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Biodiversity Net Gain plan

**Land off Tan Yard Brow
Gorton
Manchester
M18 8UJ**



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1. Submission details

1.1 Date

25/11/2024 – rev 2 20/06/25

1.2 Planning application reference number

Unknown

1.3 Local planning authority (LPA)

Manchester City
Council

1.4 Development site Address

Land off Tan Yard Brow,
Gorton,
Manchester,
M18 8UJ.

1.5 Brief description of the development

Construction of 25 dwellings (Use Class C3), including a mix of apartments and cottages, creation of a new access point and provision of landscaping, built upon land that is currently grassland with Bramble Scrub and patches of Sparsely vegetated land.

Current plan is to remove a single Sycamore tree within the red line boundary.

2. Consultancy Details

2.1 Name of Responsible Person

Chris Pickering

2.2 Company name

Leigh Ecology Ltd.

2.3 Address

8 Hall Drive
Marston
Northwich
Cheshire
CW9 6DT

2.4 Contact number

01606 892032

3. Methodology

The Statutory Biodiversity Metric

3.1 Biodiversity Net Gain was calculated using The Statutory Biodiversity Metric Auditing and Accounting for Biodiversity Calculation tool.

- The onsite habitat baseline calculations are measured on MapInfo GIS software using the Phase 1 Habitat map.
- The Phase 1 habitat classifications are translated to UK Habitat Regulations using the translation tool in the Biodiversity Metric.
- All habitat conditions are based on the condition assessments listed in the habitat condition sheets excel document.
- The strategic significance is determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
- The areas to be retained or enhanced habitats are calculated using the Proposed Landscaping Masterplan.
- The proposed off-setting site habitat baseline calculations are measured on MapInfo GIS software using a Phase 1 Habitat map.
- The site proposed habitats and associated scores are calculated using measurements and habitat information provided by Franstep Ltd, as well as over-laying site plans onto the MapInfo GIS software and taking area measurements.

3.2 The change in biodiversity is calculated by subtracting the baseline unit values from the post-development values of the broad habitat types. This is combined with any off-site gains or losses to give a final Biodiversity Unit Value for the scheme.

4. Biodiversity Net Gain Strategy

4.1 How will the proposal minimise impacts to habitats?

New tree planting across site and boundaries, will be used to mitigate the loss of the grassed areas. The existing wooded areas that sit adjacent to the red line boundary, on the western side of the southern leg, will be linked with additional planting to produce an area of mixed scrub around new tree planting to mitigate the loss of the Bramble scrub.

4.2 Is the net gain percentage being achieved On-site, Off-site or Both?

On-site

4.3 How many biodiversity units are required to meet the 10% net gain requirement?

1.01

4.4 Is there a habitat management and monitoring plan?

Yes, supplied upon planning consent.

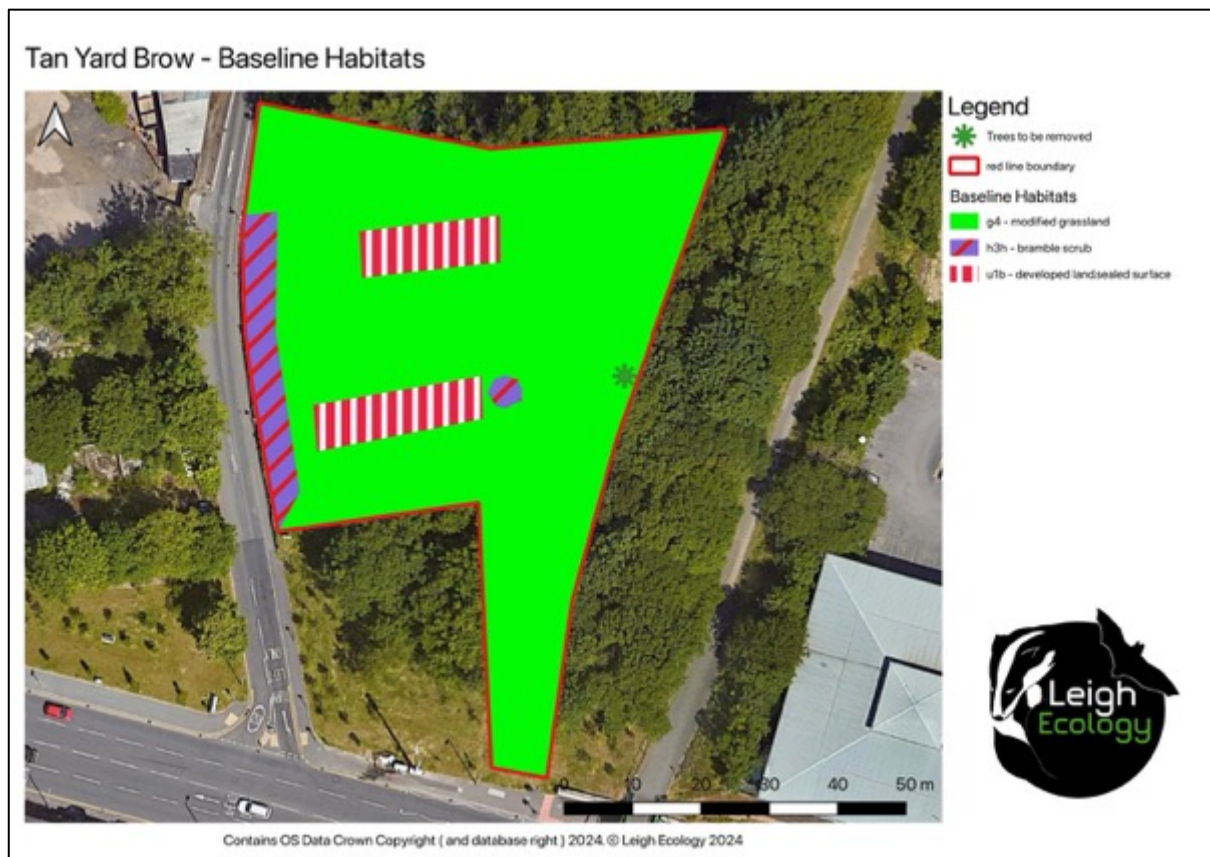
4.5 Has the statutory biodiversity metric tool been used?

