6 Lost Habitats

6.1 Area Habitats

6.1.1.1 All habitats not detailed in Section 5 will be lost entirely.

6.1.1.2 Table 4 shows a summary of the area habitats and their corresponding area (ha) and unit score to be lost on site.

Table 4 – Lost Area Habitats

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Lost (ha)	Units Lost	Proposed Mitigation
1) Modified grassland	0.005	0.03	0.005	0.03	New areas of good condition modified grassland are proposed
2) Modified grassland	0.015	0.09	0.015	0.09	
4) Introduced shrub	0.026	0.05	0.026	0.05	The loss of this habitat will be compensated for by the creation of other low distinctiveness habitat and medium distinctiveness habitat
6) Developed land; sealed surface	0.063	0.00	0.063	0.00	This habitat offers negligible ecological value and does not require compensation
7) Developed land; sealed surface	0.003	0.00	0.003	0.00	
8) Developed land; sealed surface	0.0025	0.00	0.0025	0.00	
9) Urban tree	0.0163	0.13	0.0163	0.13	New urban trees are proposed across the site
10) Artificial unvegetated; unsealed surface	0.017	0.00	0.017	0.00	This habitat offers negligible ecological value and does not require compensation
Total	**0.1478**	**0.30**	**0.1478**	**0.30**	

7 Pre-Development Habitat Summary

7.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing habitats were calculated and the habitat units to be retained and lost in site development were calculated.

7.1.1.2 The results of these calculations are presented in the Table 5.

Table 5 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	0.31	0.01	0.30	0.00

8 Post-Development Habitat Assessment

8.1 Area Habitats

8.1.1 1) Grassland – Modified Grassland

8.1.1.1 Areas of amenity grassland are proposed around the new development. Earth will be seeded with an N14 Flowering Lawn Mixture, containing 80% grasses and 20% wildflowers. Species within the mix include common bent (*Agrostis capillaris*), crested dog's-tail (*Cynosurus cristatus*), birds-foot trefoil (*Lotus corniculatus*) and oxeye daisy (*Leucanthemum vulgare*).

8.1.1.2 This habitat is predicted to achieve **good** condition.

8.1.2 2) Individual Trees – Urban Tree

8.1.2.1 Eleven urban trees will be planted, all of which will be native species, including field maple (*Acer campestre*), alder (*Alnus glutinosa*), hawthorn (*Crataegus monogyna*) and rowan (*Sorbus aucuparia*).

8.1.2.2 Trees are predicted to achieve **moderate** condition.

8.1.3 3) Urban – Developed Land; Sealed Surface

8.1.3.1 The remainder of the site will comprise the proposed building and areas of hardstanding.

8.1.3.2 These areas are classified as 'developed land; sealed surface' which is automatically allocated a condition score of **N/A.**

9 Post-Development Habitat Summary

9.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the proposed and created habitats were calculated; as well as retained and lost habitats.

9.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	0.31	0.01	0.30	0.00	0.40	0.40	+0.10	**+31.66**

9.1.1.3 The current landscape proposals for the development of the site produce a 0.1 unit (31.66%) net gain in area habitats. No other habitat types were present on site. All trading rules have been satisfied by the landscape proposals.

9.1.1.4 Consequently, the development meets all local and national planning policy and off-site mitigation will not be necessary.

9.1.1.5 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

9.1.1.6 This management plan is provided by Urban Green (Urban Green, 2024a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

10 References

Baker, J., Hoskin, R. and Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development: A practical guide.

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023). *UK Habitat Classification – Habitat Definitions V2.0.*

CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

Communities and Local Government Committee (2021). The *National Planning Policy Framework.*

Department for Environment, Food & Rural Affairs (2024a). Statutory Biodiversity Metric: User Guide.

Department for Environment, Food & Rural Affairs (2024b). Statutory Biodiversity Metric Condition Assessments.

eCountability Ltd. (2018). UK Habitat Classification (Professional Edition).

Greater Manchester Biodiversity Project (2009). Greater Manchester Biodiversity Action Plan (BAP).

Greater Manchester Combined Authority (2021). GMCA Biodiversity Net Gain: Guidance for Greater Manchester.

Greater Manchester Combined Authority (2024). Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

JNCC (2010). Handbook for Phase One Habitat Survey – 2010 Edition. England Field Unit, Nature Conservancy Council. Reprinted JNCC.

