AtkinsRéalis

Volume 3, Appendix 8.2 – Biodiversity Net Gain Assessment

Manchester City Council

October 2024

FORMER CENTRAL RETAIL PARK – THE PARK

AtkinsRéalis - Sensitive / Sensible

Notice

This document and its contents have been prepared and are intended solely as information for Manchester City Council and use in relation to The Park Planning Application.

AtkinsRéalis assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 20 pages including the cover.

Document history

Document title: Volume 3, Appendix 8.2 – Biodiversity Net Gain Assessment

Document reference: Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	For client comment	JC/AH	NC/NL	RB	DP	31/07/2024
2.0	For submission	JC/AH	NC/NL	RB	DP	31/10/2024

Client signoff

Client	Manchester City Council	**Client signature/date**
Project	Former Central Retail Park – The Park	
Job number	5224911	

Contents

1. Biodiversity Net Gain Assessment 4

1.1 Introduction 4
1.2 Methodology 4
1.3 Baseline Conditions 7
1.4 Post Development 12
1.5 Trading Summary 18
1.6 Achieving Biodiversity Net Gain 18
1.7 Conclusion 19

Tables

Table-1 - BNG good practice principles 6
Table-2 – Site area habitat baseline 9
Table-3 - MoRPh5 survey results summary 11
Table-4 – River condition indicators 11
Table-5 - Illustrative photographs for the Islington Marina. 12
Table-6 - Site watercourse habitat baseline 12
Table-7 - Post Intervention habitat translations 12
Table-8 - Site post development area habitat baseline 14
Table-9 - Post development conditions for area habitats 16
Table-10 - Metric trading rules (Rule 1) 18
Table-11 – Summary of results 19

Figures

Figure-1 Illustration to depict the data source and biodiversity calculations 6
Figure-2 Surveyed reach of the Islington Marina in relation to the Site. 8
Figure-3 BNG Baseline Plan 10
Figure-4 BNG Post Development Plan 15

1. Biodiversity Net Gain Assessment

1.1 Introduction

1.1.1 Terms of Reference

This appendix provides the Biodiversity Net Gain (BNG) assessment in relation to the Proposed Development through providing an assessment of the changes in biodiversity units as a result of the Proposed Development (from a baseline scenario to a post development scenario). It follows the framework set out by the Chartered Institute of Ecology and Environmental Management (CIEEM)[1] for reporting in relation to BNG assessments.

The British Standard BS 8683:2021[2] defines BNG as *"a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation."*

BNG is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity metrics provide a way of measuring and accounting for biodiversity losses and gains resulting from development and/or land management change. To measure and account for biodiversity losses and gains resulting from the Proposed Development, a BNG assessment has been undertaken using the Statutory Biodiversity Metric published by Defra[3].

This report provides an assessment of changes in biodiversity as a result of the Proposed Development (from a pre-development baseline scenario to a post-development scenario). The assessment has been undertaken by a competent person with reference to the British Standard BS 8683:2021[2].

For a review of the relevant policy and legislation relating to biodiversity, refer to Section **Error! Reference source not found.** within the Chapter 8.

1.1.2 Scope of the Assessment

Biodiversity metrics provide a way of measuring and accounting for biodiversity losses and gains resulting from development and/or land management change.

This BNG assessment quantifies the baseline biodiversity value of land within the Site (using habitat as a proxy and measured in biodiversity units), quantifies the habitats to be lost, retained and/or enhanced, and predicts the post--development biodiversity units to be delivered within the Site.

The Statutory Biodiversity Metric[3], hereafter referred to as 'the Metric', has been used to calculate biodiversity units and measure the change in biodiversity at the Site as a result of the Proposed Development. The Metric is an updated version of the original biodiversity metric piloted by Defra in 2012 and its subsequent revisions (Biodiversity Metric 2.0 beta test version (2019), Biodiversity Metric 3.0 (2021), Biodiversity Metric 3.1 (2022) and Biodiversity Metric 4.0 (2023)), building on the knowledge and experience gained across a variety of different sectors since the Defra pilot.

1.2 Methodology

1.2.1 Data Collection, Manipulation, and Editing

Desk Study

A desk study was undertaken on 24 January 2024 to inform the ES for the Proposed Development. The desk study was used to evaluate the potential for important ecological features, and how their presence may influence the feasibility of delivering BNG, within and adjacent to the Site.

Impacts to international/national statutory designated sites for nature conservation and irreplaceable habitats are not adequately measured by the Metric and they require separate consideration that complies with relevant policy and legislation.

To identify any designated sites for nature conservation, irreplaceable habitat and/or priority habitats within or adjacent to the Site, the following online data sources were accessed:

- Multi-Agency Geographic Information for the Countryside (MAGIC)[4]
- The Woodland Trust's Ancient Tree Inventory[5]

Strategic Significance

The desk study was also used to identify any local biodiversity strategies and plans to determine the strategic significance of the Site and/or habitats within the Site. The Metric applies a strategic significance score based on whether the location of a site and/or the baseline habitats present within a site or proposed habitat interventions have been identified as being locally important for biodiversity. This should be based on the relevant Local Nature Recovery Strategy (LNRS), if available. A LNRS for Greater Manchester has not been published at the time of writing this report, and as such, the following online data sources were accessed in its stead :

- Manchester's Core Strategy 2012 – 2027[6]
- The Greater Manchester Biodiversity Action Plan (GM BAP)[7]
- Greater Manchester Open Data Infrastructure Map[8]

Area habitats

Pre-development baseline area habitat units were calculated using habitat survey data collected on 13 July 2023 and updated on 10 April 2024. The survey comprised identifying the habitats present within the Site using the classification system that the Metric uses for area-based habitat features, (the UK Habitat Classification (UKHab)[9]) and undertaking

---

[1] CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
[2] The British Standards Institution 2021. BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification. BSI Standards Limited 2021.
[3] Defra (2023) Statutory Biodiversity Metric tools and guides. [Available at: Statutory biodiversity metric tools and guides - GOV.UK (www.gov.uk)] [Accessed April 2024].
[4] magic.defra.gov.uk. 2022. Magic Map Application. [online] Available at: https://magic.defra.gov.uk/ [Accessed 24 January 2024].
[5] ati.woodlandtrust.org.uk. 2022. Ancient Tree Inventory – Woodland Trust. [online] Available at: https://ati.woodlandtrust.org.uk/ [Accessed 24 January 2024].
[6] Core Strategy 2012-2027 | Core Strategy 2012-2027 | Manchester City Council
[7] GMLRC Projects - Greater Manchester Biodiversity Action Plan
[8] Available at https://mappinggm.org.uk/gmodin/
[9] UKHab Ltd (2023). UK Habitat Classification V2.01. [online] Available at: https://ukhab.org/ukhab-documentation/

condition assessments of the habitats. Condition assessment scores, which reflect the quality of a habitat, were assigned using professional judgement and the criteria for habitat in 'good', 'moderate', or 'poor' condition as set out in the Technical Annex of the Metric[10].

