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Biodiversity Net Gain Assessment

June 2024

Project No: PR-0151-24

26a Wilbraham Road

Fallowfield

Manchester

M14 6JU

National Grid Reference: SJ85059413



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Prepared by	Tyrer Ecological Consultants Ltd

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Executive Summary

As part of a proposed planning application concerning 26a Wilbraham Road in Fallowfield, Tyrer Ecological Consultants Ltd were commissioned to carry out a Biodiversity Net Gain (BNG) Assessment. This process follows on from an initial site visit in September 2023, which identified, mapped and condition assessed the habitats present within the red line boundary, and **deemed the site to not be exempt from BNG**.

Proposals are understood to entail the demolition of the existing building onsite followed by the erection of a block of 30 apartments with associated landscaping.

Based on the results, the scheme will result in a **21.06% net-gain** in **Habitat units** and **1306.61% net-gain** in **Hedgerow units**. In terms of specific unit changes, the metric output indicates a gain of **0.62 Habitat units** and **0.08 Hedgerow units**. The **trading rules are satisfied** for the site.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.62
	<i>Hedgerow units</i>	0.08
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	21.06%
	<i>Hedgerow units</i>	1306.61%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Tang & Associates Architecture Ltd), which has resulted in changes to the landscaping scheme with biodiversity in mind, indicating that the scheme has been produced in line with the mitigation hierarchy and BNG guidance. If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Tool in order to ascertain whether a gain is still achieved.

Of the habitat creation and enhancement, the trees, neutral grassland and hedgerows are considered significant, given that they are in respect of medium distinctiveness habitats, and as such these habitats will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period

See Section 5.0 for further information in respect of the next steps required to be undertaken by the applicant / agent.

Table of Contents

- 1.0** Introduction & Scope
- 2.0** The Statutory Biodiversity Metric Calculation Tool
- 3.0** Limitations
- 4.0** Habitat Survey with Metric
- 5.0** Conclusions & Recommendations
- 6.0** Bibliography

Appendix I: Condition Assessment Tables

Appendix II: Baseline UK Habitats Map

Appendix III: Post-development UK Habitats Map

External Appendices

- *26a Wilbraham Road – Preliminary Ecological Appraisal*
(Tyrer Ecological Consultants Ltd, September 2023)
- *PR-0151-24 26a Wilbraham Road - The Statutory Biodiversity Metric Calculation Tool*
(Tyrer Ecological Consultants Ltd, June 2024)

1.0 Introduction & Scope

- 1.1 As part of a proposed planning application concerning 26a Wilbraham Road in Fallowfield, Tyrer Ecological Consultants Ltd were commissioned to carry out a Biodiversity Net Gain (BNG) Assessment. This process follows on from an initial site visit in September 2023, which identified, mapped and condition assessed the habitats present within the red line boundary, and **deemed the site to not be exempt from BNG**.
- 1.2 Proposals are understood to entail the demolition of the existing building onsite followed by the erection of a block of 30 apartments with associated landscaping. See **Figure 1.1** for a proposed site plan.

