

# 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

28.08.2025

### 1.2 Planning application reference number

24/02058/F

### 1.3 Local planning authority (LPA)

Cherwell District Council – North Oxfordshire

### 1.4 Development site address

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

Land to the North of Anniversary Graven Hill Bicester  
OX25 2BF

### 1.5 Describe the development

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

Full application for the proposed erection of a two-storey building to form a 66 no. bedroom care home for older people with parking, access, landscaping and associated ground works. The proposed development will address an identified need for care beds within the region.

The development will comprise:

- single room accommodation with en-suite wet room facilities throughout.
- a variety of high-quality internal amenity spaces, including a shop and cinema.
- level and amenable access throughout and vertical lift access between floors.
- an expanse of attractive and useable landscaped gardens and surrounds.

- 3400 sqm (Gross Internal Area) over two-floors.
- 25 no. parking spaces (including 3 accessible and 6 EVCP) and 8 cycle spaces.

The site previously comprised Rodney House and other buildings associated with the previous MoD use. These buildings were demolished in 2016 (two single storey buildings) and 2020 (a boiler tower). The site now comprises vacant grassland surrounded by unmanaged areas of tall ruderal vegetation, dense scrub and scattered trees. A small part of the site was most recently used as a site compound for construction activities on the wider Graven Hill site.

## 2. Developer details

### 2.1 Applicant name

Samuel Finlay

### 2.2 Company name

LNT Care Developments

### 2.3 Address

Helios 47 Isabella Road, Garforth, Leeds, West  
Yorkshire, LS25 2DY

### 2.4 Email address

[REDACTED]

### 2.5 Telephone number

[REDACTED]

### 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

[REDACTED]

### 2.8 Date

28.08.25

## 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

Molly-Marie Mills

### 3.2 Company name

Cura Terrae Land and Nature (Formerly Ecus Ltd)

### 3.3 Address

Unit 4, Prisma Park, Berrington Way, Basingstoke RG24 8GT

Head office:

President Buildings, 4, Savile St E, Sheffield S4 7UQ

### 3.4 Email address

[REDACTED]@m

### 3.5 Telephone number

M:

W:

### 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

[REDACTED]

### 3.8 Date

04/07/2025

## 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](#)

Yes. A combination of on-site habitat and hedgerow creation, watercourse retention and enhancement, and compensation through purchase of off-site units from Wild Capital. Refer to 23635 Graven Hill, Bicester - Biodiversity Net Gain Assessment V4.0 for full details.

#### 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.

There were no irreplaceable habitats present at time of the baseline survey.

The Cura Terrae BNGA has followed the BNG mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore/rehabilitate losses of biodiversity on Site.

Baseline habitats and watercourses on Site have been retained and enhanced where the development will feasibly allow. Areas of the development have incorporated habitat creation including a newly created secure garden area which will comprise of a mosaic of developed land paving with areas of introduced shrub, grassland, meadow and mixed scrub. Native hedgerows and trees will also be planted in various locations across the Site which will provide privacy across the development and deliver connectivity and forage resource for wildlife throughout the year. Approximately 15 m of a ditch crosses into the northeastern corner of the Site. This section of the ditch will also be enhanced as part of the post development works. The proposed landscape plans have been subject to several design iterations to boost the BNG score post development.

Only afterwards has any residual losses been compensated for through biodiversity offsetting by paying a financial sum to Wild Capital. The BNGA report has adhered to the BNG good practice principles.

#### 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.

N/A

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

0.04 HU

Unit Shortfall by Tier (including SRM)

Tier A1 – 0.18 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).

Without significant changes to the Site layout which affords much larger areas for habitat retention and compensation, it is considered unlikely that an on-site net gain in area habitats (HU) can be achieved.

#### 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.

23635 Graven Hill, Bicester - Biodiversity Net Gain Assessment Calculations V4.0

#### 4.15 Condition assessments

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

23635 Graven Hill, Bicester - Biodiversity Net Gain Assessment V4.0

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

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

23635 Graven Hill, Bicester - Biodiversity Net Gain Assessment V4.0

#### 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.

23635 Graven Hill, Bicester - Biodiversity Net Gain Assessment V4.0

**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

10/06/2024

**6.2 Survey constraints**

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

None

### 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

2.84 HU

Number of hedgerow biodiversity units

0.28 HeU

Number of watercourse biodiversity units

0.34 WU

### 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

3.09 HU

Number of hedgerow biodiversity units

3.06 HeU

Number of watercourse biodiversity units

0.39 WU

### 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

+0.25 HU

Area habitat biodiversity units % change

+8.75%

Hedgerow biodiversity units

+2.77 HeU

Hedgerow biodiversity units % change

+976.47%

Watercourse biodiversity units

+0.05 WU

Watercourse biodiversity units % change

+15.49%

### 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.

Purchasing from an off-site provider

### 7.2 Biodiversity gain site register reference number

BGS-110425001

### 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.

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

0.05

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

### 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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

### 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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

## 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

No - bespoke habitat compensation required for this group. Same broad habitat or better distinctiveness habitat required.
---

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