Docusign Envelope ID: 81587409-6608-8A30-8364-8DA9B7D39FDB

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

24th April 2026

1.2 Planning application reference number

122737/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.

Baring Street, Manchester (central OS Grid reference is SJ 84941 97731)

1.5 Describe the development

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

The development proposals are to create a pocket park to support the wider Mayfield development with associated landscaping and public realm features.

2. Developer details

2.1 Applicant name

Tim Chetwood

2.2 Company name

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Mayfield Development Partnership LP, Acting Through its General Partner Mayfield Development (General Partner) Limited

2.3 Address

100 Victoria Street, London, SW1E 5JL

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

June 4, 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

Chloe Tustain

3.2 Company name

Buro Happold

3.3 Address

Pinesgate, Lower Bristol Rd, BA2 3DP, Bath

3.4 Email address

[redacted]

3.5 Telephone number

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[redacted]

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

24/04/2026

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?

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 development has achieved a 326.31% net gain in habitat units. The design followed the mitigation hierarchy and incorporated retention and creation of habitats. The proposals for the site aim to increase its aesthetic, recreational and biodiversity value. The most valuable existing feature, the apple tree in the northwest corner of the site, will be retained. In addition, a diverse range of habitats will be installed, planted with a range of native and ornamental species. Nineteen trees will be planted on site, including native and non-native ornamental varieties. Figure 5 illustrates the proposed landscaping for the site. Table 4 identifies the landscaping typologies and how they have been translated into the Biodiversity Metric, with a justification of the assigned habitat type and condition score.

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 had no irreplaceable habitats. There is one urban tree which was retained as it was the most valuable existing feature. In addition a diverse range of habitats are proposed to mitigate any losses to the other low and very low distinctiveness habitats.

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.

The site at baseline consist of low and very low distinctiveness habitats. These will be replaced by habitats of medium distinctiveness including other neutral grassland and urban trees. In addition, the entire site is being re-developed as a landscaped park and has achieved a significant net gain (326.31%) through achieving target conditions set out in the statutory biodiversity calculator.

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

0

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).

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).

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.

251127_Pigeon Triangle_The_Statutory_Metric_Macro_Enabled)_1.0.4

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

Statutory_Biodiversity_Metric_Condition_Assessment_Pigeon_Park_July 2025

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

Pigeon Park - PEA and Biodiversity Net Gain (BNG) Assessment

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.

Pigeon Park - PEA and Biodiversity Net Gain (BNG) Assessment

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

Reference number

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

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☒ 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

17/11/2026

6.2 Survey constraints

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

The survey was undertaken in November and therefore outside the optimal period for recording certain seasonally constrained ecological features. However, this is not considered to be a limitation for the purposes of the Biodiversity Net Gain (BNG) assessment. The site is largely comprised of hardstanding, with vegetation restricted to ornamental planters of limited ecological value. These habitats are readily identifiable year-round and are not subject to significant seasonal variation in extent or condition. As such, survey timing does not materially influence habitat identification, baseline habitat condition assessment, or the calculation of biodiversity units. The information gathered is therefore considered sufficient and appropriate to inform the BNG assessment and demonstrate compliance with BNG requirements.

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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

0.07

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0.31

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

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

0.24

Area habitat biodiversity units % change

326.31%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

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Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

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).

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.

7.2 Biodiversity gain site register reference number

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.

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

Number of hedgerow biodiversity units

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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

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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

A2

A3

A4

A5

H

W

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.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

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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