

Biodiversity Net Gain Assessment

Land at Lordship Close, Winston Road and Hodge
Street, Moston, Manchester

One Manchester

Revision A – July



ecology

SITE NAME			
Land at Lordship Close, Winston Road and Hodge Street, Moston, Manchester			
GRID REFERENCE		DOCUMENT REFERENCE	
SD8680402111/SD8676802114/ SD8678002181		[LM0118]BNGA[LC, WR, HS] Rev A	
SITE DESIGNATION		LOCAL AUTHORITY	
None		Manchester City Council	
	NAME	QUALIFICATIONS	DATE
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REVISION	DATE	AUTHOR	DESCRIPTION
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APPENDIX A

A.1 Pre-Intervention Habitat Plan

A.2 Post Intervention Habitat Plan

A SUMMARY

- 1 LM Ecology was commissioned by One Manchester in November 2023 to carry out a Biodiversity Net Gain Assessment (BNGA) of land at Lordship Close, Winston Road and Hodge Street, Moston, Manchester.
- 2 The BNGA was commissioned to support plans to develop the land for housing with associated hard and soft landscaping, and an area of public open space.
- 3 The BNGA was carried out using the statutory biodiversity metric.
- 4 The purpose of this report is as a supporting document to the statutory biodiversity metric calculation tool, and it provides an overview of the pre- and post-intervention values for the site and how a Biodiversity Net Gain (BNG) can be achieved on-site, if applicable.
- 5 This BNGA is based on the following plans:
- Proposed Site Plan LC-BTP-00-SP-DR-A-4244_105.13 dated 25/05/2023 by BTP Architects
 - Proposed Site Plan WR-BTP-00-SP-DR-A-3816_105.14 revision 14 dated 18/09/2023 by BTP Architects
 - Proposed Site Plan HS-BTP-00-SP-DR-A-3815_105.14 Rev 14 dated 18/09/2023 by BTP Architects.
 - Landscape Proposal 7433.01 dated July 2024 by Trevor Bridge Associates
- 6 The baseline (pre-intervention) value of the site is 2.38 habitat units, 0.00 hedgerow units, and 0.00 watercourse units. The proposals will result in a post-intervention value of 0.69 habitat units, 0.11 hedgerow units, and 0.00 watercourse units, indicating a loss of 1.69 habitat units, a gain of 0.11 hedgerow units, and no change in watercourse units.
- 7 To achieve a minimum 10% net gain on-site, the deficit of 1.93 habitat units must be addressed. However, realistically, there are no suitable opportunities to off-set these habitat units on-site due to the majority of the post-intervention habitats comprising private gardens. Therefore, a deficit of 1.93 to 3.86 habitat units (the latter figure with the spatial risk multiplier applied) will need to be offset either on land registered for off-site biodiversity net gain or by purchasing biodiversity credits, or a combination of both.
- 8 The results are valid for up to two years from the date of publication (July 2024) and only for the site layout and landscaping shown on the above plan. Any changes to the site layout and/or landscaping plans will require a recalculation to be carried out.

B INTRODUCTION

9 LM Ecology was commissioned by One Manchester in November 2023 to carry out a BNGA of land at Lordship Close, Winston Road and Hodge Street, Moston, Manchester.

10 The site covers an area of approximately 0.54ha consisting of parcels of species poor amenity grassland, hardstanding paths, and individual urban trees.

11 The BNGA was commissioned to support plans to develop the land for housing with associated hard and soft landscaping, and an area of public open space.

