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

19/05/2025

1.2 Planning application reference number

14295/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.

Stirling Centre, Scotland Hall Road, Manchester, M40 2AZ

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

Erection of modular-built youth and community facility with a covered connection lobby to the existing building on site, including associated landscaping and parking areas.

2. Developer details

2.1 Applicant name

[redacted]

2.2 Company name

PREMIER MODULAR LTD

2.3 Address

CATFOSS INDUSTRIAL ESTATE
BRANDESBURTON
DRIFFIELD - YO25 8EJ

[redacted]

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

25 . 08 . 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

Abby Pidgenson BSc (Hons) MSc

3.2 Company name

Arbtech Consulting Ltd

3.3 Address

Unit 3, Well House Barns
Chester
CH4 0DH

3.4 Email address

[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

Abby Pidgenson

3.8 Date

21/08/2026

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

Onsite enhancements do not form part of any other mitigation strategy.

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.

All trees to be retained, retention of higher quality grassland (other neutral grassland) and retention of hedgerow.

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?

0.15

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)

Spatial limitations and site usage prevent suitable enhancements being fully delivered within the site boundary.

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 Biodiversity Metric - Stirling Centre, Manchester - 21.08.26

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

Contained within the BIA and BNG - Ascerta P.2063.24A Biodiversity Impact Assessment Rev A + BNG Report – Stirling Centre, Manchester, Arbtech Consulting Ltd 2026

4.16 Pre-development habitat survey report and map

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

Contained within the BIA and BNG - Ascerta P.2063.24A Biodiversity Impact Assessment Rev A + BNG Report – Stirling Centre, Manchester, Arbtech Consulting Ltd 2026

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.

Contained within the BNG Report - BNG Report – Stirling Centre, Manchester, Arbtech Consulting Ltd 2026

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

11/10/2024

6.2 Survey constraints

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

The survey was undertaken outside of the optimal period for habitat classification and botanical identification, however given the habitats present, usage of the site and surrounding context this is not considered to be a major limitation and an accurate representation of baseline habitats was still available.

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

1.02

Number of hedgerow biodiversity units

0.02

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

0.98

Number of hedgerow biodiversity units

0.02

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

-0.05

Area habitat biodiversity units % change

-4.61%

Hedgerow biodiversity units

+0.005

Hedgerow biodiversity units % change

+20.13%

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.

Purchasing from an offsite provider (Wild Capital)

7.2 Biodiversity gain site register reference number

BGS-210825001

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.

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

0.07

Number of hedgerow biodiversity units

0.00

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

0.36

Number of hedgerow biodiversity units

0.00

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

+0.29

Area habitat biodiversity units % change

+383.19%

Hedgerow biodiversity units

0.00

Hedgerow biodiversity units % change

0.00

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.

BNG-A-03844 – Wild Marbury - BGS-210825001

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

N/A

High

N/A

Medium

Retention of trees and neutral grassland.

Low

Low distinctiveness losses offset via offsite medium distinctiveness neutral grassland.

10. Sharing data (optional)

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

☒ Yes
☐ No