The survey was led by a suitably experienced AtkinsRéalis ecologist with a Level 4 Field Identification Skills Certificate (FISC) and who has appropriately evidenced their competency as being capable in the identification of habitats and plant species in accordance with the CIEEM Competency Standard for Preliminary Habitat Survey[11].

The survey data was collected using ESRI ArcGIS FieldMaps and then exported and analysed using QGIS. GIS specialists processed the habitat mapping data to remove small overlaps and gaps between polygons that result from digitising at low resolution. The habitat survey data was then clipped to exclude habitat data outside of the Site boundary. Using GIS, area habitats (measured in ha) were calculated for each area habitat feature; linear habitats (measured in km), where present, were calculated for linear hedgerow and watercourse features. These measurements were further broken down, where applicable, into habitat parcels, comprising an area/length of habitat with a distinct type, condition and strategic significance.

In order to calculate the area of the urban trees within the Site, the Tree Helper Tool within the Metric was utilised. This tool calculates the projected area of each tree according to the tree size (small, medium, or large) as well as the condition score. These results were then incorporated within the Metric.

Watercourse habitats

As directed by Metric guidance, rivers and canals are assessed under the Watercourse module of the Metric. Different watercourse habitat types use different methodologies to assess condition. Culverts are automatically assigned a condition of poor, ditches are assessed using the ditch biodiversity metric condition assessment sheet, and all other watercourses (including canals) are determined using the River Condition Assessment (RCA) methodology[12], which consists of two parts:

1. Modular River Physical Habitat (MoRPh) survey; and
2. River Type assessment.

Baseline river condition was assessed for watercourse reaches within the Site using the Modular River Physical Survey 5 (MoRPh5) methodology[13]. The MoRPh5 approach is a quantitative visual geomorphological assessment of a river and riparian zone that records a list of features which are marked as extensive (>33% cover), present (5-33%), trace (<5%) or absent (0%) based on their extent across the survey reach. Such features include channel form, in-channel habitats (e.g., riffles, pools, berms), bed substrates, bank material and flow types. Broad aquatic ecological plant community structure and characteristics of the bankside and riparian zone are also recorded.

The RCA methodology requires "a minimum survey of 20% of the total river/canal length and to represent the range of local river conditions"**Error! Bookmark not defined.** within the Site. The length of survey required for each MoRPh5 survey is determined by the river's width or whether the watercourse is classified as a canal or as a navigable river.

Field surveys to establish the baseline condition of watercourses within the Site were undertaken on 23 May 2024, by a MoRPh-accredited survey team). The antecedent conditions were wet, and it was also raining during the survey period. The only watercourse requiring assessment is the Islington Marina, of which 13.6 m falls within the Proposed Development. Therefore, one MoRPh survey was undertaken along the Islington Marina using a module length of 50 m (250 m total survey length), as determined by the RCA guidance, therefore exceeding the minimum requirement to survey 20% of the watercourse within the Proposed Development. No further surveys were undertaken for watercourses.

The site-derived MoRPh survey data was then uploaded to Cartographer website[14] to determine an RCA score for the Islington Marina. Cartographer then uses the MoRPh5 field survey data to calculate 32 river condition indicators for each surveyed reach. The river condition indicators are scored on a +4 to 0 scale for positive indicators, and a 0 to -4 scale for negative indicators.

A preliminary condition score is automatically calculated in Cartographer using the individual river condition indicator scores for a MoRPh5 sub-reach. The Preliminary Condition Score is scaled according to River Type to produce the Final River Condition Class for each reach (5 - Good, 4 - Fairly Good, 3 - Moderate, 2 - Fairly Poor, 1 - Poor). The threshold to attain each of the Final Condition Classes differs for each of the River Types**Error! Bookmark not defined.**. River Type is determined by undertaking a desk-based River Type assessment; however this is not required here as the River Type is automatically determined by the Islington Marina being an engineered canal, with no further desk study required.

The Final River Condition Class can then be used to inform the Metric calculations.

1.2.2 Post Development

The Landscape General Arrangement plan has been used to inform the post development scenario. These plans were imported into a GIS environment where it was overlaid on the baseline habitat data. Areas of proposed post development intervention (habitat creation and/or habitat retention/enhancement), including built development, were calculated using GIS.

Using the Landscape General Arrangement plan the landscape proposals were translated to the Metric habitat types. Descriptions of the landscape proposals (including the justification of translation from landscape proposal type to Metric habitat type) and assumptions for realistic target condition scores (using the criteria set out in the relevant condition assessment sheets provided with the Metric) are provided below.

The post development scenario was designed using professional judgement of what might be feasible to create and/or enhance on the Site and what would deliver BNG in terms of both biodiversity units and wider landscape-scale nature benefits (e.g. increasing species diversity and improving ecological functionality).

Target condition scores for the proposed post development habitat interventions have been assigned based on the realistic likelihood of achieving the target condition. The assumptions made when assigning a target condition for the proposed habitat interventions, based on the relevant criteria set out in the Metric, are set out in Section 8.2.4.4, below.

1.2.3 Calculating Biodiversity Units

The Metric uses a number of measures to quantify baseline biodiversity value for each habitat type within a site boundary. These measures include the habitat's distinctiveness (a measure based on the type of habitat and its distinguishing features), its condition (a measure of the habitat against its ecological optimum state) and its size

[10] Defra. The Statutory Biodiversity Metric (February 2024). Available at: The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf (publishing.service.gov.uk)
[11] CIEEM. 2022. Competency Standard for Preliminary Habitat Survey. [online] Available at: https://cieem.net/wp-content/uploads/2022/05/Preliminary-Habitat-Survey-Competency-Standard-May-2022.pdf

[12] Gurnell, A.M., England, J., Scott, S.J., and Shuker, L.J. (2024). *A GUIDE TO ASSESSING RIVER CONDITION: Part of the Rivers and Streams Component of the Biodiversity Metric Watercourse Module for calculating Biodiversity Net Gain* [online]. Available at: https://docs.modularriversurvey.org/pro
[13] Gurnell, A.M. and Shuker, L. (2022). *The MoRPh Survey Technical Reference Manual 2022 version (v14)* [online]. Available at: https://modularriversurvey.org/wp-content/uploads/MoRPh-Manual-ver-14_Oct22.pdf
[14] Available at: https://cartographer.io/

(hectares for area habitat features/kilometres for linear hedgerow and watercourse features). In addition, the local strategic significance of a site and/or the habitats within it, is taken into account by applying a spatial multiplier.

Area habitat units, hedgerow units and watercourse units are calculated in separate modules of the Metric and the delivery of biodiversity units, including the overall net unit change for a site, are reported separately for each module.

A habitat's distinctiveness score is derived from its intrinsic biodiversity value, reflecting the rarity of the plant community, the time it takes to reach maturity, its value to fauna, and its ecosystem function. This score is preassigned and is pre-populated in the Metric.

The calculation of baseline area habitat units are outlined below. The calculation of watercourse units includes additional multipliers that take into account whether a watercourse has been modified by built development through the presence of encroachment into the watercourse channel or riparian zone, i.e. the multipliers reduce the number of watercourse units to reflect the negative impact that such encroachment has on a naturally functioning river system.

