

Biodiversity Net Gain Assessment

Site Address:

Land at 424 Stockport Road, Longsight, Manchester, M12 4EX

Client:

Shellco 148 Ltd

Assessment Date:

4th September 2025

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

“Erection of 4 storey mixed use building”

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	04/09/2025
Review	0.2	Elen Griffin BSc (Hons), MRSB, Consultant Ecologists	08/09/2025
Final	1.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	08/09/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference SJ 86473 95934 and has an area of approximately 0.0746ha. The site is characterised by sealed/unsealed surfaces. The site is part of a previous planning application which previously contained 1no. building, 3 scattered trees and scrub from lack of management of the site. The site is surrounded by residential dwellings in all directions and A roads to the south and northeast. The wider landscape comprises extensive residential and commercial properties.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – 424 Southport Road M12 4EX – V1 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (Howard & Seddon Chartered Architects, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - 424 Southport Road M12 4EX – V1 (Arbtech Consulting Ltd., 2025)
- ❖ Tree survey report - 424 Southport Road M12 4EX (Murray Tree Consultancy, 2021)
- ❖ Bats and breeding birds assessment - 424 Southport Road M12 4EX (Tyrer Ecological Consultants Ltd, 2021)

Executive Summary

- ❖ The current landscaping proposal generates a net loss of area-based habitat units (~100%) unmet trading rules.
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of **0.39** will need to be achieved. At present, there is a unit deficit of 0.38 units. Of these units, 0.06 units must be of scrub habitats and 0.29 units must be of individual trees to satisfy trading rules.
- ❖ To achieve a net gain and meeting trading rules the following would be required on-site to achieve a 11.24% net gain:
 - ❖ Planting of 25no. native trees.
 - ❖ Creation of 0.012ha (120m²) of mixed scrub of moderate condition.
- ❖ Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site. As such, compensation can be done by:
 - ❖ creating the required habitats off-site (i.e. outside the red line boundary) *N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government;*

- ❖ purchasing biodiversity units from existing habitat banks *N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA.*

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	June 3 rd 2025
	The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025) as evidence of habitat degradation had occurred. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. GoogleEarth) and the previous tree survey report and bat/bird assessment done submitted as part of the previous planning application of the site.	
	<div><div>Historical imagery < 14 May 2019 > > </div><div>1985 2000 2003</div></div> <div><div>Historical imagery < 6 Mar 2025 > > </div></div>	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.		
BNG Target Uplift	+10%		
National Character Area (NCA)	55 – Manchester Conurbation		
Strategic Significance	Greater Manchester Combined Authority, the responsible authority for the Local Nature Recovery Strategy (LNRS) for Manchester City Council: ❖ The Greater Manchester Local Nature Recovery Strategy What does our plan for nature cover? - Greater Manchester Combined Authority		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
The site had previously been granted planning permission for the construction of a three-storey mixed-use development with associated parking and the demolition of the existing building. Consequently, the site had already been cleared prior to the PEA survey in 2024. The BNG assessment has therefore been undertaken retrospectively, using a combination of historical imagery (dating back to 2020), along with evidence from the earlier tree survey report and the bird and bat assessment, to classify the habitats that were formerly present on site. This evidence was sufficient to enable an accurate condition assessment of the trees and scrub previously present.			

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.0598ha	The site retrospectively contained 1no. building utilised as a pub, with associated areas of hard standing.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Mixed scrub	0.0148ha	There are two areas of scrub found retrospectively to the east and west of the site. As noted in the tree survey report, this comprised of self-sown ash and buddleia, which has grown due to site neglect.	Poor: passes 0 of 5 criteria. Assessed using the 'Scrub' habitat type condition sheet.	Low Strategic Significance
Urban Tree	Moderate: 0.0366ha	3no. trees were considered in the baseline, none of which were present at the time of the PEA survey. These included a mature white beam of Diameter at Breast Height (DBH) of 48cm (T1) and 2no. early mature Lawson cypress of DBH 18cm (T2) and 55cm (T3). See Tree Survey Report for more information.	Moderate: passes 4 of 6 criteria. 1no. small (T2) 2no. medium (T1 and T3). Assessed using the 'Individual Trees' habitat type condition sheet.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Developed land; sealed surfaces	0.746ha	Creation of 1no. building with associated areas of hardstanding.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Change of Biodiversity Value

