



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

14 WILTON ROAD, CRUMPSALL, MANCHESTER, M8 4WQ

MARCH 2025

Biodiversity Net Gain Assessment Summary Report

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A report for

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Report by



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Appendix 1: 14 Wilton Road, Crumpsall M8 4WQ Statutory Biodiversity Metric Condition Assessments 23.07.24 (Ver. 4). Separate file.

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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned to undertake a Biodiversity Net Gain (BNG) assessment for a proposed development 14 Wilton Road, Crumpsall, Manchester, M8 4WQ.

To address the anticipated loss of low distinctiveness habitats as a result of the proposed development a biodiversity net gain (BNG) assessment has been undertaken to determine whether a 10% gain can be achieved. This is in line with both National and Local Planning Policy ((Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)).

The assessment has been undertaken to support the LPA in making an informed decision on whether the proposal will be able to achieve the required 10% net gain.

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

1. Pennine Ecological (2025). 14 Willow Road -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled
2. Appendix 1 14 Wilton Road, Crumpsall M8 4WQ
Statutory_Biodiversity_Metric_Condition_Assessments 23.07.24 (Ver. 4).xlsx
3. 140962_FO_2024-PLANS_AND_ELEVATIONS_INC._LOCATION_PLAN-2599011 (1).

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

The biodiversity calculation concluded that the current proposal would result in a net loss of biodiversity on the site. The habitat trading rules have also not been satisfied.

2.1.1 Habitat Net Gain Results

A summary of the habitat calculations is provided in Tables 2.1 and 2.2 below. Most of the affected habitats on the site are of very low to low distinctiveness (i.e. developed land, sealed surface and vegetated garden). A small stand of hawthorn scrub and one tree will be removed for additional access. Areas of vegetated garden landscaping will be created on the site borders along with new sealed surfaces for drives and car parking.

Refer to Appendix B, Figure 1 for baseline habitats plan. Refer to Appendix B, Figure 2 and 3 for site proposals.

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Value Unit	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Individual trees	0.05	Moderate	0.42	0.049	0	0.03
Individual trees	0.04	Good	0.44	0.04	0	0
Urban - Vegetated garden	0.03	N/A	0.06	0	0	0.06
Developed land; sealed surface and Buildings	0.03	N/A	0	0.03	0	0
Hawthorn scrub	0.0008	Poor	0	0	0	0
TOTAL	0.06 (excluding trees)		0.92	0.119	0	0.10

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time Target Condition (Years) to	Habitat Units Delivered
Developed land; sealed surface	0.036	Created	V.Low	Condition Assessment N/A	Area not in Local Strategy	0	0.00
Vegetated garden	0.026	Created	Low	Condition Assessment N/A	Area not in Local Strategy	0	0.05
TOTAL	0.06 (excluding trees)						0.05

3. CONCLUSION

3.1 CONCLUSION

A summary of the BNG assessment can be found in Table 3.1 and the headline results extracted in Table 3.2 below.

The proposed site plan would result in a loss of 0.05 habitat units with no opportunity to off-set this on site as it is classed as 'private garden'. As a result, a net gain is not achievable on site and habitat trading rules have not been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	- 0.05 unit loss / - 5.02%
Trading Rules Satisfied	No

Table 3.2: BNG Headline Results extract

On-site baseline	Habitat units	0.93		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.88		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.05		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.05		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.05		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-5.02%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.93	1.02	0.14
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

4. BNG PROPOSALS

The current proposals will result in a -5.02 % net loss. In order for the proposal to achieve 10% net gain, 0.14 habitat units are required.

Given the small plot size and owed to the fact that this is within private curtilage, there are no opportunities for biodiversity enhancement / creation within the site. Therefore, the applicant will deliver their BNG through the purchase of off-site habitat units.

4.1 POTENTIAL OFF-SITE LOCATIONS

A review of <https://www.futurehomes.org.uk/biodiversityunitfindermap> has been undertaken to identify nearby receptor sites.

It should be noted that if the habitat bank is located outside of the Local Planning Authority (LPA) or National Character Area (NCA) of the site, then a spatial risk multiplier¹ is applied to the habitat unit deficit.

