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

10/08/2026

1.2 Planning application reference number

Not applicable at this stage

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.

Winston Road, Hodge Street and Lordship Close, Manchester, M9 4FZ

1.5 Describe the development

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

The development proposals comprise eleven housing plots and eighteen flats with associated hard and soft landscaping and an area of public open space (POS), as detailed within the Proposed Site Plan, produced by BTP Architects (2026) (Drawing Reference: P5-BTP-00-SP-DR-A-3793_210.25, Rev 25, Drawing no. 210).

2. Developer details

2.1 Applicant name

Kelly Baldwin

2.2 Company name

One Manchester Developments Limited

2.3 Address

Lovell House Archway. Hulme, Manchester, M15 5RN

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.

[redacted]

2.8 Date

11/08/2026

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

Carlin Jones

3.2 Company name

E3P

3.3 Address

Taylor Road, Urmston, M41 7JQ

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.

[redacted]

3.8 Date

10/08/2026

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

The proposed habitats on site have been created with the intention to achieve a 10% net gain in habitat units. None of the habitat creation will be used to count towards another habitat creation or enhancement scheme.

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.

Due to the small size of the site and the nature of the proposed works, the existing habitats on-site could not be retained. However, where possible, these have been replaced by additional tree planting and other neutral grassland, both of moderate condition across the site to contribute to BNG. Furthermore, hedgerow planting has been proposed even though there are no baseline hedgerows, to increase the value of the site.

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.

Significant enhancements on site comprise the creation of medium distinctiveness individual trees, other neutral grassland and species-rich native hedgerow. It is anticipated that a planning condition will be implemented to ensure that a long-term habitat management plan is produced and implemented.

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

1.32

4.10 Explain why you're using off-site biodiversity units

You do not need to answer this question if you're:

- only planning to use on-site biodiversity units or statutory credits
- using off-site units for a small ('minor') development that is not already exempt from BNG

(250 words)

Due to the site proposals and area available for habitat creation, it is not feasible to create the required area of habitat needed to achieve a 10% net gain and satisfy all trading rules.

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 – credit broker to be confirmed, but it is not likely to be statutory biodiversity credits.

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 Calculation Tool – Winston Road, Hodge Street, Lordship Close'

4.15 Condition assessments

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

Located in the Biodiversity Metric Report – 83-146-R1-1
Statutory Biodiversity Metric Report – Winston Road, Hodge Street, Lordship Close

4.16 Pre-development habitat survey report and map

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

Located in the Biodiversity Metric Report – 83-146-R1-1

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.

Located in the Biodiversity Metric Report – 83-146-R1-1

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

09/07/2026

6.2 Survey constraints

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

The Site Walkover to assess the condition of the on-site habitats was undertaken in July, and as a result of seasonal dieback, it is possible that some species of flora may have

been missed or misidentified, including some invasive/non-native species. However, due to the predominantly urban habitats, this is not considered to be a major constraint.

Areas of grassland had been recently mown prior to the survey, which may have reduced the ability to identify some flora species. However, this is not considered to be a significant constraint due to the limited species diversity on the site.

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

1.92

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

0.79

Number of hedgerow biodiversity units

0.63

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

-1.13

Area habitat biodiversity units % change

-58.96%

Hedgerow biodiversity units

0.63

Hedgerow biodiversity units % change

N/A – no baseline hedgerows

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.

One Manchester Developments Limited will be purchasing the required credits from a habitat broker, once the initial comments from consultees have been received.

7.2 Biodiversity gain site register reference number

TBC

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.

TBC

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

TBC

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

N/A

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

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

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

No

Low

No

10. Sharing data (optional)

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

☒ Yes
☐ No