12 This BNGA is based on the following plans:

- Proposed Site Plan LC-BTP-00-SP-DR-A-4244_105.13 dated 25/05/2023 by BTP Architects
- Proposed Site Plan WR-BTP-00-SP-DR-A-3816_105.14 revision 14 dated 18/09/2023 by BTP Architects
- Proposed Site Plan HS-BTP-00-SP-DR-A-3815_105.14 Rev 14 dated 18/09/2023 by BTP Architects.
- Landscape Proposal 7433.01 dated July 2024 by Trevor Bridge Associates

13 The purpose of this report is to:

- Provide baseline data to classify the type and strategic significance of the habitats prior to development.
- Ensure that the baseline habitat conditions are classified in a robust and consistent manner, so that classification is based on the best data available at the time of the assessment.
- Clearly identify data collection methods and any limitations.
- Calculate the post-development value of the site based on the development proposals.

14 The results are valid for up to two years from the date of publication (July 2024) and only for the site layout and landscaping shown on the above plan. Any changes to the site layout and/or landscaping plans will require a recalculation to be carried out.

C PLANNING POLICY AND LEGISLATION

- 15 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. Chapter 15 states that developers must identify and pursue opportunities for securing measurable net gains for biodiversity.
- 16 Under the Environment Act 2021, all planning permissions granted in England (with a few exceptions) will have to deliver at least 10% Biodiversity Net Gain. This will become legally enforceable following a transition period.

D METHODOLOGY

D.1 Desk Study

18 A desk study was carried out in January 2024 as part of the Biodiversity Net Gain Assessment. The following information was reviewed:

- Multi-Agency Geographic Information for the Countryside (MAGIC) online database.
- Greater Manchester Combined Authority (GMCA) MappingGM online database of Local Nature Recovery Strategy (LNRS) opportunity sites.
- Manchester' Local Development Framework Core Strategy Development Plan Document 2012 to 2027
- GMCA Biodiversity Net Gain Guidance for Greater Manchester February 2021

D.2 UK Habitat Survey

19 The site survey was carried out by Louisa Molloy (Consultant Ecologist, BSc (Hons)) and Elizabeth McBride (Consultant Ecologist, BSc (Hons), MCIEEM) on 9th January 2024, in accordance with the UK Habitat Classification (UKHab) methodology (UKHAB Ltd, 2023). The habitats within the boundary of the site were broadly mapped with the principal habitat types and, where applicable, the dominant plant species identified within each habitat type.

D.3 Statutory Biodiversity Metric

20 The Biodiversity Net Gain Assessment was carried out using the statutory biodiversity metric.

21 UK Habitat Survey habitats recorded from the site were input into the statutory biodiversity metric calculation tool and the baseline (or pre-intervention) biodiversity unit value of each habitat parcel was calculated.

22 The proposed development habitats were mapped and assigned a UK Habitat Survey type and then input into the statutory biodiversity metric calculation tool. The biodiversity unit values for the proposed development (or post-intervention) were then calculated using the same method.

23 The change in biodiversity value is calculated by subtracting the pre-intervention values from the post-intervention values to give final values from which it can be determined if the scheme delivers a biodiversity net gain or loss.

24 Metric calculations were undertaken by Louisa Molloy.

25 The assessment is based on CIEEMs Good Practice Principles (Baker, et al., 2019) and Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

26 Post-intervention habitats were mapped from the following plans provided by the client:

- Proposed Site Plan LC-BTP-00-SP-DR-A-4244_105.13 dated 25/05/2023 by BTP Architects

- Proposed Site Plan WR-BTP-00-SP-DR-A-3816_105.14 revision 14 dated 18/09/2023 by BTP Architects
- Proposed Site Plan HS-BTP-00-SP-DR-A-3815_105.14 Rev 14 dated 18/09/2023 by BTP Architects.
- Landscape Proposal 7433.01 dated July 2024 by Trevor Bridge Associates

27 The full assessment results are provided in the supplied statutory biodiversity metric calculation tool and condition assessment sheets. Pre-and post-intervention habitat plans are included in Appendix A.

D.3.1 Strategic Significance

28 The strategic significance of the habitats was determined from the results of the desk study, alongside guidance in the statutory metric use guide (DEFRA, 2024). In the statutory metric there are three options for strategic significance:

- Formally identified in local strategy.
- Location ecologically desirable but not in local strategy.
- Area/compensation not in local strategy/no local strategy.