Manchester City Council (2012). Core Strategy Development Plan Document.

Mapping GM (2024). Green City Region WebMap. Available at: https://mappinggm.org.uk/green.

Stace, C. (2010). New Flora of the British Isles. 3rd ed. Cambridge: Cambridge University Press.

Urban Green (2024a). Habitat Management and Monitoring Plan (HMMP). Ref: UG_2548_BNG_HMMP_01.

Urban Green (2024b). Statutory Biodiversity Metric. Ref: UG_2548 _BNG_CALC_01.

Urban Green (2024c). Proposed Landscape Plan. Ref: UG_2548_LAN_GA_DRW_101.

Urban Green (2024d). Arboricultural Impact Assessment (AIA). Ref: UG_2548_ARB_AIA_01_REV_01_FINAL.

Urban Green (2024d). Preliminary Ecological Appraisal (PEA). Ref: UG_2548_ECO_PEA_01.

APPENDIX 1 – NATIONAL POLICY

URBAN GREEN

National Policy

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

As of 12th February 2024, BNG is now a mandatory condition for any new development of land in England (specific exemptions apply).

In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

This is underpinned by Schedule 14 the Environment Act (2021) which states:

Overview

1 (1)This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2)Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2023) supports the requirements of the Environment Act:

Paragraph 180 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

APPENDIX 2 – BASELINE HABITAT MAP

URBAN GREEN

381000 381010 381020 381030 381040 381050 381060 381070

387790 387780 387770 387760 387750 387740 387730

Wastdale Road

Wastdale

u1b 532 847

u 847

u1 847

u1b 532 847

u1b5

g4 106

u1b 532 847

g4 106

u1c 81
532 518

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS, Maxar, Microsoft, Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack

URBAN GREEN

- Red Line Boundary
- Artificial unvegetated - unsealed surface
- Developed land - sealed surface
- Modified grassland
- Urban
- Building
- Built up areas and gardens
- Urban Tree

N

0 3 6 12 Meters



Do not scale this drawing (printed or electronic version).
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client: Alternative Futures Group		
Project: Wythenshawe AGF		
Title: UKHAB Habitat Map		
Issue: 01		
Drawn: CL	Checked: SB	Approved: SB
Project: UG2548	Scale @ A3: 1:250	Date: 25/09/2024
Dwg No: UG_2548_ECO_HM_01		Revision: 01

APPENDIX 3 – PRIMARY AND SECONDARY CODES

URBAN GREEN

Primary Code	Definition
g4	Modified grassland
u	Urban
u1	Built up areas and gardens
u1b	Developed land; sealed surface
u1b5	Building
u1c	Artificial unvegetated; unsealed surface
Secondary code	**Definition**
81	Ruderal or ephemeral
106	Mown
518	Neglected
532	Scattered grass
847	Introduced shrub

