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

05/06/2025

1.2 Planning application reference number

142888/FO/2025

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.

Cambridge Halls Of Residence
Cavendish Street
Manchester
M15 6TT

1.5 Describe the development

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

Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.

2. Developer details

2.1 Applicant name

Unite Students & Manchester Metropolitan University

2.2 Company name

Unite Students PLC and Manchester Metropolitan University

2.3 Address

Unite Students South Quay, Temple Back, Bristol

BS1and The University of Newcastle Upon Tyne, King's

Gate, Newcastle Upon Tyne, United Kingdom, NE1 7RU

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

23/01/2026

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

Katherine Newbert BSc (Hons) MSc MIEEM

3.2 Company name

John Associates Ltd

3.3 Address

Green Tree House
11 St Margaret's St
Bradford on Avon
BA15 1DA

3.4 Email address

knewbert@johnsassociates.co.uk

3.5 Telephone number

01225 723 652

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

K.Newbert

3.8 Date

22/01/2026

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?

03 December 2024

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

The habitat creation and enhancement at the site is contributed to the BNG only and not to any other schemes, obligations, policies or protected species.

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 are no irreplaceable habitats on-site and impacts to such habitats are avoided. Avoidance of loss of habitat is not possible within the development footprint given the urban location and site constaints.

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?

0.59

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).

Off-site biodiversity units are being used as full compensation of the loss of habitats within the development footprint is not possible. This is due to the nature, scale and layout requirements of the proposed site. Opportunities for on-site biodiversity enhancement have been incorporated where feasible. On-site measures are insufficient to offset the total biodiversity units lost. Off-site biodiversity units will ensure that the development complies with the mandatory BNG requirements.

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.

B-MANC2522-MST-V01- 1520 -Cambridge Halls Statutory Biodiversity Metric 19.08.2025 V2 – EB complete

4.15 Condition assessments

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

Cambridge Halls, Manchester BNG Report (1520/Version 2.0)

4.16 Pre-development habitat survey report and map

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

Cambridge Halls, Manchester BNG Report (1520/Version 2)

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.

Cambridge Halls, Manchester BNG Report (1520/Version 2)

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

3/12/2024

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

The UKHab survey was undertaken in December which is outside of the JNCC's optimum field survey season (from late March to Mid-October) wherein the most accurate picture of the vegetation communities present can be gained. Due to the low distinctiveness of the habitats on Site, the mild weather and the ability of the surveyors to identify plants vegetatively, the results are considered valid.

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

1.21

Number of hedgerow biodiversity units

0.05

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

0.73

Number of hedgerow biodiversity units

0.07

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

-0.47

Area habitat biodiversity units % change

-39.14

Hedgerow biodiversity units

0.02

Hedgerow biodiversity units % change

32.45

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.

Biodiversity units are being bought. These units include the enhancement of poor condition other neutral grassland to moderate condition lowland meadow (0.76 units) and the enhancement of poor condition modified grassland to good condition other neutral grassland (0.43 units).

7.2 Biodiversity gain site register reference number

BGS-13032500
BGS-130325001

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.

Secured through a legal agreement through purchase through Environment Bank

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

0.38

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

1.19

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

0.80

Area habitat biodiversity units % change

208.12

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

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