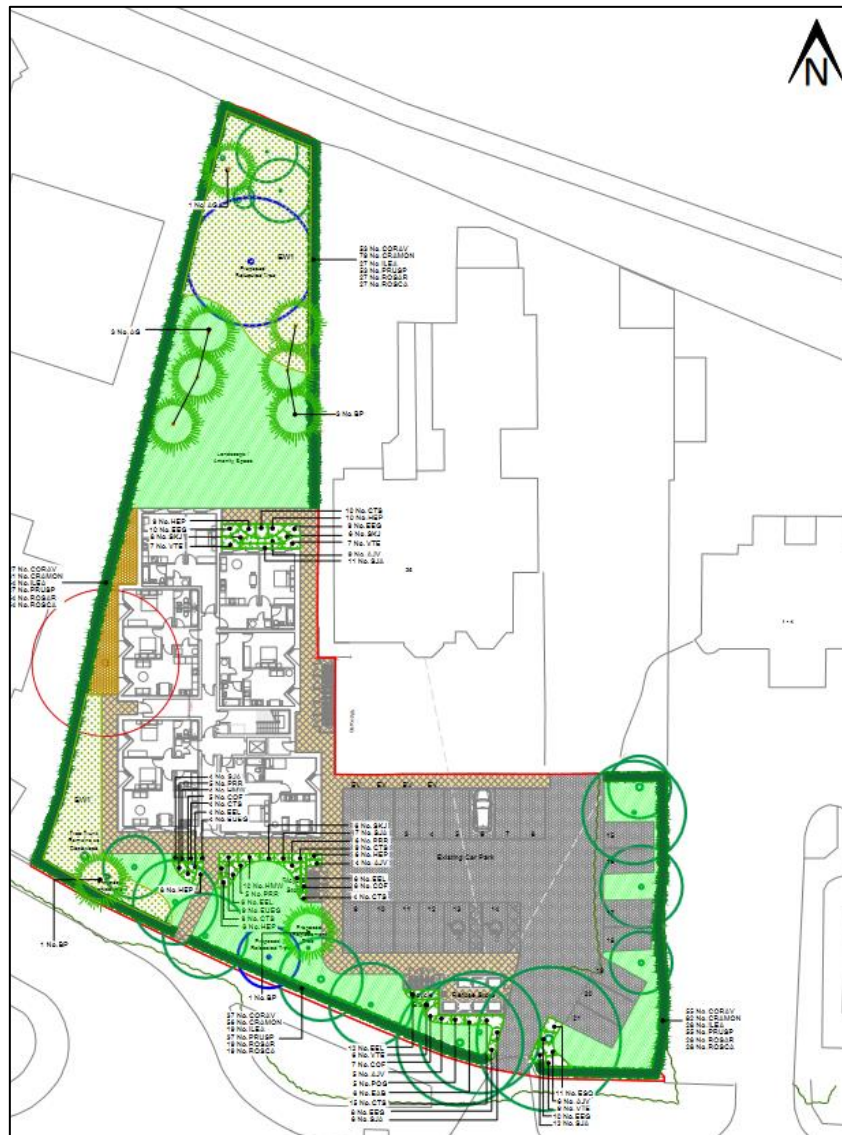


Figure 1.1 – Proposed site layout (©Tang & Associates Architecture Ltd)

- 1.3 This BNG Assessment relies on third-party information gathered during the baseline assessment as well as from plans associated with the scheme (see **Point 2.8** of this report for key third-party data sources).
- 1.4 As part of the Local Planning Authorities (LPA) local planning policy and obligations to national Planning Framework, certain elements of the Biodiversity Net Gain (BNG) scheme for sites are typically required prior to planning consent being granted.

- 1.5 This assessment uses 'The Statutory Biodiversity Metric Tool' as this tool is the most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.6 The National Planning Policy Framework (NPPF), revised in December 2023, legislates net gain in biodiversity through paragraphs 180(d), 185(b) and 186(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.
- 1.7 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on the 12th February 2024, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.8 The Act is supported by secondary legislation, consisting of six statutory instruments laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024¹
 - The Biodiversity Gain Site Register Regulations 2024²
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024³
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024⁴
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024⁵
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024⁶
- 1.9 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.10 This national policy mandating Biodiversity Net Gain is reflected in the Manchester City Council Core Strategy 2012 – 2027, with Policy EN 15 stating:

“Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.”

¹ <https://www.legislation.gov.uk/uksi/2024/44/contents/made>

² <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

³ <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

⁴ <https://www.legislation.gov.uk/uksi/2024/47/contents/made>

⁵ <https://www.legislation.gov.uk/uksi/2024/48/contents/made>

⁶ <https://www.legislation.gov.uk/uksi/2024/50/contents/made>

2.0 The Statutory Biodiversity Metric Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, February 2024) covered in the most recent User Guide⁷ (see **Tables 2.1 – 2.2**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁸, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **IEMA** (Institute of Environmental Management and Assessment).
- 2.3 It is a legal requirement that the four BNG Rules are met, whilst the Principles provide guidance for application of use.

