



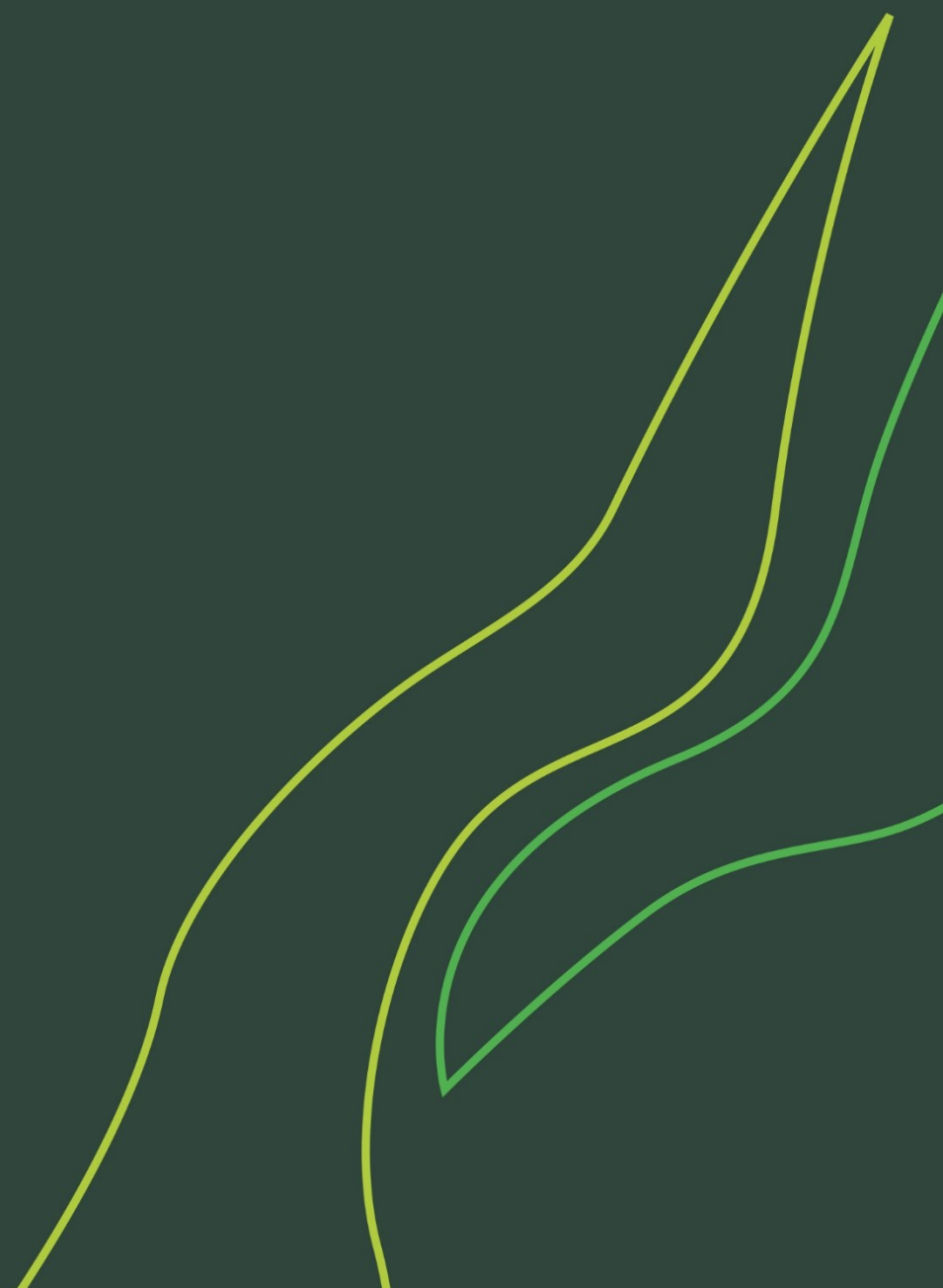
Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Biodiversity Net Gain Assessment

Site: Sherbourne Street, Cheetham Hill, Manchester, M8 8ND

Client: Al Muntazir Trust (UK)

