

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

JULY 2025

Land at Barnhill Street/Raby Street, Moss Side
Moss Side,
Manchester,
M14 4SY

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 MSV Housing are proposing to develop Land at Barnhill Street/Raby Street, Moss Side in Moss Side, Manchester (hereafter referred to as ‘the site’). The proposals include construction of six blocks of residential development with associated soft and hard landscaping.
- 1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The proposed development produces a net loss of 0.90 area habitat units (49.34%). No hedgerow or watercourse habitats were present onsite at the baseline or create post-development.
- 1.1.1.5 The trading rules have not been met for all habitat types present, due to insufficient mitigation for the loss of medium distinctiveness scrub and low distinctiveness vegetated garden and modified grassland. Offsite mitigation will be secured through a local habitat bank.
- 1.1.1.6 The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary.
- 1.1.1.7 As the potential for biodiversity has been maximised onsite, an additional 1.08 units (of medium distinctiveness scrub habitat and any low distinctiveness habitat) will need to be created through offsite mitigation to achieve a 10% net gain.
- 1.1.1.8 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2025a).

2 Introduction

2.1 Scope

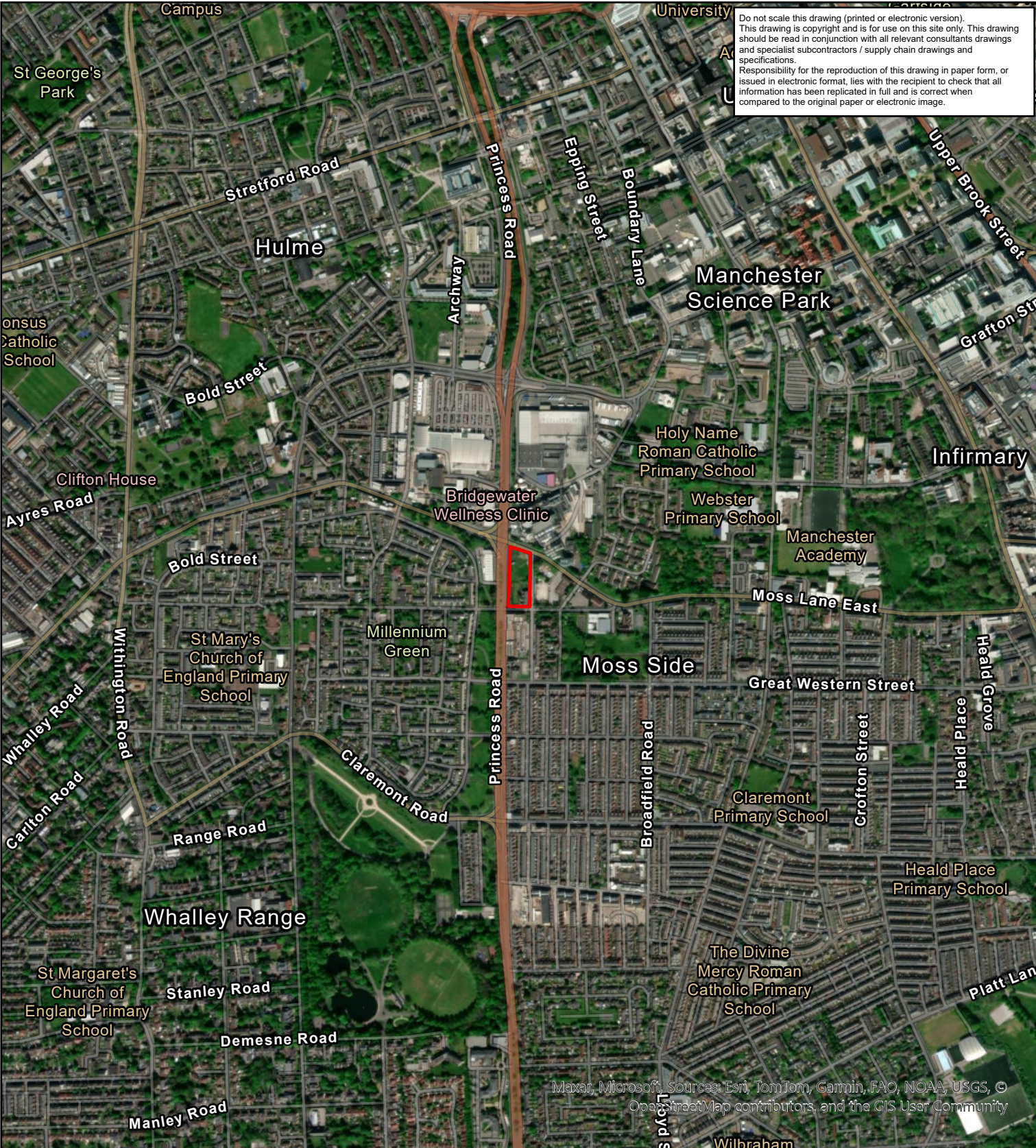
- 2.1.1.1 Urban Green has been instructed by MSV Housing to carry out a Biodiversity Net Gain Assessment at Land at Barnhill Street/Raby Street, Moss Side in Moss Side, Manchester (hereafter referred to as ‘the site’) and produce our findings in a report.
- 2.1.1.2 The proposals include construction of six blocks of residential development with associated soft and hard landscaping.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 83866 95773 and comprises a total area of approximately 0.63ha (see Figure 1).
- 2.2.1.2 The site is located to the east of Princess Road and south of Moss Lane East, Moss Side, Manchester, M14 4SY and comprises an open, regularly maintained grassed area to the north; an unmaintained grassland area to the southwest; and a row of mostly derelict terraced houses to the southeast. The site is bounded by a blend of residential and commercial properties to all four orientations; with the Heineken UK Brewery to the north, Moss Side Park to the south/southeast; and Princess Road/A5103 to the west.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
 - Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units);
 - Provide details of offsite mitigation; including the baseline and post intervention habitats for the offsite mitigation location.



