
**Grey Mare Lane
Beswick, Manchester**

**Biodiversity Net Gain
Assessment**

February 2025

Issue Status

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1.0 Introduction

1.1 Background

- 1.1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by Anthony Nickson Ecology Ltd on behalf of Great Places Housing Group. The assessment will accompany a planning application for the construction of a residential development on existing land off Grey Mare Lane, Beswick, Manchester (hereinafter referred to as the “site”).

1.2 The Site

- 1.2.1 The site is situated in East Manchester (NGR: SJ 86941 98292) immediately west of Grey Mare Lane and north of Newcombe Close. The habitats within the site comprise hardstanding, modified grassland and urban trees, with some small, developing areas of scrub.
- 1.2.2 The wider landscape is dominated by residential developments, commercial developments and the Manchester City Football Stadium and Training Ground development with pockets of public greenspace including parks, cemeteries and woodland belts (ref. Figure 1).



Figure 1. Site location

1.3 Planning Context

Town and Country Planning Act 1990

- 1.3.1 Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) BNG is mandatory for all developments and requires must deliver a calculable biodiversity net gain of 10%.

National Planning Policy Framework, September 2023

- 1.3.2 Chapter 15 of the NPPF outlines how local planning authorities should conserve and enhance the natural environment. The policy reaffirms the protection and enhancement of biodiversity, and significantly supports the provision of net gains for biodiversity.

Conserving and Enhancing the Natural Environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

179. To protect and enhance biodiversity and geodiversity, plans should 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.

180. When determining planning applications, local planning authorities should support whose primary objective is to conserve or enhance biodiversity; 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.

Greater Manchester Places for Everyone Joint Development Plan, adopted 21 March 2024

- 1.3.3 Through local planning and associated activities a net enhancement of biodiversity resources will be sought. Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity' states:

Development will be expected to:

a. Follow the mitigation hierarchy of:

- i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then*
- ii. Adequately mitigating any harm to biodiversity, then*
- iii. Adequately compensating for any remaining harm to biodiversity*

b. Avoid fragmenting or severing connectivity between habitats;

c. Achieve a measurable net gain in biodiversity of no less than 10%;

d. Make appropriate provision for long-term management of habitats and geological features connected to the development;

e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and

f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

2.0 Methodology

Biodiversity Net Gain

- 2.1.1 BNG is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.
- 2.1.2 BNG is calculated using the [Statutory Biodiversity Metric Calculation Tool](#), the tool uses habitats as a proxy for biodiversity and calculates biodiversity value for the purposes of BNG. Biodiversity value is calculated in standardised 'biodiversity units.'

Good Practice Principles

- 2.1.3 The [BNG Good Practice Principles for Development](#) are the key principles which set out good practice for achieving BNG and must be applied all together, as one approach. The principles are as follows:
- Principle 1. Apply the Mitigation Hierarchy
 - Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere
 - Principle 3. Be inclusive and equitable
 - Principle 4. Address risks
 - Principle 5. Make a measurable Net Gain contribution
 - Principle 6. Achieve the best outcomes for biodiversity
 - Principle 7. Be additional
 - Principle 8. Create a Net Gain legacy
 - Principle 9. Optimise sustainability
 - Principle 10. Be transparent

Site Survey

- 2.1.4 The site was initially visited on 26 April 2024 to carry out a UK Habitat survey and revisited on 15 May 2024 to acquire diameter at breast height (DBH) of trees on-site to feed into the condition assessment. Surveys were carried out during the period which is considered optimal for botanical assessment.
- 2.1.5 The UK Habitat survey involved identifying the habitat types present within the site and defining their boundaries. Each distinct habitat was assigned to a UK Habitat Classification code as set out in UKHAB v2. Discrete primary habitat types were assigned to a Level 3 code or above where possible and accompanied with relevant secondary codes where applicable. Using the information collated on the survey, a map was produced on QGIS defining the habitat types and their boundaries (ref. Appendix A).
- 2.1.6 Once primary area and linear habitat types were identified, they were each condition assessed using the Statutory Metric condition sheets using appropriate, corresponding condition criteria for each habitat where applicable. Condition assessment sheets are provided in Appendix B of this report.
- 2.1.7 In addition to the above, areas of grassland within the application site were subject to quadrat sampling to inform on species diversity and richness to feed into condition assessments. A total of five 1m x 1m quadrats were placed randomly across the grassland and their locations documented with the use of What3words. All species contained within the samples were recorded with a measure of relative abundance according to the Domin scoring system (ref. Table 1).