Date: January 2025



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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located approximately 1.5 km north of Manchester City Centre and is centred at Ordnance Survey National Grid Reference SD 84033 00269
Project Proposals	Development of existing main building and further construction of additional buildings, associated car parking, pathways and planted areas.
Aim of survey	The aim of this BNG assessment is to quantify the pre-development baseline habitat units.
Results	<p>The site has not achieved the target 10% net gain. Currently the site has a baseline habitat unit of 5.54. Post-development units are recorded at 0.11, representing a loss of 5.43 units. This in total gives habitats a 98.9% net loss.</p> <p>The inability to meet the 10% BNG target is attributed to the loss of habitat and limited land availability within the development boundary which restricts opportunities for on-site habitat creation.</p>
Recommendations	The current development plan results in a net biodiversity change of -98.9% , falling short of the 10% BNG requirement as per the Environment Act 2021. Without further measures, the development cannot meet statutory compliance. Further steps must be taken to revise the strategy and achieve the necessary biodiversity outcomes.

1.0 Introduction

1.1 Background

Smith Natural Solutions was commissioned by Impact Ecology Limited in December 2024 to complete a site condition assessment and biodiversity net gain assessment at the site known as Sherbourne Street, Manchester hereafter referred to as 'the site'.

1.2 Site Description

The site is located approx. 1.5 km north of Manchester city centre and is centred at Ordnance Survey National Grid Reference SD 84033 00269 shown within the red line site boundary in Figure 1.

The site is situated on Sherbourne Street in a mostly commercial area of Manchester, with residential properties to the north and Cheetham Park to the west. The site primarily consists of buildings, some hardstanding areas, grassland and areas of ruderal vegetation, with trees scattered around the boundary.

1.3 Project proposals

No development plans were provided at the time of survey.

1.4 Aims and Objectives

The purpose of this report is to:

- Record the pre-development baseline habitats.
- Calculate the post-development habitat biodiversity and linear units on site which will be retained, reinstated or created under the proposed landscape mitigation plan; and
- Calculate the likely change in biodiversity units from pre- to post-development to determine whether the proposed development will result in a net loss, no net loss or a net gain for biodiversity.

No hedgerow and/or watercourse units were present on site (or within 10m of the red line boundary for watercourses). As such, hedgerow and/or watercourse units are not subject to any further consideration within this report.

The details of this report will remain valid for a period of eighteen months from the date of the survey 11th December 2024 after which the validity of this assessment should be reviewed to determine whether further updates are necessary.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

2.0 Legislation

Environment Act 2021 - Schedule 7A – Part 1

“(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%.”

National Planning Policy Framework 2023

Para 180(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”;

Para 185 (b) “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”; and,

Para 186 (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”.

Manchester Core Strategy 20122 to 2027 – EN15

Policy EN15 - Manchester as a City recognises the importance placed on biodiversity and its role in delivering urban renaissance. The conservation and enhancement of our natural resources is a key factor in the building and delivery of safe and sustainable communities. Manchester seeks to protect, enhance and manage existing identified biodiversity resources. The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);*
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);*
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP); sites that are recognised for their geological importance;*

- *the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.*

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, with reference to:

- *the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;*
- *the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;*
- *the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;*
- *Manchester's Climate Change Action Plan;*
- *the Strategic Flood Risk Assessment (SFRA) for Manchester;*
- *the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;*
- *the River Basin Management Plan for the North West;*
- *the Manchester Tree Strategy.*

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance or restore existing geology.

3.0 Methodology

3.1 Biodiversity Offsetting

The assessment has been made using DEFRA's Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) in conjunction with the User Guide (Department for Environment Food & Rural Affairs (DEFRA), 2024a) and Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019).

3.2 Habitat Assessment

3.2.1 Habitats

Pre-development - An extended UKHab habitat survey and condition assessment was undertaken on site by Neil Smith. The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023). The pre-development habitats are shown in Figure 2.

The habitats were converted into the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) from the UKHabs.

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023). These habitats were assessed during the site survey and, where necessary, were updated to reflect the habitats as currently present on site. The pre-development habitats are shown in Figure 2. The area of identified habitats are calculated in hectares (ha) to two decimal places.

The habitats were converted into the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) from the UKHab classification (UKHab Ltd, 2023), as shown in Table 1.