Legend: Red Line Boundary		1 Kilometers		N
Client: Mosscafe St Vincents Housing		Issue: 01	Figure: 01	U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project: Land at Barnhill Street/Raby Street, Moss Side		Scale @ A4 1:12000		
Title: Site Context		Approved by: CL	Checked by: SG	
Drawing Ref: UG_3086_SITE_CONTEXT		Author: CL	Date: 19/06/2025	

2.4 Legislation and Policy

- 2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 1).
- 2.4.1.2 The site falls within the Manchester City Council Local Planning Authority.
- 2.4.1.3 Manchester City Council adopted a local plan in 2012, which will remain in place until 2027. While this document does not directly reference Biodiversity Net Gain, Policy EN 15 (Biodiversity and Geological Conservation) states:
- 2.4.1.4 **Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate**
- 2.4.1.5 This policy has been superseded by the Places for Everyone Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity. The policy states:

Development will be expected to:

a. Follow the mitigation hierarchy of:

- i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
- b. Avoid fragmenting or severing connectivity between habitats;
- c. Achieve a measurable net gain in biodiversity of no less than 10%
- d. Make appropriate provision for long-term management of habitats and geological features connected to the development;

- 2.4.1.6 Policy JP-G7: Trees and Woodland states that;

Development will be expected to:

We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

- 2.4.1.7 Greater Manchester Combined Authority (GMCA) have also produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target:

The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2025a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Desk Study

- 3.2.1.1 Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGiC website (www.magic.gov.uk)	15/07/2025	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
Natural England (https://designatedsites/.naturalengland.org.uk/)	15/07/2025	Relevant statutory designated site citations.
JNCC (https://jncc.defra.gov.uk/)	15/07/2025	Information on European wildlife sites. Details of relevant Section 41 species and habitats.
The Statutory Biodiversity Metric	17/07/2025	The Statutory Biodiversity Metric, including the tool itself, user guides and reference documentation associated with the tool.
Greater Manchester Local Nature Recovery Strategy	15/07/2025	Locally designated wildlife sites within 1km of site boundary. Records of protected and notable species within 1km of the site boundary.
Greater Manchester Biodiversity Action Plans	15/07/2025	Species and habitats which are given special conservation status at the local level.
Preliminary Ecological Appraisal (Urban Green, 2023 & 2025b)	15/07/2025	Notable species, habitats and designations identified on site and within a 1km radius.
Arboricultural Impact Assessment (Urban Green, 2025c)	15/07/2025	Tree Root Protection Areas (RPA) for existing trees on site and details of trees scheduled for removal/retention as part of the development on site.

Source	Date Consulted	Information Sought
Soft Landscape plan (DEP Landscape Architecture LTD, 2025a&2025b)	16/07/2025	Habitat areas and conditions as to be included within the planning layout (post-development) for site.

3.3 Site Mapping

3.3.1 Existing Habitats

- 3.3.1.1 The site was subject to a field survey on the 19th June 2025, by Siobhan Gandee, Assistant Ecologist. This report was authored by Tafara Musonza, Biodiversity Net Gain Consultant.
- 3.3.1.2 Upon conducting the field survey, it was evident that some habitat types on site were subject to clearance. Therefore, a retrospective Biodiversity Net Gain Assessment for these habitat types is required in accordance with the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2025b).
- 3.3.1.3 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.
- 3.3.1.4 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023) and through data derived from a previous survey conducted by Urban Green in 2023 (Urban Green, 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.
- 3.3.1.5 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 2. A summary of primary and secondary codes can be found in Appendix 4.

3.3.2 Post-Development Habitats

- 3.3.2.1 The proposed landscape plan was provided by DEP Landscape Architecture LTD, 2025 (see Appendix 5) in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided. The landscape plan has also been converted into a UKHab map using UKHab symbology and habitat classification (Appendix 6).

3.4 The Statutory Biodiversity Metric

- 3.4.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 3.4.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.
- 3.4.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.5 Habitat Scoring

- 3.5.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.5.2 Minimum Mapping Units (MMU)

- 3.5.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.5.3 Baseline Units

- 3.5.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.5.3.2 Condition

- 3.5.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2025b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

- 3.5.3.4 Condition assessment results for each habitat have been provided within the ‘user comments’ column of the associated Statutory Biodiversity Metric (Urban Green, 2025d).

3.5.3.5 Vegetative Survey Methodology

- 3.5.3.6 Species abundance was described using the DAFOR scale as shown in Table 2. Percentages are an approximate indication rather than a quantitative measure.

Table 2 – Key to Species Abundance

Code	Term	Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%

Code	Term	Description	Indicative Percentage Ranges
F	Frequent	Common or with many individuals.	25 – 33%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 – 10%
“L” will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

3.5.3.7 Distinctiveness

3.5.3.8 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 3 provides the basis of the distinctiveness assessment for area habitats.

Table 3 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.5.3.9 Strategic Significance

3.5.3.10 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 4).

Table 4 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15

Strategic Significance Categories	
Category	Score
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.5.3.11 The site does not form nor adjacent to a statutory nature conservation designation.

3.5.3.12 A desk-based study using MAGIC was also performed and identified no statutory or non-statutory sites within a 1km radius of the site.

3.5.4 Local Nature Recovery Strategy

3.5.4.1 The Greater Manchester Local Nature Recovery Strategy (LNRS) is currently available in draft format which was used to inform this assessment. The site or baseline habitat types were not identified within any allocated strategic areas.

3.5.5 Local Policy

3.5.5.1 The Places for Everyone Joint Development Plan Document recognises the importance of green infrastructure in reducing flood risk as well as increasing tree planting. Any new trees or green infrastructure such as rain gardens planted will be allocated a **high strategic significance**.

3.5.5.2 The remaining pre/post development habitats were not identified as priority habitats within the UK Priority Habitat Inventory or the Local Biodiversity Plan; therefore, these habitats have been allocated a **low strategic significance**.

3.5.6 Post-Development

3.5.6.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 5).

3.5.6.2 Two additional factors are considered within post-development landscapes which are detailed below.

3.5.6.3 Temporal Multiplier

3.5.6.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.5.6.5 Difficulty Multipliers

- 3.5.6.6 A risk multiplier will be automatically applied by the tool to account the ‘difficulty’ of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.6 Lifespan of Report

- 3.6.1.1 In accordance with CIEEM’s Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until **19th December 2025**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.7 Constraints to the Survey

- 3.7.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.7.1.2 Access to the alleyway behind the houses, the residential gardens, and the fenced-off bramble scrub was not permitted due to health and safety concerns. Although every effort was made to assess the vegetation within these areas from a safe distance using available methods, a comprehensive assessment of all on-site vegetation and trees could not be completed. Additionally, some habitat types present at the baseline were subject to clearance, previous data from a habitat survey conducted by Urban Green in May 2023 was used to retrospectively assess the condition and extent of the lost habitats.
- 3.7.1.3 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.
- 3.7.1.4 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3 and is supported by data from the Preliminary Ecological Appraisal (Urban Green, 2023&2025b) and the Arboricultural Impact Assessment (Urban Green, 2025c).
- 4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2025d).
- 4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 4.1.1.4 Photographs of the habitats present onsite are included in Appendix 9.

4.2 Area Habitats

4.2.1 1) Grassland – Modified Grassland (g4 106 515)

- 4.2.1.1 The north of the site is dominated by an of modified grassland with occasional areas of hardstanding (Photograph 1, Appendix 9). The grassland is characterised by short sward length and highly disturbed grass by way of regular pedestrian use and active maintenance through mowing.
- 4.2.1.2 Species identified within this area are detailed in Appendix 3.
- 4.2.1.3 This habitat has been assessed as **poor** condition.

