

Gain site reference number

BGS-051124001

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Gain Site

Gain site size
25.15 hectares (ha)

Grid reference
TG356025

Local Planning Authority or responsible body
South Norfolk LPA

Land boundary
[Link to land boundary \(https://manage-biodiversity-gains.defra.gov.uk/public-documents/BGS-051124001.pdf\)](https://manage-biodiversity-gains.defra.gov.uk/public-documents/BGS-051124001.pdf)

Habitat information

Baseline habitat
Original information for the site, before any BNG improvements

Area	Condition	Area in hectares (ha)
Cropland - Winter stubble	Condition Assessment N/A	1.17
Cropland - Cereal crops	Condition Assessment N/A	5.15
Cropland - Temporary grass and clover leys	Condition Assessment N/A	6.11
Cropland - Temporary grass and clover leys	Condition Assessment N/A	8.43
Cropland - Non-cereal crops	Condition Assessment N/A	4.29
Total		25.15

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees		0
Total		0.00

Planned habitat improvement

Planned site information after BNG improvements have been made

Area	Condition	Area in hectares (ha)
Heathland and shrub - Mixed scrub	Good	5.1524
Grassland - Other neutral grassland	Good	8.4268
Grassland - Other neutral grassland	Good	6.1086
Grassland - Other neutral grassland	Good	1.1712
Heathland and shrub - Mixed scrub	Good	4.2877
Total		25.15

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.1832
Species-rich native hedgerow with trees	Good	0.3246
Total		0.51

Allocation information

There could be more than one allocated site in each development.

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Chelmsford LPA
Planning reference number	24/01348/FUL
Project name	Whitegates Woodham Road Rettendon Wickford Essex SS11 7QW

Biodiversity value

Habitat type	Value
Area	0.11

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0194

Area	Condition	Area in hectares (ha)
Total		0.02

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/3856
Project name	Old Hall Farm Hall Road Burston Norfolk IP22 5TF

Biodiversity value

Habitat type	Value
Area	0.61

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0831
Total		0.08

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Norwich LPA
Planning reference number	24/01482/F
Project name	Harford Centre Site A Hall Road Norwich NR4 6DG

Biodiversity value

Habitat type	Value
Area	2.03

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.3671
Total		0.37

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	West Suffolk LPA
Planning reference number	DC/25/0632/FUL
Project name	The Old Rectory, The Street, Lidgate, Suffolk, CB8 9PP

Biodiversity value

Habitat type	Value
Area	0.55

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0996
Total		0.10

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Breckland LPA
Planning reference number	PL/2025/0553/FMAJ
Project name	RJM Warehousing & Distribution Loch Lane, Snetterton Park, Snetterton, NR16 2FU

Biodiversity value

Habitat type	Value
Area	2.48

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.4494

Area	Condition	Area in hectares (ha)
Total		0.45

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/1053
Project name	William Frost Way NR5 0JS

Biodiversity value

Habitat type	Value
Area	2.76

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.3615
Heathland and shrub - Mixed scrub	Good	0.0135
Total		0.38

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	North Norfolk LPA
Planning reference number	PF/24/0815
Project name	Melody, 27 Grammar School Road, North Walsham, Norfolk, NR28 9JH

Biodiversity value

Habitat type	Value
Area	0.11

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0201
Total		0.02

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/0263
Project name	18 The Green, Surlingham

Biodiversity value

Habitat type	Value
Area	0.08

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0113
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Mid Suffolk LPA
Planning reference number	DC/24/03418
Project name	3 Brome Industrial Park

Biodiversity value

Habitat type	Value
Area	0.64

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0872

Area	Condition	Area in hectares (ha)
Total		0.09

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/1134
Project name	Saxon House, Loddon

Biodiversity value

Habitat type		Value
Area		0.08
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0114
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	North Norfolk LPA
Planning reference number	PF/24/2426
Project name	The Inn House, Kelling

Biodiversity value

Habitat type		Value
Area		0.07
Hedgerow		0.11
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0122

Area	Condition	Area in hectares (ha)
Total		0.01

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0148
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/3524
Project name	Woodgate, Brooke, NR15 1JE

Biodiversity value

Habitat type	Value
Area	0.07

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0102
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Mid Suffolk LPA
Planning reference number	DC/24/02992
Project name	Sunnyside House, Finningham Road, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3BJ

Biodiversity value

Habitat type		Value
Area		0.18
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0238
Total		0.02

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/2627
Project name	

Biodiversity value

Habitat type		Value
Hedgerow		0.06
Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0059
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Broadland LPA
Planning reference number	2024/1726
Project name	1 Potters Meadow Salhouse

Biodiversity value

Habitat type		Value
Area		0.05
Hedgerow		0.01

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0083
Total		0.01

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0007
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Fenland LPA
Planning reference number	F/YR25/0742/F
Project name	Land NW Of Middle Level Commissioners