TABLE 1 UKHAB TO METRIC CATEGORY

UKHab Code and secondary codes	BNG Category	Metric Size	Condition score
UKHAB Code: u1f – Sparsely Vegetated Urban Land Secondary code: 81 (Tall ruderal), 518(Neglected)	Ruderal/Ephemeral (Condition 21A)	(Approx. 0.19ha)	Poor (0)
UKHAB Code: g3c – Other neutral grassland Secondary code: 82 (Vacant or derelict land), 518 (Neglected)	Grassland (Condition 5A)	(Approx. 0.12ha)	Medium (1)
UKHAB Code: u1b5 – Buildings Secondary Code: 82 (Vacant or derelict land), 518 (Neglected)	Urban (Condition 22A)	(Approx. 0.15ha)	V.Low (0)
UKHAB Code: u1b6 – Other developed land Secondary code: 82 (Vacant or derelict land), 518 (Neglected)	Urban(Condition 22A).	(Approx. 0.07ha)	V.Low (0)
UKHAB Code: 200 – Individual trees	Individual Trees (Condition 9A)	(Approx. 0.37ha)	Moderate to Good (2-3)
Created Habitat			
UKHAB Code: g4 – modified grassland	Grassland Low Distinctiveness (Condition 5A)	Created (Approx. 0.055ha)	Poor (1)

3.2.2 Habitat Distinctiveness and condition

Each habitat is assigned a score for distinctiveness which includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) while the condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024b). The categories for distinctiveness within the Statutory Biodiversity Metric are shown within Table 2.

TABLE 2 DISTINCTIVENESS SCORES AND CATEGORIES

Distinctiveness Category	Category and descriptions	Score
Very high	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, for example blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Critically Endangered European Red List habitats. Species-rich native hedgerow with trees - associated with bank or ditch.	8

High	Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, for example lowland fens. Remaining Priority Habitats not in very high distinctiveness band and other Near Threatened and Vulnerable Red List habitats. Species-rich native hedgerow with trees; Species-rich native hedgerow - associated with bank or ditch; or Native hedgerow with trees - associated with bank or ditch.	6
Medium	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, for example mixed scrub. Arable field margins (Priority Habitat only). Species-rich native hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Ecologically valuable line of trees; or Ecologically valuable line of trees - associated with bank or ditch.	4
Low	Habitat of limited biodiversity value for example temporary grass and clover ley. Agricultural and urban land of lower biodiversity value. Native hedgerow; Line of trees; or Line of trees - associated with bank or ditch.	2
Very low (Hedgerow module)	Non-native and ornamental hedgerow	1
Very low (area and watercourse module)	Little or no biodiversity value for example hard standing or sealed surface	0

3.3 Limitations

All conclusions and recommendations made in this report are based upon the site and ownership boundary provided by the client at the time of writing this report, should any of the development plans or site boundary change at a later date, this survey and report should be reviewed and amended as required.

The assessment of habitats pre and post-development required conversion from UKHab categories into the Statutory Metric categories. This data has then been inputted into the Metric in terms of the habitat areas being retained, lost or enhanced. This is not considered a significant limitation, when using the Metric calculation tool to convert the UKHab types into Metric categories, the different habitat types do not exactly align. Therefore, some habitats were included within a more general habitat category under UKHab to allow the calculation tool to be applied, this also applies to the post development landscape plan used for the site.

The Metric does not override or undermine any existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the Metric is applied. Furthermore, the Metric does not change the protection afforded to biodiversity and protected species such as badgers or bats and their habitats.

The UK Hab and condition assessments for Biodiversity Net Gain (BNG) were conducted outside the optimal survey season, which runs from April to September. During this period, many ecological features, such as vegetation composition, flowering plants, and habitat structures, are more readily identifiable and accurately assessed. Conducting surveys outside this window may result in incomplete or less reliable data, as some species and habitat indicators may be absent or not fully developed. Consequently, the assessments provided in this report may have reduced precision, and further surveys during the optimal season may be necessary to confirm the findings or meet the requirements of local planning authorities.

One area to the southeast of the site was inaccessible due to enclosure by wooden fencing and no permissions were stated for access from adjacent private land, therefore this area, and trees within it, could only be surveyed from a distance.

4.0 Survey Results

4.1 Pre-Development

The baseline conditions assessments for habitats are provided in more detail in Appendix A.

The habitats present on site are shown in Table 1, alongside their distinctiveness and condition categories, with the total area of the habitats onsite (ha) and the associated baseline biodiversity units.