Post-development biodiversity units are calculated the same way but with the addition of risk multipliers that take into account the difficulty and time it takes to create new habitat or enhance existing habitat. These temporal and risk related multipliers are set within the Metric and cannot be changed. Where habitat creation or enhancement is off-site, biodiversity units are calculated the same way but a spatial risk multiplier is applied based on the distance of habitat creation or enhancement to the site of habitat loss.

The Metric also takes into account whether habitat creation or enhancement is delivered in advance of any impact it is compensating for or whether there will be any significant delay in an intervention relative to the impact. If taken into account, the standard temporal risk multiplier is adjusted accordingly. There will be no habitat created or enhanced in advance of the development works but there also will not be a significant delay to the proposed habitat interventions and, therefore, a standard temporal multiplier has been applied for this assessment. To calculate the overall net change in biodiversity units, the baseline units are subtracted from the post-development units, as detailed in Figure-1 below.

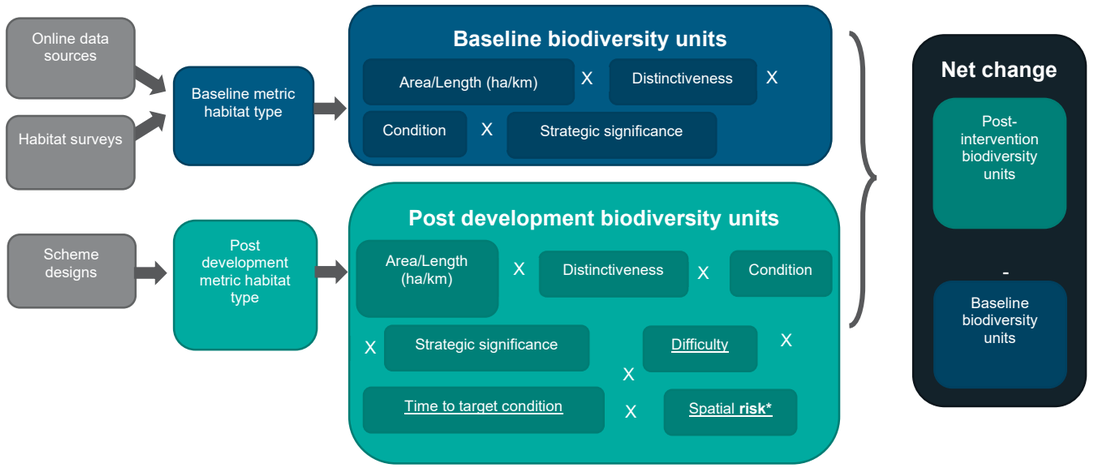


Figure-1 Illustration to depict the data source and biodiversity calculations

NB. Illustration does not fully depict calculation of watercourse units; additional multipliers taking into account watercourse and riparian encroachment are applied.
Text underlined indicates a risk factor applied when creating or enhancing habitats.
**Applies to off-site habitat interventions only.*

1.2.4 Mitigation Hierarchy

In accordance with good practice[15], the principles of the mitigation hierarchy and the avoidance of impacts to irreplaceable habitats must be applied when committing to achieving BNG. This is reinforced through the publication of the British Standard BS 8683:2021[2].

The sequential approach to applying the mitigation hierarchy is to:

1. Avoid – Where possible habitat damage should be avoided.
2. Minimise – Where possible habitat damage and loss should be minimised.
3. Remediate – Where possible any damaged or lost habitat should be restored.
4. Compensate – As a last resort, damaged or lost habitat should be compensated for[16].

Application of the mitigation hierarchy is encouraged by the Metric because BNG can be more easily achieved by avoiding the loss of habitat through either retention or enhancement. Principle 1 of the Metric adds "*The use of this, Metric does not override the ecological mitigation hierarchy and other requirements (such as consenting or licensing processes, for example woodlands).*".

BNG Good Practice Principles

The User Guide for the Metric includes rules and principles. Amongst these, Principle 3 states "*This Metric should be used in accordance with established good practice guidance and professional codes*".

To claim BNG, evidence that demonstrates a project has clearly applied all ten of the good practice principles for achieving BNG[17], as detailed in Table-1 below, must be provided. Adhering to all principles together underpins the good practice required for achieving and sustaining BNG.

Table-1 - BNG good practice principles

Principle	In practice
1. Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve no net loss or net gain.
3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.

[15] CIEEM, CIRIA, IEMA. Biodiversity net gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

[16] Compensation should be undertaken on-site. If this is not possible then off-site habitat compensation may be an option; however, this should be undertaken as close to the on-site area as possible.
[17] CIEEM-CIRIA-IEMA. 2016. Biodiversity Net Gain – Good practice principles for development.

Principle	In practice
4. Address risks	Mitigate difficulty, uncertainty and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between losses occurring and the gains being fully realised.
5. Make a measurable net gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
6. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when: • Delivering compensation that is ecologically equivalent in type, amount and condition and that accounts for the location and timing of biodiversity losses; • Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation; • Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels; • Enhancing existing or creating new habitat; • Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity.
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
8. Create a net gain legacy	Ensure net gain generates long-term benefits by: • Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity[18]; • Planning for adaptive management and securing dedicating funding for long-term management; • Designing net gain for biodiversity to be resilient to external factors, especially climate change; • Mitigating risks from other land uses; • Avoiding displacing harmful activities from one location to another; • Supporting local-level management of net gain activities.
9. Optimise sustainability	Prioritising BNG and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
10. Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.2.5 Assumptions and Limitations

A full list of limitations for the biodiversity assessment is provided within Volume 2, Chapter 8 – Biodiversity within the ES. The limitations and assumptions stated below relate to the BNG assessment only.

It is assumed that an appropriate BNG management and monitoring plan will be implemented for the duration of the maximum time for the habitat creation and enhancement proposals to reach their target condition (i.e. 10 years for proposed enhancement of 'other neutral grassland' from poor to moderate condition) and to give surety that the Proposed Development will deliver the predicted net gain in biodiversity units. It is then assumed that the habitats will be subject to suitable management to maintain that condition for a minimum of 30 years.

It has been assumed that there will be a five year delay in starting habitat creation as taken from the latest construction timetable; therefore, five years has been inputted into the Metric with the appropriate temporal risk multiplier adjusted. It is not anticipated that habitat creation or enhancement can be delivered in advance of any impact it is compensating for.

The MoRPh5 surveys provide a snapshot of the habitat condition as it appears on the specific survey day. The RCA guidance has been closely followed, and professional judgement has been used where required to establish the most accurate depiction of the habitat condition of a watercourse.

No hedgerow habitats were recorded within the Site; therefore, they have not been included within this BNG assessment.

Baseline units have only been considered for "on-site" habitat (i.e. habitats which are located within the Proposed Development). No "off-site" assessment has been undertaken.

1.3 Baseline Conditions

1.3.1 Desk Study

The results of the desk study for terrestrial habitats are provided within Section 8.5 of the ES.

