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

16/09/2026

1.2 Planning application reference number

142609/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.

Crabtree Lane, Manchester,
M11 4GU
SJ 88723 98008

1.5 Describe the development

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

Construction of 70 residential dwellings and four apartment blocks, including access roads, private amenity gardens and Public Open Space.

2. Developer details

2.1 Applicant name

Jess Ashworth

2.2 Company name

Keepmoat Homes Limited

2.3 Address

Aviation House, 2 Winward Drive, Speke,
Liverpool,
L24 8QR

2.4 Email address

Jess.Ashworth@keepmoat.com

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

07.10.2026

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

Max Robinson

3.2 Company name

Collington Winter Environmental Limited

3.3 Address

23 Bark Street East
Bolton,
BL1 2BQ

3.4 Email address

max.robinson@collingtonwinter.co.uk

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

16/09/2026

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

All enhancements have met the relevant trading rules within the metric. With the purchase of off site units the application now exceeds the required 10% net gain.

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.

A CEMP has been produced and is to be adheared to throughout the construction phase to minimise impacts to retained habitats.

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?

9.32 Habitat Units

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)

It has not been feasible to meet the full 10% uplift requirement on site. Habitats on site are due to be created and managed to aid in the biodiversity net gain and other units have been purchased off site to supplement the shortfall.

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-MANC2506-MST-V03 - 20-2148 Crabtree Lane BNG Metric Calculation Tool V3 - EB Complete

4.15 Condition assessments

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

Woodland condition assessment, Trees condition assessment, Scrub land condition assessment, Derelict land condition assessment

4.16 Pre-development habitat survey report and map

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

20-2148 Crabtree Lane - UKHab 003

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.

UG_2791_LAN_SL_DRW_301

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

02/08/2024

6.2 Survey constraints

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

No constraints noted at the point of survey

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

11.94

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.36

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

3.82

Number of hedgerow biodiversity units

0.74

Number of watercourse biodiversity units

0.36

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

-8.13

Area habitat biodiversity units % change

-68.03%

Hedgerow biodiversity units

0.74

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.

Purchased biodiversity units from the Enivronment Bank satisfying the trading rules and the 10% net gain threshold

7.2 Biodiversity gain site register reference number

BGS-130325001.
BGS-111024001

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

6.18

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.03

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

18.64

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.11

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

12.46

Area habitat biodiversity units % change

201.53%

Hedgerow biodiversity units

0.00

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

0.08

Watercourse biodiversity units % change

241.14%

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

N/A

Low

N/A

10. Sharing data (optional)

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

☐ Yes
☑ No