TABLE 3 PRE-DEVELOPMENT HABITAT BASELINE UNITS

Habitat Type	Area (ha)	Area (ha)	Retained	Area Enhanced (ha)	Area lost (ha)	Distinctiveness	Condition	Total habitat units
Sparsely vegetated land - Ruderal (u1f, 81)	0.19ha	-		-	-	Low	Poor	0.38
Other neutral grassland – (g3c, 82, 518)	0.12ha	-		-	-	Medium	Poor	0.46
*Individual Trees (200)	0.36ha	-		-	-	Medium	Moderate to Good	4.70
Total units								5.54

* Confirm plans for retention/removal of trees – a baseline calculation was possible on the assumption that each individual tree was not irreplaceable.

4.2 Post Development

Post development habitats are shown in landscape plan [figure 3], the post-development for onsite habitats value is calculated to be 0.11 units.

The habitats created and/or enhanced as part of the development are provided in Table 4.

The proposed development is to refurbish the existing main building, with additional building development to the rear. A car park is also proposed, with pathways and planted areas. All creation proposals are displayed in Figure 3.

TABLE 4 POST-DEVELOPMENT HABITAT UNITS CREATED

Habitat Type	Area (ha)	Area Retained (ha)	Area Enhanced (ha)	Area lost (ha)	Distinctiveness	Condition	Total habitat units
Modified grassland (108)	0.055ha	N/A	N/A	N/A	Low	Poor	0.11
Total units							0.11

4.3 Net Results

The data used to inform the condition assessments for the habitats pre-development and calculations from the Statutory Biodiversity are provided in the Appendices (Appendix A – Condition Assessment).

The habitat results are provided in Table 5 below. The results show that with the implementation of the Post Development Habitat plans (Figure 3), and achievement of the conditions as set out in Appendix B, the development proposals would likely result in a habitat net loss of approximately 5.45 habitat units (+98.09%).

Trading rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. As per rule 1 of the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024a) *“The trading rules of this biodiversity metric must be followed”* and *“if trading rules have not been satisfied, then a net gain in biodiversity cannot be claimed”*. The trading rules for habitats and hedgerows are met.

TABLE 5 NET RESULTS

Report stage	Habitat type	Units
Site baseline	Habitat units	5.54
	Hedgerow units	0
Site post completion	Habitat units	0.11
	Hedgerow units	0
Total percentage change	Habitat units	-98.09
	Hedgerow units	0
Trading rules met?		No

TABLE 6 TRADING RULES SUMMARY

Distinctiveness Group	Trading rule	Trading satisfied
Very high	Bespoke compensation likely to be required	Yes*
High	Same habitat required	Yes *
Medium	Same broad habitat or a higher distinctiveness habitat required	No
Low	Same distinctiveness or better habitat required	No

* - no habitats on site achieved very high or high distinctiveness.

5.0 Discussion

6.0 BNG out of season assessment

The Biodiversity Net Gain (BNG) assessment results presented in this report were derived from data collected outside the optimal survey season (April to September). As a result, certain ecological characteristics may not have been fully captured, potentially affecting the accuracy and completeness of the assessment. It is important to note that local planning authorities may not accept BNG results based on out-of-season surveys, and further surveys during the optimal season may be required to satisfy planning requirements or ensure regulatory compliance.

6.1 Loss of habitat - trees

The proposed development will necessitate the removal of several boundary trees to facilitate site access and infrastructure installation. These trees, comprising a mix of semi-mature and mature specimens, contribute to the existing baseline biodiversity value by providing habitat for nesting birds, bats, and invertebrates, as well as acting as ecological corridors for local wildlife. Their loss will result in a reduction of both habitat and linear connectivity units as calculated using the Defra Biodiversity Metric 4.0. Any compensatory measures, such as the planting of native tree species along the new site boundary which might be proposed, will require significant time to establish and provide equivalent ecological functions. This temporal gap in habitat functionality contributes to a net reduction in biodiversity value, impacting the ability of the project to achieve the required 10% net gain under the Environment Act 2021

6.2 On-site enhancement

On-site enhancements are areas of habitat enhancement which contribute significantly to the proposed development's biodiversity net gain relative to the biodiversity value before development. Retention of existing habitat does not count as an on-site enhancement.

The areas of habitat creation proposed for the site do not offset the losses incurred during development. Most of the site will be built over with sealed surfaces, as such these areas are automatically regarded as habitat lost. The areas of grassland proposed will be modified grassland and are insufficient in size or quality to offset the losses incurred post-development. The removal of trees around the boundary equate to a significant habitat loss and cannot be compensated for by replacement planting, due to the period of time taken for young trees to reach final condition.

