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

For example, 3/11/2023

16/08/2024

1.2 Planning application reference number

140484/FO/2024

1.3 Local planning authority (LPA)

Manchester City Council

1.4 Development site address

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

Land between Birchall Way and Upper Medlock Street, Manchester, M15 6PL

1.5 Describe the development

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

Erection of a substation including switch house, transformers and compounds as well as new security fence and access

2. Developer details

2.1 Applicant name

John Barnes

2.2 Company name

Electricity North West

2.3 Address

Frederick Road,
Salford,
M6 6QH

2.4 Email address

John.Barnes@enwl.co.uk

2.5 Telephone number

+447384 877989

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

05/06/2025

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

Poppy Parker

3.2 Company name

The Environment Partnership

3.3 Address

401 Faraday St, Birchwood Park, Risley, Warrington
WA3 6GA

3.4 Email address

poppyparker@tep.uk.com

3.5 Telephone number

07425852175

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

Poppy Parker

3.8 Date

30/05/2025

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 achieved through the purchase of off-site BNG units.

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.

The site does not contain any irreplaceable habitats. The site contains habitats of low ecological value, none of which will be retained or enhanced.

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?

1.31

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).

The habitats that will be lost on site are low-distinctiveness ruderal/ephemeral, medium-distinctiveness bramble scrub and one small and four medium trees. We are unable to retain or enhance these existing on-site habitats or create on-site biodiversity features due to the limited space available on site. Therefore, in line with the local planning authority's biodiversity strategy, the most effective solution is to purchase off-site biodiversity units. These units will support the restoration and enhancement of similar habitats within the local planning area. This approach ensures that the overall biodiversity value within the area will be maintained, while also complying with regulatory requirements for biodiversity net gain.

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.

x10454.004 SSM BNG Metric

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

N/A as the small sites metric was used, therefore condition assessments are automatically applied

4.16 Pre-development habitat survey report and map
Send your baseline habitat survey report and map to the LPA. Enter the file name.

G10454.002 Phase 1 Habitat Survey

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.

101045-00004-003 - Proposed Site Plan

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

N/A

6.2 Survey constraints

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

N/A

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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

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

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.

The developer will purchase biodiversity units from Wild Capital 1 Propco 2 Ltd (15141309), whose registered company address is Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ.

7.2 Biodiversity gain site register reference number

BNG00359

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.

The biodiversity net gain offsite units will be secured under a Conservation Covenant (via Wild Capital).

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

1.1905

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

-1.1905

Area habitat biodiversity units % change

-100.00%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

0

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

N/A

High

N/A

Medium

Yes - Medium distinctiveness bramble scrub habitat will be replaced with medium distinctiveness mixed scrub, a medium band habitat within the same broad habitat type, and high distinctiveness traditional orchard, a higher band habitat from another broad habitat type.

Low

Yes - Low distinctiveness ruderal/ephemeral habitat will be replaced with medium distinctiveness mixed scrub and high distinctiveness traditional orchard, both of which are area habitat units of a higher band.

10. Sharing data (optional)

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

☒ Yes

☐ No