4.2.2 2) Urban – Developed Land; Sealed Surface (u1b)

- 4.2.2.1 An area of hardstanding is present in the north-east corner of site in form of tarmac with sparse vegetation growing throughout (Photograph 2, Appendix 9).
- 4.2.2.2 Hardstanding is classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

4.2.3 3) Heathland and Shrub – Mixed Scrub (h3h 11 80)

- 4.2.3.1 The habitat survey conducted by Urban Green in June 2025 confirmed that the area of mixed scrub to the southwest of the site had been subject to clearance (Photograph 3, Appendix 9). As the scrub was cleared after January 2020 preclearance habitat has to be assessed retrospectively. Data from a previous habitat survey conducted by Urban Green in 2023 identified the preclearance habitat as mixed scrub (Photograph 4, Appendix 9).
- 4.2.3.2 Species present included buddleia (*Buddleja davidii*), maple (*Acer* spp.), gorse (*Ulex europaeus*), birch (*Betula* sp.), and willow (*Salix* sp.). There was also a dense understory of bramble (*Rubus fruticosus*) and a ground layer of St John’s wort (*Hypericum perforatum*), willowherb (*Epilobium* spp.), nettle (*Urtica dioica*), herb robert (*Geranium robertianum*), and coltsfoot (*Tussilago farfara*).

4.2.3.3 The pre-clearance condition score of this habitat was **poor** condition. As there is access to data from a previous condition assessment a higher condition score assignment is not necessary.

4.2.4 4) Heathland and Shrub – Bramble Scrub (h3d 32 521)

4.2.4.1 An area of bramble scrub and densely spaced trees is located to the east of site, northern adjacent to the row of houses (Photograph 5, Appendix 9).

4.2.4.2 The scrub lies within a fenced-off area associated with private residential gardens and was not accessible at the time of survey. The vegetation is highly overgrown, with significant bramble extending through and over the fence panels. Several densely spaced, small-diameter trees were also present within this area, with species including silver birch (*Betula pendula*), ash (*Fraxinus excelsior*) and Norway maple (*Acer platanoides*).

4.2.4.3 The habitat appears to be neglected and unmanaged, leading to dominance of ruderal and competitive species. Species within this area also include significant stands of bramble, cleavers (*Galium aparine*), common nettle, great willowherb (*Epilobium hirsutum*).

4.2.4.4 Bramble scrub is automatically allocated a condition score of **N/A** within the metric.

4.2.5 5) Urban – Artificial Unvegetated; Unsealed Surface (u1c 10)

4.2.5.1 Adjacent to the row of houses is a strip of hardstanding; an alleyway with significant litter and debris which allows access into the residential gardens. It is fenced off by metal panelling and therefore access was restricted at the time of survey. Vegetation is present throughout, encroaching from the parcel of grassland and the residential gardens.

4.2.5.2 Artificial unvegetated; unsealed surface is automatically allocated a condition score of **N/A** within the metric.

4.2.6 6) Urban – Vegetated Garden (u1)

4.2.6.1 Seven residential properties are situated to the southeast of the site, all buildings appear to have been abandoned and are in a state of disrepair, with clear signs of vandalism, neglect and structural decay (Photograph 6, Appendix 9).

4.2.6.2 To the rear of the houses are densely vegetated gardens, with tall scrub and small-diameter trees completely encompassing the area. Due to restricted access, the structure and composition of the vegetation could not be thoroughly assessed. However, butterfly bush, bramble and common nettle were identified through observation of the overgrown vegetation encroaching beyond the garden's boundary brick walls.

4.2.6.3 Vegetated gardens are automatically allocated a condition score of **N/A** within the metric.

4.2.7 7-8) Individual Trees – Urban Trees

- 4.2.7.1 A total of four trees are present onsite, species consist of cherry plum (*Prunus cerasifera*), Norway maple and silver birch. Detailed condition scores are provided in Appendix 7.
- 4.2.7.2 Their locations are based on the Tree Constraints Plan from the Arboricultural Impact Assessment (Appendix 8).
- 4.2.7.3 Trees with the same condition score have been grouped within the BNG metric.

5 Lost Habitats

5.1.1.1 The proposed landscape layout and the Statutory Biodiversity Metric were used to calculate the units associated with the habitats which are to be lost on site.

5.2 Area Habitats

5.2.1.1 All baseline habitats will be lost to accommodate the development.

5.2.1.2 Proposed mitigation strategies have been set out to demonstrate how and if the loss of these habitat types will be mitigated for following the Biodiversity Gain Hierarchy.

5.2.1.3 Table 5 shows a summary of the area habitats and their corresponding area (ha) and unit score to be lost on site.

Table 5 – Area habitats to be lost on site

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Lost (ha)	Units Lost	Proposed Mitigation
1) Modified grassland	0.31	0.63	0.31	0.63	New areas of modified grassland and other low distinctiveness will be created onsite but will be insufficient to mitigate for this loss; therefore, offsite mitigation will be necessary.
2) Developed land; sealed surface	0.03	0.00	0.03	0.00	Developed land; sealed surface offers no ecological benefit therefore mitigation is not necessary.
3) Mixed scrub	0.13	0.53	0.13	0.53	No new scrub habitats will be created onsite; therefore, the loss of these habitats will need to be mitigated for offsite.
4) Bramble scrub	0.05	0.32	0.05	0.32	
5) Artificial unvegetated; unsealed surface	0.01	0.00	0.01	0.00	Artificial unvegetated; unsealed surface offers no ecological benefit therefore mitigation is not necessary.
6&7) Urban Trees	0.05	0.29	0.05	0.29	New trees will be planted across the site adequately mitigating for the loss of these trees.
Total	0.63	1.83	0.63	1.83	

6 Pre-Development Habitat Summary

- 6.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.
- 6.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	1.83	0.00	1.83	0.00

7 Post-Development Habitat Assessment

- 7.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.
- 7.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2025d).
- 7.1.1.3 While some trees do form linear features, as the site is within an urban area these trees have been assessed as individual trees, as per the Statutory Biodiversity Metric User Guide (Department for Environment, Food & Rural Affairs, 2025a).
- 7.1.1.4 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 7.1.1.5 At this stage a detailed planning schedule is not available, the report should be updated once this has been determined. Habitats have classified based on the keys off the landscape proposals.