Table 1. Domin values as measures of relative abundance

Cover	Domin
91-100%	10
76-90%	9
51-75%	8
34-50%	7
26-33%	6
11-25%	5
4-10%	4
<4% (many individuals)	3
<4% (several individuals)	2
<4% (few individuals)	1

- 2.1.8 Further to targeted quadrat sampling, botanical species list for each of the habitats were also produced during the survey, with reference to the DAFOR scale (D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare). Botanical nomenclature follows Streeter (2016).
- 2.1.9 Applicable habitat condition sheet information, strategic significance information and habitat area information extracted from the QGIS model was then used to populate the A-1 On-Site Habitat Baseline tab to calculate the baseline 'value' of the site in quantifiable terms (measured in Biodiversity or Habitat Units (BU)).
- 2.1.10 The draft landscape plans produced by Bowker Sadler Architecture (Landscape GA 423-01-D & Detailed Planting Proposals 423-01-A) were then transposed into QGIS to produce a proposed habitat map (ref. Appendix C). Area information was then used to populate the A-2 On-Site Habitat Creation tab in the metric.

Personnel

- 2.1.11 The survey and biodiversity metric calculation were carried out by Olivia Leversedge. Olivia is a Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with over 3 years of experience conducting botanical and terrestrial habitat surveys. She has attended accredited UK Habitat Classification training and CIEEM's professional development training event 'Biodiversity Metric V4 Training'.

3.0 Results

Baseline Habitats

- 3.1.1 The site is approximately 0.318 ha and is principally composed of developed land with sparsely vegetated urban land, landscaped areas of modified grassland and urban trees. The general character of the site is shown in photo plates 1 - 5.

g4 Modified grassland

Secondary codes: 106

Habitat area: 0.1145 ha

Condition: Good

Corresponding Biodiversity Metric category:
Grassland - Modified grassland

Habitat parcel reference: MG1

Proposed impact: Replaced to same condition following construction phases.

- 3.1.2 Modified grassland lawns and verges occur to the north and west site boundary. Areas of grass site were tall at the time of the survey whereas other areas had been mown to a short height (ref. Appendix D; photo plates 1 - 2). Grassland habitats throughout the site are likely to be subject to a regular management regime due to its location to support its aesthetic and amenity function as a landscaped urban perimeter habitat. This is supported by a review of satellite imagery.
- 3.1.3 A list of the species identified within the grassland is provided in Table 2.

Table 2. Modified grassland species list with scale of relative abundance (DAFOR)

Common name	Scientific name	DAFOR
Annual meadow grass	<i>Poa annua</i>	D
Yorkshire fog	<i>Holcus lanatus</i>	O
Red fescue	<i>Festuca rubra</i> agg.	O
False oat-grass	<i>Arrhenatherum elatius</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	LF
Meadow buttercup	<i>R. acris</i>	R
Cuckoo flower	<i>Cardamine pratensis</i>	R
Wavy bittercress	<i>Cardamine flexuosa</i>	R
Dandelion	<i>Taraxacum officinale</i> agg.	R
Ragwort	<i>Jacobaea vulgaris</i>	R
White clover	<i>Trifolium repens</i>	R
Common mouse-ear	<i>Cerastium fontanum</i>	R
Herb robert	<i>Geranium robertianum</i>	R
Geranium	<i>Geranium</i> sp. (garden variety)	R
Ribwort plantain	<i>Plantago lanceolata</i>	R
Greater plantain	<i>Plantago major</i>	R
Curled dock	<i>Rumex crispus</i>	R
Broad-leaved dock	<i>Rumex obtusifolius</i>	R
Willowherb	<i>Epilobium</i> sp.	R
Creeping thistle	<i>Cirsium arvense</i>	R
Cleavers	<i>Galium aparine</i>	R
Wood avens	<i>Geum urbanum</i>	R
Ivy-leaved speedwell	<i>Veronica hederifolia</i>	R
Common vetch	<i>Vicia sativa</i>	R
Chickweed	<i>Stellaria</i> sp.	R

- 3.1.4 Quadrat sampling of the grassland attained an average of 6.2 species per metre square. The survey data is summarised in Table 3.

