



THE
ENVIRONMENT
PARTNERSHIP



RED BANK NEIGHBOURHOOD INFRASTRUCTURE WORKS

MANCHESTER BIODIVERSITY NET GAIN ASSESSMENT

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1.0 Introduction

- 1.1 The proposed Red Bank Neighbourhood project is a joint venture between Manchester City Council (MCC) and Far East Consortium (FEC) Northern Gateway Development Ltd. MCC has been successful in its bid to obtain £51.6m funding from the government's Housing Infrastructure Fund (HIF) to address a series of up-front infrastructure requirements including utilities, flood defence measures, green infrastructure, land remediation and site access to unlock areas for housing development. Conditions linked to funding means the scheme must be delivered by 2024.
- 1.2 The Development Project is coming forward in 4 planning applications:
- HIF Advance Enabling Works (referred to hereafter as 'Application 1'). – Demolition of Creamline diary, tree and shrub clearance and construction of a temporary haul road.
 - HIF Infrastructure Works (referred to hereafter as 'Application 2') – Creation of development platforms, demolition of sections of existing River Wall, remediation and earthworks, construction of Plateau Avenue and junction from Red Bank, creation of SUDs, utility and service connections and diversions and provision of green infrastructure including creation of green links and first phase of the new City River Park.
 - HIF Flood Defence Works (referred to hereafter as 'Application 3') – flood mitigation and defence works along the River Irk to reduce the area within flood zone 3.
 - Red Bank Neighbourhood (referred to hereafter as 'Application 4') approximately 4,000 new dwellings including a number of landmark buildings at height. Retail and commercial floorspace, open and amenity space, access and associated infrastructure.
- 1.3 A detailed planning application for the HIF Advanced Enabling Works (Application 1) was submitted and approved by MCC in December 2021 (Application Ref: 132252/VO/2021).
- 1.4 After consultation with Greater Manchester Ecology Unit (GMEU) a holistic Biodiversity Net Gain (BNG) Strategy was developed and submitted to support Application 1 with consideration to all four planning applications.
- 1.5 A BNG assessment was undertaken for the overall Landscape Masterplan, with each planning application (Applications 1, 2 & 4) contributing to the Masterplan commensurate with its impact. At the time of submission, all river impacts were restricted to Application 3 and so it was assumed the river units and 10m buffer habitat units would be calculated separately under Application 3 and was not included in the initial assessment.

- 1.6 Given detailed Landscape Masterplans for some of the later applications were still emerging at the time of submission for Application 1, calculations were based on a reasonable worst-case scenario for both habitat losses and habitat creation/enhancement, which will accrue from all the proposed developments together. Detailed Landscape proposals for the Red Bank Neighbourhood will be developed further as each application progresses.
- 1.7 This report supports a detailed planning application for the Red Bank Neighbourhood Infrastructure Works (Application 2) for an Initial Development Area of the wider Victoria North scheme (previously known as Manchester Northern Gateway).
- 1.8 The existing BNG assessment, submitted with Application 1, has been updated to reflect the Masterplan changes as the detailed Landscape Proposals for Application 2 have emerged. This BNG calculation now includes river units as there are unavoidable impacts on the River Irk associated with Application 2. Impacts on the River Irk associated with Application 3 are still excluded from this assessment and river units will be updated at the time of the planning application.
- 1.9 The site is located in central Manchester and centred on grid reference SJ 84674 99639 and Figure 1 below shows the Red Bank Neighbourhood area. The site is located between Red Bank, to the north, and Dantzic Street, to the south and includes an area known as 'St. Catherine's Wood'. The River Irk flows through the site from east to west.
- 1.10 This assessment has been produced to determine the cumulative impact of all three planning applications on the biodiversity of the site and is based upon the overall site wide Landscape Masterplan.