7.2 Area Habitats

7.2.1 1&2) Urban – Developed Land; Sealed Surface (Hardstanding and Buildings)

- 7.2.1.1 New areas of hardstanding will be constructed across the site, functioning as roads, access routes and parking areas. Additionally, six residential blocks will be erected across the site.
- 7.2.1.2 Hardstanding and buildings are classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

7.2.2 3) Urban – Vegetated Garden

- 7.2.2.1 Private front and rear gardens will be created around for each housing plot, and will comprise grassland turf, seeded grass, ornamental shrub beds and hedgerows. As these areas are under private ownership and management, and the habitats within cannot be secured for 30 years, these areas are classified as vegetated garden.
- 7.2.2.2 Vegetated garden is automatically allocated a condition score of **N/A** within the metric.

7.2.3 4) Urban – Introduced Shrub

- 7.2.3.1 Beds of introduced shrubs will be planted across the ground floor as well as across the communal roof gardens for block A-E terraces, prioritising the use of shrubs and herbaceous plants.
- 7.2.3.2 Introduced shrubs is automatically allocated a condition score of **N/A** within the metric.

7.2.4 5) Urban – Rain Garden

- 7.2.4.1 Amongst areas of grass turf to the west and north of the site three rain gardens will be created to mitigate flooding and mimic natural drainage patterns.

7.2.4.2 This habitat is expected to achieve **moderate** condition.

7.2.5 6) Grassland – Modified Grassland

7.2.5.1 Areas of modified grassland will be created to the north and east of the site seeded with a species rich lawn turf mix to later be determined. The northern most parcels will form a community park area with benches and informal natural play elements. A wildlife corner with wildflower turf and habitat boxes will be created within this area.

7.2.5.2 The grassland parcels will also be laid with the species rich lawn turf mix, with the addition of native blubs providing an early food source for wildlife and for visual amenity.

7.2.5.3 This habitat is expected to achieve **poor** condition due to the location of these habitats and potential management regimes.

7.2.6 7&8) Individual Trees – Urban Trees

7.2.6.1 A total of 93 individual trees will be planted across the site, trees planted within vegetated gardens are considered to be within private ownership and have been excluded from individual tree calculations.

7.2.6.2 Across the site 43 trees will be planted oversailing vegetation, while 11 will be planted within gravel pits. The trees oversailing vegetation are expected to achieve **moderate** while the trees within the gravel pits are expected to achieve **poor** condition. Species will be determined at a later stage once a full planting schedule is produced.

7.2.7 9) Urban – Other Green Roof

7.2.7.1 Multiple green roofs will be created across the site covering the bin and cycle stores as well as across the first floor of block F.

7.2.7.2 Other green roofs are automatically allocated a condition score of **N/A** within the metric.

8 Post-Development Habitat Summary

8.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the proposed and created habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

8.1.1.2 The results of these calculations are presented in the Table 7.

Table 7 - Post Development Biodiversity Net Gain Calculation

	On-site baseline	Habitat Unit Change				On-site post development	Net change in Biodiversity	
		Retained	Lost	Enhanced	Created		Habitat units	%
Area Habitat Units	1.83	0.00	1.83	0.00	0.92	0.92	-0.90	-49.34

8.1.1.3 As illustrated in Table 7, the current landscape proposals for the development of the site produce a 0.90 unit (49.34%) net loss in biodiversity for area habitats. No hedgerow or watercourse habitats were present at the baseline or created post-development.

8.1.1.4 The trading rules were not satisfied by the landscape proposals due to insufficient mitigation for the loss of medium distinctiveness scrub and low distinctiveness vegetated garden and modified grassland.

8.1.1.5 The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary.

8.1.1.6 As the potential for biodiversity has been maximised onsite, an additional 1.08 units (of medium distinctiveness scrub habitat and any low distinctiveness habitat) will need to be created through offsite mitigation to achieve a 10% net gain.

8.1.1.7 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

8.1.1.8 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2025a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

9 Offsite Mitigation

9.1 Requirements

- 9.1.1.1 Offsite mitigation will be required for this site – at least 1.08 habitat units will be required to achieve the mandatory 10% net gain.
- 9.1.1.2 The trading rules were not satisfied for the onsite area habitats as the loss mixed scrub, bramble scrub, vegetated garden and modified grassland have not been sufficiently mitigated for onsite.
- 9.1.1.3 Requirements for offsite mitigation to ensure the trading rules are satisfied have been summarised in Table 8 below.

Table 8 – Offsite mitigation requirements

Habitat Type	Distinctiveness	Total Units Required	Habitat Required
Mixed Scrub	Medium (Heathland & Scrub)	0.27	Any medium distinctiveness Heathland and Shrub habitat, or any habitat of high or very high distinctiveness.
Bramble scrub			
Modified grassland	Low	0.63	Habitat of low distinctiveness or higher
Vegetated garden			
Additional units to 10%	N/A	0.18	
Total		1.08	-

9.2 Offsite Suppliers

- 9.2.1.1 The site falls within the Manchester Local Planning Authority (LPA) and the Manchester Conurbation National Character Area (NCA).
- 9.2.1.2 Offsite units will be secured via a local habitat bank, if available, through a Section 106 or conservation covenant agreement, once planning permission has been granted.
- 9.2.1.3 If no suitable local habitat banks are available, Statutory Credits may need to be purchased from Natural England.

10 References

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APPENDIX 1 – NATIONAL BIODIVERSITY NET GAIN LEGISLATION

U R B A N
G R E E N

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2024) supports the requirements of the Environment Act:

Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and

incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 192 of the NPPF states:

To protect and enhance biodiversity and geodiversity, plans should:

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 193 of the NPPF states:

When determining planning applications, local planning authorities should apply the following principles:

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

APPENDIX 2 - BASELINE UKHAB HABITAT MAP

U R B A N
G R E E N

APPENDIX 3 – SPECIES LIST

Modified Grassland (g4) Plant Species List

Common Name	Latin Name
Broadleaved dock	<i>Rumex obtusifolius</i>
Creeping buttercup	<i>Ranunculus repens</i>
Yorkshire fog	<i>Holcus lanatus</i>
Dandelion	<i>Taraxacum officinale</i> agg.
Curly dock	<i>Rumex crispus</i>
Yarrow	<i>Achillea millefolium</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Oxyedaisy	<i>Leucanthemum vulgare</i>
Red fescue	<i>Festuca rubra</i>
Hoary mustard	<i>Hirschfeldia incana</i>
Creeping thistle	<i>Cirsium arvense</i>
Hegde bedstraw	<i>Galium mollugo</i>
Wood club rush	<i>Scirpus sylvaticus</i>
Sweet clover	<i>Melilotus officinalis</i>
Common nettle	<i>Urtica dioica</i>
Field horsetail	<i>Equisetum arvense</i>
Soft rush	<i>Juncus effusus</i>
Blackberry	<i>Rubus fruticosus</i> agg.
Hairy willowherb	<i>Epilobium hirsutum</i>
Sticky weed	<i>Galium aparine</i>
Great willowherb	<i>Epilobium hirsutum</i>
Gray willow	<i>Salix cinerea</i>
Giant bindweed	<i>Calystegia silvatica</i>
Goat willow	<i>Salix caprea</i>
Giant hogweed	<i>Heracleum mantegazzianum</i>
Lond headed poppy	<i>Papaver dubium</i>
Sycamore	<i>Acer pseudoplatanus</i>