Table 3. Modified grassland quadrat sampling results

Species	Q1 what.3.words ///racks.undulation. spends	Q2 what.3.words ///mugs.inspector .preps	Q3 what.3.words ///warns.round .older	Q4 what.3.words ///finger.book.voters	Q5 what.3.words ///fits.ever.winter
Annual meadow grass (<i>Poa annua</i>)	9	9	8	9	8
Creeping buttercup (<i>Ranunculus repens</i>)	2	1	4	2	2
Dandelion (<i>Taraxacum officinale</i> agg.)	1	2	4	2	4
Yorkshire fog (<i>Holcus lanatus</i>)	6	6	7	6	6
White clover (<i>Trifolium repens</i>)	2	1	-	-	1
Common mouse-ear (<i>Cerastium fontanum</i>)	-	1	-	-	-
Red fescue (<i>Festuca rubra</i>)	-	-	6	5	-
Wavy bittercress (<i>Cardamine flexuosa</i>)	-	-	2	-	-
Ribwort plantain (<i>Plantago lanceolata</i>)	-	-	1	-	1
Broad-leaved dock (<i>Rumex obtusifolius</i>)	-	-	1	-	-
Meadow buttercup (<i>Ranunculus acris</i>)	-	-	-	1	-
Total no. of species	5	6	7	6	6

u1b6 Other developed land

Secondary codes: N/A

Habitat area: 0.1277 ha

Condition: N/A

Corresponding Biodiversity Metric category:
Urban - Developed land; sealed surface

Habitat parcel reference: U1B6

Proposed impact: N/A

- 3.1.5 Developed land within the site comprises tarmac roads, pavements, and a concrete car park.

u1f Sparsely vegetated urban land

Secondary codes: 82

Habitat area: 0.1352 ha

Condition: Poor

Corresponding Biodiversity Metric category:

Urban - Vacant or derelict land

Habitat parcel reference: U1F

Proposed impact: Redevelopment into developed land; sealed surface and soft landscaping (modified grassland and introduced shrub)

3.1.6 There is a derelict area to the east of the site which is fenced off and has no public access. This area of the site is currently operating as a site compound and contains two shipping containers amongst various construction affiliated paraphernalia. The site compound contains the foundations of a demolished building and a tarmac area which was previously used for parking. The habitats are typically represented by concrete and tarmac hardstanding (developed land; sealed surface), with scattered patches of developing *Buddleja davidii* and bramble (*Rubus fruticosus* agg.) scrub, and colonisation of ground-level ruderal species typical of urban waste ground, principally occurring along the fence line and in gaps between the concrete foundations. The general character is shown in photo plates 3 – 6.

3.1.7 A list of the species documented within the derelict site is provided in Table 4.

Table 4. Sparsely vegetated urban land species list with scale of relative abundance (DAFOR)

Common name	Scientific name	DAFOR
Butterfly bush	<i>Buddleja davidii</i>	LO
White clover	<i>Trifolium repens</i>	R
Common mouse-ear	<i>Cerastium fontanum</i>	R
Rosebay willowherb	<i>Chamerion angustifolium</i>	LF
Dandelion	<i>Taraxacum officinale</i> agg.	F
Yorkshire fog	<i>Holcus lanatus</i>	R
Common nettle	<i>Urtica dioica</i>	R
Colt's foot	<i>Tussilago farfara</i>	O
Curled dock	<i>Rumex crispus</i>	R
Broad-leaved dock	<i>Rumex obtusifolius</i>	R
Ribwort plantain	<i>Plantago lanceolata</i>	F
Herb Robert	<i>Geranium robertanum</i>	R
Fleabane	<i>Erigeron</i> sp.	R
Spear thistle	<i>Cirsium vulgare</i>	R
Procumbent pearlwort	<i>Sagina procumbens</i>	LF
Common ragwort	<i>Senecio jacobaea</i>	R
Red fescue	<i>Festuca rubra</i> agg.	R
Bramble	<i>Rubus fruticosus</i>	LO
False oat-grass	<i>Arrhenatherum elatius</i>	R