Trading rules

The trading rules are not met due to the loss of habitat on the site, post-development.

6.3 Recommendations

To achieve compliance with the **Environment Act 2021**, it is recommended that:

- **Further Off-Site Compensation Options:** The project team explores additional offsetting opportunities within the region.
- **Redesign Opportunities:** Adjustments to the development layout are considered to reduce habitat loss and create space for additional habitat creation.

- **Stakeholder Engagement:** Ongoing discussions with the local planning authority and biodiversity stakeholders are pursued to identify viable solutions.

References

Baker, J., Hoskin, R., & Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development: A practical guide.

British Standards Institute. (2021). BS 8683:2021 Process for designing and implementing Biodiversity Net Gain Specification.

BSI. (2013). BS 42020 – a code of practice for biodiversity in planning and development. London: BSI Group. Retrieved from <https://www.bsigroup.com/LocalFiles/en-GB/biodiversity/BS-42020-Smart-Guide.pdf>

Department for Environment Food & Rural Affairs (DEFRA). (2024c). The Statutory Biodiversity Metric Calculation Tool.

Department for Environment Food & Rural Affairs (DEFRA). (2024a). The Statutory Biodiversity Metric: User Guide.

Department for Environment Food & Rural Affairs (DEFRA). (2024b). The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology.

Stace. (2019). New Flora of the British Isles (4th ed.). Suffolk: C&M Floristics Middlewood Green.

UKHab Ltd. (2023). UK Habitat Classification Version 2.0.

Figures

Figure 1 – Site Boundary



Figure 2 – Pre-development Habitat Plan



Figure 3 – Post-development Habitat Plan



Appendix A - Baseline Condition Assessment Data

Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):		
<ul style="list-style-type: none"> • Passes all 3 core criteria; AND <ul style="list-style-type: none"> • Meets the requirements for Good condition within criterion C. 	Good (3)	No
<ul style="list-style-type: none"> • Passes 2 of 3 core criteria; OR <ul style="list-style-type: none"> • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C. 	Moderate (2)	No
<ul style="list-style-type: none"> • Passes 0 or 1 of 3 core criteria. 	Poor (1)	Yes

Survey Cover Sheet			
Survey date/s	11.12.2024	Site name or location	102 Sherbourne Street, Cheetham Hill, Manchester M8 8ND
Weather conditions	5 Degrees, Overcast, No rain	Project or development name	Sherbourne Street BNG
Surveyor name	Neil Smith	On-site or off-site	On-site
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Grassland low distinctiveness	2					2	
	Individual trees	16	14		2			
	Sparsely vegetated land	5					5	
	Urban	4						N/A - Other

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)													
UK Habitat Classification (UKHab) Habitat Types													
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland													
Habitat Description													
Vacant, unmanaged grassland with areas used as storage/dumping ground. Suboptimal species present throughout, including creeping buttercup <i>Ranunculus repens</i> , broad-leaved dock <i>Rumex obtusifolios</i> , curled dock <i>Rumex crispus</i> , spear thistle <i>Cirsium vulgare</i> , cow parsley <i>Anthriscus sylvestris</i> . Grass species included cock's-foot <i>Dactylis glomerata</i> , creeping bent <i>Agrostis stolonifera</i> , crested dog's-tail <i>Cynosurus cristatus</i> and false oat-grass <i>Arrhenatherum elatius</i> .													
UKHab – UK Habitat Classification													
On-site or off-site, site name and location	On-site, Sherbourne Street, Manchester M8 8ND	Survey date and Surveyor name	11.12.2024 - Neil Smith										
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		Habitat parcel reference											
		1	2										
Condition Assessment Criteria		Grid reference											Notes (such as justification)
		SD	SD 84056										
		84047 00306	00254										
		Criterion passed (Yes or No)											
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	No										
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 insects, birds and small mammals to live and breed.	No	No										
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Yes										
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Yes										
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	No										
Additional Criterion - must be assessed for all non-acid grassland types													
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	No										
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No										
Number of criteria passed		2	2										
Condition Assessment Result	Condition Assessment Score	Score Achieved %/											
Acid grassland types (Result out of 5 criteria)													
Passes 5 criteria	Good (3)	x	x										
Passes 3 or 4 criteria	Moderate (2)	x	x										
Passes 2 or fewer criteria	Poor (1)	x	x										
Non-acid grassland types (Result out of 6 criteria)													
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	x	x										
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	x	x										
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	✓	✓										
Suggested enhancement interventions to improve condition score													