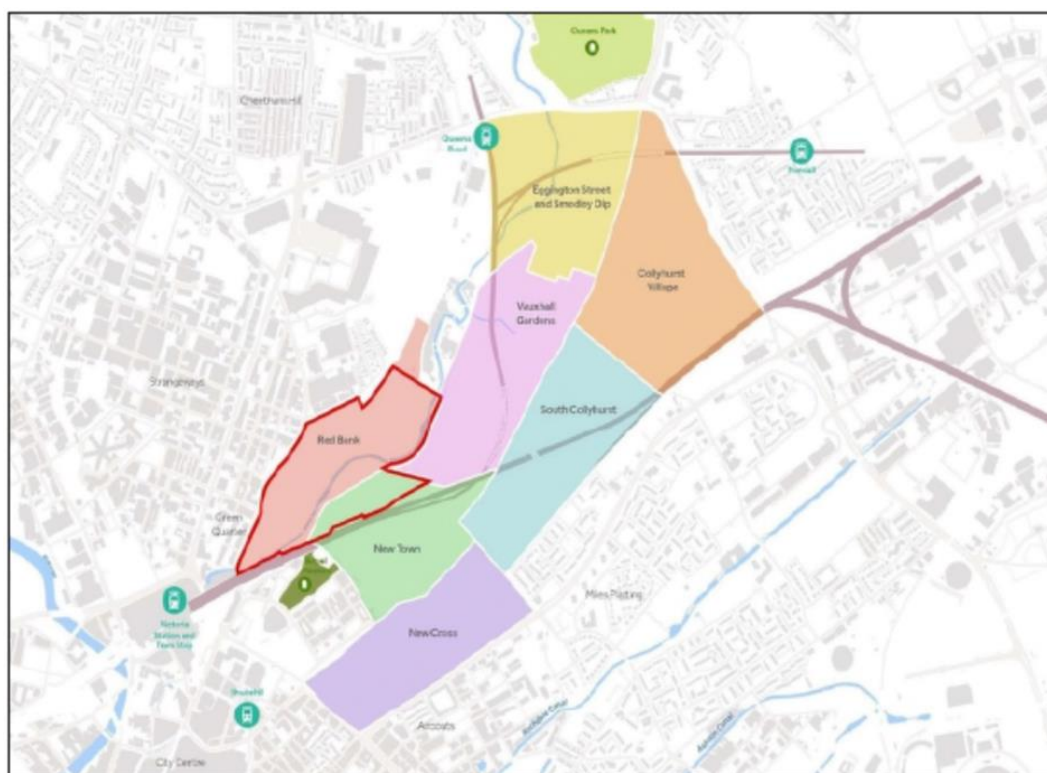


Figure 1: Red Bank Neighbourhood Area.

Source: Northern Gateway SRF (MCC, 2019), Figure 16 (Northern Gateway neighbourhoods)

Biodiversity Net Gain (BNG)

- 1.11 Paragraph 174(d) of the revised NPPF (2021) states that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." The Government 25-year Environment Plan states that government will "embed environmental net gain principle for development".
- 1.12 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.13 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: "Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity".

- 1.14 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".
- 1.15 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment Biodiversity Metric 3.0 has been used.
- 1.16 There is no current local policy in place in Manchester City Council requiring a specific percentage of net gain, however Greater Manchester Combined Authority has published guidance for BNG assessments in the context of Greater Manchester (February 2021). This guidance states that the minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats impacted by the development is increased by 10% or more after the development.
- 1.17 Additionally, the Environment Act includes a mandatory minimum of 10% net gain for most development sites. As of the 9th November 2021 the Environment Act has been granted Royal Assent and will become mandatory once secondary legislation has been passed.

2.0 Methods

2.1 The existing habitat information was gathered for the site by TEP in 2021. Full details are provided within the following technical reports:

- Desk based assessment, TEP, January 2022 (ref. 9082.006);
- Ecological Assessment, TEP, January 2022 (ref. 9082.007).