The nearest landholders (both available and pending) are as follows:

(a) Habitat Units (Available)

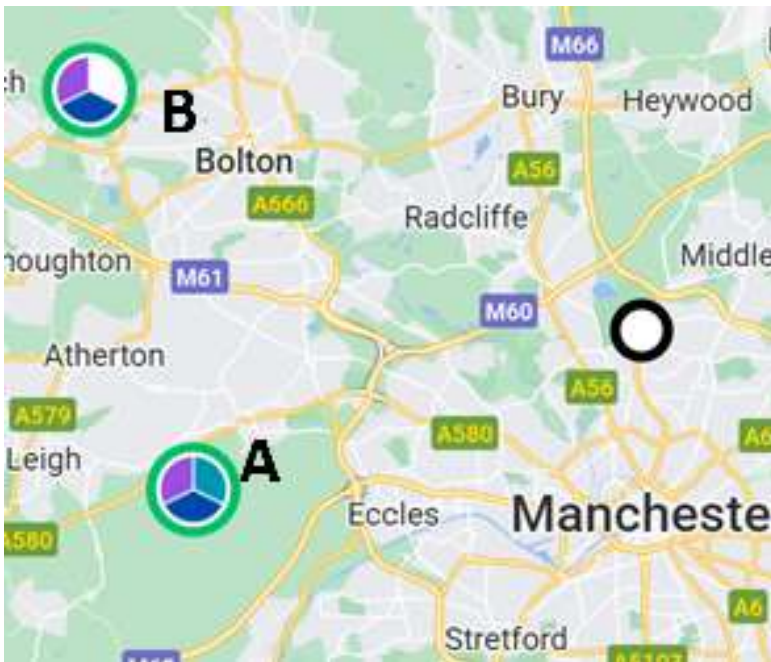
Green Earth Developments Group
Astley, Tyldesley, Manchester M29 7JZ, UK
Site ID: A269

(b) Habitat Units (Pending)

Environment Bank
Horwich, Bolton BL6 6PZ, UK
Site ID: A104

¹ Refer to Page 35 of the Statutory Metric User Guide for details on Spatial Risk Multipliers - https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf

Figure 4.1: Screenshot of biodiversity unit finder map



In order for the planning application to be approved, the client will need to provide the Local Planning Authority (LPA) with enough evidence that 10% net gain can be achieved. Evidence could include engagement with a habitat bank, to confirm that habitat units are available.

REFERENCES

DEFRA (2024) The Statutory Biodiversity Metric: User Guide. Last updated: July 2024.

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

Pennine Ecological (2025). 14 Willow Road -

The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled

Appendix 1 14 Wilton Road, Crumpsall M8 4WQ
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<https://www.futurehomes.org.uk/biodiversityunitfindermap> (accessed 18/03/2025).

Natural England National Character Areas - <https://nationalcharacterareas.co.uk/> (accessed 18/03/2025).

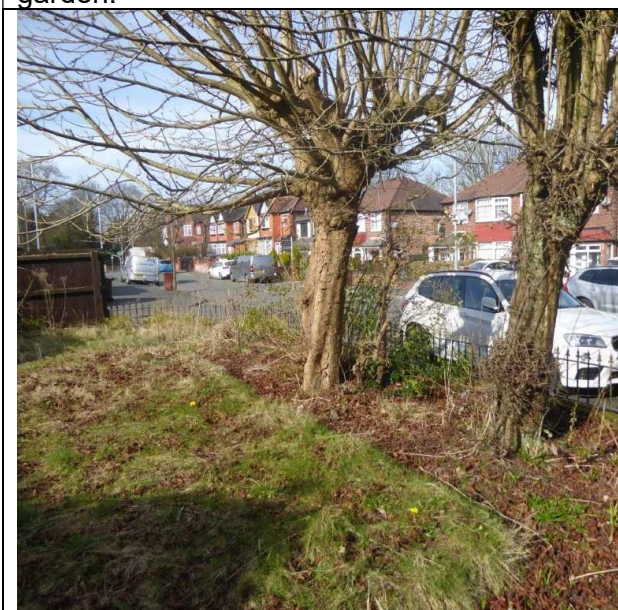
Appendix A: Site Photos



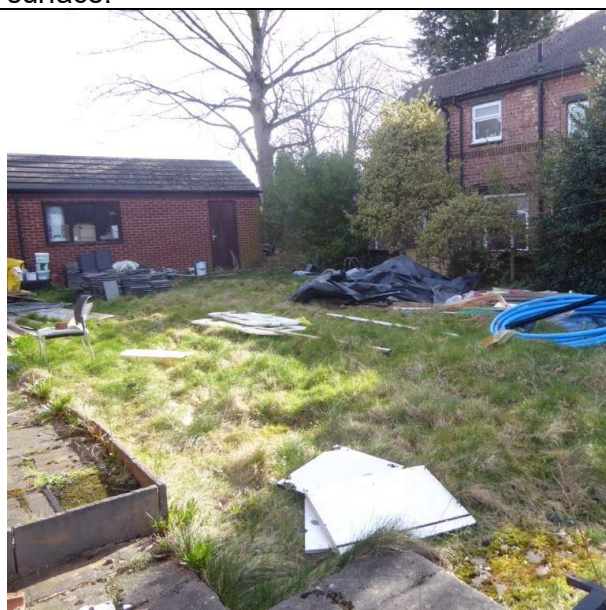
Photograph 1: Building and vegetated garden.