APPENDIX 4 – PROPOSED LANDSCAPE PLAN

URBAN GREEN

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

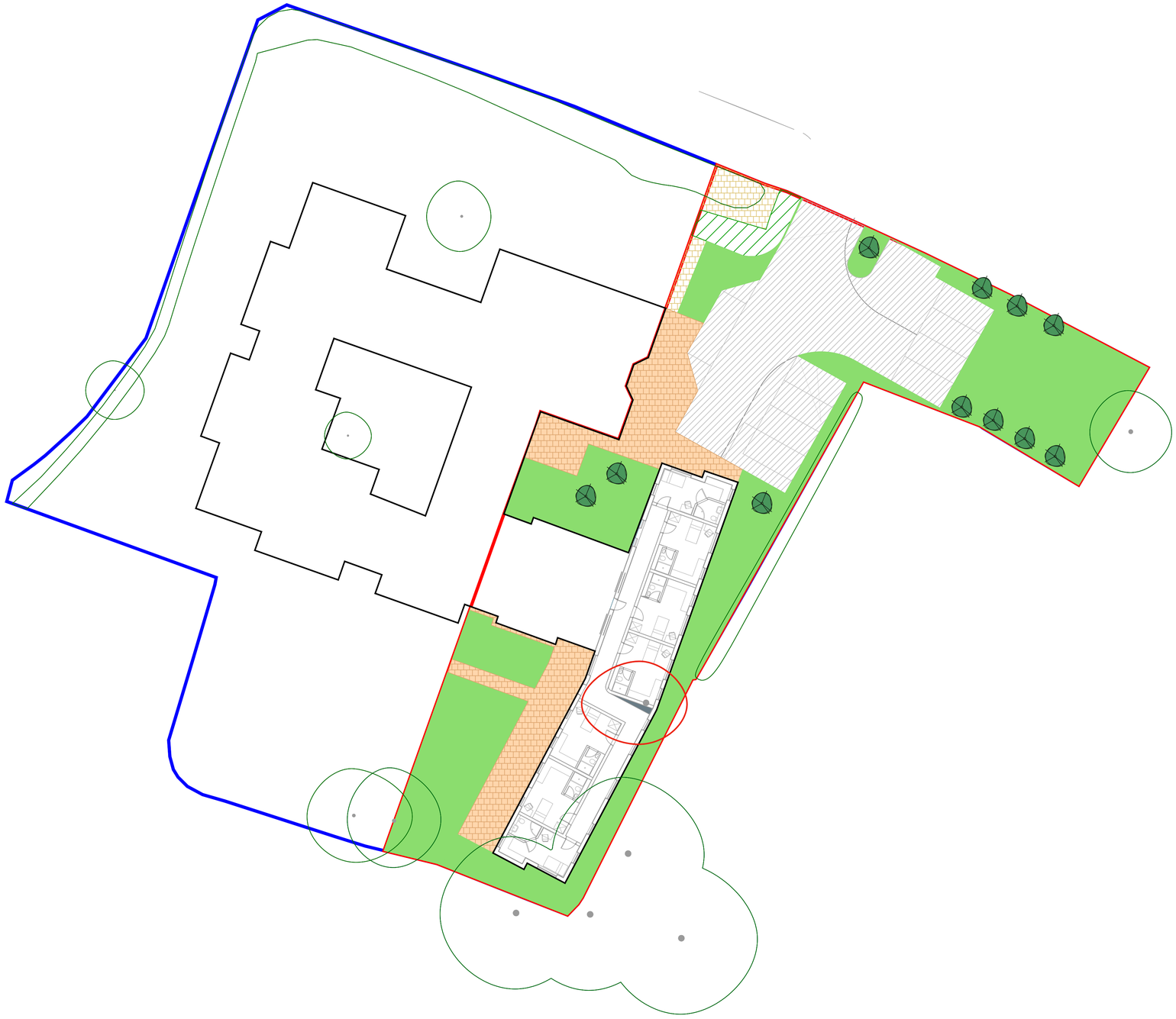
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



m 0 2 4 6 8 10 12 14 16 18 20
SCALE
1:200

KEY

Development Boundary

Ownership Boundary

Hard Works

Vehicular Asphalt Surfacing
To roads
Black colour. *To engineer specification & recommendation*

Existing Paving
To paths

Precast Concrete Block Paving
To match existing.

Soft Works

Existing Tree
To be retained except if affected by works.

Existing Tree
To be removed.

Existing Ornamental Shrubs
To be retained except if affected by works.

Proposed Tree Planting
To be planted a minimum of 2m from hardstanding and a minimum of 5m apart.

Proposed Modified Grassland
To amenity spaces.

Existing Modified Grassland
To be retained.

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P04	02/10/24	UPDATE TO COMMENTS	TH	SA
P03	27/09/24	LAYOUT UPDATE	TH	SA
P02	27/09/24	UPDATE TO COMMENTS	TH	SA
P01	26/09/24	FIRST ISSUE	TH	SA

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:
ALTERNATIVE FUTURES GROUP LIMITED

Project:
AFG WYTHENSHAWE

Title:
GENERAL ARRANGEMENT

Issue:
PLANNING

Drawn:	Checked:	Approved:
TH	RS	SA

Project:	Scale @ A1:	Date:
UG2548	1:200	26/09/24

Dwg No:	Revision:
UG_2548_LAN_GA_DRW_101	P04

APPENDIX 5 – PHOTOGRAPHS

URBAN GREEN



Photograph 1 – Modified grassland



Photograph 2 – Cleared land during site visit



Photograph 3 – Car park



Photograph 4 – Urban Tree



Photograph 5 – Artificial unvegetated; unsealed surface