Yes – Statutory Biodiversity Metric Calculation Tool

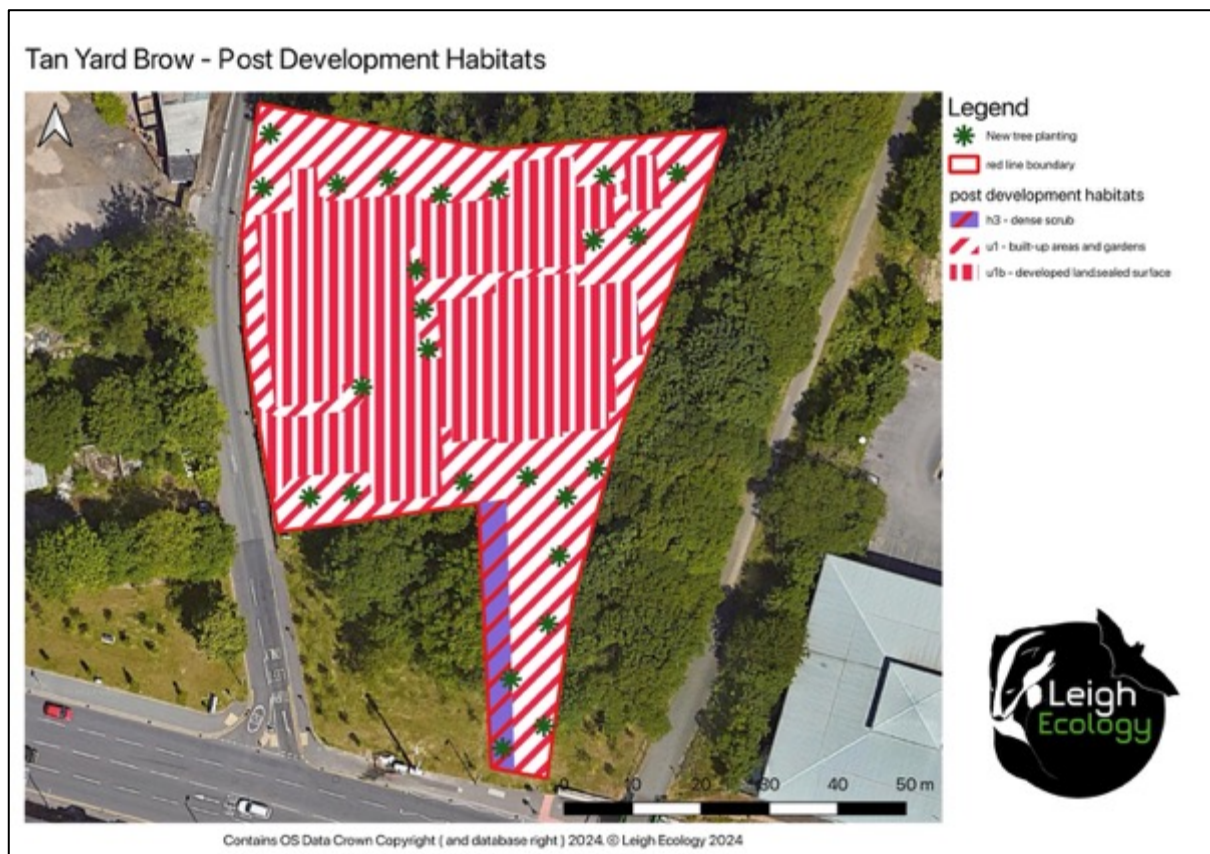
4.6 Reference Number of pre-development habitat survey report and map