For the watercourses module, there are no watercourse channels located directly within the Proposed Development, however the riparian zone[19] of the Islington Marina falls within the Proposed Development (see Figure-2). Since the riparian zone is considered an integral part of watercourse habitats within the Metric, a 13.6 m length of the Islington Marina is assessed under the BNG assessment for the Proposed Development. No further watercourses require inclusion in the assessment.

[18] For development in the UK, the expectation is that compensation sites will be secured for at least the lifetime of the development (e.g. often 25-30 years) with the objective of net gain management continuing in the future.

[19] Riparian zone is defined as 10m from the bank top edge on both banks of the river/canal assessed.

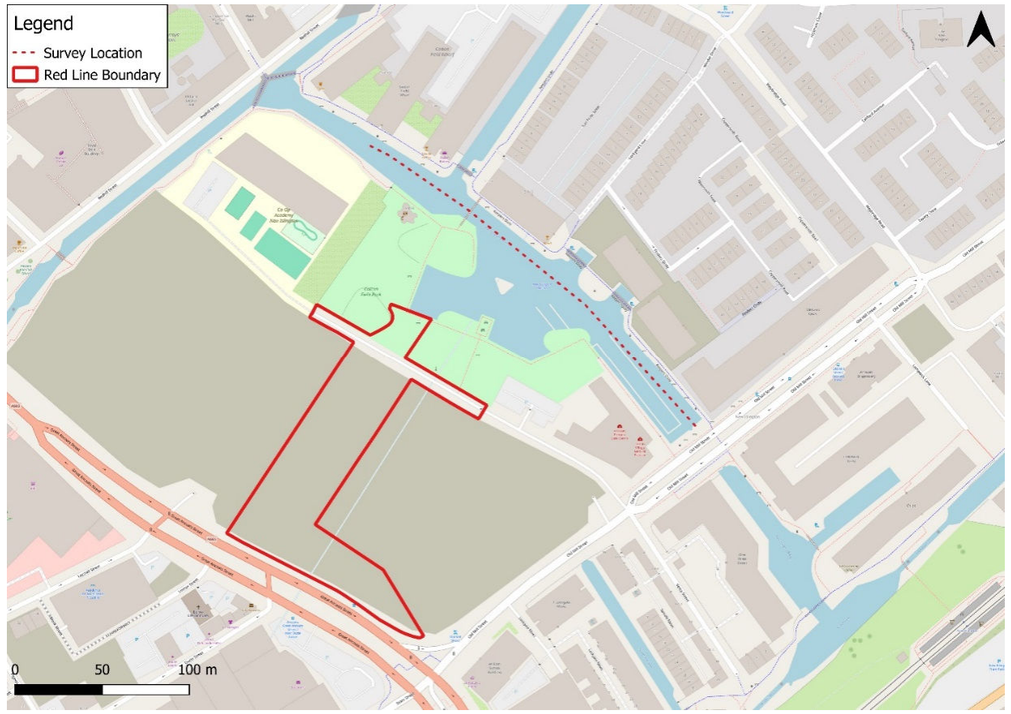


Figure-2 Surveyed reach of the Islington Marina in relation to the Site.

1.3.2 Strategic Significance

A Local Nature Recovery Strategy has not yet been published within Greater Manchester; therefore, alternative documents have been sought to determine strategic significance. The modified grassland, other neutral grassland, and urban trees associated with Cotton Field Park have been classed as an "urban managed greenspaces" which is BAP habitat within Greater Manchester[20]. Therefore, these habitats have been assigned a 'medium' strategic significance.

The remaining urban trees, introduced shrub, developed land; sealed surface, and artificially unvegetated unsealed surface do not contribute positively towards any identified strategies and are not local priority habitats, and for this reason, these habitats have been given a ‘low’ score (which equates to “habitat not included in local plans, strategy or policy”).

The Islington Marina is designated as a Site of Biological Importance[21] (SBI) as part of the Rochdale Canal Stott’s Lane – Ducie Street Basin SBI by Greater Manchester. Therefore, the habitat is identified within local strategy, and is given a “high” score (i.e. formally identified in local strategy”).

1.3.3 Baseline Habitats

Area Habitats

A summary of the Site habitat baseline is provided in Table-2 for area habitats.

The baseline area-based habitat features present within the Site are shown on Figure-3.

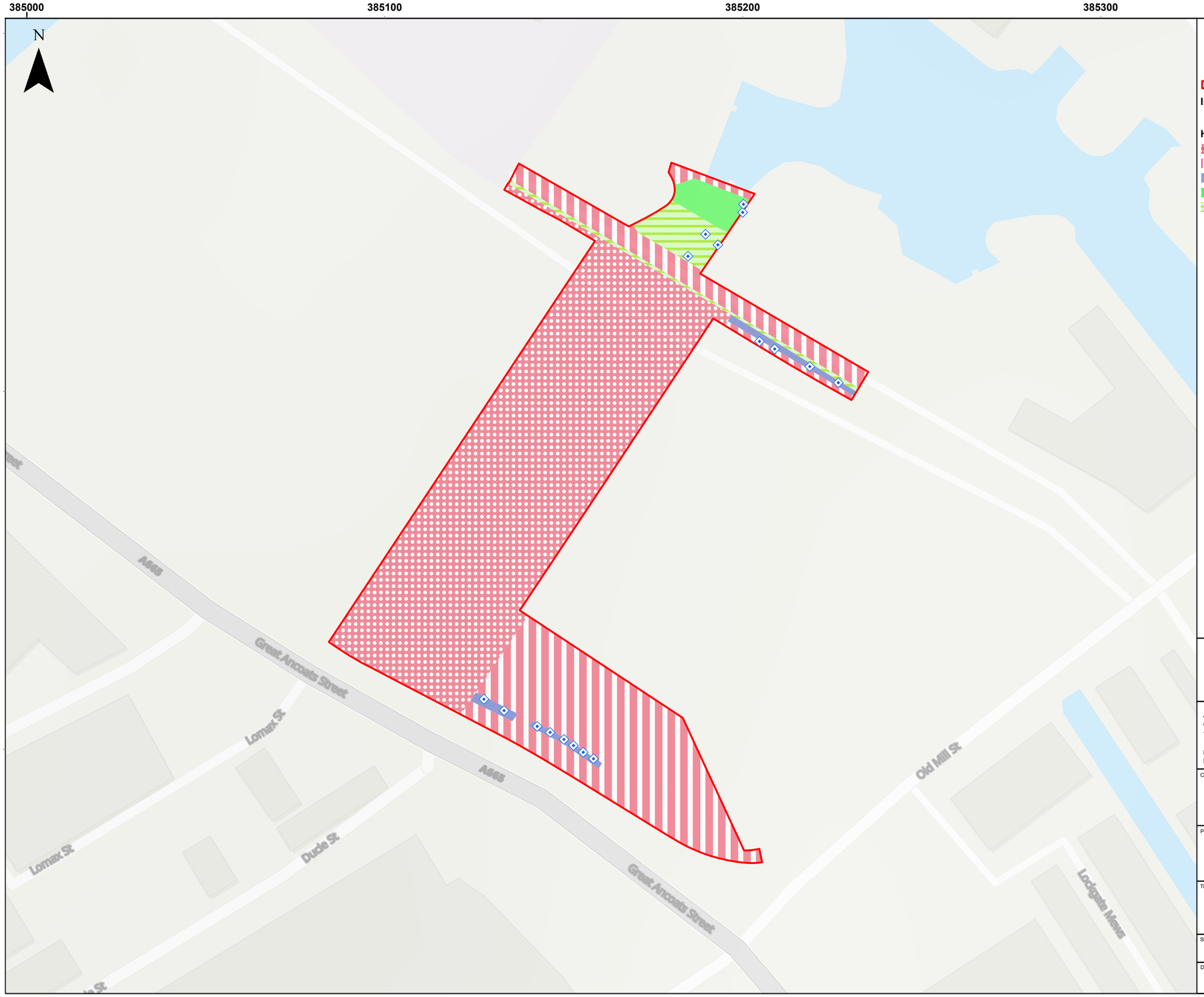
[20] https://gmlrc.org/resources/downloads/gm_bap/urban_managed_greenspace_2003.pdf [Accessed: 24/01/2024]