Table 2.1 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

⁷ See:

https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

⁸ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and - ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.4 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Tool was completed by the following assessor (see **Table 2.3** below)

Table 2.3 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan Junior Ecologist Qualifying CIEEM	2 years of training and experience, - MBiolSci in Biological Sciences (Zoology), - Received in-house training from Senior Ecologists as well as attended external webinars and training courses in applying the Metric, - Undertaken a number of BNG assessments, utilising both the SSM Beta's and full BNG tool, v3.0, v3.1, v4.0 & Statutory.

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2023/24, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 The Manchester City Council Local Nature Recovery Strategy (LNRS) Pilot Report⁹, the Biodiversity Strategy 2022-2030¹⁰ and the Interactive Proposals Map¹¹ were accessed and used to assess the strategic significance of the site in terms of the local nature recovery strategy (LNRS). The site does not lie within any of the designated zones for biodiversity or green space, and none of the habitats feature within the UK Biodiversity Action Plan (UKBAP) or Greater Manchester Biodiversity Action Plan (GMBAP). All habitats on site will, therefore, be considered ‘not in local strategy’.
- 2.8 Key third-party data sources and / or information used to inform this BNG assessment include:
- **Proposed Site Plan, 9792/102**, Tang & Associates Architecture Ltd,
 - **Existing Site Plan, 9792/002**, Tang & Associates Architecture Ltd,
 - **Location Plan, 9792/001**, Tang & Associates Architecture Ltd,
 - **Arboricultural Impact Assessment**, Christians Environmental.
- 2.9 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. Mulligan, as well as with Senior consultants within the company.

⁹ See: https://gmgreencity.com/resource_library/local-nature-recovery-strategy/

¹⁰ See: <https://democracy.manchester.gov.uk/documents/s35928/Appendix%201%20Biodiversity%20Strategy.pdf>

¹¹ See: <https://mcr-council.maps.arcgis.com/apps/webappviewer/index.html?id=565a33eaba904b2dabf4c3dd8685db80>

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net-gain assessment (see **Section 2.8**), therefore Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor where required, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; These discrepancies should be taken into account by both the practitioner and reviewer in line with the above.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Habitat Survey with Metric

Habitat information

- 4.1 The reader is referred to the 'Hard copy' of the Metric¹², which will accompany this report when issued and should be read in conjunction with this section. See **Tables 4.1 – 4.2** below for **baseline habitat information** as extracted from the Hard copy of the Metric. **Tables 4.3 – 4.4** display **post-development habitat information** based on the proposals provided to the author.
- 4.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis.
- 4.3 Proposals are understood to entail the demolition of the existing building onsite followed by the erection of a block of 30 apartments with associated landscaping.
- 4.4 The current proposals result in the loss of the majority of habitats onsite, including the building and hardstanding areas, several trees, areas of grassland and introduced shrub, though the majority of the trees will be retained; see **Figures 4.1 – 4.2** overleaf for UK Habitats maps of the habitats at the baseline and post-development stage.

Table 4.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g4 – Modified grassland	0.0243	Poor	Two areas at the south-east and east of the site are comprised of species-poor modified grassland.	0.05
u1 – Built up areas and gardens	0.0390	N/A	Much of the areas to the south and south-west of the site are dominated by non-native shrub species such as rhododendron and bamboo.	0.08
u1b5 – Buildings	0.0447	N/A	The school building to be demolished onsite.	0.00
u1b6 – Other developed land	0.1294	N/A	Various areas of hardstanding throughout the site including playgrounds, pathways, car parking and access.	0.00
Individual trees	0.0204	Poor	Five small, poor trees are present onsite including rowan (2) and cherry (1, 6, 7 & 33). Each of these trees will be retained. These trees are numbered in the accompanying arboricultural report produced by Christians Environmental.	0.08

¹²This section of the report should be read in conjunction with the hard copy of the Statutory Biodiversity Metric tool – external Appendix.

