construction of purpose built veterinary and associated isolation units to allow for the existing accommodation within the main reception building to be repurposed to provide enhanced staff facilities. Access to the site by members of the public is by appointment only and will remain so with the level of accommodation for dogs taken in reduced. Staffing levels at the site would remain as currently and both cycle and vehicle parking arrangements would remain unchanged. The existing first floor RSPCA Inspector's accommodation would remain as is. The site is accessed via Landing Lane which is very lightly trafficked with the only other user being the adjacent Yorkshire Water Wastewater Treatment Works. The existing pattern of deliveries would remain unchanged. The proposed replacement buildings are of modular construction which would further minimise construction related deliveries.

The proposal would not therefore materially harm the safety and convenience of highway users, and the requirements of Policy T1 of the Local Plan would be complied with.

DRAINAGE AND FLOOD RISK

5.8 Policy ENV4 of the Local Plan indicates that new development should not be subject to unacceptable flood risk and shall be designed and constructed in such a way that mitigates against current and future flood events. An assessment of whether development is likely to be affected by flooding and whether it would increase flood risk locally and elsewhere in the catchment must be undertaken. Where flood risk is present development will only be permitted when the local planning authority is satisfied that any flood risk within the catchment can be successfully managed and there are details of proposed mitigation measures.

5.9 The application site lies within Flood Zone 3 being in close proximity to the bank of the River Ouse with partial flooding of the adjoining waterworks site common during wider flooding events. The site itself has not been subject to a significant flooding event in recent times although the external dog training and exercise area does flood and is rendered unusable periodically during wider flooding events. As a consequence of its high flood risk category the site is not suitable for more vulnerable employment or residential use which has informed the decision of the RSPCA to re-develop on site. The application has been accompanied by a Site-Specific Flood Risk Assessment which has been amended during the course of process together with a flood evacuation procedure. This indicates that the site may be satisfactorily evacuated to the rear via Landing Lane and Water Lane in the event of a serious flooding event which is defined as the River Ouse reaching 10.95 metres AOD or above. The site would at the same time be re-constructed to be flood resilient in terms of the new blocks.

5.10 In terms of the vulnerability of the site to flooding a small animal rehoming centre does not sit within any use class but is considered to fit more closely with the business type uses within the less vulnerable category. The new buildings would take place within existing areas of hard surfacing and pre-development levels would be retained across the site including in respect of the external dog training area. With the new building there would be no change in the flood vulnerability classification. With no change to existing flood storage there would be no impact upon flood risk locally from the proposal or in terms of the wider catchment. The requirements of Local Plan Policy ENV4 would therefore be complied with.

5.11 Policy ENV5 of the Local Plan indicates that for development on brownfield sites surface water runoff should be restricted to 70% of the existing run off rate unless it may be demonstrated that it is not reasonably practicable to achieve such a reduction. Sufficient attenuation and long-term storage should be provided to ensure that surface water flow does not exceed the restricted run off rate. Such attenuation measures must accommodate run off from at least a 1 in 30-year storm and any runoff from a 1 in 100-year storm must be capable of being accommodated within the site without harm to people or property or overflowing into adjoining areas.

5.12 A detailed drainage strategy has been submitted and has been the subject of amendment during the course of processing. This shows an area of attenuation to the northwest of the site beneath the existing dog exercise/training area. That then connects with the Holgate Beck by means of an existing connection which would be upgraded, further to the northwest in the vicinity of the former York Water Works with an agreed discharge rate of 13.1 litres per second.

5.13 It is felt that the proposed flood risk measures and submitted drainage strategy are acceptable and would secure compliance with Policies ENV4 and ENV5 of the Local Plan. Because of the relationship of the site to the Ouse riverbank it would separately require an Environmental Permit from the Environment Agency under the Environmental Permitting Regulations (England and Wales) 2016.