Survey Methods

Desk Based Assessment

2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in November 2021. Sources included Greater Manchester Ecology Unit, Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey

2.3 An Extended Phase 1 habitat survey of the sites and surrounding area was carried out by TEP Principal Ecologist Damian Young (Field Identification Skills Certificate (FISC) Level 4) and Stephanie Davies (Field Identification Skills Certificate (FISC) Level 3) on the 22nd and 29th March 2021.

2.4 The survey was carried out in accordance with the Phase 1 Habitat Survey assessment methods (JNCC, 2010) and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Habitat types were mapped and dominant vegetation species noted. Any invasive species were also recorded.

Condition Assessment

2.5 Condition assessment surveys of the habitats present pre-development were undertaken at the same time as the Phase 1 habitat survey by Damian Young. The condition assessments were originally undertaken using the guidance presented in Biodiversity Metric 2.0 - Technical Supplement¹. Following release of Biodiversity Metric 3.0 in July 2021, a desk-based exercise, using existing field notes and photographic evidence, was undertaken to update the condition assessments based on the updated condition assessment criteria presented in the Biodiversity Metric 3.0 - Technical Supplement².

2.6 Due to the relatively simple nature of the habitats within the sites, there are not considered to be any limitations with this translation to the Biodiversity Metric 3.0 condition assessment.

¹ Ian Crosher , Susannah Gold , Max Heaver , Matt Heydon , Lauren Moore , Stephen Panks , Sarah Scott, Dave Stone & Nick White. 2019. The Biodiversity Metric 2.0: Auditing and accounting for biodiversity value: technical supplement (Beta version, July 2019). Natural England

² Stephen Panks A, Nick White A, Amanda Newsome A, Jack Potter A, Matt Heydon A, Edward Mayhew A, Maria Alvarez A, Trudy Russell A, Sarah J. Scott B, Max Heaver C, Sarah H. Scott C, Jo Treweek D, Bill Butcher E and Dave Stone A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – Technical Supplement. Natural England.

BNG Assessment

- 2.7 The Site has been assessed using Biodiversity Metric 3.0 in line with the user guide³ and technical supplement provided.
- 2.8 Biodiversity Metric 3.0 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.9 In order to calculate the change in biodiversity across the site a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised and the resulting information fed into Biodiversity Metric 3.0.
- 2.10 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁴ have been considered throughout this process as listed below:
1. Apply the mitigation hierarchy;
 2. Avoid losing biodiversity that cannot be offset by gains elsewhere;
 3. Be inclusive and equitable;
 4. Address risks;
 5. Make a measurable net gain contribution;
 6. Achieve the best outcomes for biodiversity;
 7. Be additional;
 8. Create a net gain legacy;
 9. Optimise sustainability;
 10. Be transparent.
- 2.11 Phase 1 habitats were converted to UK Habitat classification codes⁵ with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of Biodiversity Metric 3.0, the UK Habitat Classification - Habitat Definitions⁶ and the UK Habitat Classification Field Key⁷.
- 2.12 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and the policies map within Manchester's Local Development Framework Core Strategy Development Plan (July 2012).

³ Stephen Panks A, Nick White A, Amanda Newsome A, Jack Potter A, Matt Heydon A, Edward Mayhew A, Maria Alvarez A, Trudy Russell A, Sarah J. Scott B, Max Heaver C, Sarah H. Scott C, Jo Treweek D, Bill Butcher E and Dave Stone A 2021..Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England.

⁴ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide;

⁵ UK Habitat Classification: [ukhab – UK Habitat Classification](#) (Accessed 22/03/21)

⁶ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification - Habitat Definitions V1.1

⁷ UK Hab Field Key V2.1 Sep2020 (Accessed 27/09/21)

- 2.13 Post development calculations have been based on assessment of the Overall Landscape Masterplan for Application 1, 2 and 4. Detailed Landscape proposals for the Red Bank neighbourhood will be developed further as each subsequent application (Application 3-4) progresses.