Individual trees	0.0814	Moderate	Four small trees in moderate condition are present including an ash (22), a beech (24) and two hollies (26 & 29), alongside four medium trees/groups of trees including a grouping of horse chestnut and copper beech (15/16), a sycamore (18), a grouping of yew and cypress (31/32) and a single yew (34). Trees 15/16, 22 and 24 will be lost to the development, with the rest retained (though some will be relocated). These trees are numbered in the accompanying arboricultural report produced by Christians Environmental.	0.65
Individual trees	0.1751	Good	Four large, good condition trees are present, including lime (17), sycamore (25), hybrid plane (28) and horse chestnut (30), alongside one medium horse chestnut (27) and three small trees including two downy birches (19 & 20) and a wild cherry (21). All of these trees will be retained (though some will be relocated to other areas of the site). These trees are numbered in the accompanying arboricultural report produced by Christians Environmental.	2.10
Total Habitat area (excl. urban trees)	0.2374		Total Habitat Units (incl. urban trees)	2.96

Table 4.2 – Baseline Hedgerow information for Linear habitats

Habitat Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
h2b – Non-native and ornamental hedgerow	0.0059	Poor	A garden privet hedgerow is present along the southern boundary of the site.	0.01
Total Hedgerow Length	0.0059		Total Hedgerow Units	0.01

Table 4.3 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g3c – Other neutral grassland	0.0346	Good	Two separate areas onsite are to be planted with EW1 Wildflower Seed Mix, creating a neutral grassland habitat. These areas will be managed to meet 'Good' condition.	0.29
g4 – Modified grassland	0.0585	Poor	Various areas onsite are to be sown with A22 grass seed and closely mown, creating amenity modified grassland.	0.11
u1b5 – Buildings	0.0512	N/A	The new block of apartments to be built onsite.	0.00
u1b6 – Other developed land	0.0862	N/A	New areas of hardstanding including pathways, access, parking and storage areas.	0.00
u1 – Built up areas and gardens	0.0069	N/A	Various areas of introduced shrubbery to be planted throughout the site.	0.01
Individual trees	0.0366	Moderate	Nine new trees are to be planted at the north of the site.	0.11
Individual trees	0.0204	Moderate	The five small, poor trees (1, 2, 6, 7 & 33) will be retained and enhanced to 'Moderate' condition, through reducing pruning to allow canopy to reach 75% of expected height, and by the planting of natural habitat beneath as proposed with the various g4 and g3c parcels.	0.79
Individual trees	0.0774	Good	Seven small and medium trees in 'Moderate' condition (15/16, 18, 22, 24, 29, 31/32, 34) will be enhanced to 'Good' condition, through reducing pruning to allow canopy to reach 75% of expected height, and by the planting of natural habitat beneath as proposed with the various g4 and g3c parcels.	0.33
Individual trees	0.0040	Moderate	One small 'Moderate' condition tree (26) cannot be enhanced to 'Good' condition, and thus will be retained in its current condition.	0.03

			N.B. To ensure no error messages within the Metric due to rounding errors, this has been entered as 0.0040 as opposed to the 0.0041 output by the Tree Calculator. Both of these figures generate the same number of units.	
Individual trees	0.1751	Good	Four large trees, one medium tree and three small trees (17, 19, 20, 21, 15, 27, 28 & 30) in good condition to be retained.	2.10
Total Habitat area (excl. urban trees)	0.2374			Total Habitat Units (incl. urban trees) 3.58

Table 4.4 – Post-development Hedgerow information for Linear habitats

Habitat Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
h2a5 – Native species-rich hedgerow	0.0215	Poor	A number of hedgerows are to be planted around the boundary of the site, comprised of hawthorn, blackthorn, hazel, holly, field rose and dog rose.	0.08
Total Hedgerow Length	0.0215			Total Hedgerow Units 0.08

