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

25/07/2026

1.2 Planning application reference number

145297/FO/2026

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.

404 Wilbraham Road

Chorlton

Manchester

M21 OUF

1.5 Describe the development

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

3/4 storey building to provide 8no. two-bedroom apartments, with access, informal amenity space, landscaping and associated works.

2. Developer details

2.1 Applicant name

Peter Armistead

2.2 Company name

APL

2.3 Address

Contact details C/o Agent
2 Station View (Rhino Court)
Hazel Grove
Stockport SK7 5ER

2.4 Email address

carol.clarke@bramhalltownplanning.com

2.5 Telephone number

01616630048

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

cjclarke

2.8 Date

25.07.26

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

Freddie Lear

3.2 Company name

Rachel Hacking Ecology Ltd

3.3 Address

The Stables
Paradise Wharf

Ducie Street

Manchester

M1 2JN

3.4 Email address

freddie@rachelhackingecology.co.uk

3.5 Telephone number

0161 465 8971

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

F.Lear

3.8 Date

06/07/2026

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?

The habitat surveys were undertaken on 03/03/2025 and 28/01/2026. These surveys informed the biodiversity baseline in the BNG Metric Calculation Spreadsheet submitted with the application.

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

Trees are to be planted to mitigate tree loss. New modified grassland and native hedgerow will be created

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.

No irreplaceable habitats are present. A full LEMP is provided. Overall, the proposed plans will increase the biodiversity value of the site, resulting in positive impacts at the site level.

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?

N/A

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).

N/A

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.

Statutory BNG Metric-404 Wilbraham Road, Chorlton-Update

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

Condition_assessments_404 Willbraham Road, Chorlton

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

RHE.4503_404 Willbraham Road, Chorlton- Addendum-LandscapeRevC (see appendix 2 for baseline map)

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.

RHE.4503_404 Willbraham Road, Chorlton- Addendum-LandscapeRevC (see appendix 3 for post-development map)

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
☐ 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

03/03/2025

28/01/2026

6.2 Survey constraints

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

The site was not internally accessible during the first survey visit, and the survey was undertaken from the outside with the aid of a camera drone.

A second survey visit was undertaken 28/01/2026 to confirm habitats present onsite.

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

0.02

Number of hedgerow biodiversity units

0.05

Number of watercourse biodiversity units

0.00

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

0.11

Number of hedgerow biodiversity units

0.06

Number of watercourse biodiversity units

0.00

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

0.09

Area habitat biodiversity units % change

+554.92%

Hedgerow biodiversity units

0.02

Hedgerow biodiversity units % change

+38.46%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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.

n/a

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

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

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.

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