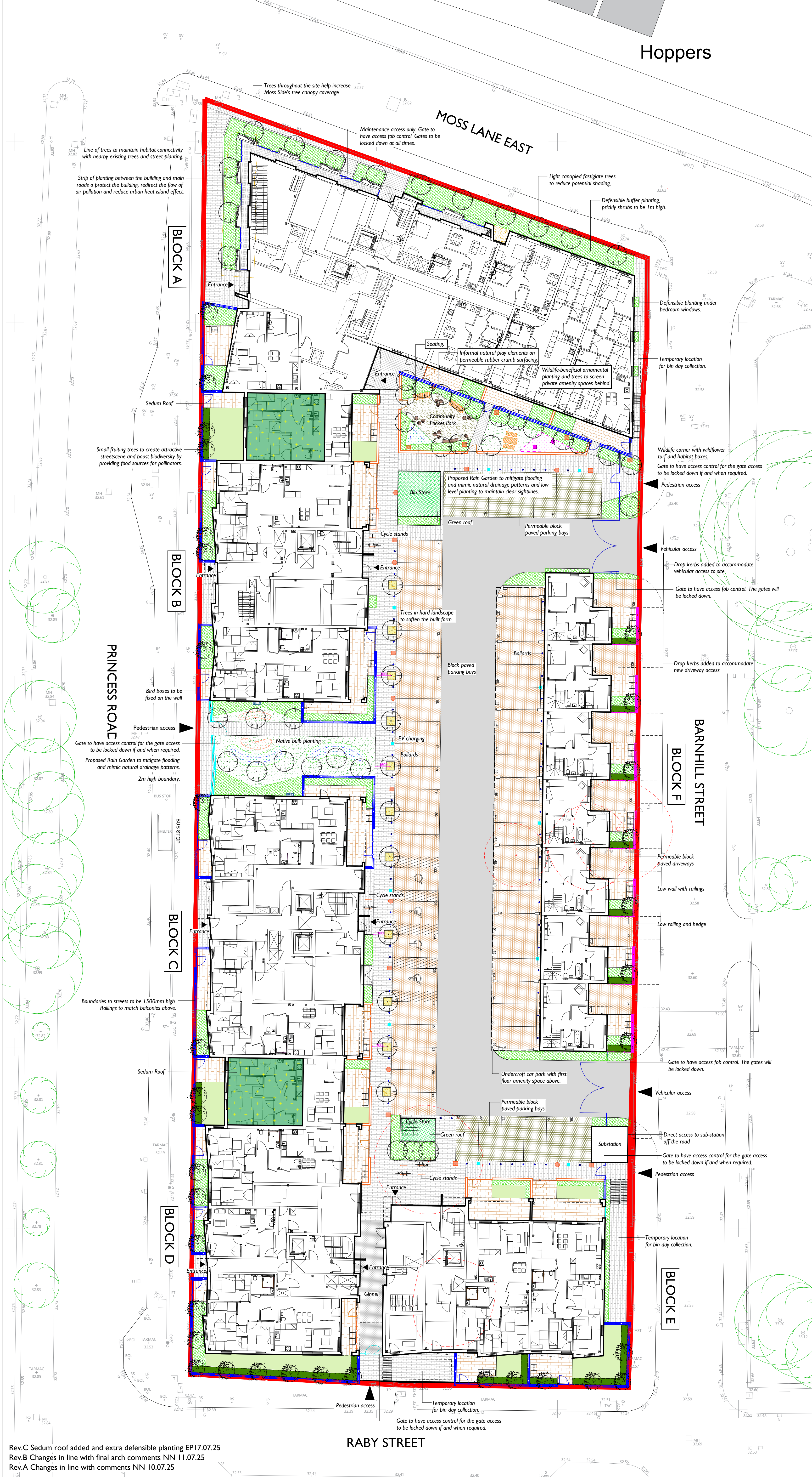
Common Name	Latin Name
Norway maple	<i>Acer platanoides</i>
Field forget me not	<i>Myosotis arvensis</i>

APPENDIX 4 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
G4	Modified grassland
H3d	Bramble scrub
H3h	Mixed scrub
U1	Built up areas and gardens
U1b	Developed land; sealed surface
U1c	Artificial unvegetated; unsealed surface
Secondary code	Definition
10	Scattered Scrub
32	Scattered Trees
521	Unmanaged
106	Mown
516	Active Management
521	Unmanaged

APPENDIX 5 - PROPOSED LANDSCAPE PLAN

U R B A N
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SOFT LANDSCAPE

Existing Trees and Vegetation to be Removed

All trees and hedges to be removed outside of bird nesting season. Please refer to Arboricultural Impact Assessment by Urban Green for further information.

Public Realm Trees

Trees to comprise medium sized fastigate species planted as 20-25cm girth Semi-Matures, 450-550cm height with 2m clear stem.

Trees in Hard Landscape

Trees to comprise medium sized species planted as 20-25cm girth Semi-Matures, 450-550cm height with 2m clear stem. Planted in an urban tree pit with a permeable hard surface.

Small Fruiting Blossom Trees

Trees to comprise small-growing species planted as 14-16cm girth Extra Heavy Standards, 350-400cm height with 2m clear stem.

Ornamental Hedge

Proposed evergreen hedge to be planted along the private amenity space boundaries as 5L pots at 3 per lin.m.

Proposed Ornamental Planting

Shrubs and herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m to soften the built form and provide seasonal interest.

Proposed Rain Gardens

Proposed rain gardens as part of the Drainage Strategy by SGI. Herbaceous plants to be planted as 1L pots at 5-7 per sq.m.

Proposed Wildflower Turf

Areas within communal amenity spaces to be laid as Wildflower turf.

Proposed Bulb Planting

Areas within communal amenity spaces to be planted with native bulbs. To include natural single species swathes of Daffodils and Crocus to provide an early food source for wildlife and for visual amenity.

Proposed Grass

Areas within communal amenity spaces to be laid as Species Rich Lawn turf.

Amenity lawn

Areas within private gardens to be laid as turf.

Green Roof/ Sedum Roof

Proposed green roof to cycle stores and bin stores and a sedum roof to sections of the apartment roof as indicated. Buildup and drainage for these roofs subject to engineers design.