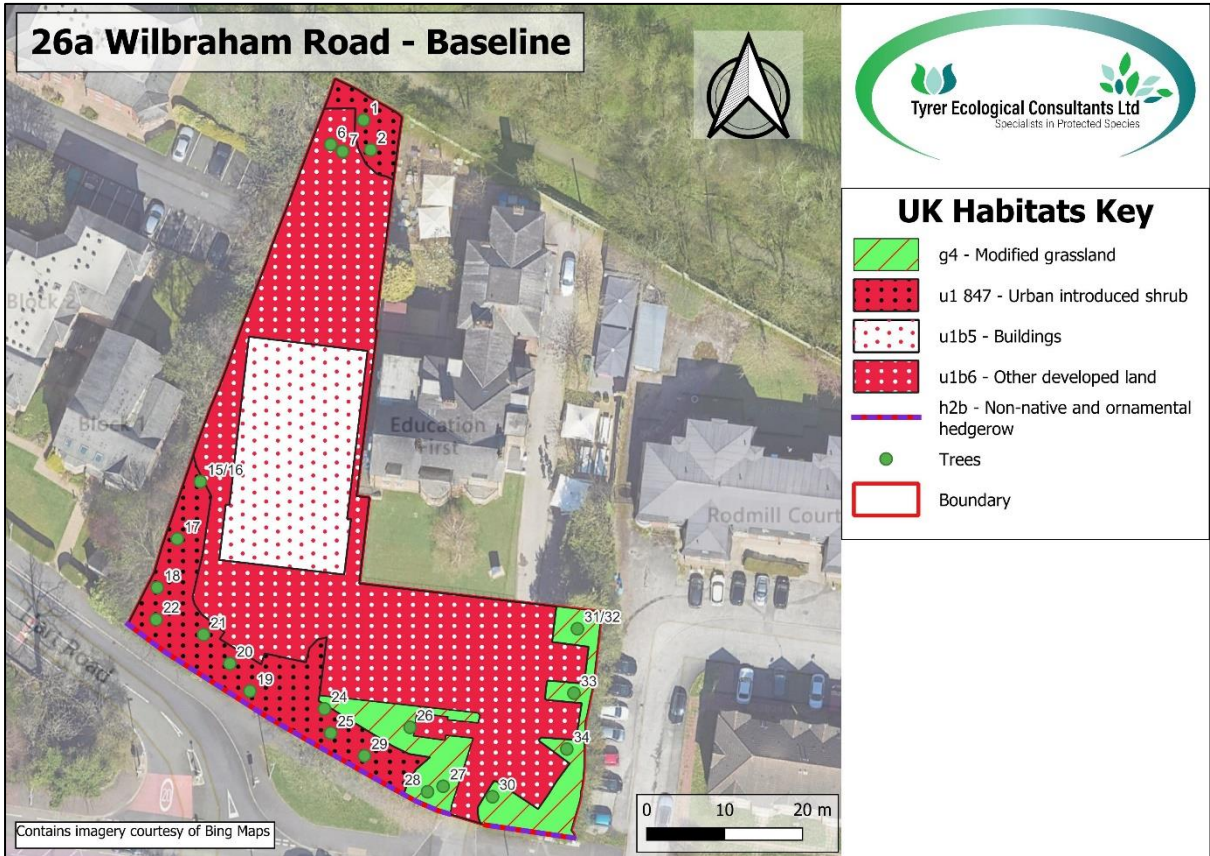


Figure 4.1 – Baseline UK Habitats Map

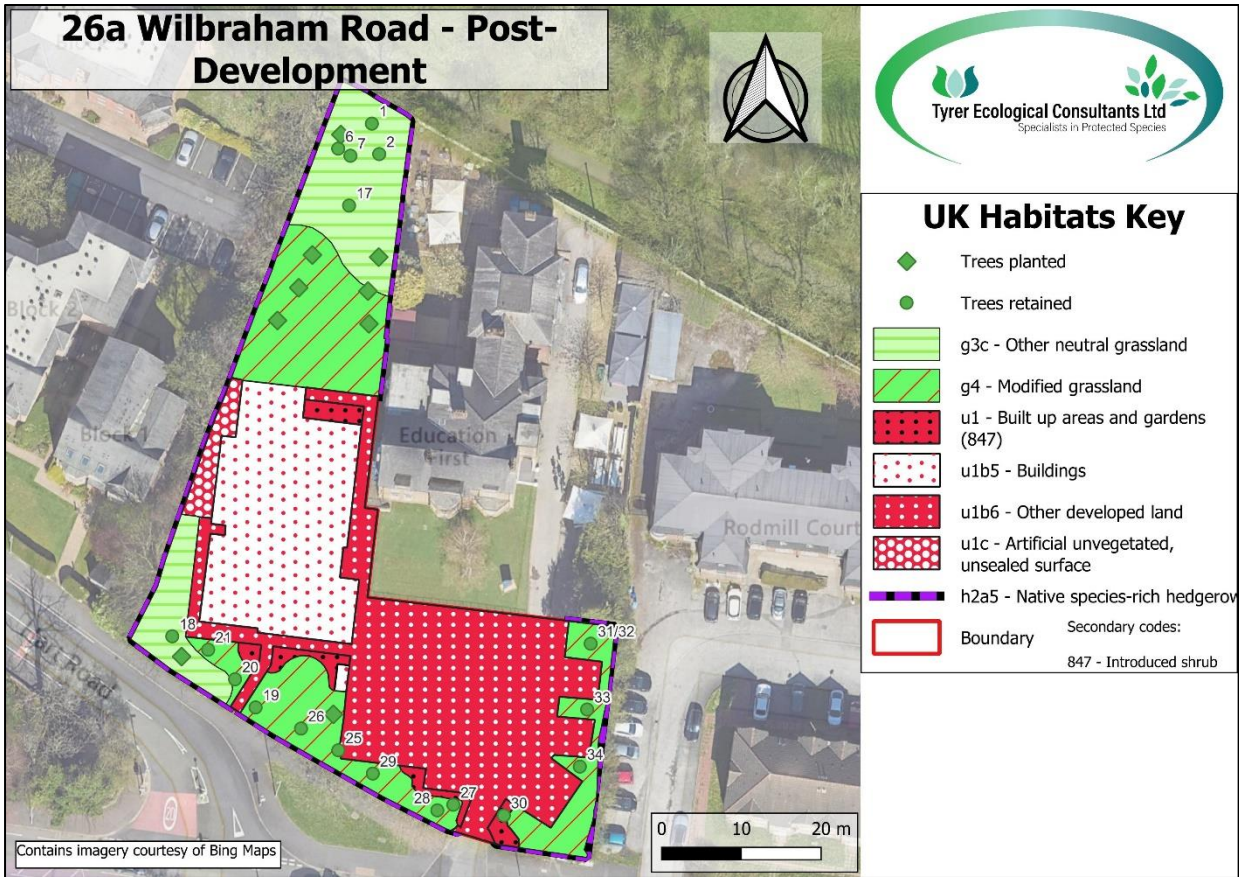


Figure 4.2 – Post-development UK Habitats Map

5.0 Conclusions & Recommendations

- 5.1 Based on the results, the scheme will result in a **21.06% net-gain** in **Habitat units** and a **1306.61% net-gain** in **Hedgerow units**.
- 5.2 In terms of specific unit changes, the metric output indicates a gain of **0.62 Habitat units** and **0.08 Hedgerow units**.
- 5.3 The **trading rules are satisfied** for the site.
- 5.4 See **Figure 5.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Net-gain Metric tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.62
	<i>Hedgerow units</i>	0.08
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	21.06%
	<i>Hedgerow units</i>	1306.61%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 5.1 – Headline results summary outputted by the Statutory Biodiversity Metric Tool

- 5.5 The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Tang & Associates Architecture Ltd), which has resulted in changes to the landscaping scheme with biodiversity in mind, indicating that the scheme has been produced in line with the mitigation hierarchy and BNG guidance. If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Tool in order to ascertain whether a gain is still achieved.
- 5.6 Of the habitat creation and enhancement, enhancement and creation works to the trees, neutral grassland and hedgerows are considered significant, given that they are in respect of medium distinctiveness habitats, and as such these habitats will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period.

Next steps

- 5.7 The site will need to be registered with Natural England on the national biodiversity gain sites register as a Biodiversity Net Gain site¹³. As a part of this, the following information will be requested by NE from the agent / applicant:
- Proof of site ownership in the form of title deeds or a lease agreement;
 - Written authorisation from landowner / leaseholder if applying on their behalf;
 - A site boundary plan;
 - A suitable legal mechanism securing the land for a period of at least 30 years (this could take the form of a planning obligation (Section 106 agreement) or a conservation covenant;
 - A completed Statutory Biodiversity Metric Calculation tool (see External Appendices);
 - Completed Habitat Monitoring and Management Plans (HMMPs) for each of the habitats classed as undergoing 'significant enhancement';
 - A local land charge search certificate.
- 5.8 NE aim to process all applications to register biodiversity net gain within 30 working days and will return either a Further Information Request or an acceptance / rejection notice.

