BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT

LAND AT 60A WOOD ROAD, WHALLEY RANGE, GREATER MANCHESTER

DECEMBER 2024

Biodiversity Net Gain Assessment Summary Report

Land at 60A Wood Road, Whalley Range, Greater Manchester

A report for

NORTHEDGE

On behalf of their client

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Report by

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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 at 60A Wood Road, Whalley Range, Greater Manchester.

To address the anticipated loss of low and medium distinctiveness habitats, a BNG assessment has been undertaken to determine whether a 10% net 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 help support the Local Planning Authority (LPA) in making an informed decision that the proposal will be able to achieve the required 10% net gain.

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

1. 60A Wood Rd, Whalley Range - The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024
2. 60A Wood Rd, Whalley Range - Statutory_Biodiversity_Metric_Condition_Assessments23.07.24
3. Northedge (2024) - 24-09-02-001 R10 Proposed Site Plan.

1.2 SURVEYOR DETAILS

The BNG assessment has been undertaken by Patrick Leatham, who is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has been undertaking BNG assessments for over two years.

The Preliminary Ecological Appraisal (PEA) was undertaken by Collington Winter in June 2023. However the survey is over a year old and there was no condition assessment undertaken for the habitats on site.

Therefore an updated site survey was completed by Pennine Ecological in November 2024. The surveys and condition assessments were completed by Patrick Leatham, a highly proficient botanist with other 30 years survey experience undertaking a suite of habitat surveys (JNCC Phase 1, UKHabs, Hedgerow Regs, NVC, River corridor surveys).

1.3 SURVEY METHODOLOGY

The BNG assessment has been undertaken using ‘The Statutory Biodiversity Metric: User Guide (DEFRA, 2024a)’. Habitats have been condition assessed using the ‘Statutory biodiversity metric condition assessments’ sheets (DEFRA, 2024b).

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

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

2.1.1 Habitat BNG Results

A summary of the habitat calculations are provided in Tables 2.1 and 2.2 below. The site consists of an apartment building which is surrounded by vegetated garden. The garden consists primarily of bare ground and sparsely vegetated areas. Occasional introduced shrub beds are present. A number of trees are present varying from small to very large specimens. The majority of trees are beech.

Refer to Appendix A, Figure 1 for baseline habitats plan. Refer to Appendix A, Figure 2 for site proposals.

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Vegetated garden	0.15	N/A	0.30			0.30
Developed land; sealed surface	0.05	N/A	0.00			0.00
Urban tree	0.3411	Moderate	2.73	0.1588		1.46
Urban tree	0.0489	Poor	0.20	0.0163		0.13
TOTAL			**3.22**			**1.89**

The proposals include the construction of two detached houses. The arboricultural impact assessment concluded that seven trees will need to be removed to facilitate the development.

Figure 2.1: Proposed tree removal (Rowbottom's Tree Services Ltd, 2024)

Proposed Tree Removal

Category	Total	Tree Tag / Number
Cat A		
Cat B	4	T1, T2, T3 and T4
Cat C	2	T5 and T7
Cat U	1	T9

Soft landscaping is restricted due to the site being residential dwellings and vegetated garden. Any proposed habitats within the vegetated garden cannot count towards habitat creation (DEFRA, 2024a).

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered
Developed land; sealed surface	0.14	Created	V.Low	N/A	Area not in local strategy.	0	0.00
Vegetated garden	0.06	Created	Low	N/A		1	0.12
TOTAL							**0.12**

Overall the proposals result in a - 1.77 habitat net loss / - 54.99 % net loss. The habitat trading rules for individual trees have not been satisfied.

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 proposal would result in a - 1.77 habitat unit loss and habitat trading rules have not been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	- 1.77 units / - 54.99 %
Trading Rules Satisfied	No

Table 3.2: BNG Headline Results extract

On-site baseline	*Habitat units*	3.22		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.45		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-1.77	-54.99%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	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	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-1.77		
	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*	-1.77		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-54.99%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

4. BNG PROPOSALS

The current proposals will result in a - 54.99 % habitat net.

In order for the proposal to achieve 10% net gain, 2.1 habitat units are required.