u1 Scattered trees

Secondary codes: 32

Habitat area: 0.2443 ha

Condition: See table 5

Corresponding Biodiversity Metric category:
Individual trees - Urban tree

Habitat parcel reference: See table 5

Proposed impact: Loss of five trees (T1, T4, T5, T7 & T8).

- 3.1.8 There is a total of 15 urban trees occurring within the site boundary. The trees appear to be mature specimens which have been planted along the perimeter of the carpark and roads as part of the original landscaping design of the site.
- 3.1.9 T1 was assessed individually whilst all other trees were assessed as a single group (habitat parcel ref. UTG)
- 3.1.10 Details of the trees, including the species, diameter at breast height (DBH) and assessed condition is detailed below in Table 5.

Table 5: Details of trees within the scope of assessment. Information relating to species, life stage and diameter was extracted from the arboricultural report.

Tree ref.	Species	DBH (cm)	Assessed condition	Habitat Parcel
T1	Norway maple (<i>Acer platanoides</i>)	40.1	Poor	T1
T2	Lime (<i>Tilia</i> sp.)	45.9	Moderate	UTG
T3	Sycamore (<i>Acer pseudoplatanus</i>)	49.6	Moderate	UTG
T4	Hawthorn (<i>Crataegus monogyna</i>)	38.9	Moderate	UTG
T5	Sycamore (<i>Acer pseudoplatanus</i>)	50.2	Moderate	UTG
T6	Whitebeam (<i>Aria edulis</i>)	47	Moderate	UTG
T7	Whitebeam (<i>Aria edulis</i>)	50.1	Moderate	UTG
T8	Whitebeam (<i>Aria edulis</i>)	41	Moderate	UTG
T9	Pin oak (<i>Quercus palustris</i>)	38.2	Moderate	UTG
T10	Pin oak (<i>Quercus palustris</i>)	35.4	Moderate	UTG
T11	Pin oak (<i>Quercus palustris</i>)	43	Moderate	UTG
T12	Pin oak (<i>Quercus palustris</i>)	47.1	Moderate	UTG
T13	Pin oak (<i>Quercus palustris</i>)	38.6	Moderate	UTG
T14	Pin oak (<i>Quercus palustris</i>)	37.6	Moderate	UTG
T15	Pin oak (<i>Quercus palustris</i>)	36.9	Moderate	UTG

Baseline Habitat Summary

3.1.11 The results of the baseline assessment are summarised below in Table 6.

Table 6. Summary of on-site baseline habitats

Habitat Type	Habitat parcel ref.	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Units	Habitat Units Lost
Development land; sealed surface	U1B6	0.1227	Very Low	N/A	Low	0.00	0.00
Modified grassland	MG1	0.0615	Low	Good	Low	0.37	0.37
Vacant or derelict land	U1F	0.1008	Low	Poor	Low	0.20	0.20
Urban trees	T1	0.0163	Medium	Poor	Low	0.07	0.07
Urban trees	UTG	0.2117	Medium	Moderate	Low	1.69	0.65
Total						2.33	1.29

Proposed Habitats

3.1.12 The proposed habitat types and their areas are summarised in Table 7.

Table 7. Summary of on-site habitat creation.

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Units
Developed land; sealed surface	0.1173	Very Low	N/A	Low	0.00
Developed land; sealed surface	0.0918	Very Low	N/A	Low	0.00
Modified grassland	0.0471	Low	Good	Low	0.06
Introduced shrub	0.0288	Low	N/A	Low	0.22
Urban trees	0.0814	Medium	Poor	Low	0.23
Total					0.50

Headline Results

3.1.13 The proposed redevelopment of the site at present will result in a net loss of 0.78 habitat units (-33.62%). Trading rules within the metric are not satisfied due to a net loss of the habitats identified within the baseline assessment (trees, modified grassland and vacant or derelict urban land).