¹³ See: <https://www.gov.uk/guidance/register-a-biodiversity-gain-site>

6.0 Bibliography

- **CIEEM**, 2019. *Biodiversity Net Gain: Good practice principles for development*. Available from: www.cieem.net/data/files/Publications/Biodiversity_Net_Gain_Principles.pdf
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- **Google Earth Pro**, 2024. Available for download from: <https://www.google.com/earth/download/gep/agree.html?hl=en-GB>
- **Joint Nature Conservancy Council (JNCC)**, 2010. *Handbook for Phase 1 habitat survey*. Available from: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- **Magic Maps Application**, 2024. Available from: www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

Appendix I: Condition Assessment Tables

Baseline Condition Assessment Score – Grassland (Low)

Condition Assessment Criteria		g4
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y
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.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
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.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	N
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

26a Wilbraham Road, Fallowfield, Manchester, M14 6JU
Biodiversity Net Gain Assessment

Baseline Condition Assessment Score – Individual Trees (Small)

Condition Assessment Criteria		1	2	6	7	19	20	21	22	24	26	29	33
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	N	N	Y	Y	Y	Y	Y	N	Y	Y
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).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	Y	Y	Y	Y	N	Y	N	Y	Y	N
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.	N	N	N	N	Y	Y	N	N	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	Y	Y	Y	N	Y	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
Total Score		1	2	2	2	6	6	5	4	4	3	4	2
Condition Assessment Result		Condition Assessment Score											
Passes 5 or 6 criteria		Good – T19, T20, T21											
Passes 3 or 4 criteria		Moderate – T22, T24, T26, T29											
Passes 2 or fewer criteria		Poor – T1, T2, T6, T7, T33											

Baseline Condition Assessment Score – Individual Trees (Medium)

Condition Assessment Criteria		15/16	18	27	31/32	34
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	Y	Y	Y
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).	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	Y
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.	Y	N	N	Y	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	Y	N	N
Total Score		4	4	5	4	3
Condition Assessment Result		Condition Assessment Score				
Passes 5 or 6 criteria		Good – T27				
Passes 3 or 4 criteria		Moderate – T15/16, T18, T31/32, T34				
Passes 2 or fewer criteria		Poor				

Baseline Condition Assessment Score – Individual Trees (Large)

Condition Assessment Criteria		17	25	28	30
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	N	Y
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).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y
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.	Y	N	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	N
Total Score		6	5	5	5
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good – T17, T25, T28, T30			
Passes 3 or 4 criteria		Moderate			
Passes 2 or fewer criteria		Poor			

Post-development Condition Assessment Score – Grassland (Medium – Very High)

Condition Assessment Criteria		g3c
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
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.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal 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 WCA) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y
Total Score		6
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good
Passes 3 - 5 criteria, including essential criterion A.		Moderate
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor

Post-development Condition Assessment Score – Grassland (Low)

Condition Assessment Criteria		g4
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
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.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		5
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

Post-development Condition Assessment Score – Individual Trees (Planted)

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Y
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).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Post-Development Condition Assessment Score – Individual Trees (Enhanced)