[21] https://www.data.gov.uk/dataset/81cbf1a0-6304-470c-ade8-60272be0d219/sites-of-biological-importance-sbi-lws-in-greater-manchester [Accessed: 25/06/2024]

Table-2 – Site area habitat baseline

Baseline Ref[22]	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness		Condition		Strategic Significance		Ecological Baseline
				Band	Score	Band	Score	Band	Multiplier	Area Habitat Units
1	Urban	Developed land; sealed surface	0.2942	V. low	0	N/A	0	Low	1	0.00
2	Urban	Introduced shrub	0.0145	Low	2	N/A	1	Low	1	0.03
3	Grassland	Modified grassland	0.0179	Low	2	Poor	1	Medium	1.11	0.04
4	Grassland	Other neutral grassland	0.0099	Medium	4	Poor	1	Low	1	0.04
5	Grassland	Other neutral grassland	0.0058	Medium	4	Poor	1	Medium	1.11	0.03
6	Individual trees	Urban trees	0.0204	Medium	4	Moderate	2	Medium	1.11	0.18
7	Individual trees	Urban trees	0.0163	Medium	4	Poor	1	Low	1	0.07
8	Individual trees	Urban trees	0.0326	Medium	4	Moderate	2	Low	1	0.26
9	Urban	Artificial unvegetated unsealed surface	0.5531	Very low	0	N/A	0	Low	1	0.00
10	Grassland	Other neutral grassland	0.0201	Medium	4	Poor	1	Low	1	0.08
		Total Area (ha)	**0.92***					Total Area Habitat Units		**0.72**

**0.98 ha with urban trees*



AtkinsRéalis

- Site Boundary

Individual Trees Baseline

- Existing Small Urban Tree

Habitats Baseline

- Artificial Unvegetated, Unsealed Surface
- Developed Land; Sealed Surface
- Introduced Shrub
- Modified Grassland
- Other Neutral Grassland

Baseline habitat classification and mapping undertaken for this assessment has used the UK Habitat Classification v2.0 system under licence (© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/]).

Service Layer Credits: GB Topographic: Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack

Metres
0 10 20 30 40

AtkinsRéalis ©
Consulting Engineers
The Hub
500 Park Ave,
Bristol, South Glos.,
England, BS32 4RZ
Tel: +44(0)1454 662000
Fax: +44(0)1454 663333
www.atkinsrealis.com

Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Biodiversity Net Gain Baseline Plan

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT Date 01/08/24	RS Date 01/08/24	LR Date 01/08/24

Drawing Number
Figure 3

Rev
01

Watercourse Habitats

A summary of the MoRPh[5] survey results the Site is shown in Table-4 including the River Type, average of positive and negative indicator scores, Preliminary Condition Score, and Final Condition Class (taking River Type into account). Survey locations are shown in **Error! Reference source not found.**Figure-2 and survey photographs in Table-5. A detailed breakdown of the river condition indicators for the surveyed reach is provided in Table-4.

As a canal, the Islington Marina scores poorly as a result of the level of reinforcement of the channel bed and banks (C7-C9, E8-E10), the scarcity of natural bed (E1-E6), bank face (C1-C6) and bank top (B1-B3) features, and also the high level of siltation within the channel (E7). Given the urban location of the canal, the bank top cover is man-made (i.e. towpath and other hardstanding) (B5), resulting in a lack of riparian structure and complexity (B1, B2) which also contributes to a lower Preliminary Condition Score for the canal. The Islington Marina performs better in indicators regarding NNIPs (B4, C10, E11) as no invasive species were identified during the survey, and also the lack of filamentous algae (E12) within the canal. Overall, the Islington Marina adjacent to the Site attains a Final Condition Class of Poor (i.e. the lowest of the five habitat condition rankings).

A summary of the Site habitat baseline is provided in Table-6 for watercourse habitats.

Table-3 - MoRPh5 survey results summary

Code	River Name	Reach Name	River Type	Positive Index Avg.	Negative Index Avg.	Preliminary Condition Score	Final Condition Class
MCC-Marina	Islington Marina	Islington Marina, North of The Park	Navigable	0.263	-2.308	-2.045	Poor

Table-4 – River condition indicators

Indicators				Score
Group	Code	Description	Positive/ Negative	
River type	A1[23]	Braiding index (BI)	N/A	-
	A2	Sinuosity index (SI)		-
	A3	Anabranching index (AI)		-
	A4	Level of confinement (U, PC, C)[24]		-
	A5	Valley gradient		-
	A6	Bedrock reaches		FALSE
	A7	Coarsest bed material size class[25]		SI
	A8*	Average alluvial bed material size class**Error! Bookmark not defined.**		SI
Bank top	B1	Bank top vegetation structure	Positive	1
	B2	Bank top tree feature richness	Positive	0
	B3	Bank top water-related features	Positive	1
	B4	Bank top NNIPS cover	*Negative*	0
	B5	Bank top managed ground cover	*Negative*	-4
Bank face	C1	Bank face riparian vegetation structure	Positive	0
	C2	Bank face tree feature richness	Positive	0
	C3	Bank face natural bank profile extent	Positive	0
	C4	Bank face natural bank profile richness	Positive	0
	C5	Bank face natural bank material richness	Positive	0
	C6	Bank face bare sediment extent	Positive	0
	C7	Bank face artificial bank profile extent	*Negative*	-4
	C8	Bank face reinforcement extent	*Negative*	-4
	C9	Bank face reinforcement material severity	*Negative*	-4
	C10	Bank face NNIPS cover	*Negative*	0
Channel-water margin	D1	Channel margin aquatic vegetation extent	Positive	0
	D2	Channel margin aquatic morphotype richness	Positive	0
	D3	Channel margin physical feature extent	Positive	0
	D4	Channel margin physical feature richness	Positive	0
	D5	Channel margin artificial features	*Negative*	0
Channel bed	E1	Channel aquatic morphotype richness	Positive	2
	E2	Channel bed tree features richness	Positive	0
	E3	Channel bed hydraulic features richness	Positive	0
	E4	Channel bed natural features extent	Positive	0
	E5	Channel bed natural features richness	Positive	0
	E6	Channel bed material richness	Positive	1
	E7	Channel bed siltation	*Negative*	-4
	E8	Channel bed reinforcement extent	*Negative*	-4
	E9	Channel bed reinforcement severity	*Negative*	-4

[23] Indicators A1-A5 are not required to be assessed for canals.
[24] U – unconfined; PC – partly confined; C – confined.
[25] Sediment size codes for sediment comprising river banks, riverbed, and some physical features: AR-artificial, BE-bedrock, BO-boulder, CO-cobble, GP-gravel-pebble, SA-sand, SI-silt, CL-clay, OR-organic, PE-peat, EA-earth, NV-not visible.