Limitations

- 2.14 The survey was undertaken outside of the recommended season to undertake Phase 1 habitat surveys (April and September inclusive) and a precautionary approach was taken when undertaking the Phase 1 and condition assessments. This was not considered a significant constraint, however, as since the initial habitat survey a number of species-specific ecological surveys have been undertaken on site during the optimal period. The site has been walked over and any significant variation to the baseline has been determined.

3.0 Baseline Conditions

Important Ecological Features

- 3.1 No statutory or non-statutory designated sites are located within or adjacent to the site boundaries.
- 3.2 The closest internationally designated site is Rochdale Canal Special Area of Conservation (SAC) which lies 3.1km north east of the site.
- 3.3 The closest nationally designated site is Rochdale Canal Site of Special Scientific Interest (SSSI) which lies 3.1km north east of the site.
- 3.4 The closest locally statutory designated site is Boggart Hole Clough Local Nature Reserve (LNR) which lies 1.6km north of the site.
- 3.5 The closest locally non-statutory designated site is Reservoirs at Harpurhey Site of Biological Interest (SBI) which lies 0.8km north west of the site.
- 3.6 The following notable habitats, including habitats of principal importance under S41 of the NERC Act 2006 (S41) and those covered under the Local Biodiversity Action plan (LBAP) are present within 500m of the site:
 - Open mosaic habitat on previously developed land (S41)
 - Deciduous woodland (S41, LBAP)
 - Statutory main river (S41, LBAP)
- 3.7 No irreplaceable habitats are present within or adjacent to the sites.
- 3.8 The woodland on site is considered to be semi-natural woodland, however does not meet the criteria to qualify as S41 habitat of principal importance 'Lowland Mixed Deciduous Woodland' due to the lack of species diversity in the canopy and ground flora.
- 3.9 The hardstanding area with ephemeral growth was identified on MAGIC Map as Priority Habitat 'Open Mosaic Habitat on Previously Developed Land' (OMHPDL). This habitat does not meet the criteria to qualify as OMHPDL as, while the area has loose bare substrate and is more than 0.25ha, the early successional communities recorded do not reflect those within the criterion described by JNCC.
- 3.10 The River Irk, while an undoubtedly important landscape feature, is unlikely to qualify as a S41 habitat of principal importance. The section of the River Irk which falls within the site boundary is more than 2.5km from its source and has been significantly modified virtually throughout, with aquatic and marginal species typically rare and predominantly associated with localised areas where silt or mud has accumulated alongside the river. The water quality appears to be generally poor with nothing to suggest a significant species diversity.
- 3.11 The site and adjacent land are allocated as 'H3 North Manchester' within Manchester's Local Development Framework Core Strategy development Plan (2012). Manchester's vision for identified areas of 'H3 North Manchester' is to provide a net gain of 11,840 residential dwellings in the area. This policy does not solely target biodiversity and nature improvement.

- 3.12 Based on the above, strategic significance for relevant habitats has been assessed as "low" for all relevant baseline habitats within the site and they have been awarded as being "not in local strategy/no local strategy".
- 3.13 The woodland within the site is not allocated under local policy for biodiversity purposes as a Local Site or within strategic ecological corridors. Despite this, deciduous woodlands are listed as Greater Manchester Biodiversity Action Plan habitats and given the location of this woodland in a heavily urbanised area the strategic significance for relevant habitats has been assessed as "medium" for all relevant baseline habitats within the site and they have been awarded as being "location ecologically desirable but not in local strategy".

On-Site Baseline

- 3.14 The site predominantly comprises semi-natural broad-leaved woodland, broad-leaved plantation woodland, areas of hardstanding, buildings, ephemeral growth over hardstanding, dense scrub, bare ground and running water (River Irk).
- 3.15 Table 1 provides a breakdown of the habitats present on the sites as Phase 1 habitats and the conversion to UK Habitat Classification habitats. For the purposes of this assessment habitat parcel areas of the same type, condition and strategic significance have been combined. A detailed breakdown of how the conditions have been determined is included in the Biodiversity Metrics for each site (Appendix A).