TREES AND LANDSCAPE

5.14 Policy GI4 of the Local Plan indicates that development will be supported where it retains trees and hedgerows that make a positive contribution to the setting of the development and are of value to general public amenity in terms of visual benefits, shading and screening. The boundaries of the site notably that to Water End are well landscaped but the trees are not of particular townscape quality. An Arboricultural Impact Assessment has been submitted for the proposal which indicates that there would be some loss of semi-mature trees to allow the development to be constructed. The development gives rise to opportunities to improve the management of the existing landscape and also to introduce some hedge planting along the boundary with Landing Lane where the dog exercise/training area is and there is some degree of conflict with passing dog walkers. Such provision maybe secured by condition seeking tree protection for existing planting and the provision of replacement and reinforcement planting in strategic locations. Subject to such conditions being included as part of any permission then the requirements of Policy GI4 of the Local Plan would be complied with.

ECOLOGY

5.15 Policy GI2 of the Local Plan indicates that any development where appropriate result in net gain to biodiversity and help to improve biodiversity. Such a commitment to secure biodiversity has recently become a formal requirement by virtue of an amendment to Schedule 7 of the 1990 Town and Country Planning Act to require an improvement of a minimum of 10% in biodiversity above the existing situation according to a standard methodology.

5.16 The application has been accompanied by a Preliminary Ecological Appraisal and a standard BNG metric. Further bat surveys have been submitted to address concerns of the Environment Agency during the course of processing. The submitted bat surveys indicate that the site is on a principal foraging route for bats travelling along the River Ouse corridor with roosts clearly in the direct vicinity but outside of the application site. In terms of the existing buildings of the complex and the central reception and office building which would be retained but altered shows no evidence of bat roosting activity and neither do the smaller animal housing

buildings which are due to be demolished and re-developed. In view of the location of the site on a major foraging route there is clear potential to enhance provision by providing nest boxes at appropriate locations within the site. Such provision may be secured by means of condition to any planning permission.

5.17 In terms of other protected species there is no evidence of activity by Great Crested Newts in the vicinity with no suitable water bodies and no evidence of badger, hedgehog or reptile activity. In terms of bird activity, the surveys produced no evidence of any nesting activity and little evidence of any foraging activity over and above that associated with movement along the adjacent river corridor. There is clear potential to provide biodiversity enhancement by providing nesting boxes of suitable design within the new buildings and such provision may be secured by means of condition attached to any permission.

5.18 In respect of Biodiversity Net Gain (BNG) a matrix has been submitted illustrating the base line for the site. It indicates that 5.54 standard habitat units would be lost through the reconstruction works, which would principally low and middle grade grassland and tree and shrub planting. That would create a deficit of 6.09 standard habitat units. The applicant is committed to submitting a detailed plan to address the identified deficit through new planting and habitat creation on site and if necessary, by purchasing credits or part credits from an official provider for off site work. This may be secured by means of condition to any permission.

5.19 Subject to the submission and prior approval of a Biodiversity Net Gain plan along with the identified biodiversity enhancements it is felt that the proposal is felt to be acceptable in ecological terms.

SUSTAINABLE DESIGN AND CONSTRUCTION

5.20 Policy CC2 of the Adopted Local Plan indicates that new non-residential development must meet high standards of sustainable design and construction.

5.21 It is envisaged that the proposed new structures would have reduced energy consumption through a fabric first approach with zones of natural unheated and mechanical ventilation and heating to most appropriately secure animal welfare. The current gas-powered heating system would be replaced with electric. Some areas require continuous use, and it is envisaged that the energy use implications of that would be addressed with the use of LED lighting and “smart controls” for heating, lighting and specifically ventilation. The arrangement of activities would also be designed to minimise any over-heated or over-lit spaces.

5.22 It is further envisaged that provision would be made for energy generation on site by solar PVs subject to the suitability of the roof spaces to be used and their overall viability. Taking account of the site circumstances it is felt that the proposed works would secure compliance with Policy CC2 of the Local Plan.

6.0 CONCLUSION

6.1 The proposal seeks permission for the reconstruction of the existing RSPCA Small Animal Rehoming Centre in a form to comply with Modern standards. It lies within Flood Zone 3 but comprises a less vulnerable use and would be designed to be flood resilient. The proposal is felt to be acceptable in drainage terms and with additional planting and biodiversity enhancements would be acceptable in landscape and ecology terms. The public benefits of retaining the facility on site are felt to carry substantial weight in the planning balance and approval is therefore recommended.