Indicators				Score
Group	Code	Description	Positive/ Negative	
	E10	Channel bed artificial features severity	*Negative*	-2
	E11	Channel bed NNIPS extent	*Negative*	0
	E12	Channel bed filamentous algae extent	*Negative*	0

Table-5 - Illustrative photographs for the Islington Marina.

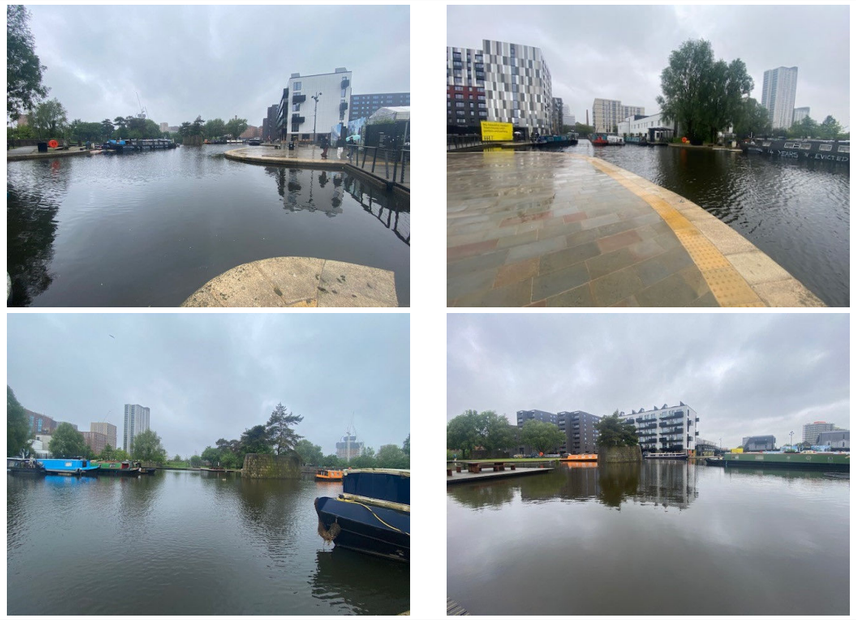
Survey Code	Illustrative Photographs
MCC-Marina	

Table-6 - Site watercourse habitat baseline

Watercourse information	**Watercourse name**	Islington Marina
	Watercourse type	Canals
	Length (km)	0.0136
Distinctiveness	**Band**	Medium
	Score	4
Habitat condition	**Band**	Poor
	Score	1
Strategic significance	**Band**	High
	Multiplier	1.15
Watercourse encroachment	**Band**	Major
	Multiplier	0.5
Riparian encroachment (both banks)	**Band**	Major/Major
	Multiplier	0.75
	Total Watercourse Habitat Units	**0.02**

Summary

Overall, the baseline comprises **0.73 area habitat units** and **0.02 watercourse habitat units**.

1.4 Post Development

1.4.1 Habitat Translations

Post development habitats have been translated from the Landscape Masterplan and planting regimes as outlined below in Table-7.

Table-7 - Post Intervention habitat translations

Landscape planting	Landscape Description	UKHab/BNG translation and justification
Planting Mix 1	Herbaceous perennial planting with shrubs and bulbs. Example species subject to further design include: • Wild ginger (*Asarum europaeum)* • bloody cranesbill *(Geranium sanguineum)* • Heartleaf foamflower *(Tiarella cordifolia)* • Sweet box *(sarcococca confuse)* • Wild garlic *(Allium ursinum) [bulbs]*	Introduced shrub - planting regime consists of ornamental shrubs.
Planting Mix 2	Proposed to be a mix of native wildflower species using a seed mix such EM3F Special General Purpose Wild Flowers mix.	Other neutral grassland – this habitat will be seeded with a native species seed mix which is likely to develop into a wildflower meadow (other neutral grassland).
Planting Mix 3	Mix of Native/non native grasses, and shrubs with some flowering species such as: • aconite-leaf buttercup (*Ranunculus aconitifolius)* • Shrubby cinquefoil *(Potentilla fruticosa)* • Scaly male fern *(Dryopteris affinis),* • Burnet rose *(Rosa spinosissima)* • Guelder rose *(Viburnum opulus)*	Introduced shrub - planting regime consists of ornamental shrubs with occasional native shrubs. Overall, it is considered likely the habitat will be managed as introduced shrub.

	• Holly *(Ilex aquifolium)* • Meadow cranesbill *(Geranium pratense 'Mrs Kendall Clark')*	
Amenity turf	15-30% fine leaved rye grass and 15% smooth stalked meadow grass.	Modified grassland – this grassland will be sowed and managed as an amenity grassland; therefore, modified grassland is appropriate.

For watercourse habitats, the only relevant changes in the Landscape Masterplan and planting regimes for the Proposed Development are those which fall directly within the riparian zone of the Islington Marina (i.e. 10 m from the canal bank top). The baseline for this area of the Site is timber boardwalk and amenity grassland. The post-development proposal demonstrates a reduction in the area of short grasses and an increase in the area of timber boardwalk (with some tactile paving on steps), as shown in Figure-4.

The proposed designs represent a very minor change compared to the existing land cover. When this change is translated to the river condition indicators which determine the Condition Score (and Class) for the watercourse, there is no change in habitat condition compared to the baseline scenario. Of the 32 river condition indicators (see Table-4**Error! Reference source not found.**), the proposed designs have the ability affect only two – B1 (bank top vegetation structure) and B5 (bank top managed ground cover). B5 already scores in the lowest possible category for managed ground cover such that this will not be affected by further timber decking, and there is no change to the wider bank top vegetation structure (B1), such that the baseline score of 1 will remain the same. This is governed by the specific definitions and scoring criteria for each of the river condition indicators, which is set out in the River Condition Assessment Guidance. Also, only a very short length of canal (13.6 m) falls within the Site boundary and therefore can be affected by the habitat changes, compared to the 250 m survey requirement for the Islington Marina to assess condition. As such, the Proposed Development has limited opportunity to impact the post-development condition score for the Islington Marina. Therefore, there is no change to the watercourse condition within the Site.