Table 1: On-Site Baseline Habitat Details

Phase 1 Habitat	UK Habitat Classification	Area (ha/km)	Condition Assessment Used	Associated condition	Comments
Semi-natural broad-leaved woodland	Other woodland; broadleaved	2.9ha	Woodland	Poor	Areas of poor semi-natural broadleaved woodland. The woodland is a naturally regenerated silver birch homogenous woodland with a high percentage of Himalayan balsam present.
Broad-leaved plantation woodland	Other woodland; broadleaved	1.95ha	Woodland	Poor	An area of broad-leaved plantation woodland known as St. Catherine's Wood.
Buildings & Hardstanding	Developed land; sealed surface	10.23ha	N/A- no assessment required	N/A	Several buildings are present within the site both north and south of Dantzic Street. Hardstanding associated with the building footprints is also present.
Ephemeral over hardstanding	Ruderal/ephemeral	3.09ha	Sparsely vegetated land	Poor	Areas of Ephemeral over hardstanding/ bare ground is present in the northeast of the site and southeast of the site, respectively.
Dense scrub	Bramble Scrub	0.84ha	Scrub	Poor	Areas of dense scrub are present north and south of the River Irk.
Bracken	Bracken	0.13ha	Grassland	Poor	An area of continuous bracken is present north of the River Irk.
Bare ground	Artificial unvegetated; unsealed surface	0.85ha	N/A- no assessment required	N/A	Large areas of bare ground is present south of Dantzic Street.
Running water	Developed land; sealed surface	0.55ha	N/A- no assessment required	N/A	Habitat of no value has been assigned to the area of difference between the linear river required and the area of running water mapped on Phase 1.
Running water	Other rivers & streams	0.7km	River condition assessment	Poor	River Irk running through the site.

4.0 Post-Development Habitats

On-Site Proposed Design

- 4.1 Table 2 below provides a breakdown of the habitats which will be created on site following the completion of the residential led neighbourhood. The proposed habitats within the residential led areas are currently evolving and the exact nature will be confirmed with the submission of the subsequent applications (Application 3-4).

Table 2: Proposed habitat creation on-site

UK Habitat Classification	Area (ha)	Minimum Target Condition	Comments
Developed land; sealed surface	12.68ha	N/A - Other	This habitat includes the build development area. These are of no ecological value and not subject to a condition assessment in the metric.
Allotments	0.12ha	Poor	This habitat includes 'Productive gardens' in the overall Landscape Plan. Based on a reasonable worst-case scenario, it is assumed this habitat can reach Poor condition.
Vegetated garden	0.80ha	Poor	This habitat assumes 50% of the area denoted to 'Gardens' within the overall Landscape Plan, is softscape. Condition is always poor for this habitat type.
Ground level planters	0.16ha	Poor	This habitat includes 'Planted beds' in the overall Landscape Plan. Condition is always poor for this habitat type.
Extensive green roof	1.20ha	Moderate	This habitat assumes 60% of denoted roof space will be green roof. Based on a reasonable worst-case scenario, it is assumed this habitat can reach Moderate condition.
Brown roof	0.78ha	Poor	This habitat assumes 40% of denoted roof space will be brown roof. Based on a reasonable worst-case scenario, it is assumed this habitat can reach Poor condition.
SuDs	0.15ha	Poor	This habitat includes Sustainable Urban Drainage systems within the overall Landscape Plan. Based on a reasonable worst-case scenario, it is assumed this habitat can reach Poor condition.
Introduced shrub	0.59ha	Poor	This habitat includes 'Tree Pits- grass & wildflower mix' and Ornamental planting in in Landscape General Arrangement HIF Delivery Plan (VNIF-PLA-ZZ-YY-DR-L-1011) & in overall Landscape Plan. This habitat can only reach Poor Condition.