SURFACE TREATMENTS

Linear Paving Units

Grey textured linear paving units for the pedestrian areas.

Paving Units

Buff-coloured textured paving units for private patio areas.

Block Paving

Parking bays to be surfaced in block paving.

Block Paving

Parking bays to be surfaced in permeable block paving. Please refer to Drainage Strategy by SGI.

Vehicular tarmac

Road within the courtyard to be surfaced in tarmac.

Play Surfacing

Areas within the walled garden to be surfaced in rubber crumb play surfacing.

Deterrent paving

Areas at the back of the colonnades to be surfaced in deterrent paving inline with secure by design.

BOUNDARY TREATMENTS

1000mm high boundary

Boundary to townhouses. 400mm high wall with 600mm high railings, or 1000mm high railings. To be vertical bar railings, brick to match building.

1100mm high boundary

To internal boundaries. Either 1100mm high wall or railings. To be vertical bar railings, brick to match building.

1500mm high boundary

To street boundaries. 900mm high wall with 600mm high railings, or 1500mm high railings. Vertical bar railings to match balconies above, brick to match building.

2000mm high boundary

To entrances into the site courtyard. 900mm high wall with 1100mm high railings, or 2000mm high railings. Vertical bar railings to match balconies above, brick to match building.

Bollards

Proposed powder-coated steel bollards.

FEATURES/ FURNITURE

Picnic Table with Benches

Table and seats within Community Pocket Park to be surface fixed. To be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.

Bench

Benches within Community Pocket Park to be surface fixed or integrated into planter. To be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.

Informal Natural Play Elements

Community Pocket Park to have informal play elements like stepping logs or stones. To be supplied by Playdole or similar approved, subject to detailed design.

Habitat Features

Wildlife corners within Community Pocket Park to have habitat features. For example insect and solitary bee houses or log piles.

Bird Box

Bird boxes to be fixed to building wall, specification and positions to be advised by the ecologist.

Indicative Location for Light Bollards

Please refer to the Lighting Strategy done by others. Final locations tbc.

Indicative Location for Lightposts

Please refer to the Lighting Strategy done by others. Final locations tbc.

Cycle Stands

Proposed short stay cycle parking.

SCALE - METRES - 1:200

Rev.C Sedum roof added and extra defensible planting EP17.07.25
Rev.B Changes in line with final arch comments NN 11.07.25
Rev.A Changes in line with comments NN 10.07.25

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Client
MSV

Project
Moss Side, Manchester

Description
Landscape Masterplan - Ground Floor

Status
Planning

Scale
1:200@A1

Drawn
NN/EP

Job number
5242

Drawing number
04

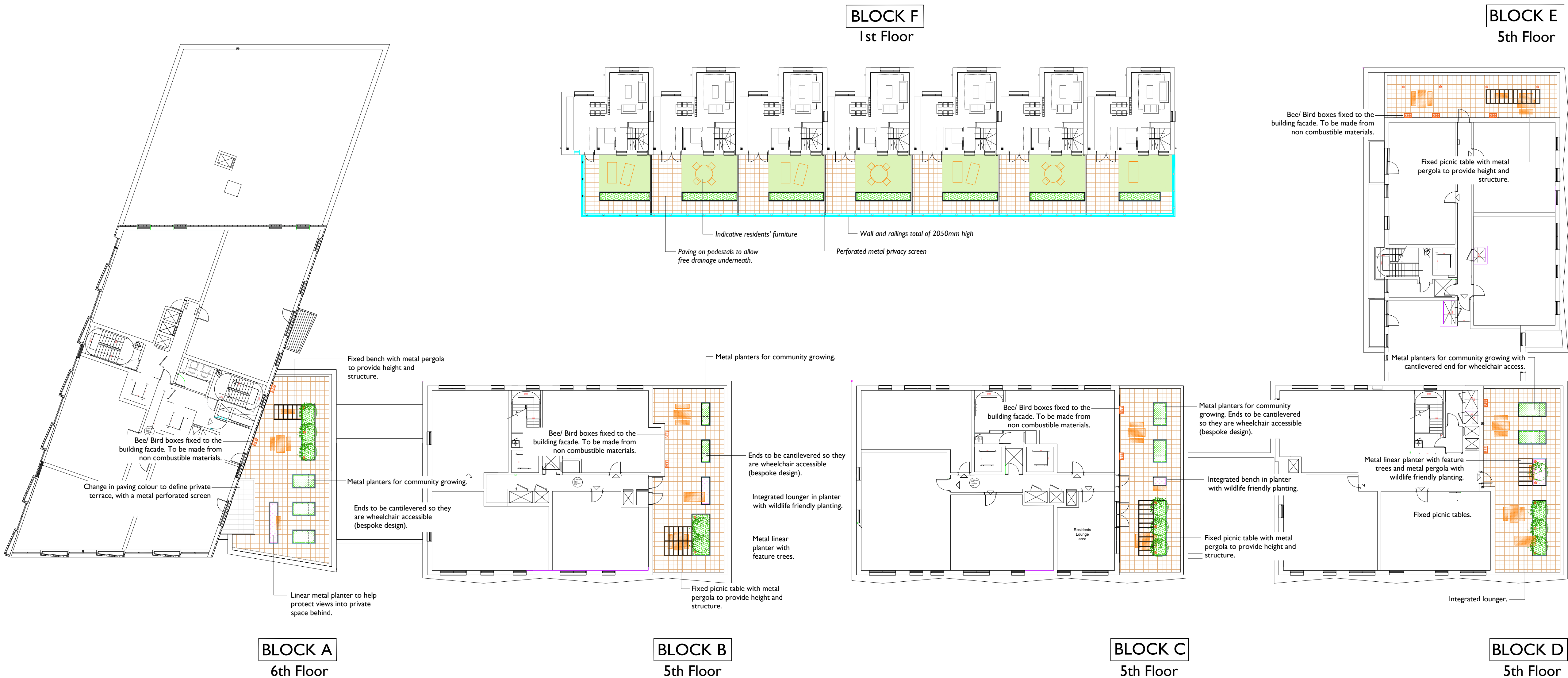
Date
July 25

Revision
C

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FIRST FLOOR TERRACE

- Paving Units**
Buff-coloured textured 40mm thick paving units on pedestals to allow free drainage underneath.
- 2050mm high boundary**
To First Floor terraces. 450mm high wall with 1600 high railings. To be vertical bar railings, brick to match building.
- Raised Metal Planters**
450mm high metal planters with powder-coated finish. Planters to be filled with evergreen and herbaceous plants as 3L pots at 5-7 per sq.m.
- Raised Metal Planters**
450mm high metal planters with powder-coated finish. Planters to be filled with wildlife friendly plants as 1-3L pots at 5-7 per sq.m.
- Perforated Metal Privacy Screen**
1500mm high perforated metal privacy screen between private spaces.
- Artificial Lawn**