TYB/24-001

4.7 Pre-development habitat map (On-site)



4.8 Post-development habitat map (On-site)



5. Irreplaceable Habitats

5.1 Does the development impact any irreplaceable habitats?

No

6. On-Site Baseline Habitats

6.1 Survey Date

31/07/2024

6.2 Survey Constraints (access issues, weather etc.)

None

6.3 Total pre-development biodiversity value

Number of area habitat biodiversity units

0.92

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

6.4 On-site habitat images and descriptions



Pic 1; The northern boundary from the centre of the site.



Pic 2; The western boundary and bramble scrub.



Pic 3; One of the sparsely vegetated areas.



Pic 4; The area to the south, where mitigation for the bramble scrub is suggested.

6.5 Habitat Condition Assessment

Habitat

Modified Grassland

Score

4

Condition

Poor

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Tan Yard Brow, Gorton, Manchester M18 8UJ.	Survey date and Surveyor name	01/07/2024
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	
Grid reference	SJ891959	Habitat parcel reference	
Habitat Description			
well maintained grassland, within an urban environment.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)	
A There are 6-8 vascular plant species per m ⁻² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ⁻² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Grass is well maintained at time of survey.	
B Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No		
C Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	No	Bramble scrub is evident and separate as more than 90% cover	
D Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes		
E Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes		
F Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes		
G There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes		
Essential criterion achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	

6.6 Habitat Condition Assessment

Habitat

Individual Tree

Score

3

Condition

Moderate

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees			
Individual trees – Rural trees			
Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.</i>			
Habitat Description			
Young Sycamore Tree			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	TanYard Brow (on-site)	Survey date and Surveyor name	Chris Pickering
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	Tan Yard Brow BNG Report
Grid reference	SJ891959	Habitat parcel reference	Red Line Boundary
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	YES	Sycamore
B	The 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).	NO	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	NO	
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.	YES	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	NO	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	YES	
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

6.7 Description of proposed habitat creation/enhancements

19 small and 6 medium new trees will be planted across site. Species to include;

- Beech – *Fagus sylvatica*
- Oak - *Quercus robur*
- Holly – *Ilex aquifolium*
- Crab Apple – *Malus sylvestris*
- Rowan – *Sorbus aucuparia*
- Black Poplar – *Populus nigra*
- Silver Birch – *Betula pendula*

Creation of a new mixed scrub area to mitigate the area of Bramble scrub currently on the eastern boundary, this will include more diverse native species including;

- Bramble – *Rubus fruticosus*
- Blackthorn – *Prunus spinosa*
- Hawthorn – *Crataegus monogyna*
- Gorse – *Ulex europaeus*
- Goat Willow – *Salix caprea*
- Juniper – *Juniperus communis*

This will be planted within the 'leg' of the southern boundary on the western aspect this will enhance the existing wooded areas that sit adjacent to the red line boundary.

Please refer to the Post Development Habitat Map, in section 4.8.

6.8 Total post-development biodiversity value

Number of area habitat biodiversity units

1.03

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

6.9 Total net change in biodiversity units

Number of area habitat biodiversity units

0.11

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

7. Trading Summary

7.1 Have the trading rules been satisfied?

Yes

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.11
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	12.09%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

8. References

JNCC. Phase 1 Habitat Survey – a technique for environmental audit. JNCC, Updated 2010.

The UK Habitat Classification Working Group 2014-2018 were: W.G. Butcher, P.D. Carey, R.A.C. Edmonds, L.R. Norton & J.R. Treweek.

MAGIC mapping: Defra, London

QGIS- Google Satellite, OS Maps. Contains OS Data © Crown copyright and database right (2024)

National Planning Policy Framework (February 2019). Ministry of Housing, Communities & Local Government

The Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement (December 2023). Natural England.

‘What exactly is ‘Other Neutral Grassland and how should we make the best of it’ – Richard Gowing <https://cieem.net/what-exactly-is-other-neutral-grassland-and-how-should-we-make-the-best-of-it-by-richard-gowing/>.