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Site 22, Unity Arts, Field of Os, Claridge Road, Chorlton

Biodiversity Impact Assessment

Corstorphine & Wright

P.2064.24
April 2025

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P.2064.24	Site 22, Unity Arts, Field of Os, Claridge Road, Chorlton, M21 9QD	Corstorphine & Wright	17 April 2025

Field work	Document author(s)	Technical review	Quality & approval
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Revision	Date	Details	Name
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Appendix no.	Name
1	Drawing P.2064.24.E01 Baseline Habitats
2	Drawing 23519-0322 P-02 Proposed Site Plan

Executive Summary

This report presents an assessment study of effects on biodiversity gain in connection with the proposed development at Site 22, Unity Arts, Field of Os, Claridge Road, Chorlton, M21 9QD (hereafter referred to as the site). The site OS grid reference is SJ 81473 94402 and the What3Words reference is grew.skill.laser.

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 **+0.03 (+1.65%)** in habitat area units demonstrating that a 10% net gain in biodiversity units has not been achieved, in line with the National Planning Policy Framework (NPPF) and Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012).

Post-development biodiversity units within the proposed development site were calculated based on the habitats displayed on drawing 23519-0322 P-02 Proposed Site Plan, Appendix 2.

1.1 Purpose of this report

Photograph 1.1: The extent of the site

The proposed development site has been subject to an ecological appraisal: Ascerta report P.2064.24 Preliminary Ecological Appraisal.

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on 23 September 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 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 23519-0322 P-02 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.2064.24.E01 Baseline Habitats, Appendix 1
- Drawing 23519-0322 P-02 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. Habitat areas and linear features have been calculated in GIS and are not rounded, for precision. The calculations within this report are based on drawing 23519-0322 P-02 Proposed Site Plan, Appendix 2.

3. Biodiversity Baseline

3.1 Biodiversity baseline for area habitats on-site

The baseline area habitats, drawing P.2064.24.E01 Baseline Habitats, Appendix 1, includes three 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 3.1: Baseline: Habitat areas biodiversity calculation

Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score
Grassland	Modified grassland	No	0.1661	Low	2	Poor	1
Urban	Introduced shrub	No	0.0097	Low	2	Condition Assessment N/A	1
Individual trees	Urban tree	No	0.1425	Medium	4	Good	3

4. Impacts on Biodiversity

4.1 Post-development biodiversity value of the proposed development site

Drawing 23519-0322 P-02 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** below.

Table 4.1: Post-development: Habitat areas retained biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness	
			Distinctiveness	Score
Grassland	Modified grassland	0.0631	Low	2
Urban	Developed land; sealed surface	0.0042	V. low	0

5. Change in Biodiversity Value

Based on the current development proposals and recommended enhancements, there will be a net gain of **+0.03 (+1.65%)** in habitat area units demonstrating that a 10% net gain in biodiversity units has not been achieved, in line with the NPPF and Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012). To achieve the full 10% biodiversity gain, the client will seek to offset to a land parcel within the same ownership at Beech Road Park and Ryebank Fields in Chorlton.

6. References

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

Borough Council of Kings Lynn and West Norfolk Local Development Framework - Core Strategy adopted July 2011. Accessed online https://www.west-norfolk.gov.uk/downloads/download/68/core_strategy_document.

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

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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/>.

Appendix 1



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Key

- Individual trees
- ▭ Survey area
- ▨ Introduced shrub
- ▨ Introduced shrub
- ▨ Modified grassland

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

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PROJECT:
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DRAWING TITLE:
Baseline Habitats

SCALE: NTS@A3	DRAWN BY: LK	DRAWING No: P.2064.24.E01
DATE: 09/04/2025	CHKD BY: CP	REV: -

Appendix 2

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