Photograph 2: Developed land, sealed surface.



Photograph 3: Individual tree and hawthorn scrub.



Photograph 4: Vegetated garden and trees in the south of the site.

Appendix B: Figures

Figure 1: UKHabs Baseline Map

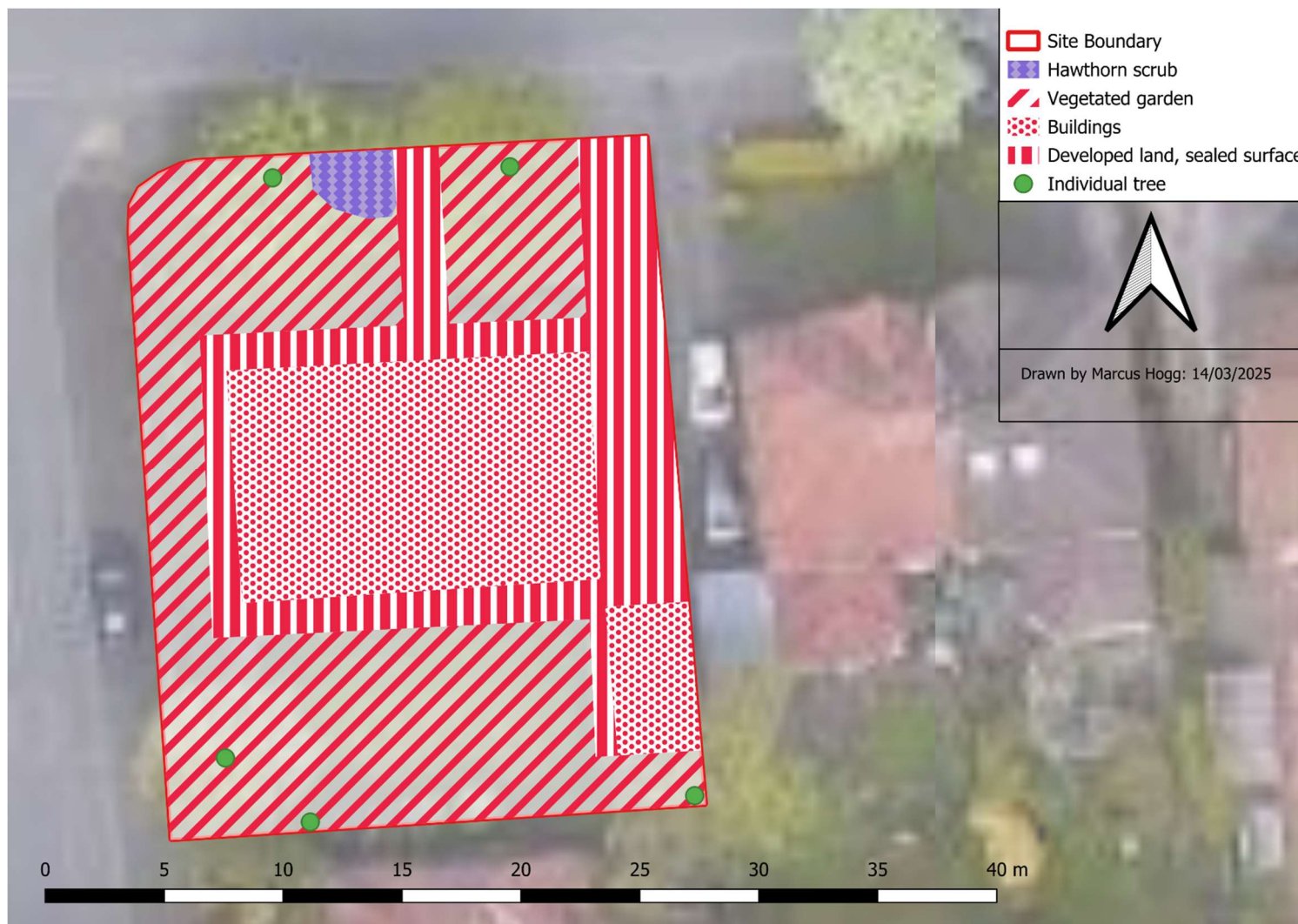


Figure 2: UKHabs Proposed Site Layout



Figure 2: 140962_FO_2024-PLANS_AND_ELEVATIONS_INC_LOCATION_PLAN-2599011 (1)