Condition Sheet: URBAN Habitat Type													
Habitat Types													
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground													
Habitat Description													
Parcels of sparsely vegetated ruderal and ephemeral areas on neglected vacant/derelict ground - species present include butterfly bush Buddleja davidi, weld Reseda luteola, Rosebay willowherb Chamaeneris angustifolium, spear thistle Cirsium vulgare, bramble Rubus fruticosus agg., common nettle Urtica dioica.													
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: Link to UK Habitat Classification													
On-site or off-site, site name and location	On-site, Sherbourne Street, Manchester M8 8ND		Survey date and Surveyor name		11.12.2024 - Neil Smith								
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			1	2	3	4	5						
			Grid reference										
Condition Assessment Criteria		SD		SD	SD	SD	SD	SD					
		84007 00268	84004 00242	84027 00239	84048 00230	84021 00311							
		Criterion passed (Yes or No)										Notes (such as justification)	
Core Criteria - must be assessed for all urban habitat types:													
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		No	No	No	No	No						
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.		No	No	No	No	No						
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).		Yes	Yes	Yes	Yes	Yes						
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:													
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.												
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:													
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .												
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.												
Additional Criterion - must be assessed for Intensive green roofs only:													
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).												
Additional Criterion - must be assessed for Biodiverse green roofs only:													
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.												
Essential criteria relevant for habitat type achieved (Yes or No)			Yes	Yes	Yes	Yes	Yes						
Number of criteria passed			1	1	1	1	1						
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√										
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	x	x	x	x	x						
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	x	x	x	x	x						
• Passes 0 or 1 of 3 core criteria.		Poor (1)	√	√	√	√	√						
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)											
• Passes 0 or 1 of 4 criteria.		Poor (1)											
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)											
• Passes 2 or fewer of 5 criteria.		Poor (1)											
Suggested enhancement interventions to improve condition score													

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 <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>															
Habitat Description															
Individual trees around the site boundary, species include: ash Fraxinus excelsior, silver birch Betula pendula, small-leaved lime Tilia cordata and aspen Populus tremula															
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	On-site, Sherbourne Street, Manchester M8 8ND				Survey date and Surveyor name		11.12.2024 - Neil Smith								
					Survey reference (if relating to a wider survey)										
Limitations (if applicable)					Habitat parcel reference										
					1	2	3	4	5	6	7	8	9	10	
					Grid reference										
Condition Assessment Criteria					SD 8404 0	SD 8404 0	SD 8405 7	SD 8406 9	SD 8406 8	SD 8406 6	SD 8406 3	SD 8406 3	SD 8406 1	SD 8406 5	
					00302	00302	00302	00302	00302	00302	00302	00302	00302	00302	
					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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
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).				Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
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	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.				No	Yes	Yes	No	No	No	Yes	Yes	Yes	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Number of criteria passed					5	6	6	5	4	4	5	6	6	5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score				Score Achieved x/✓										
Passes 5 or 6 criteria	Good (3)				✓	✓	✓	✓	x	x	✓	✓	✓	✓	
Passes 3 or 4 criteria	Moderate (2)				x	x	x	x	✓	✓	x	x	x	x	
Passes 2 or fewer criteria	Poor (1)				x	x	x	x	x	x	x	x	x	x	
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															

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 <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>														
Habitat Description														
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On-site or off-site, site name and location	On-site, Sherbourne Street, Manchester M8 8ND			Survey date and Surveyor name	11.12.2024 - Neil Smith									
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)	Fencing prevented access to the area, a full assessment was not possible for condition criteria E. The ages of the trees suggest that features might be present. The Precautionary Principal was applied.			Habitat parcel reference										
				11	12	13								
				Grid reference										
Condition Assessment Criteria				SD	SD	SD								
				84088	84093	84090								
				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	Yes	Yes								
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).			Yes	Yes	Yes								
C	The tree is mature (or more than 50% within the block are mature) ¹ .			Yes	Yes	Yes								
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	Yes	Yes								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			No	No	No								Inaccessible area - cannot assess up close.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Yes	Yes	Yes								
Number of criteria passed				5	5	5								
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	x	x								
Passes 2 or fewer criteria	Poor (1)			x	x	x								
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														



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