D.3.2 Exclusions

29 Proposed individual trees in private gardens have not been included in the post-intervention habitat calculation as per the statutory biodiversity metric user guide (DEFRA, 2024).

D.3.3 Assumptions and Limitations

30 Habitat areas and lengths, both pre-and post-intervention, have been measured in QGIS using topographical survey data and plans georeferenced to the topographical survey data. Whilst every effort has been made to map the habitats as precisely as possible, there may be very minor errors in accuracy.

31 The survey was carried out in January 2024, which is a sub-optimal time of year for a botanical survey. However, due to the habitat types present, this timing is not considered to have posed a constraint to the understanding of the site conditions and, subsequently, this assessment.

32 Reasonable assumptions have been made regarding the condition of the habitats created in the area of public open space. However, given the small size and location of this space, these assumptions are not expected to be inaccurate.

E ON-SITE PRE-INTERVENTION HABITATS

E.1 Habitats

E.1.1 Modified Grassland

E.1.1.1 Parcel Reference g4(a)

33 0.327ha of occasionally mown amenity grassland, which has been classified as modified grassland.

34 The grassland passed 5 of the 7 condition criteria for low distinctiveness grassland habitat type, including essential criterion A, and has been assessed as being in moderate condition.

35 This habitat has a value of 1.31 habitat units.

E.1.1.2 Parcel Reference g4(b)

36 0.1777ha of species poor regularly mown amenity grassland, which has been classified as modified grassland.

37 The grassland passed 5 of the 7 condition criteria for low distinctiveness grassland habitat type, but failed essential criterion A, and has been assessed as being in poor condition.

38 This habitat has a value of 0.36 habitat units.

E.1.2 Developed Land; Sealed Surface

39 This habitat is present in the form of tarmacked pathways covering 0.0309ha.

40 A condition assessment is not applicable to this habitat type.

41 This habitat has a value of 0.00 habitat units.

E.1.3 Individual Urban Trees

42 Nine individual urban trees covering a total area of 0.0977ha.

43 Trees T1, T2, T4, T5, T6, T7, T8 & T9 T1 passed 4 of the 7 condition criteria and are assessed as being in moderate condition. T3 passed 2 of the 7 condition criteria and is assessed as being in poor condition.

44 This habitat has a total a value of 0.72 habitat units.

E.2 Strategic Significance

45 The grassland at Lordship Close and Winston Road have been identified in the Local Nature Recovery Strategy (LNRS) as a lowland wetland opportunity area, whilst the grassland at Hodge Street is identified as a tree planting opportunity area. The statutory biodiversity metric user guide (DEFRA, 2024) states that where a proposal does not deliver the specific action outlined in the LNRS then the strategic significance of the baseline should be assigned as

low. Therefore, the strategic significance assigned in the calculation tool is 'Area/compensation not in local strategy/ no local strategy'.

E.3 Pre-intervention Biodiversity Value Calculations

46 Based on the data input into the statutory biodiversity metric calculation tool, the pre-intervention habitats have a total value of:

- 2.38 Habitat units.
- 0.00 Hedgerow units.
- 0.00 Watercourse units.

F ON-SITE POST-INTERVENTION HABITATS

F.1 Proposals

47 The proposals will involve construction of a number of different dwelling types, with associated hard and soft landscaping, and an area of public open space. Proposed soft landscaping includes the creation of vegetated gardens around the dwellings. The public open space will comprise grassland with eight newly planted trees.

F.2 Habitat Retention

48 None of the pre-intervention habitats will be retained.

F.3 Habitat Enhancement

49 No habitat enhancement is proposed.

F.4 Habitat Creation

50 The proposals will result in the creation of the following habitats.

F.4.1 Other Neutral Grassland

51 It is proposed that 0.0144ha of other neutral grassland will be created in the public open space to the south of the site.