ROOF TERRACES

- Paving Units**
Buff-coloured textured 40mm thick paving units on pedestals to allow free drainage underneath.
- Small Trees in Planters**
Trees in planters to comprise small-growing species planted as 12-14cm girth Heavy Standards or Multi-Stem specimens, 300-350cm height.
- Linear Metal Planters**
450mm high metal planters with powder-coated finish. Planters to be filled with evergreen and herbaceous plants as 3L pots at 5-7 per sq.m.
- Metal Community Growing Planters**
600mm high metal planters with powder-coated finish. Ends to be cantilevered for wheelchair access. Planters to be left bare for residents to use for community planting.
- Bee Boxes/ Bird Boxes**
Bee / Bird or habitat boxes to be made from non-combustible materials.
- Picnic Table with Benches**
Fixed picnic table with benches to be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.
- Integrated Lounge**
Lounge to be integrated into planter. To be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.
- Pergola(s)**
To be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.
- Indicative Location for Light Bollard**
Please refer to the Lighting Strategy done by others. Final location tbc.

Rev.B Planters/planting moved 3m away from the building facade EP 17.07.25
Rev.A Changes in line with comments NN 10.07.25



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Client

MSV

Project

Moss Side, Manchester

Description

Landscape Masterplan - Terraces

Status

Planning

Scale

1:200@A1

Drawn

NN/EP

Job number

5242

Drawing number

05

Date

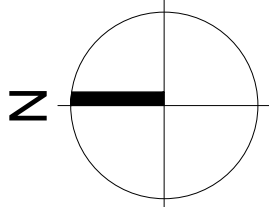
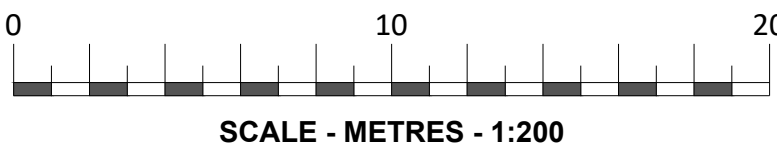
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Revision

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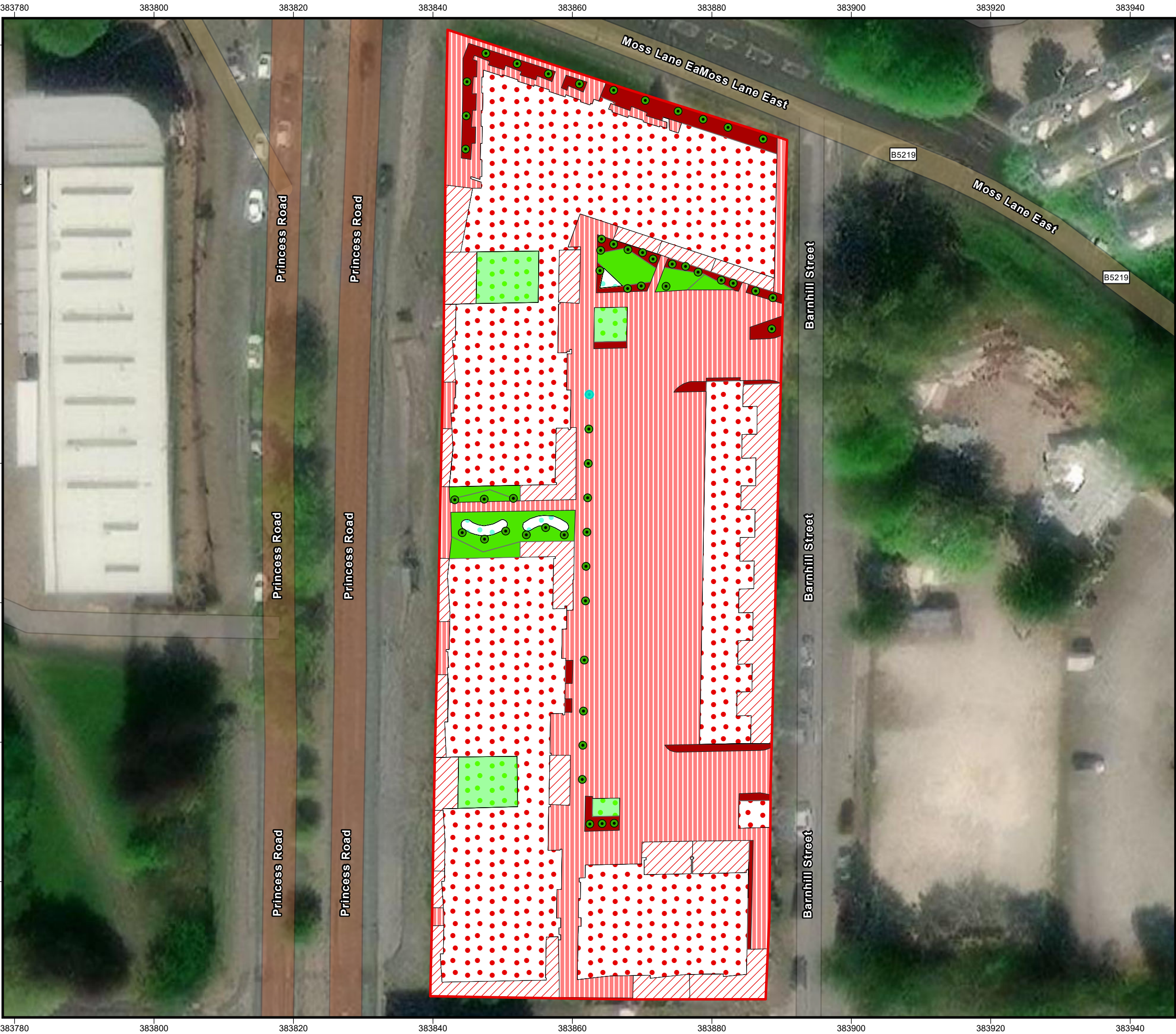
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APPENDIX 6 - POST- DEVELOPMENT UKHAB HABITAT MAP

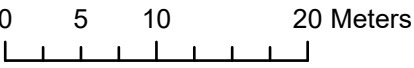
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U R B A N G R E E N

Legend

- Red Line Boundary
- Building
- Built up areas and gardens
- Green roof
- Introduced shrub
- Modified grassland
- Rain garden
- Developed land sealed surface
- Tree



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Client: Mosscare St Vincents Housing		
Project: Land at Barnhill Street/Raby Street, Moss Side		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: TM	Approved: TM
Project: UG3086	Scale @ A3: 1:500	Date: 17/07/2025
Dwg No: UG_3086_BNG_PDHM_01	Revision: 01	