3.1.14 To meet the mandatory 10% net increase, an additional 1.02 habitat units are required.

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.78	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-33.62%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲	

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-0.15	0.00	-0.15
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.06	0.00	0.06
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	-0.20	0.00	-0.20
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.29	0.00	-0.29

Medium Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-0.49	0.00	-0.49	-0.49
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland: broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland: mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.49	0.00	-0.49	

4.0 Conclusions and Recommendations

4.1.1 The following conclusions can be made from the BNG assessment:

- The proposed development will result in net loss of -33.62% and 0.78 habitat units;
- Trading rules within the metric are not satisfied due to a net loss of individual trees, modified grassland and vacant/derelict land;
- An additional 1.02 habitat units are required to offset habitat losses, achieve a 10% net increase and meet trading rules.

4.1.2 The landscape design has exhausted opportunities to maximise the post construction habitat units achieved within the application site. The following compensatory measures should therefore be considered:

- Deliver 90 small urban trees (0.3628 ha) within the Manchester City Council or Manchester Conurbation National Character Area. Any planting would be tied to a legal agreement involving a requirement to maintain, manage and monitor the trees for at least 30 years.
- Purchase the 1.02 unit shortfall from a third party off-site habitat bank provider.

5.0 References

Biodiversity Net Gain Good Practice Principles for Development, CIEEM / CIRIA / IEMA, 2016

Environment Act 2021 (available at <https://www.legislation.gov.uk>)

Greater Manchester Places for Everyone Joint Development Plan, adopted 21st March 2024

Statutory Biodiversity Metric Calculation Tool, DEFRA, February 2024

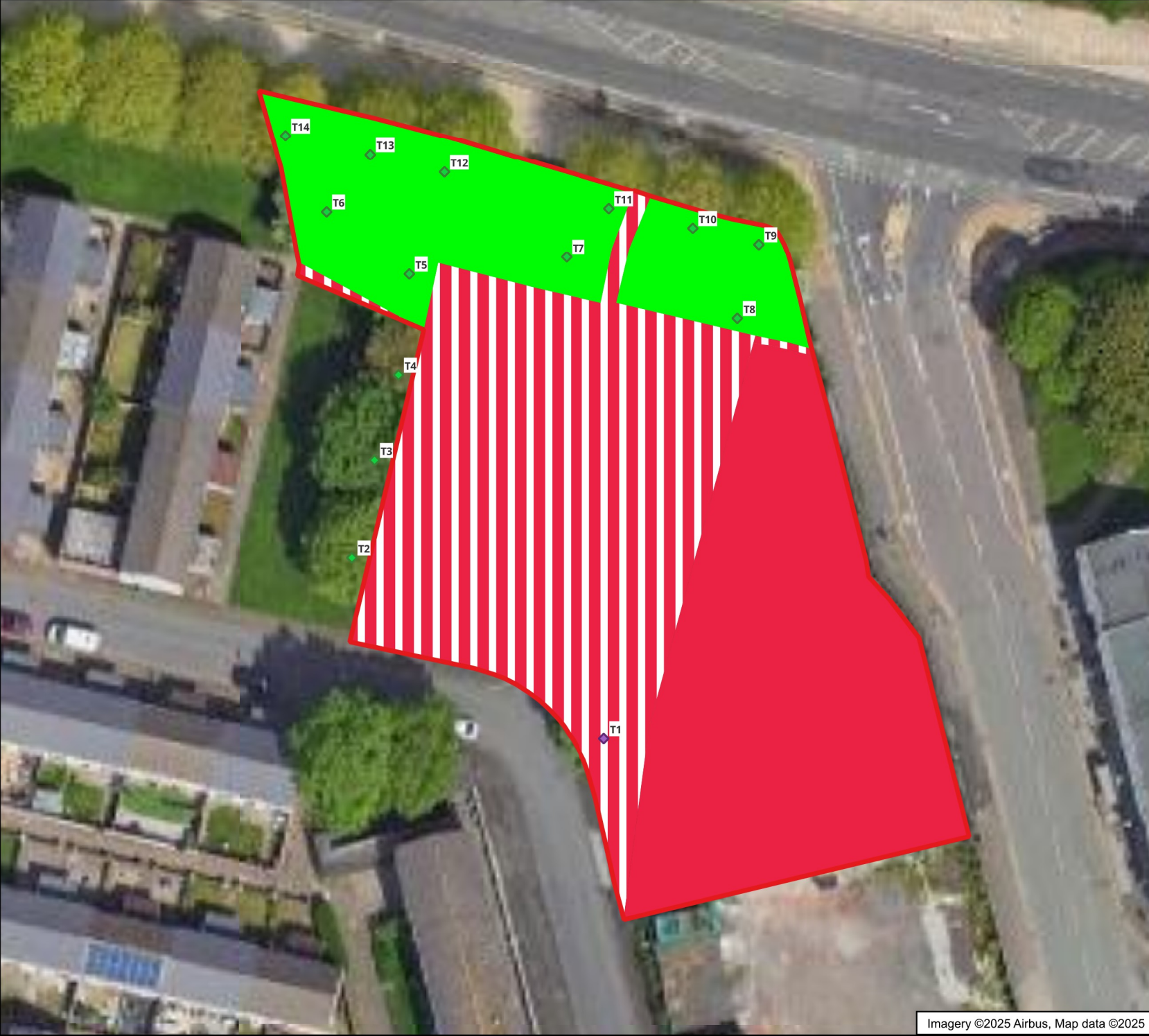
Statutory Biodiversity Metric Condition Assessments, DEFRA, February 2024