52 Assuming that the grassland will meet essential criterion A, plus criteria B, and D of the medium, high and very high distinctiveness grassland habitat type, the predicted condition of this habitat is moderate.

53 This habitat will have a value of 0.10 habitat units.

F.4.2 Modified Grassland

54 It is proposed that 0.0158ha of modified grassland will be created in the public open space to the south of the site.

55 Assuming the grassland will meet essential criterion A, plus criteria C, D, F and G of the low distinctiveness grassland habitat type, the predicted condition of the habitat is moderate.

56 This habitat will have a value of 0.05 habitat units.

F.4.3 Vegetated Garden

57 0.2269ha of vegetated garden is proposed.

58 A condition assessment is not applicable to this habitat type.

59 This habitat will have a value of 0.44 habitat units.

F.4.4 Individual Urban Trees

- 60 Eight new individual urban trees with an area of 0.0326ha will be planted in the public open space to the south of the site.
- 61 Assuming that each tree passes at least 3 of the 6 criteria of the individual tree habitat type, the predicted condition of each tree is moderate.
- 62 This habitat will have a value of 0.10 habitat units.

F.4.5 Developed Land; Sealed Surface

- 63 0.2785ha of developed land; sealed surface comprising new dwellings, surfaced roads and paths is proposed.
- 64 A condition assessment is not applicable to this habitat type.
- 65 This habitat has a value of 0.00 habitat units.

F.4.6 Native Hedgerow

- 66 0.034km of native hedgerow will be planted in the public open space to the south of the site.
- 67 Assuming that the hedgerow has no more than 4 attribute failures in total and does not fail both attributes in more than one functional group, the predicted condition of the hedgerow is moderate.
- 68 This habitat will have a value of 0.11 hedgerow units.

F.5 Management and Monitoring

- 69 The newly planted individual urban trees and the other neutral grassland are both medium distinctiveness habitats which constitute a relatively significant on-site habitat gain. Therefore, it is likely that these habitats will require management and monitoring for a 30-year period.
- 70 The created modified grassland is a low distinctiveness habitat which does not constitute a significant on-site gain. However, it will form a component of the public open space to the south of the site alongside the new individual urban trees and other neutral grassland. Therefore, in order to avoid conflicts between the management aims of these habitats, the modified grassland will also likely need to be included in the same 30-year management and monitoring period.
- 71 Similarly, the native hedgerow is a low distinctiveness habitat and as no hedgerows are lost in the baseline, it is not technically counted as gain in the post-intervention calculations. However, for the same reasons as given for the modified grassland, consideration should also be given to including the native hedgerow in the same 30-year management and monitoring period.

F.6 Strategic Significance

72 Strategic significance of the post-intervention habitats has been determined in the same way as described in Section E.2.

F.7 Post-intervention Biodiversity Value Calculations

73 Based on the data input into the statutory biodiversity metric calculation tool, the post-intervention habitats have a total value of:

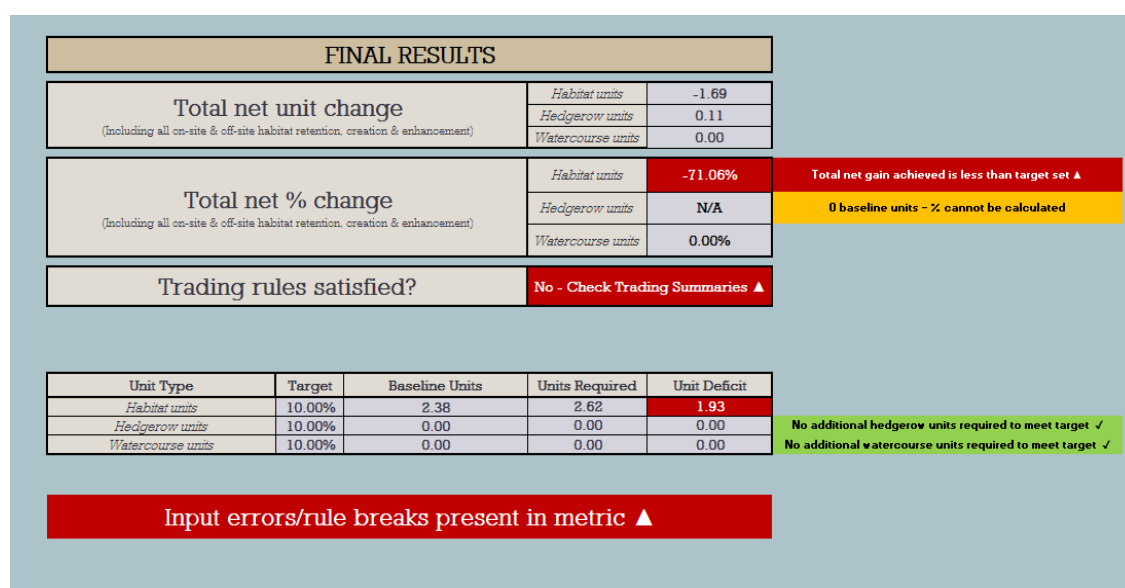
- 0.69 Habitat units.
- 0.11 Hedgerow units.
- 0.00 Watercourse units.

G BIODIVERSITY NET GAIN ASSESSMENT RESULTS

74 This assessment, based on the plans below, shows that the proposals will result in a loss of -1.69 habitat units (-71.06%), a gain of 0.11 hedgerow units, and no change in watercourse units. The trading rules have not been satisfied in relation to low and medium distinctiveness habitat types, which require the same distinctiveness or better habitats to offset them.

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- Proposed Site Plan HS-BTP-00-SP-DR-A-3815_105.14 Rev 14 dated 18/09/2023 by BTP Architects.
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Figure 1 Screen grab of Statutory Biodiversity Metric final results for Land at Lordship Close, Winston Road and Hodge Street, Moston, Manchester



75 To achieve a minimum 10% net gain on-site, the deficit of 1.93 habitat units must be addressed. However, realistically, there are no suitable opportunities to off-set these habitat units on-site due to the majority of the post-intervention habitats comprising private gardens. Therefore, a deficit of 1.93 to 3.86 habitat units (the latter figure with the spatial risk multiplier applied) will need to be offset either on land registered for off-site biodiversity net gain or by purchasing biodiversity credits, or a combination of both.

76 The results are valid for up to two years from the date of publication (July 2024) and only for the site layout and landscaping shown on the above plan. Any changes to the site layout and/or landscaping plans will require a recalculation to be carried out.

H REFERENCES

Baker, J., Hoskin, R. & Butterworth, T., 2019. *Biodiversity net gain. Good practice principles for development. A practical guide.*, London: Ciria.