Biodiversity value

Habitat type	Value
Area	0.1
Hedgerow	0.01

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0277
Total		0.03

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0012
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Chelmsford LPA
Planning reference number	24/01255/FUL

Project name	WI Hall, East Hanningfield
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Biodiversity value

Habitat type		Value
Area		0.04
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0099
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	North Norfolk LPA
Planning reference number	PF/24/2610
Project name	The Cottage, The Green, Hunworth, Melton Constable, Norfolk, NR24 2AA

Biodiversity value

Habitat type		Value
Area		0.01
Hedgerow		0.02
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0014
Total		0.00
Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0027
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Breckland LPA
Planning reference number	PL/2025/0971/FMIN
Project name	Land At Hunts Corner, Banham, NR16 2HL

Biodiversity value

Habitat type	Value	
Area	0.55	
Area	Condition	Area in hectares (ha)
Heathland and shrub - Mixed scrub	Good	0.075
Total	0.07	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Cambridgeshire LPA
Planning reference number	24/04781/FUL
Project name	Land Between 9-10 The Cedars, SG8 5RE

Biodiversity value

Habitat type	Value	
Area	0.19	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0525
Total	0.05	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Great Yarmouth LPA
Planning reference number	06/25/0436/F
Project name	Land South of Bradwell Local Centre

Biodiversity value

Habitat type	Value	
Area	0.98	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.1767
Total	0.18	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	The Broads Authority LPA
Planning reference number	BA/2024/0187/FUL
Project name	Whitlingham Charitable Trust

Biodiversity value

Habitat type	Value	
Area	0.13	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0177
Total	0.02	

Planned habitat

05/02/2026, 09:02

BNG: Biodiversity gain site records

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority

The Broads Authority LPA

Planning reference number

BA/2024/0244/FUL

Project name

Plot 46 Riverside, Martham

Biodiversity value

Habitat type

Area

Value

Area

0.04

Area

Condition

Area in hectares (ha)

Grassland - Other neutral grassland

Good

0.0056

Total

0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority

Broadland LPA

Planning reference number

2025/0857

Project name

The Fletcher Room Acle St Edmund Primary School Fletcher Way Acle Norfolk

Biodiversity value

Habitat type

Area

Value

Area

0.02

Area

Condition

Area in hectares (ha)

Grassland - Other neutral grassland

Good

0.0027

Total

0.00

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/1235
Project name	Barn Adj To Willow Farm Darrow Lane Roydon Norfolk

Biodiversity value

Habitat type	Value
Area	0.07
Hedgerow	0.02

Area	Condition	Area in hectares (ha)
Heathland and shrub - Mixed scrub	Good	0.0091
Total		0.01

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0015
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Breckland LPA
Planning reference number	PL/2025/0039/FMIN
Project name	Chapel Farm, Whinburgh, NR19 1AA

Biodiversity value

Habitat type		Value
Area		0.04
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0078
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	North Hertfordshire LPA
Planning reference number	25/00892/FP
Project name	Toyldfor, Hertfordshire, SG5 1SY

Biodiversity value

Habitat type	Value	
Area	0.03	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0083
Total	0.01	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Mid Suffolk LPA
Planning reference number	DC/24/03003
Project name	Burnt House Farm, Eye

Biodiversity value

Habitat type	Value	
Area	0.05	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0062
Total	0.01	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Broadland LPA
Planning reference number	2024/2307
Project name	Broadlands Farm Horses Head Upton Norfolk NR13 6BA

Biodiversity value

Habitat type		Value
Area		0.18
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0265
Heathland and shrub - Mixed scrub	Good	0.0065
Total		0.03

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Chelmsford LPA
Planning reference number	24/00903/FUL
Project name	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW

Biodiversity value

Habitat type		Value
Area		0.46
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.1244
Total		0.12

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/3307
Project name	The Nook Pigot Lane Framingham Earl Norfolk NR14 7PX

Biodiversity value

Habitat type	Value	
Area	0.08	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0114
Total	0.01	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/1815
Project name	91 Norwich Road, Wymondham

Biodiversity value

Habitat type	Value	
Area	0.08	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0103
Total	0.01	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/1099
Project name	Self Storage Units Bridge Estate Silfield Road Silfield Norfolk

Biodiversity value

Habitat type	Value	
Area	0.33	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0318
Heathland and shrub - Mixed scrub	Good	0.013
Total	0.04	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Broadland LPA
Planning reference number	2025/0502
Project name	Reepham Care Village

Biodiversity value

Habitat type	Value	
Area	0.31	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.056
Total	0.06	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	King's Lynn and West Norfolk LPA
Planning reference number	24/01318/F
Project name	Between 75&77 High Rd Tilney cum Islington