The applicant proposes to deliver their BNG through off-site measures. It is advised that off-site biodiversity units are purchased.

4.1 POTENTIAL OFF-SITE LOCATIONS

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

Note – Future homes has not verified the accuracy of any of this information. The locations in the map are approximate only. Therefore this information should be used as a guide only, to assist in finding a habitat bank.

The nearest available landholders are as follows:

(a) Habitat Units Available (Option 1)

Organisation: Green Earth Developments Group

Site ID: A269

Address: Astley, Tyldesley, Greater Manchester, M29 7JZ

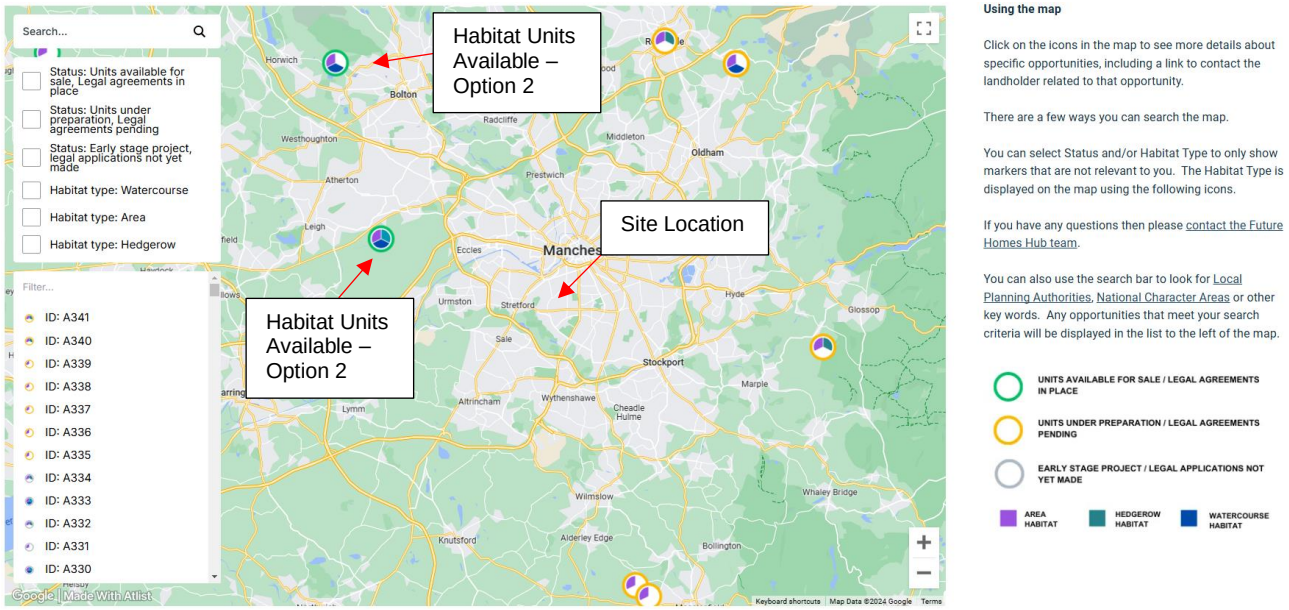
(b) Habitat Units Available (Option 2)

Organisation: The Environment Bank

Site ID: A104

Address: Horwich, Bolton, BL6 6PZ

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 evidence of engagement with one of the above unit providers to confirm

availability of habitat units, so that the LPA can have a level of confidence that 10% Biodiversity Net Gain can be achieved, subject to planning permission.