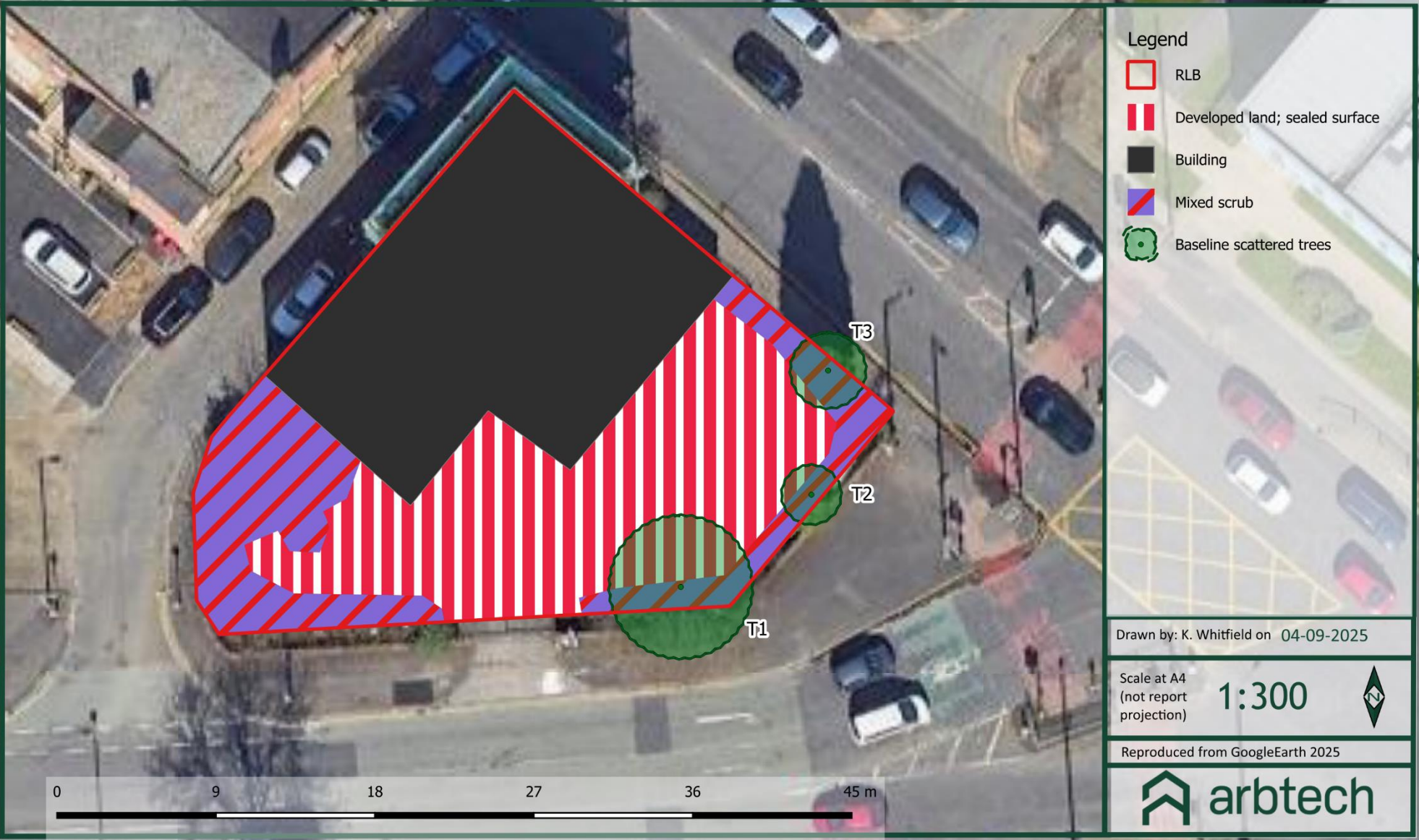
		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	<div>❖ Mixed scrub of poor condition (0.06 units)</div> <div>❖ 3no. urban trees of moderate condition (0.29 units)</div> <div>❖ Sealed surfaces (0 units)</div>	N/A	N/A
	Post-Development	<div>❖ Sealed surfaces (0 units)</div>		
	Overall Net Change	-0.35 units (-100%)		