UK Habitat Classification	Area (ha)	Minimum Target Condition	Comments
Other neutral grassland	0.60ha	Moderate	This habitat includes 'aquatic marginal vegetation' in overall Landscape Plan. Based on a reasonable worst-case scenario, it is assumed this habitat could reach Moderate condition.
Other woodland: Broadleaved	1.36ha	Poor	This habitat includes all newly planted 'woodland mix' within the overall Landscape Plan. Based on a reasonable worst-case scenario, it is assumed this habitat can reach Poor condition.
Urban tree	0.25ha	Poor	549 street trees are proposed within the Overall Landscape Masterplan. Based on the worst-case scenario, it is assumed these are all 'small' street trees and can reach a Poor condition.
Rain garden	0.03ha	Moderate	This habitat includes the Ornamental Rain garden in Landscape General Arrangement HIF Delivery Plan (VNIF-PLA-ZZ-YY-DR-L-1011). It is assumed this habitat can reach Moderate condition.
Native species rich hedgerow	0.05km	Moderate	Hedgerow planting along Lowry Steps. It is assumed this habitat can reach at least Moderate condition.

4.2 The areas of the site which are to be retained are detailed in Table 3 below.

Table 3: Proposed habitat retained on-site

Proposed retention	Area (ha/km)	Comments
Other rivers & streams	0.325km	Approximately 325m of the River Irk will be retained without impact.
Developed; sealed land	0.55ha	The area of difference between the linear river required and the area of running water mapped on Phase 1.

4.3 The areas of the site which are to be enhanced are detailed in Table 4 below.

Table 4: Proposed habitat enhancement on site

Proposed enhancement	Area (ha)	Comments
Other woodland; Broadleaved	1.37ha	An area of St. Catherine's Wood will be retained and enhanced. A habitat management plan will be produced and implemented. It is considered that the condition can be improved from Poor to Moderate with effective management.

Proposed enhancement	Area (ha)	Comments
Other woodland; Broadleaved	0.15ha	An area of semi-natural woodland will be retained and enhanced. A habitat management plan will be produced and implemented. It is considered that the condition can be improved from Poor to Moderate with effective management.
Other rivers & streams	0.375km	Approximately 375m of the River Irk will be retained and enhanced. It is considered that the condition can be improved from Poor to Fairly Poor.

Summary of Changes

4.4 The existing BNG assessment, submitted with Application 1 (Application Ref: 132252/VO/2021), has been updated to support Application 2. This section seeks to summarise the changes in the BNG assessment since Application 1.

- River units have been included as impacts on the River Irk are now proposed as part of Application 2. The BNG assessment still excludes details of Application 3 as proposals are not yet sufficiently developed.
- Initially, the River Irk and a 10m buffer was excluded from the assessment as they were to be included within the assessment for Application 3. However, the River Irk and the 10m buffer have now been included within this updated BNG assessment due to the unavoidable impacts on the River Irk, associated with Application 2 only.
- Total area of 'developed; sealed surface' in the baseline has increased due to the increased red line boundary of Application 2. The red line boundary now includes Red Bank and the extent of Street Works for HV Ring Mains to Queens park Primary Substation.
- The area of semi-natural woodland to be retained is now proposed to be enhanced as part of the habitat and management plan.
- A hedgerow, adjacent to the Lowry steps, is now proposed within the HIF General Arrangement Plan (VNIF-PLA-ZZ-YYY-DR-L-1011).
- 'Reedbeds' were proposed in the initial Landscape Plan submitted with Application 1. However, the detailed planting schedule of 'aquatic marginal vegetation' for Application 2 has emerged and 'Reedbeds' is not consistent with the planting schedule in Planting & Habitats Plan (VNIF-PLA-ZZ-YYY-DR-L-1008). 'Other neutral grassland' has been used within the metric for areas of 'aquatic marginal planting' as there is no other suitable alternative.
- 'Tree pits' in overall Landscape Plan have been changed from 'other neutral grassland' to 'introduced shrub' as the planting schedule suggested in Planting & Habitats Plan (VNIF-PLA-ZZ-YYY-DR-L-1008) is more aligned with this habitat category.
- The area known as 'Red Bank Terraces' was previously planted with a woodland mix in the overall Landscape Plan. This area is now planted with 'ornamental planting' and therefore has been changed from 'other neutral grassland' to 'introduced shrub' as the planting mix suggested in Planting