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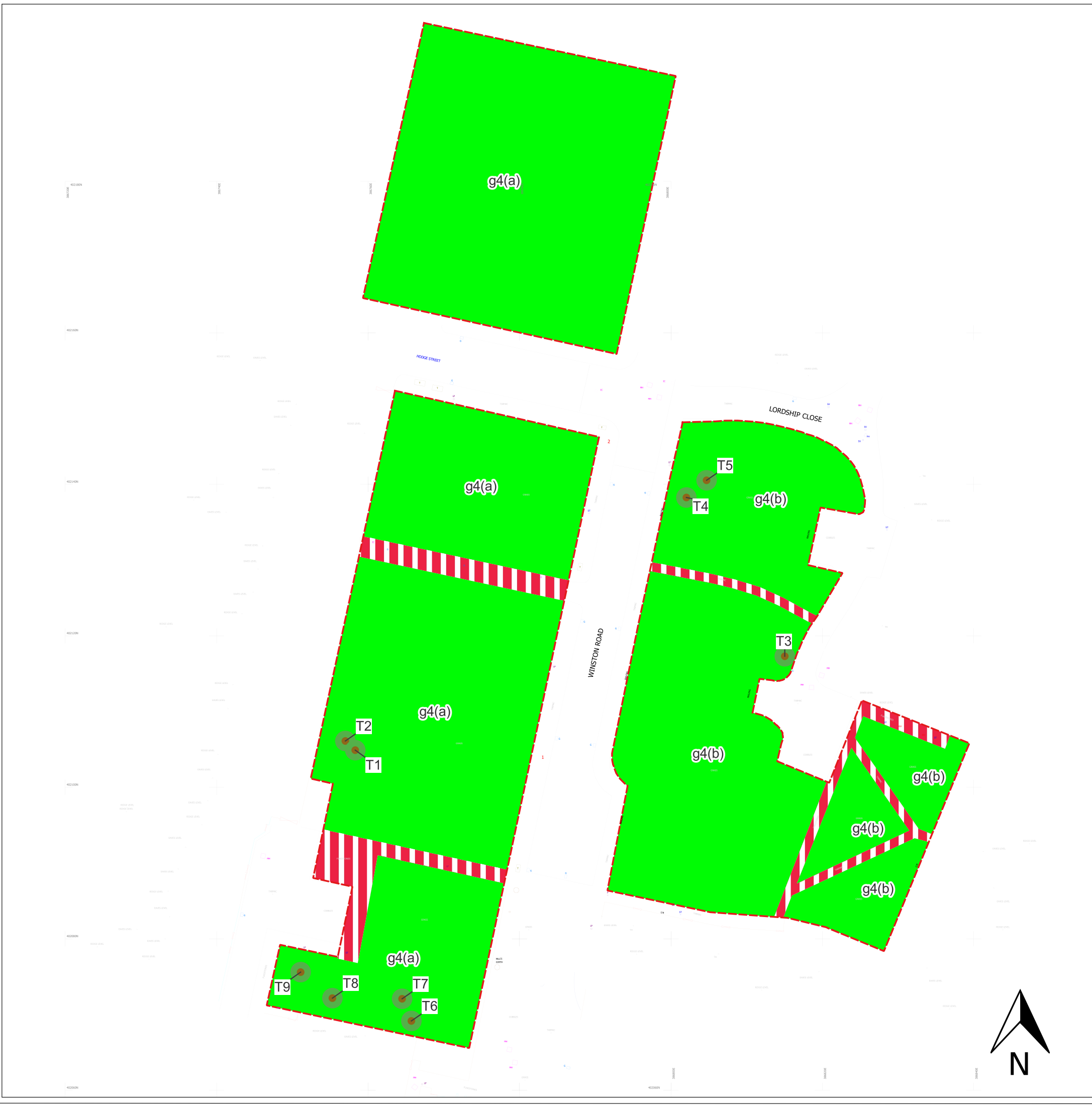
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Available at: <https://www.ukhab.org>
[Accessed 31 January 2024].

APPENDIX A



Legend

Site boundary

Modified grassland

Developed land; sealed surface

Individual urban tree

Project	Land at Lordship Close, Winston Road & Hodge Street, Moston, Manchester
Title	A.1 Pre-intervention Habitat Plan
Client	One Manchester
Date	July 2024
Ref	[LM0118]A.1[REV A]PRE

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Indicative only.
Do not scale from plan.