1.4.2 Strategic Significance

The Site is within a priority tree planting area[26] and grassland/tree planting opportunity area[27],[28] for habitat creation, restoration, and enhancement across the Greater Manchester city-region. Urban trees and grassland habitats could, therefore, contribute positively to these strategies. Furthermore, managed greenspaces are a local BAP habitat within Greater Manchester[29]; the citation includes: amenity grassland (i.e. intensively managed and regularly mown grassland), private gardens, allotments, town parks of many types, planted shrubberies, playing fields, golf courses, grounds of buildings, churchyards and cemeteries. These areas are all managed to some degree for their particular purpose, however, they can still be important reservoirs for wildlife in urban settings. Therefore, the creation of a managed park area including amenity grassland, wildflower meadows, and tree planting is likely to qualify as this local BAP habitat. The Site is also adjacent to Rochdale Canal Stott's Lane – Ducie Street Basin SBI and the creation of additional grassland and tree habitats are likely to contribute positively to this SBI. Overall, the modified grassland, other neutral grassland, introduced shrub, and urban tree habitats have been given a 'medium' strategic significance.

The developed land; sealed surface habitat within the Site has been given a 'low' strategic significance due to containing limited ecological value and not being included within any local strategies.

The strategic significance assigned to the Islington Marina does not change between the baseline and the post-development scenario, and it will remain "high".

1.4.3 Post Development Retention/Enhancement

Area Habitats

No area habitats will be enhanced within the Site.

Five individual urban trees will be retained within the Site (within Cotton Field Park) which equates to 0.0204 ha and 0.19 area habitat units.

In addition, 0.0044 ha of modified grassland, 0.0092 ha of other neutral grassland, and 0.0053 ha of developed land; sealed surface will be retained within Cotton Field Park.

Watercourse Habitats

No watercourse habitats will be lost, enhanced or created within the Site. The 13.6 m length of the Islington Marina riparian zone within the Proposed Development will be retained as existing habitat.

1.4.4 Post Development Habitats

A summary of the Site area habitat post development is provided in Table-8 below. The post development area-based habitat features present within the Site are shown on Figure-4.

There is no change to the baseline Site watercourse habitat shown in Table-8 below.

The post-development scenario comprises **1.92 area habitat units (+199.72% change)** and **0.02 watercourse habitat units (0.0% change)**.

[26] This dataset represents the areas in Greater Manchester where trees could potentially be planted. The data is produced by City of Trees based on an analysis of multiple datasets, using the Ordnance Survey Mastermap as a base. The 'priority' value relates to the degree to which each area provides a range of opportunities. Each parcel may provide a particular opportunity from tree planting, such as helping to reduce flooding, or removing particulates from the air. In these cases, the values are presented as meeting the particular need, or significantly meeting the need.

[27] This spatial dataset attempts to plot opportunity parcels for habitat creation, restoration and enhancement across the Greater Manchester city-region. It was created as part of the Local Nature Recovery Strategy (LNRS) Pilot 2021. This dataset combines objects and data from numerous other datasets. A full list of contributing datasets is provided below.

[28] Greater Manchester Open Data Infrastructure Map, available at https://mappinggm.org.uk/gmodin/

[29] Available at: Greenspace.PDF (gmlrc.org)

Table-8 - Site post development area habitat baseline

Baseline Ref[30]	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness		Condition		Strategic Significance		Ecological Baseline
				Band	Score	Band	Score	Band	Multiplier	Area Habitat Units
1	Urban	Developed land; sealed surface	0.5866	Very low	0	N/A	0	Low	1	0.00
2	Urban	Ground level planters	0.1293	Low	2	N/A	1	Medium	1.11	0.23
3	Grassland	Other neutral grassland	0.0621	Medium	4	Moderate	5	Medium	1.11	0.38
4	Urban	Introduced shrub	0.0516	Low	2	N/A	1	Medium	1.11	0.09
5	Grassland	Modified grassland	0.0648	Low	2	Poor	1	Medium	1.11	0.12
6	Individual trees	Urban trees	0.3909	Medium	4	Moderate	2	Medium	1.11	1.10
Total Area (ha)			0.83 (1.22 including urban trees)	**Total Area Habitat Units**						1.92

[30] Refer to Biodiversity Net Gain - Baseline Plan

385000 385100 385200 385300

398500 398400 398300

N

A645 Great Ancoats Street Lomax St. Dude St. Old Mill St. Lockgate Mews

AtkinsRéalis

- Site Boundary
- Proposed Tree Planting

Proposed Habitats

- Developed Land; Sealed Surface
- Modified Grassland
- Other Neutral Grassland
- Ground Level Planters
- Introduced Shrub
- Retained

Baseline habitat classification and mapping undertaken for this assessment has used the UK Habitat Classification v2.0 system under licence (© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/]).

Service Layer Credits: GB Topographic: Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack

Metres
0 10 20 30 40

AtkinsRéalis ©
Consulting Engineers
The Hub
500 Park Ave,
Bristol, South Glos.,
England, BS32 4RZ
Tel: +44(0)1454 662000
Fax: +44(0)1454 663333
www.atkinsrealis.com

Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Biodiversity Net Gain Post Development Plan

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT Date 01/08/24	RS Date 01/08/24	LR Date 01/08/24

Drawing Number
Figure 4

Rev
01

1.4.5 Post Development Conditions

An outline of the condition scores for the post development area habitats is provided below in Table-9.

Table-9 - Post development conditions for area habitats

Proposed habitat	Proposed condition	What's needed	Time to target condition (years)	Difficulty of creation
Modified grassland	Poor	The condition criteria for modified grassland is as follows: • Criterion A: There are 6-8 vascular plant species per m2 present including at least 2 forbs [essential for achieving moderate and good condition grasslands]. • Criterion 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. • Criterion C: Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus agg*. may be present). • Criterion 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. • Criterion E: Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) • Criterion F: Cover of bracken Pteridium aquilinum is less than 20%. • Criterion G: There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4). As the modified grassland habitat is likely to be used primarily for amenity purposes, which includes regular mowing, the condition score is likely to be 'poor'. This is due to vascular plant species likely being less than 6 species per m^2 (Criterion 1) which is essential for achieving a moderate condition grassland. As this criterion is likely to be failed, poor condition has been inputted into the Metric.	6	Low
Other neutral grassland	Moderate	The condition criteria for other neutral grassland is as follows: • Criterion 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 [essential for achieving moderate and good condition grasslands]. • Criterion 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. • Criterion C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. • Criterion D: Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble *Rubus fruticosus agg.*) is less than 5%. • Criterion E: Combined cover of species indicative of suboptimal condition 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 (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed. • Criterion F: There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). [essential for achieving good condition grasslands]. As the other neutral grassland will be sown with a native seed mix and managed accordingly it likely that Criterion A would be past. As the meadow will be managed, all other criteria are likely to be passed (such as ensuring scrub, bracken, bare ground, and invasive species are controlled). It is unlikely that the meadow would pass Criterion F. Overall, considered likely to reach moderate condition.	10	Low
Urban trees	Moderate	The condition criteria for other neutral grassland is as follows: • Criterion A: The tree is a native species (or at least 70% within the block are native species). • Criterion 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). • Criterion C: The tree is mature (or more than 50% within the block are mature). • Criterion 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. • Criterion E: Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. • Criterion F: More than 20% of the tree canopy area is oversailing vegetation beneath.	30+	Low

Proposed habitat	Proposed condition	What's needed	Time to target condition (years)	Difficulty of creation
		Around half the trees would be native, therefore, half would pass Criterion A, all trees would automatically pass Criterion B, all trees would automatically fail Criterion C, all would pass Criterion D, all would fail Criterion E, and all would pass Criterion F (all trees planted within grassland or shrub habitat). The passing of at least three criteria would mean that all urban trees would be in 'moderate' condition.		

