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

20th October 2025

1.2 Planning application reference number

144282/VO/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.

Wythenshawe Park Sport Ground, Wythenshawe Road, Manchester, M23 0AB

1.5 Describe the development

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

City Council Development - Reconfiguration of existing playing field and recreational facilities to provide 2x AGPs, 1x MUGA; construction of a pavilion comprising shower and change facilities, a cafe, cycle hub, and a GP clinic with Innerva Suite and community rooms (use class F2 and E(b)(d)(e)); widening of vehicular access and creation of pedestrian access; demolition of the existing weightlifting facility, reconfiguration of the existing car parking area; erection of new fencing and floodlighting; landscaping and BNG provision; a substation; and, other associated works.

2. Developer details

2.1 Applicant name

Manchester City Council

2.2 Company name

Manchester City Council

2.3 Address

PO Box 532, Town Hall, Albert Square, Manchester, M60 2LA

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

22/06/2026

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

David Hill-Chambers

3.2 Company name

Arbtech Consulting Limited

3.3 Address

3, Well House Barns, Bretton, Chester CH4 0DH

3.4 Email address

[redacted]

3.5 Telephone number

[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

17/06/2026

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?

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

Through the creation of additional habitats on site.

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.

Habitat loss contained to the minimum amount required to facility the proposed development. Tree loss has been compensated for through additional tree planting with modified grassland low compensated for through the creation of other neutral grassland.

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 planting of native trees to compensate for the loss of trees on site in addition to other neutral grassland and native hedgerow creation.

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

N/A - None

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 – BNG requirements met through on-site habitat creation only.

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 – BNG requirements met through on-site habitat creation only.

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 Biodiversity Metric - Wythenshawe Park - M23 0PH - 38561556 - 3.0 - 24092025

4.15 Condition assessments

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

BNG 1 and 2 - Wythenshawe Park - M23 0PH - 38561556 - 4.0 - 13102025

4.16 Pre-development habitat survey report and map

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

EcIA - Wythenshawe Park Sports Hub - M23 0PH - 38561556 - 2.0 - 24092025

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.

BNG 1 and 2 - Wythenshawe Park - M23 0PH - 38561556 - 4.0 - 13102025

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

24/09/2025

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

None.

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

10.25

Number of hedgerow biodiversity units

0.00

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

12.57

Number of hedgerow biodiversity units

0.18

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

2.32

Area habitat biodiversity units % change

+22.64%

Hedgerow biodiversity units

0.18

Hedgerow biodiversity units % change

N/A

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).

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.

N/A – BNG requirements met through on-site habitat creation only.

7.2 Biodiversity gain site register reference number

N/A

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.

N/A

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

10.25

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

12.57

Number of hedgerow biodiversity units

0.18

Number of watercourse biodiversity units

0.00

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

2.32

Area habitat biodiversity units % change

+22.64%

Hedgerow biodiversity units

0.18

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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 – None present within the baseline

High

Yes – None present within the baseline

Medium

Yes – Compensated for through on-site habitat creation

Low

Yes – Compensated for through on-site habitat creation

10. Sharing data (optional)

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

☐ Yes
☒ No