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

22nd September 2026

1.2 Planning application reference number

144656/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.

Brotherton House Cornfield Drive Manchester M22 9QX

1.5 Describe the development

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

Erection of extra care apartments (Use Class C2), older living apartments and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings.

2. Developer details

2.1 Applicant name

NICK SELF

2.2 Company name

Muse Places Limited

2.3 Address

Riverside House, Irwell St, Salford M3 5EN

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

22/09/2026

Commented [FT1]: Ask developer to fill in prior to sending to LPA

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

Francesca Thorley

3.2 Company name

Greengage Environmental Ltd

3.3 Address

9 Holyrood St, London SE1 2EL

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

3.8 Date

14th August 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 habitats on site are provided as green infrastructure and include habitat creation of modified grassland, other neutral grassland, mixed scrub, ground level planters, introduced shrub, vegetated garden, urban trees, ground based green wall, native hedgerow and non-native and ornamental hedgerow. It also includes retention of modified grassland, urban trees and non-native and ornamental hedgerow and enhancement of modified grassland to other neutral grassland.

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 on the site. Impacts to other habitats have been avoided where possible though design discussions, allowing retention and enhancement of grassland and retention of trees.

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 significant enhancements include the creation of other neutral grassland, mixed scrub and urban trees, as well as enhancement of modified grassland to other neutral grassland. These habitats have been secured using a Habitat Management and Monitoring Plan (HMMP).

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

1.95

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).

The development does not meet 10% BNG fully on-site as habitats at the baseline will be lost. Habitats that are to be created are constrained by the size of the site, as to enough urban trees can planted to meet the trading rules and the future use of the habitats and site proposed.

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.

B-MANC2621-MST-V04 - 553439ft09Oct25FV05_SBM - EB Complete.xlsx

4.15 Condition assessments

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

553439ft08Oct25FV07_BNGA.pdf

4.16 Pre-development habitat survey report and map

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

553439ft08Oct25FV07_BNGA.pdf

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.

553439ft08Oct25FV07_BNGA.pdf

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

20th August 2025

6.2 Survey constraints

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

No access issues, weather or seasonal constraints were encountered.

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

7.10

Number of hedgerow biodiversity units

0.28

Number of watercourse biodiversity units

N/A

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

6.05

Number of hedgerow biodiversity units

0.66

Number of watercourse biodiversity units

N/A

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

-1.06

Area habitat biodiversity units % change

-14.88

Hedgerow biodiversity units

+0.38

Hedgerow biodiversity units % change

+137.33

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 off-site biodiversity units from Environment Bank Ltd

7.2 Biodiversity gain site register reference number

BGS-130325001

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.

Site secured via the offsite provider (Environment Bank). Conservation covenant via RSK Biocensus Ltd

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

1.16

Number of hedgerow biodiversity units

N/A

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

3.53

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

+2.37

Area habitat biodiversity units % change

+203.85

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

N/A

High

N/A

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