Statutory Biodiversity Metric: User Guide, DEFRA, February 2024

Town and Country Planning Act 1990 (available at <https://www.legislation.gov.uk>)

UK Habitat Classification Version 2.0 (<https://www.ukhab.org>), UKHab Ltd, 2023

Appendix A - Habitat Baseline Map



Legend

-  u1b6 Other developed land
(Developed land; sealed surface)
Area: 0.1227 ha
Condition: N/A
-  u1f Sparsely vegetated urban land
(Vacant or derelict land)
Area: 0.1008 ha
Condition: Poor
-  g4 Modified grassland
Area: 0.0615 ha
Condition: Good
-  u1 Urban tree
Area: 0.0163 ha
Condition: Poor
-  u1 Urban tree
Area: 0.2117 ha
Condition: Moderate
-  Application boundary
Area: 0.2850 ha

Project:
Grey Mare Lane
Beswick, Manchester

Drawing Title:
UK Habitat A-1 On-Site Habitat Baseline

Date:
27/02/2025

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03

Appendix B - Habitat Condition Assessments

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	On-site Grey Mare Lane Grey Mare Lane, Beswick, Manchester	Survey date and Surveyor name	26 April 2024 Olivia Leversedge
Limitations (if applicable)	Species within areas of grass which had been mown prior to survey could only be identified based on vegetative features and it is likely that some species which were present may not have been observed/identified. All areas of grass are therefore assessed as the same habitat parcel regardless of management as a precautionary approach.	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ 86945 98294 (site centroid)	Habitat parcel reference	MG1
Habitat Description			
Modified grassland lawns and verges occurring as landscaped features functioning for aesthetic and amenity purposes.			
ukhab – UK Habitat Classifica			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² 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 m² (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.	Yes	Quadrat sampling of the grass attained an average of 6.2 species per metre square.
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	The grass has some limited value for invertebrates when left to grow during spring months, however routine management is evident through satellite imagery and revisiting the site and this does not allow the grass to persist as a sward with diverse height.
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.	Yes	No scrub or bramble present within the grass.
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	Some localised damage to the northeast of the site though this totals to less than 5% of the total grassland within the site.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground limited to small, patchy areas to the northeast of the site.