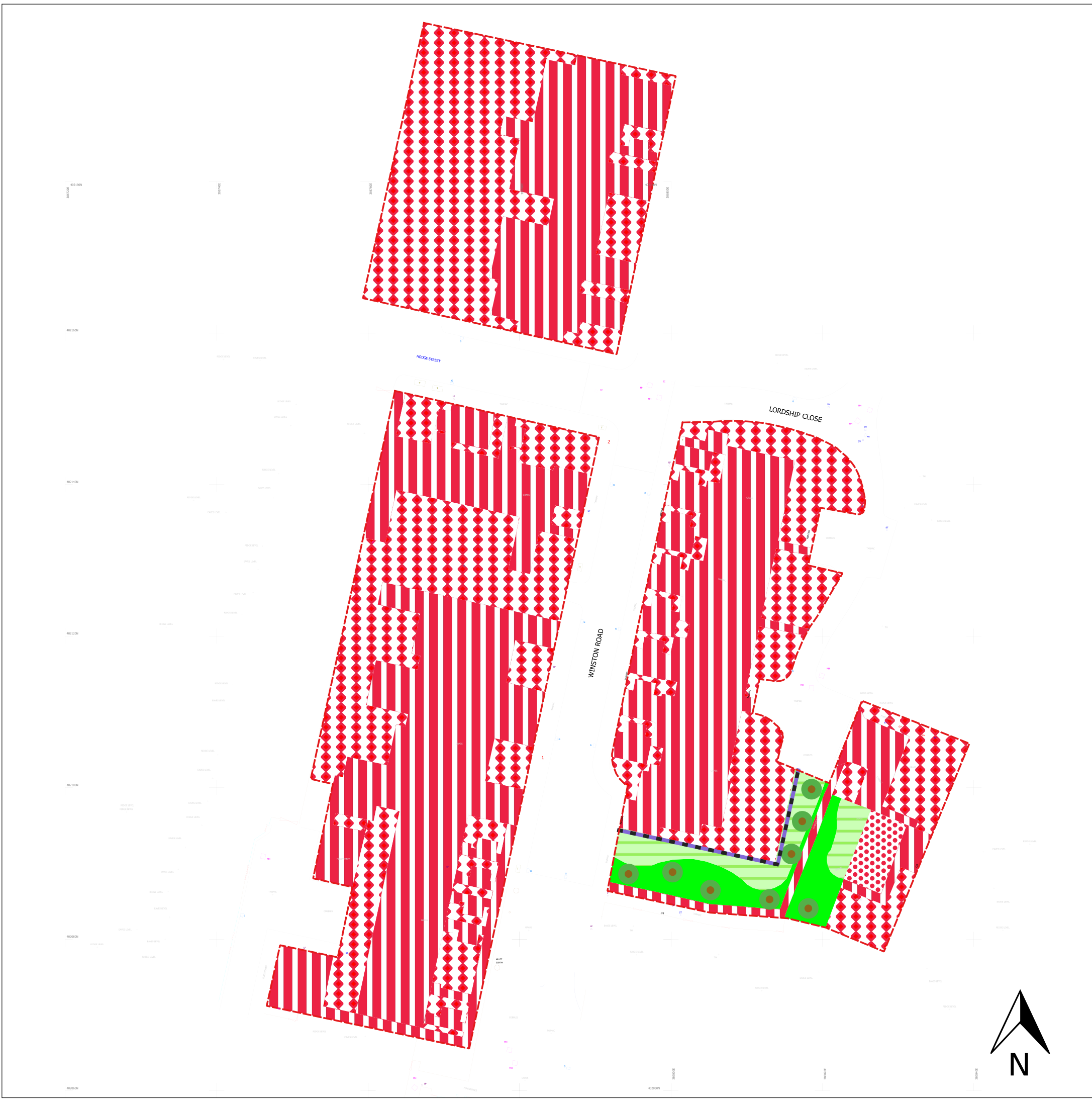
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Legend

- Site boundary
- Other neutral grassland
- Modified grassland
- Developed land; sealed surface
- Developed land; sealed surface - buildings
- Vegetated garden
- Individual urban tree
- Native hedgerow

Project	Land at Lordship Close, Winston Road & Hodge Street, Moston, Manchester
Title	A.2 Post-intervention Habitat Plan
Client	One Manchester
Date	July 2024
Ref	[LM0118]A.2[REV A]POST

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