& Habitats Plan (VNIF-PLA-ZZ-YYY-DR-L-1008) is more aligned with this habitat category.

5.0 BNG Metric

- 5.1 A biodiversity assessment has been undertaken, using the Biodiversity Metric 3.0 calculator to quantify the change in biodiversity units for all three planning application areas (Application 1, 2 & 4) between the pre-development baseline and post-development remaining and created habitats. The river units will be calculated separately under Application 3 and has not been included in this assessment.
- 5.2 The calculator considers the area (ha), distinctiveness (Low, Medium, High) and condition (Poor, Moderate, High) of all habitats on site pre-development, and the area of each habitat to be retained, enhanced, and lost post-development, based on the site proposals.

Summary of Biodiversity Impact

- 5.3 Detailed results of the assessment for the site are provided in Biodiversity Metric 3.0 in Appendix A. The summary results, taken from the metric, are provided in Table 5.

Table 5: Summary of Biodiversity Metric Results

On-site baseline	Habitat units	32.84
	Hedgerow units	0.00
	River units	1.58
On-site post intervention	Habitat units	30.96
	Hedgerow units	0.33
	River units	1.84
On-site net % change	Habitat units	-5.74%
	Hedgerow units	+100.00%
	River units	+16.71%

- 5.4 The commitment to BNG for the Red Bank Neighbourhood is set at a minimum of 10% net gain. This is currently estimated the provision of an additional 5.2 habitat units off site will be required to achieve this.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken on the overall Landscape Masterplan with consideration to all three planning applications (Applications 1, 2 & 4).
- 6.2 Given detailed Landscape Masterplans for some of the later applications are still emerging at the time of submission for Application 2, it is envisaged that Landscape plans may be subject to further alterations. However, calculations have been based on a worst-case scenario for habitat losses which will accrue from all the proposed developments together. As such, it is not envisaged that habitat loss over what has already been accounted for in this calculation will occur.
- 6.3 This report and associated biodiversity metric will be updated as each application is brought forward, based on the associated detailed landscape plan. It is anticipated that given a worst-case assessment has currently been used, that all future metric calculations will provide a better overall result.
- 6.4 Offsite compensation will be required to meet the minimum requirement of 10% Biodiversity Net Gain.
- 6.5 The precise location of the off site compensation area will be determined in a future application. Initially, the off site area would seek to be located within the Northern Gateway Strategic Regeneration Framework (SRF) area. Figure 2 shows MCC's Freehold interest within the SRF area where opportunities for off site compensation could be located. Compensation outside of the SRF may be required.