APPENDIX 7 - TREE CONDITION SCORES

10.1.1 Individual Trees

10.1.1.1 Trees with the same condition score have been grouped within the BNG metric.

Table 9 – Summary of Individual Trees

Tree Location	Species	No. of Trees	Size in Metric	Condition Criteria*						Overall Condition	Comments
				A	B	C	D	E	F		
T1	Cherry Plum <i>Prunus cerasifera</i>	1	S	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	
T2 & T3	Norway Maple <i>Acer platanoides</i>	2	M	Fail	Pass	Fail	Fail	Fail	Pass	Poor	
T4	Silver Birch <i>Betula pendula</i>	1	M	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	

Condition Criteria A = The tree is a native species (or more than 70% within the block are native species); Condition Criteria B = Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion); Condition Criteria C = The tree is mature (or more than 50% within the block are mature); Condition Criteria D = There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height; Condition Criteria E = Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; Condition Criteria F = More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Key: Pass = Fail =

APPENDIX 8 - TREE CONSTRAINTS PLAN

U R B A N
G R E E N

APPENDIX 9 - PHOTOGRAPHS OF THE SITE

U R B A N
G R E E N



Photograph 1: Modified Grassland parcel to the north of the site



Photograph 2: Hardstanding within the northern modified grassland parcel



Photograph 3: Cleared area of previous mixed scrub habitat



Photograph 4: Pre-cleared mixed scrub

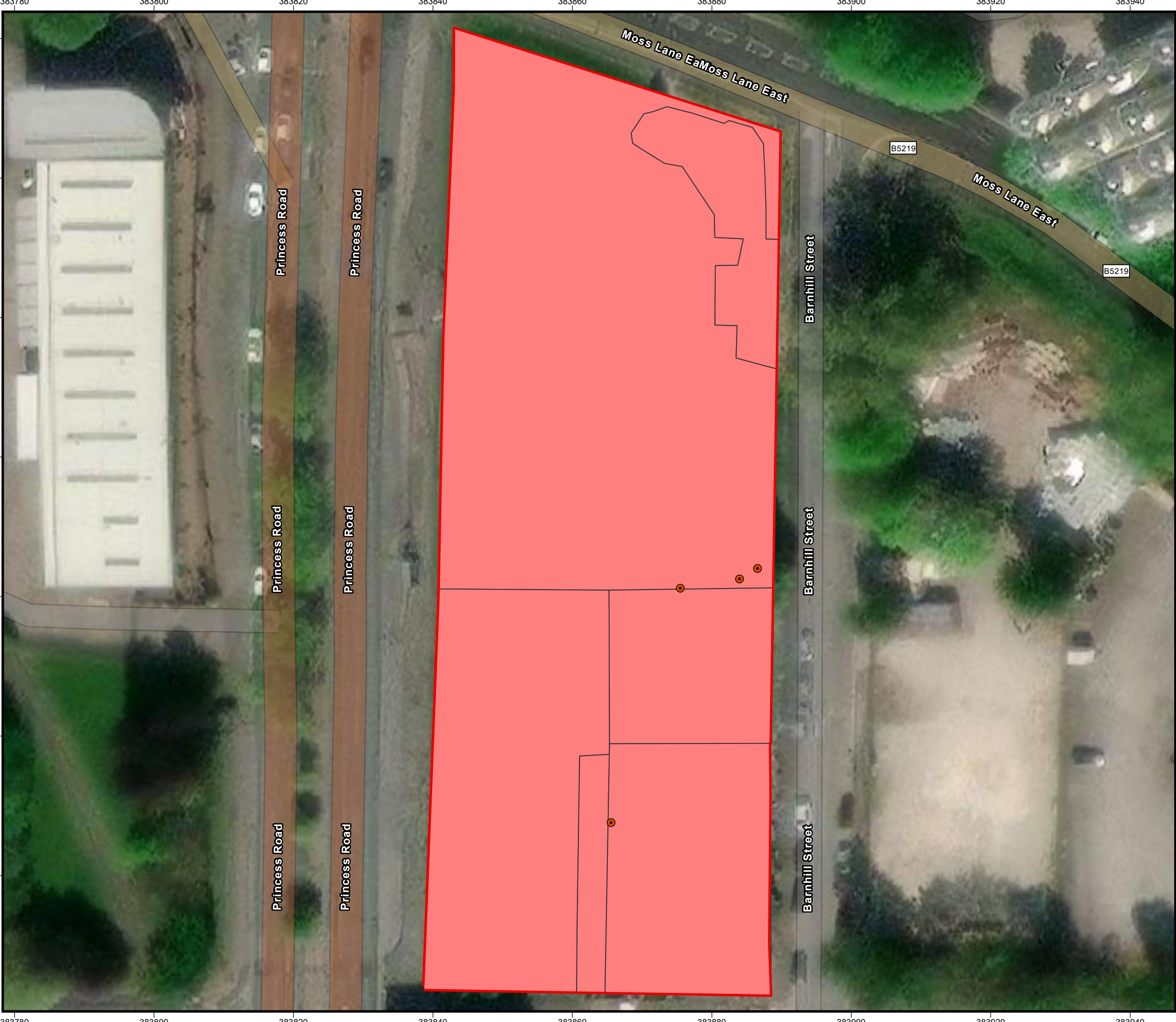


Photograph 5: Bramble scrub



Photograph 6:

APPENDIX 10 – HABITAT RETENTION AND LOSS PLAN

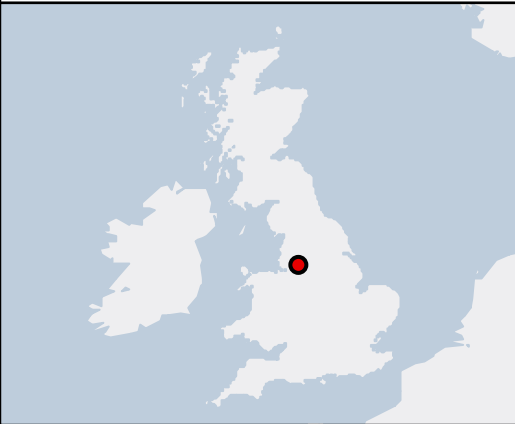


U R B A N
G R E E N

Legend

- Red Line Boundary
- Lost

N



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Client: Mosscare St Vincents Housing		
Project: Land at Barnhill Street/Raby Street, Moss Side		
Title: Habitat Retention		
Issue: 01		Figure: 00
Drawn: CL	Checked: TM	Approved: TM
Project: UG3086	Scale @ A3: 1:500	Date: 17/07/2025
Dwg No: UG_3086_BNG_HR_01		Revision: 01