Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

Biodiversity Impact Assessment

Corstorphine & Wright

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Reference	Site	Client	Date
P.2066.24	Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX	Corstorphine & Wright	9 June 2025

Field work	Document author(s)	Technical review	Quality & approval
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Revision	Date	Details	Name
A	**31st July 2025**	**General updates**	**LK**

Table of contents

Executive Summary 4

1. Introduction 5

1.1 Purpose of this report 5

1.2 Ecological background 5

2. Methods 6

2.1 Field survey 6

2.2 Biodiversity baseline methods 6

2.2.1 Habitat distinctiveness 6

2.2.2 Habitat condition 6

2.2.3 Information and data used to inform the BNG calculations 6

2.2.4 Limitations 7

3. Biodiversity Baseline 8

3.1 Biodiversity baseline for habitats on-site 8

4. Impacts on Biodiversity 8

4.1 Post-development biodiversity value of the proposed development site 8

4.2 Change in biodiversity value 8

5. References 9

Appendix no.	Name
1	Drawing P.2066.24.E02 Baseline Habitats
2	Drawing 23519-0320 P03 Proposed Site Plan

Executive Summary

This report presents an assessment study of effects on biodiversity gain in connection with the proposed development at Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX hereafter referred to as the site. The site OS grid reference is SD 84578 02292 and the What3Words reference is empty.trunk.fixed. This report calculates 'biodiversity units' using the Department for Environment Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric, February 2024, and following the methods set out in The Statutory Biodiversity Metric: User Guide 2024. The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals and recommended enhancements, there will be a net gain of +0.32 (+28.04%) in habitat area units demonstrating that a net gain in biodiversity units can be achieved, in line with National Planning Policy Framework (NPPF) and the Manchester Core Strategy 2012-2027 (adopted 11 July 2012). The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024).

Post-development biodiversity units with the proposed development site were calculated based on the habitats displayed on drawing 23519-0320 Proposed Site Plan, appendix 2.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by Corstorphine & Wright to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see Photograph 1. This assessment has been prepared to support a planning application for the site.



Photograph 1: The extent of the site

1.2 Ecological background

A preliminary ecological appraisal was undertaken at the site in October 2024 (report P.2066.24 Preliminary Ecological Appraisal).

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on the 11 October 2024 when the habitat types and linear features were identified and mapped. A habitat survey using UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology was undertaken along with habitats, hedgerows and watercourse (ditch) condition assessments (Natural England Farm Environment Plan [FEP] Manual, 3rd Edition, [March 2010]).

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within The Statutory Biodiversity Metric, February 2024, and following the methods set out in The Statutory Biodiversity Metric: User Guide 2024. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS Template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using The Statutory Biodiversity Metric: User Guide 2024. The post-development biodiversity units were calculated using information from drawing 23519-0320 P03 Proposed Site Plan, appendix 2. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The baseline biodiversity units were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within The Statutory Biodiversity Metric: User Guide 2024 which may require ecological input and/or guidance to ensure the target conditions are achieved.

2.2.3 Information and data used to inform the BNG calculations

The following information was used to inform the biodiversity unit Calculations of the site. GIS layers and survey data of:

- The site
- Drawing P.2066.24.E02 Baseline Habitats, Appendix 1
- Drawing 23519-0320-P-03 Proposed Site Plan, Appendix 2

2.2.4 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas and linear features have been calculated in GIS and are not rounded, for precision.

3. Biodiversity Baseline

This section establishes the biodiversity baseline for the site.

3.1 Biodiversity baseline for habitats on-site

The baseline area habitats, Drawing P.2066.24.E02 Baseline Habitats, Appendix 1, includes two types within the development area.

Following the methods set out in The Statutory Biodiversity Metric: User Guide 2024, biodiversity scores have been calculated and assessed and are displayed in Table 3.1 below.

Table 1: Baseline habitat areas biodiversity calculation for on-site habitats

Broad habitat	Baseline habitat	Area (hectares)	Distinctiveness		Condition	
			Distinctiveness	Score	Condition	Score
Grassland	Modified grassland	0.119	Low	2	Poor	1
Heathland and shrub	Mixed scrub	0.008	Medium	4	Poor	1
Urban	Developed land; sealed surface	0.0052	V. Low	0	N/A - Other	0
Individual trees	Urban tree	0.0733	Medium	4	Good	3

4. Impacts on Biodiversity

4.1 Post-development biodiversity value of the proposed development site

Drawing 23519-0320 P03 Proposed Site Plan Appendix 2, delineates one new habitat area type and one new linear feature within the proposed development. Habitat areas and linear feature distinctiveness and condition scores have been calculated and assessed and are displayed in Table 4.1.

Table 2: Post-development habitat areas biodiversity calculation for on-site habitats

Broad habitat	Baseline habitat	Area (hectares)	Distinctiveness		Condition	
			Distinctiveness	Score	Condition	Score
Grassland	Other neutral grassland	0.061	Medium	4	Moderate	2
Urban	Developed land; sealed surface	0.0471	V. low	0	N/A - Other	0
Individual trees	Urban tree	0.0488	Medium	4	Moderate	2
Grassland	Modified grassland	0.011	Medium	4	Poor	1

4.2 Change in biodiversity value

Based on the current development proposals and recommended enhancements, there will be a net gain of +0.32 (+28.04%) in habitat area units demonstrating that a net gain in biodiversity units can be achieved, in line with National Planning Policy Framework (NPPF) and the Manchester Core Strategy 2012-2027 (adopted 11 July 2012). The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024).

5. References

A – Natural England, B – Environment Agency, C – Department for Environment, Food and Rural Affairs, D – Treework Environmental Consultants Ltd, E – eCountability Ltd

Department for Environment Food and Rural Affairs (DEFRA) (2024). Statutory Biodiversity metric: User Guide. Natural England.

Google Earth V 7.3.6.9796 (January 15th, 2006). DigitalGlobe 2024. http://www.earth.google.com.

Ministry of Housing, Communities and Local Government. National Planning Policy Framework (NPPF) (12 December 2024)

QGIS Development Team (2024). QGIS Geographic Information System version 3.38. Open-Source Geospatial Foundation. URL http://qgis.org

UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.01 at https://ukhab.org/ukhab-documentation/



Key

- Survey area
- Scattered Trees
- Developed land sealed surface
- A — Modified grassland

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAI.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
Corstorphine and Wright

PROJECT:
Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

DRAWING TITLE:
Baseline Habitats

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LK	P.2066.24.E02
DATE:	CHKD BY:	REV:
09/04/2025	CP	-



NORTH

0 1.0 2.0 3.0 4.0 5.0 10.0m

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Rev.	Description	Date	Drw.	Chk.
P-03	Updated based on comments from ecologist	31.07.25	LC	CH
P-02	Updated to address GMEU comments	29.07.25	LC	CH
P-01	Covered cycle shelter added, external stores placed away from road.	07.02.25	LC	CH
P-00	Planning Issue	14.08.2024	LC	CH

- Proposed new tree
- Existing tree retained
- Mixed Scrub
- Areas of grass with relaxed management
- Areas of grass allocated for recreation

Client
YIF
Youth Investment Fund

Project
Modular Youth Hub
Crumpsall Visitors Centre

Drawing Title
Proposed Site Plan

Drawing Status
PLANNING

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Drawing No. 23519-0320
Revision P-03

Drawn	Checked	Paper Size	Scale	Date
SK	LC	A1	1:100	19.03.24

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