5.REFERENCES

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

Collington Winter (2023). *60A WOOD ROAD, WHALLEY RANGE - Preliminary Ecological Appraisal Report*

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

Department for Environment, Food & Rural Affairs (DEFRA) (2024b) - *The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology. July 2024 v1.0.2*

Pennine Ecological (2024a) - *60A Wood Rd, Whalley Range - The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024*

Pennine Ecological (2024b) - *60A Wood Rd, Whalley Range - Statutory_Biodiversity_Metric_Condition_Assessments23.07.24*

Rowbottom's Tree Services Ltd (2024). *Site Tree Appraisal 60A Wood Road, Manchester M16 8BL*

UK Habitat Classification Version 2.0 (at https://ukhab.org/)

Appendix A: Figures

Figure 1: UKHabs baseline plan with habitat condition assessment reference and arboricultural report tree references

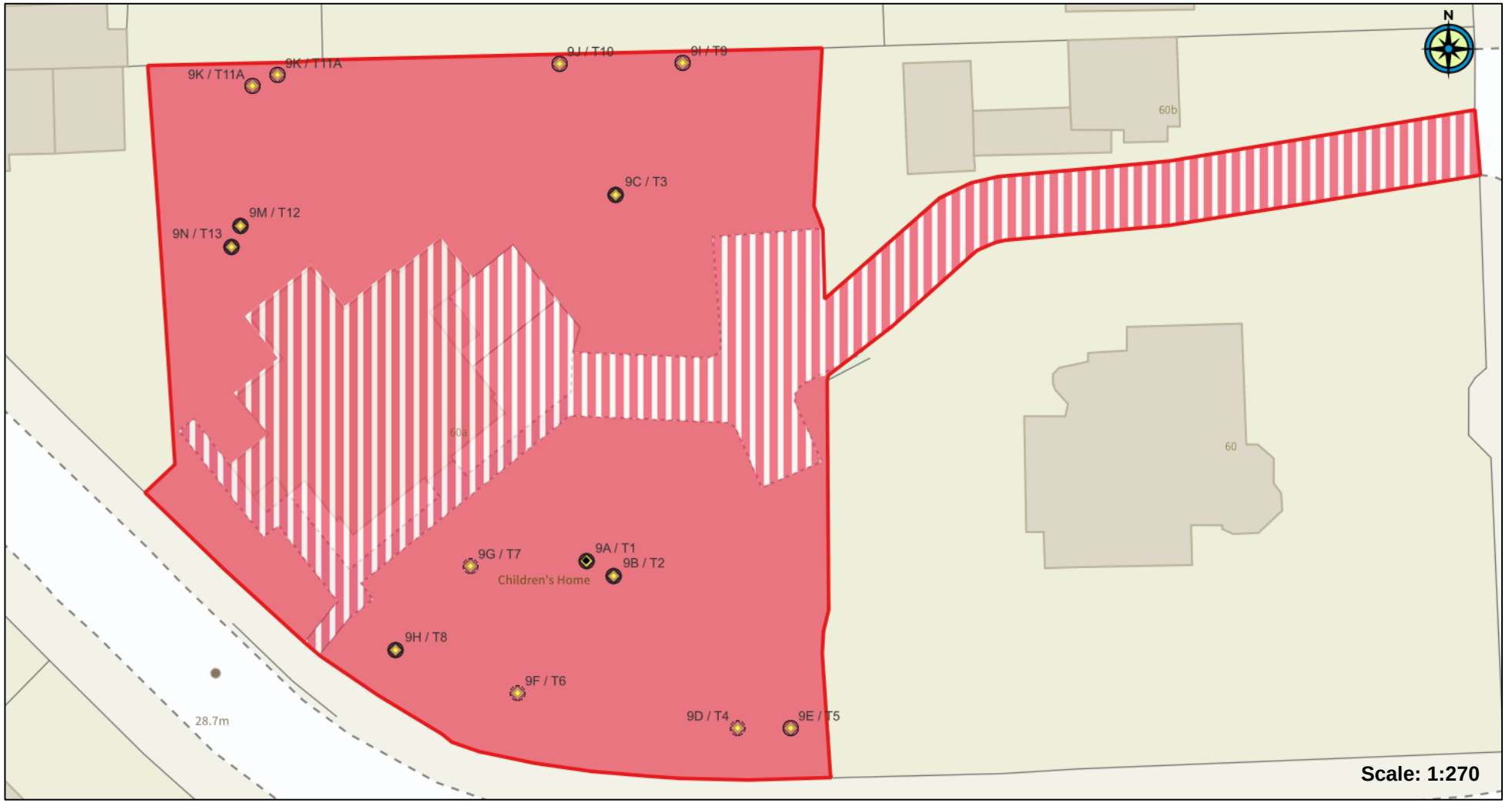
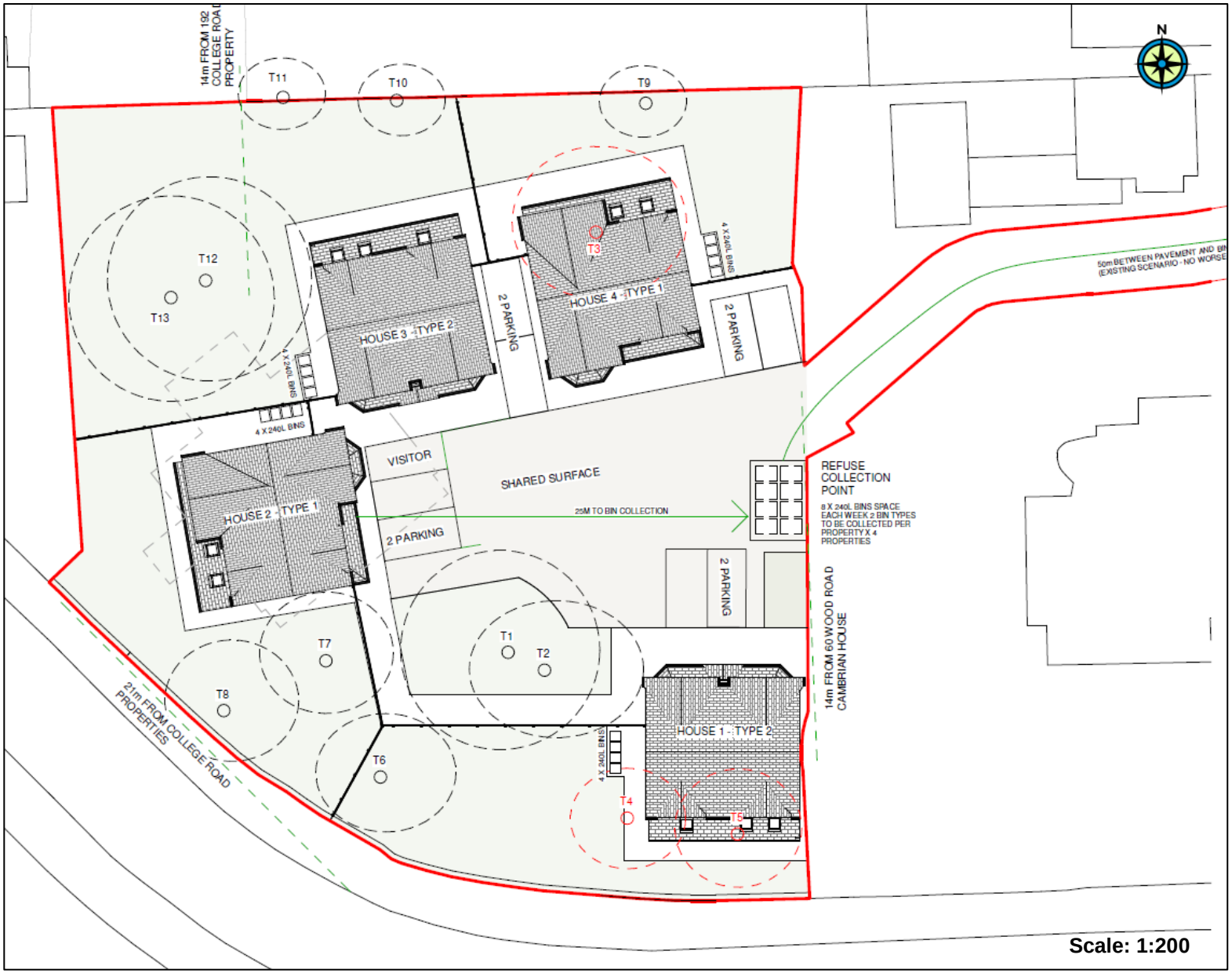



Figure 2: Proposed site plan (24-09-02-001 R10 Proposed Site Plan)