1.5 Trading Summary

The Metric sets out a number of rules and principles that must be followed in applying the Metric. Rule 1 is "*The trading rules of this biodiversity metric must be followed*"[31]. These 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 habitat type and distinctiveness of the lost habitat. The trading rules are set out in Table-10 below. As there are no hedgerows within the Site, they are not included below.

No very high or high distinctiveness habitats are being lost or enhanced as part of the Proposed Development and are therefore, not considered further.

Table-10 - Metric trading rules (Rule 1)

Baseline Habitat Distinctiveness	Area Module	Watercourse Module
Very High	Priority should be given to replacing losses with area habitat units of the same habitat type (bespoke compensation likely to be required).	Priority should be given to replacing losses with watercourse units of the same habitat type.
High	Losses must be replaced with area habitat units of the same habitat type.	Losses must be replaced with watercourse units of the same habitat type.
Medium	Losses must be replaced by area units of either: • Medium band habitats within the same broad habitat type. Or • Any habitat from a higher band (from any broad habitat type).	Losses must be replaced with watercourse units of the same habitat type.
Low	Losses must be replaced with area units of the same or higher band.	Losses must be replaced with watercourse units of a higher band.
Very Low	N/A	N/A

1.5.1 Medium Distinctiveness Habitats

Losses of medium distinctiveness habitats must be replaced by area habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type.

The Site includes the loss of 0.33 area habitat units of urban trees which is a habitat of medium distinctiveness. The Proposed Development would create 1.15 area habitat units of urban trees, therefore, there are 0.82 area habitat units above no net loss within the same broad habitat (Individual trees).

The Site includes the loss of 0.11 area habitat units of other neutral grassland which is a habitat of medium distinctiveness. The Proposed Development would create 0.40 area habitat units of other neutral grassland, therefore, there are 0.29 area habitat units above no net loss within the same broad habitat (grassland).

There is no change to the Islington Marina, which is a habitat of medium distinctiveness. Therefore, there is no net loss within the same broad habitat. There are no other watercourses (of medium distinctiveness or otherwise) assessed under BNG for this Site.

Overall, the trading rules have been satisfied for medium distinctiveness habitats.

1.5.2 Low and Very Low Distinctiveness Habitats

Losses of area-based habitat features of low distinctiveness must be replaced with an equal number of units of the same or higher distinctiveness band. There is no requirement for this to come from the same broad habitat type.

The Site includes developed land; sealed surface (very low distinctiveness), introduced shrub (low distinctiveness), and modified grassland (low distinctiveness). Overall, there is a loss of 0.06 area habitat units which has been adequately compensated for through the creation of low and medium distinctiveness habitats.

Overall, the trading rules have been satisfied for low distinctiveness habitats.

1.6 Achieving Biodiversity Net Gain

For area habitats, the post-development scenario results in a total net % change of 199.72%, meeting the requirement for a 10% uplift in biodiversity units.

For watercourse habitats, whilst there is no net loss, the requirement for a 10% uplift in biodiversity units has not been met. Therefore, this Proposed Development is required to deliver 0.002 watercourse biodiversity units. This could be achieved through on-site enhancement, off-site enhancement, or purchasing biodiversity credits (either through a biodiversity banking scheme or statutory biodiversity credits). Given the urban location and nature of the wider site, achieving on-site gains for watercourse units is not considered feasible here. The riparian zone of the marina is comprised of hard-standing, forms part of the public realm, and needs to retain its function in relation to the marina as a towpath/footpath. This is exacerbated further by the requirement for the marina to retain its function and navigability, meaning that the options in-channel are very limited also. For off-site enhancements, the level of assessment, liaison, and planning would be disproportionately large to achieve the required units (equivalent to approximately 5 m of riparian enhancements to a river off-site[32]).

Therefore, although the purchase of statutory biodiversity credits is to be undertaken as a last resort, given the especially small number of units required for uplift, it is considered the most appropriate course of action for the Proposed Development. Statutory Biodiversity Credits[33] can be purchased from Defra, where one watercourse credit has a price of £230,000[34]. However, in order to ensure that the Statutory Biodiversity Credits do not compete with the off-site market and remain a last resort, a spatial risk multiplier (SRM) is applied, which doubles the number of statutory credits required. Therefore, the Proposed Development requires an uplift of 0.002 units which would equate to 0.004 statutory credits. However, statutory credits can only be purchased to 2 decimal places (d.p.), therefore, this equates to 0.01 statutory credits, at a financial cost of £2,300. It is also worth noting that the guidance[35] states that *"if the developer needs less than 0.25 units they can buy statutory credits without having to approach at least three local*

[31] Defra (2024). The Statutory Biodiversity Metric User Guide.
[32] The exact length of riparian enhancements would be determined by the specific condition, encroachment, and strategic significance of the river to be enhanced. This approximate length of improvement is simply to provide some context for the number of biodiversity units.
[33] https://www.gov.uk/guidance/statutory-biodiversity-credit-prices
[34] Prices of statutory credits may change. Defra will review prices every 6 months, and any planned price changes will be announced, giving at least 10 weeks' notice.
[35] https://www.gov.uk/guidance/statutory-biodiversity-credits#How-to-prove-statutory-credits-are-needed

or national suppliers, habitat banks, or trading websites and demonstrate that insufficient off-site options are available" which is the case here.

1.7 Conclusion

The Metric has been applied to calculate the existing baseline, and predicted biodiversity units gain of the Site, based on the habitats present and condition scores that appear to be achievable.

A summary of the habitat units and % change is included in Table-11 below. The Proposed Development has the potential to deliver an additional 1.44 area habitat units, resulting in a net gain of 199.72%. For watercourse habitats, there is no change to the baseline. It is recommended that the required 10% uplift in biodiversity units is achieved by purchasing Statutory Biodiversity Credits.

The trading rules have been satisfied.

Table-11 – Summary of results

Module	Baseline Units	Proposed Units	% Change	10% Uplift Achieved?
Areas	0.72	1.92	199.72%	Y (on-site)
Hedgerows	-	-	-	-
Watercourses	0.02	0.02	0%	Y (credits)

It is recommended that an update to this BNG assessment is undertaken should the Proposed Development designs change during subsequent design reviews.

AtkinsRéalis
11 Bressenden Place,
London,
SW1E 5BY

© AtkinsRéalis except where stated otherwise