F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No Schedule 9 species present.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			6
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	x	
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)		
Suggested enhancement interventions to improve condition score			
N/A			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

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 Area of vacant or derelict land consisting predominantly of hardstanding with developing areas of scattered scrub and colonisation of ground-level ruderal species typical of urban waste ground.			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site Grey Mare Lane Grey Mare Lane, Beswick, Manchester	Survey date and Surveyor name	26/04/2024 Olivia Leversedge
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ 86967 98266	Habitat parcel reference	U1F
Condition Assessment Criteria		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	The site is comprised predominantly of hardstanding with developing areas of scattered scrub and ground-level ruderal plants due to a lack of ongoing management. Very limited value for invertebrates and no value for vertebrates.
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	Low species diversity was recorded. Many species identified within the site occur as rare components of the vegetative community.
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).	No	Scattered areas of buddleja davidii are common components of the site vegetation.
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)			
Number of criteria passed			
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)	
• 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)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	x
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			
N/A			
Footnotes			

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			
Norway maple (Acer platanoides) tree planted within tarmac pavement			
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 Grey Mare Lane Grey Mare Lane, Beswick, Manchester	Survey date and Surveyor name	Olivia Leversedge 26/04/2024
Limitations (if applicable)	Absence of arboricultural report.	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ 86950 98265	Habitat parcel reference	T1
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).	No	Tree is a Norway maple (Acer platanoides).
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	Individual tree - automatic pass.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Assessed as mature based on professional judgement, DBH and standard growth rate of Norway maple in the absence of an arboricultural report.
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.	No	No evidence of impact to tree health & no evidence of regular pruning.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Described features not observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	Planted in a pit on a tarmac pavement.
Number of criteria passed		2	
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)		
Passes 2 or fewer criteria	Poor (1)	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			
Group of 14 trees planted as landscaped features comprised of lime (Tilia sp.), hawthorn (Crataegus monogyna), two sycamore (Acer pseudoplatanus), three whitebeam (Aria edulis) and seven pin oak (Quercus palustris).			
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 Grey Mare Lane Grey Mare Lane, Beswick, Manchester	Survey date and Surveyor name	Olivia Leversedge 20/04/2024
Limitations (if applicable)	Absence of arboricultural report.	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ 86941 98292 (site centroid)	Habitat parcel reference	UTG (T2 - T15)
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).	No	Group is principally comprised of non-native species.
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	Tree canopy is predominantly continuous.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Assessed as mature based on professional judgement, DBH and standard growth rate of Norway maple in the absence of an arboricultural report.
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.	No	Evidence of management throughout various stages of tree lives, mainly removal of lower limbs. Growth likely to be impeded by pruning.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Localised peeling bark, T5 containing rotting wood and cavities. Features are low value.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Planted within an area of modified grassland
Number of criteria passed		3	
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			

Appendix C - Habitat Creation Map



Legend

-  u1b5 Buildings
(Developed land; sealed surface)
Area: 0.1173 ha
Condition: N/A
-  u1b6 Other developed land
(Developed land; sealed surface)
Area: 0.0918 ha
Condition: N/A
-  g4 Modified grassland
Area: 0.0471 ha
Condition: Good
-  u1 Introduced shrub (847)
Area: 0.0288 ha
Condition: N/A
-  u1 Urban tree (retained)
Area: 0.1303 ha
Condition: Moderate
-  u1 Urban tree (proposed)
Area: 0.0814 ha
Condition: Poor
-  Application boundary
Area: 0.2850 ha

Project:
Grey Mare Lane
Beswick, Manchester

Drawing Title:
UK Habitat A-2 On-Site Habitat Creation

Date:
27/02/2025

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Appendix D - Photograph Plates

Plate 1: East area of the site



Plate 2: Example of modified grassland



Plate 3: Modified grassland



Plates 4: Vacant / derelict land



Plate 5: Urban trees to north of the site



Plate 6: Quadrat sample 1



Plate 7: Quadrat sample 2



Plate 8: Quadrat sample 3



Plate 9: Quadrat sample 4



Plate 10: Quadrat sample 5