7.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans:-

| | |
|-------------------------------|---|
| RSPCA09-PA-001 REV(0.00) | Topographical Survey |
| RSPCA09-PA-003 REV(0.00) | Existing and Proposed Site Plan |
| RSPCA09-PA-004 REV(0.00) | Proposed Site Plan |
| RSPCA09-PA-005 REV(0.00) | Proposed: 24 Unit Cattery Building |
| RSPCA09-PA-006 REV(0.00) | Proposed: Veterinary and Storage Building |
| RSPCA09-PA-007 REV(0.00) | Proposed: 33 Unit Main Kennel Building |
| RSPCA09-PA-008 REV(0.00) | Proposed Small Animal Building |
| 240630_C2C_XX_XX_DR_C_501 P04 | Drainage Strategy |

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the development beyond foundation level. The development shall be carried out using the approved materials.

Note: Because of limited storage space at our offices sample materials should be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located.

Reason: So as to achieve a visually cohesive appearance.

4 Details of all means of enclosure to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the construction of the development commences beyond foundation level and shall be provided in accordance with the approved details before the development is occupied.

Reason: In the interests of the visual amenities of the area and the amenities of neighbouring properties.

5 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: To ensure that the site is satisfactorily and efficiently drained and to secure compliance with Policy ENV5 of the Local Plan.

6 The development shall be carried out in accordance with the details shown on the submitted Proposed Drainage Strategy Revision P04 dated 25th March 2025, unless otherwise approved in writing with the Local Planning Authority.

Reason: In the interest of satisfactory and sustainable drainage and to secure compliance with Policy ENV5 of the Local Plan

7 Prior to commencement of development, protective fencing to BS5837 shall be erected around all existing trees shown to be retained in accordance with the Tree Protection Plan ref: BA12174TPP Rev A, dated 09/03/23 submitted with the application. The protective fencing line shall be adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zone: excavation, raising of levels; storage of any machinery, apparatus, materials, or top soil; lighting of fires; parking or manoeuvring of vehicles, et al. There shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new trenches, or pipe runs for services or drains. The fencing shall remain secured in position throughout the construction process. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing. A copy of the document will be available for reference and inspection on site at all times.

Reason: To ensure protection of existing trees before, during and after development that make a significant contribution to the amenity of the area and/or development

and to secure compliance with Policy GI4 of the Local Plan.

8 Before the commencement of development (including demolition, excavations, and building operations et al), a comprehensive, site-specific Arboricultural Method Statement (AMS) in accordance with the recommendations of the Tree Protection Plan ref: BA12174TPP Rev A, dated 09/03/23 submitted with the application, and a scheme of arboricultural supervision regarding protection measures for existing trees within the application site shown to be retained on the approved drawings, shall be submitted to and approved in writing by the Local Planning Authority. Amongst other information, this statement shall include a schedule of tree works where applicable, site rules and prohibitions, phasing of protection measures, non-dig construction techniques, with particular reference to the removal and replacement of hard surfacing adjacent to G2, G3 and T4 and the proposed construction of the Cattery adjacent to T6. The content of the approved document shall be strictly adhered to throughout development operations. A copy of the document will be available for reference and inspection on site at all times.

Reason: To ensure every effort and reasonable duty of care is exercised during the development process to protect existing trees and the amenity of the development and to secure compliance with Policy GI4 of the Local Plan.

9 Within three months of the development commencing a detailed landscape scheme shall be submitted to the local planning authority and shall be approved in writing. The scheme shall include the species and position of new tree planting. The trees shall be a minimum size of 8-10cm girth (measured at 1m) and 2.5-3.0 metres in height, and be planted, supported and maintained in accordance with good arboricultural practice. This scheme shall be implemented within 6 months of completion of the development or within 2 years of the date of the first felling of the existing trees approved for removal whichever is the sooner. Any trees which within the lifetime of the development die, are removed or become, in the opinion of the local planning authority, seriously damaged or defective or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of replacement trees as they are integral to the public amenity of the development and conservation area.