Biodiversity value

Habitat type	Value	
Area	0.28	
Area	Condition	Area in hectares (ha)
Heathland and shrub - Mixed scrub	Good	0.0046
Grassland - Other neutral grassland	Good	0.0707
Total	0.08	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Braintree LPA
Planning reference number	25/00503/FUL
Project name	Land Adjacent Mill House School Road Rayne Essex

Biodiversity value

Habitat type	Value	
Area	0.49	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.084
Heathland and shrub - Mixed scrub	Good	0.005
Total	0.09	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/0534
Project name	Boundary Farm Long Lane Winfarthing Norfolk IP22 2EY

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0002
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Sutton LPA
Planning reference number	DM2025/00318
Project name	Broadlands Nursing Home 51 Burdon Lane Cheam SM2 7PP

Biodiversity value

Habitat type		Value
Area		0.04
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0119
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/1201
Project name	Albion Barn Norwich Road Woodton Norfolk NR35 2LP

Biodiversity value

Habitat type		Value
Area		0.05
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0069
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Broadland LPA
Planning reference number	2024/3406
Project name	70 - 72 Boundary Road Hellesdon Norfolk NR6 5JB

Biodiversity value

Habitat type		Value
Area		0.01
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0015
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Norwich LPA
Planning reference number	24/01387/F
Project name	Carrow Hill House 2 - 4 Carrow Hill Norwich NR1 2AJ

Biodiversity value

Habitat type		Value
Area		0.08
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0148
Total		0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Great Yarmouth LPA
Planning reference number	06/24/0762/F
Project name	Land to the east of Manships Farm Cottage

Biodiversity value

Habitat type		Value
Area		0.01
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0026
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Uttlesford LPA
Planning reference number	UTT/25/1174/FUL
Project name	Taylors Farm, Takeley, CM22 6LY

Biodiversity value

Habitat type	Value	
Area	0.12	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0218
Total	0.02	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/2293
Project name	Agricultural Building South Of Hilltop Farm Hall Road Brockdish Norfolk

Biodiversity value

Habitat type	Value	
Area	0.02	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0024
Total	0.00	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/0186
Project name	Easton College

Biodiversity value

Habitat type	Value	
Area	0.09	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0121
Total	0.01	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Braintree LPA
Planning reference number	25/00530/FUL
Project name	Land Adjacent Car Park Butler Road Halstead Essex

Biodiversity value

Habitat type	Value	
Area	0.17	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0303
Total	0.03	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Babergh LPA
Planning reference number	DC/25/00469

Project name	The Woodlands, Woodlands Road, Holbrook, IP9 2PT
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Biodiversity value

Habitat type	Value	
Area	0.02	
Area	Condition	Area in hectares (ha)
Heathland and shrub - Mixed scrub	Good	0.0034
Total	0.00	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Thurrock LPA
Planning reference number	24/01364/FUL
Project name	16 Crouch Road, Chadwell St Mary, RM16 4BX

Biodiversity value

Habitat type	Value	
Area	0.01	
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0036
Total	0.00	

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2024/3066

Project name	Craven Cottage 2 The Green Surlingham Norfolk NR14 7AG
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Biodiversity value

Habitat type	Value
Area	0.06
Hedgerow	0.01

Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0083
Total		0.01

Hedgerow	Condition	Length in kilometres (km)
Species-rich native hedgerow with trees	Good	0.0012
Total		0.00

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	Uttlesford LPA
Planning reference number	UTT/24/2741/FUL
Project name	Guildhall, Ashdon, CB10 2HG

Biodiversity value

Habitat type		Value
Area		0.16
Area	Condition	Area in hectares (ha)
Heathland and shrub - Mixed scrub	Good	0.0291
Total		0.03

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	King's Lynn and West Norfolk LPA
Planning reference number	24/01407/F
Project name	The Nook 6 Common Lane Brancaster Staithe Kings Lynn Norfolk

Biodiversity value

Habitat type	Value
Hedgerow	0.05
Hedgerow	ConditionLength in kilometres (km)
Species-rich native hedgerow with trees	Good0.0091
Total	0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/2127
Project name	Hawthorn Barn Morley Road Deopham Norfolk NR18 9DG

Biodiversity value

Habitat type	Value
Area	0.05
Area	ConditionArea in hectares (ha)
Grassland - Other neutral grassland	Good0.0062
Total	0.01

Planned habitat

Planned habitat enhancements from this gain site that have been allocated to a development

Local Planning Authority	South Norfolk LPA
Planning reference number	2025/0708
Project name	The Workshop Reeders Lane Alington Norfolk NR14 7NW

Biodiversity value

Habitat type		Value
Area		0.06
Area	Condition	Area in hectares (ha)
Grassland - Other neutral grassland	Good	0.0082
Total		0.01

Amendments

Information about amendments made to a single development.

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