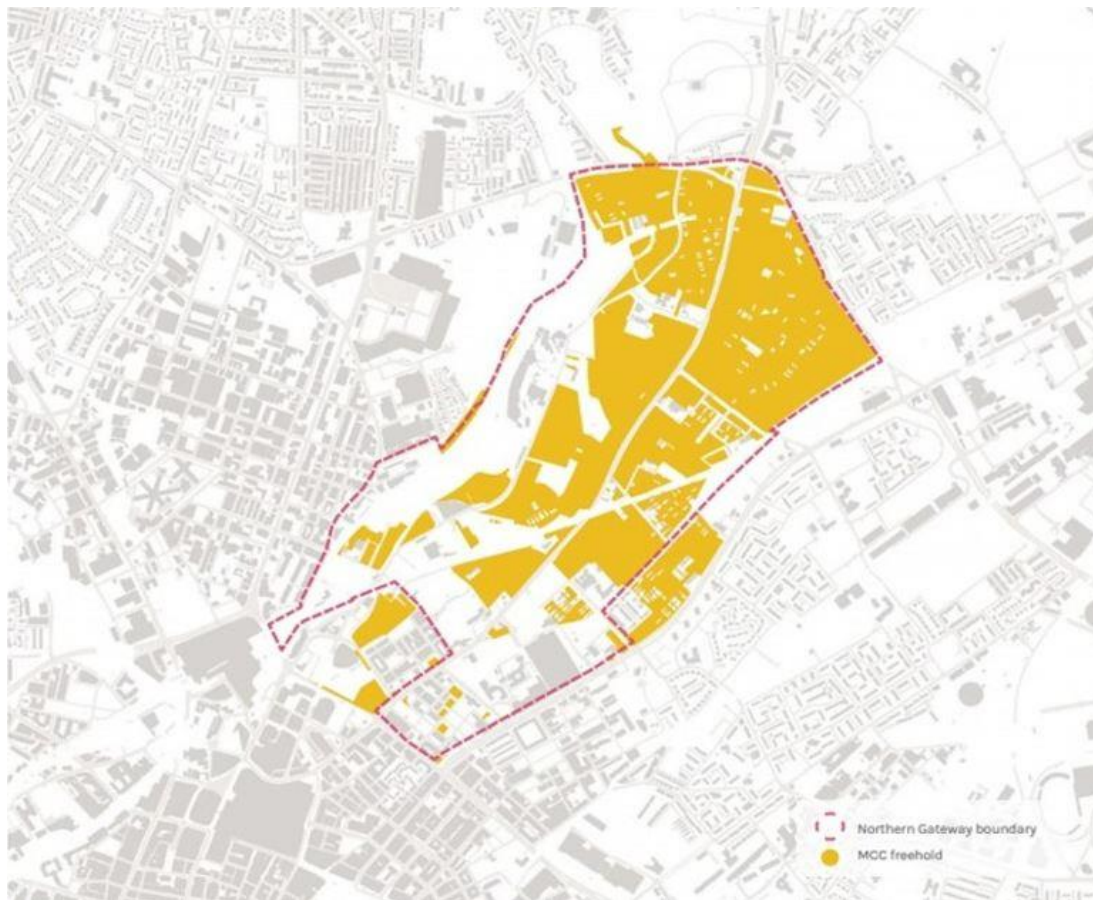


Figure 2: Northern Gateway SRF boundary

- 6.6 Given the majority of habitat loss on site and the majority of deficit in the 'Trading summary' in the Metric is attributed to loss of woodland and scrub, compensation would seek to create or enhance areas of woodland initially within the SRF area to adequately offset the habitat loss on site and provide +10% net gain. If compensation cannot be wholly provided within the SRF area, additional areas will be located elsewhere within the Local Planning Authority, with a first preference for sites within three miles of the application site.
- 6.7 A detailed 30 year management and monitoring plan will be conditioned for the site and any offsite compensation areas and will include specific management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 3.0 condition criteria.
- 6.8 The plan will include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements will also be included.

- 6.9 It is anticipated that a carefully worded condition can be granted, where in the event that the redevelopment of the residential lead development does not take place within a certain period of time of the completion of the HIF Infrastructure Works, the land within the red line boundary for Application 2 will be restored in line with a strategy submitted for approval in writing by the City Council. The strategy will outline measures in order to ensure no biodiversity net loss and the restoration of the site shall take place in accordance with timescale agreed in writing with the City Council.

APPENDIX A: Biodiversity Metric 3.0 (provided as a separate document)

APPENDIX B: Associated Plans



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