10 Prior to the installation of any new external lighting, a 'lighting design plan' shall be submitted to and approved in writing by the local planning authority. The plan shall:

- a) Specified lighting should be made in-line with current guidance - Bat Conservation Trust (2023) Bats and Artificial Lighting at Night: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- b) Demonstrate that it has taken account of the recommendation set out in the Bat Survey Report provided by Wold Ecology August 2024.
- c) Demonstrate how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications), clearly demonstrating where light spill will occur, both within and outside the site boundary.

Any new external lighting shall be implemented in accordance with the approved lighting design plan.

Reason: To maintain the favourable conservation status of bats and ensure the site remains attractive to other light sensitive species and to secure compliance with Policy GI 2 of the Local Plan.

11 No development shall take place (including ground and enabling works, and vegetation removal) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include, but not be limited to the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction ((may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features and receptors, such as nesting.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The roles and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP:Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To facilitate the protection of notable/sensitive habitats and species within the local area and to secure compliance with Policy GI2 of the Local Plan.

12 In accordance with the recommendations of the Wold Ecology Preliminary Ecological Appraisal (PEA) (December, 2023) and Bat Report (August, 2024) 2no. bat boxes to the specification set out in paragraph 8.2.5.1 of the PEA, and 3 no. nest boxes, 1 starling box, 2 no. swift boxes, 2 no. sparrow terrace as detailed to the

specification set out in paragraph 8.4.7.3 and 8.4.7.4 of the PEA shall be provided as set out in the PEA prior to the development being first brought into use and maintained as such thereafter.

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to comply with Policy GI2 of the Local Plan to contribute to and enhance the natural and local environment by minimising impacts on, and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

8.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 39) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- i) Sought clarification of the site surface water drainage arrangements
- ii) Sought clarification of the proposed means of bat mitigation
- iii) Sought clarification of the flood evacuation procedure
- iv) Sought clarification of the provision for sustainable construction.
- v) Sought clarification of the provision for Biodiversity Net Gain within the site layout.

2. The Environmental Permitting (2016) Regulations require that a permit be obtained for activities taking place :

- On or within 8 metres of a main river (16 metres if tidal)
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- In the flood plain of a main river if the activity could affect flood flow or flood storage and potential impacts are not controlled by planning permission.

The applicant should not assume that a permit will be forthcoming once planning permission has been granted and should consult with the Environment Agency at the earliest opportunity.

3. BIODIVERSITY NET GAIN (BNG)

The statutory framework for Biodiversity Net Gain (BNG) set by paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 requires a Biodiversity Gain Plan to be submitted and approved prior to the commencement of development. The development cannot be lawfully commenced until this condition is satisfied.

Development may not begin unless:

- (a) A Biodiversity Gain Plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, which is required in respect of this permission, is the City of York Council.

SUBMISSION REQUIREMENTS:

Under paragraph 14(2) of Schedule 7A, a Biodiversity Gain Plan must include the following:

- 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- and post-development biodiversity value of the onsite habitat,
- c) Any registered off-site biodiversity gain allocated to the development, and
- d) Any biodiversity credits purchased to off-set the development and whether or not from a registered provider.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- Name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- A description of the development and planning permission reference number (to which the plan relates);
- The relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- The completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- A description of arrangements for maintenance and monitoring 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);
- (Except for onsite irreplaceable habitats) a description of how the biodiversity gain

hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;

- Pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- A description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and 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 irreplaceable habitat; and

If habitat degradation has taken place:

- A statement to this effect;
- The date immediately before the degradation activity;
- The completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
- Any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

https://assets.publishing.service.gov.uk/media/65df0c4ecf7eb16adff57f15/Biodiversity_gain_plan.pdf

Failure to submit a Biodiversity Gain Plan prior to the commencement of development will lead to formal enforcement action being considered, which could be in the form of a Temporary Stop Notice (that will require all development on site to stop, for a period of 56 days).

Contact details:

Case Officer: Erik Matthews

Tel No: 01904 551416