Results, Discussion, and Next Steps

BNG Informative	
Results	<p>The current landscaping proposal generates a net loss of area-based habitat units (~100%) unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of 3no. urban trees (medium distinctiveness) and areas of mixed scrub (medium distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024).</p> <p>In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.39 will need to be achieved. At present, there is a unit deficit of 0.38 units. Of these units, 0.06 units must be of scrub habitats and 0.29 units must be of individual trees to satisfy trading rules.</p>
Recommendations and Next Steps	<p>In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. To achieve a net gain and meeting trading rules the following would be required on-site to achieve a 11.24% net gain:</p> <ul style="list-style-type: none"> ❖ Planting of 25no. native trees. ❖ Creation of 0.012ha (120m²) of mixed scrub of moderate condition. <p>There is limited scope on site and this provision may not be possible to achieve on site considering the size of the proposed development area and the limited amount of soft landscaping within the parcel.</p> <p>Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site, however, planting of trees and scrub where possible on-site would reduce the compensation required. Any remaining loss can be offset by:</p> <ul style="list-style-type: none"> ❖ creating the required habitats off-site (i.e. outside the red line boundary) <i>N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government;</i>

	<p>❖ purchasing biodiversity units from existing habitat banks <i>N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA.</i></p> <p>A summary as to what off-site units will be required is detailed in the table below.</p> <table><tr><td></td><td>Distinctiveness</td><td>Broad Habitat Group</td><td>Habitat</td><td>Units Required</td></tr><tr><td rowspan="4">Area-Based</td><td rowspan="2">Medium</td><td>Individual trees</td><td>Urban trees</td><td>0.29</td></tr><tr><td>Scrub</td><td>Mixed scrub</td><td>0.06</td></tr><tr><td>Low</td><td>Any</td><td>Any</td><td>0.04</td></tr><tr><td colspan="3">Total</td><td>0.39</td></tr></table>		Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Medium	Individual trees	Urban trees	0.29	Scrub	Mixed scrub	0.06	Low	Any	Any	0.04	Total			0.39
	Distinctiveness	Broad Habitat Group	Habitat	Units Required																		
Area-Based	Medium	Individual trees	Urban trees	0.29																		
		Scrub	Mixed scrub	0.06																		
	Low	Any	Any	0.04																		
	Total			0.39																		
Pre-Commencement	<p>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p> <p>These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.</p>																					

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-0.35	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-100.00%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.35	0.39	0.39
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Mixed Scrub –; assessed using 'Scrub' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N	<80% of scrub is native due to presence of buddleia, with only one native woody species (ash) present.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	Scrub comprises saplings and young shrubs only.
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	N	Species indicative of suboptimal condition make up >40% of cover. No invasive non-native plant species (listed on Schedule 9 of WCA) are present.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	There is no well-developed edge.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	No clearings, glades or rides are present.
Number of criteria passed			0
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	✓

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)		
		T01 M	T02 S	T03 M
A	The tree is a native species (or more than 70% within the block are native species).	Y	N	N
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).	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N
Number of criteria passed		4	4	4
		Moderate		

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Condition assessment of proposed habitats is N/A.