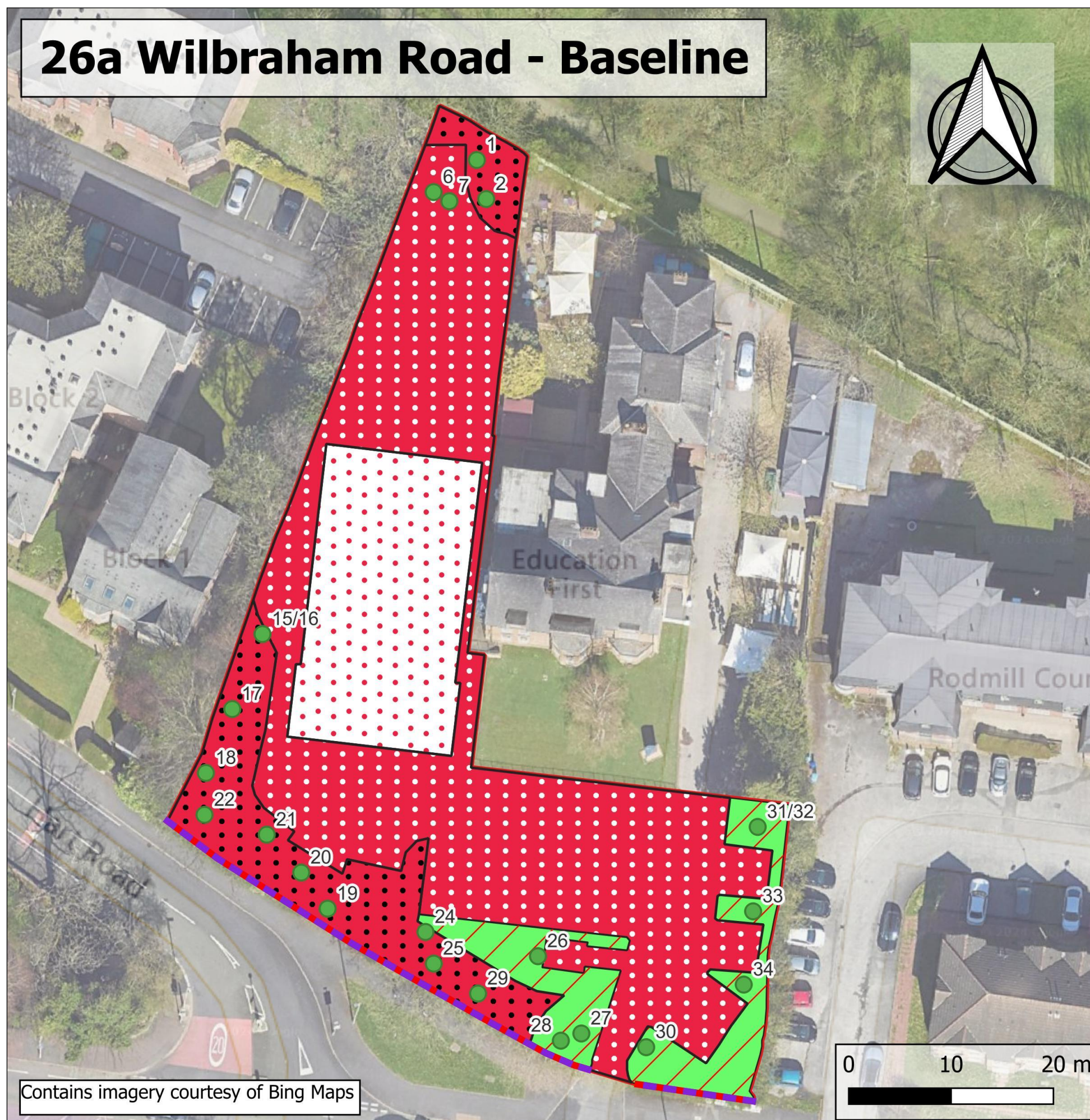
Condition Assessment Criteria		1	2	6	7	15/16	18	22	24	29	31/32	33	34
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y
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.	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	Y	Y	N	Y	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Score		3	4	4	3	5	6	5	5	5	5	4	5
Condition Assessment Result		Condition Assessment Score											
Passes 5 or 6 criteria		Good – T15/16, T18, T22, T24, T29, T31/32, T34											
Passes 3 or 4 criteria		Moderate – T1, T2, T6, T7, T33											
Passes 2 or fewer criteria		Poor											

26a Wilbraham Road - Baseline



UK Habitats Key

-  g4 - Modified grassland
-  u1 847 - Urban introduced shrub
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  h2b - Non-native and ornamental hedgerow
-  Trees
-  Boundary

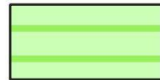
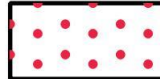


Contains imagery courtesy of Bing Maps

26a Wilbraham Road - Post-Development



UK Habitats Key

-  Trees planted
-  Trees retained
-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  u1 - Built up areas and gardens (847)
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  u1c - Artificial unvegetated, unsealed surface
-  h2a5 - Native species-rich hedgerow
-  Boundary
- Secondary codes:
847 - Introduced shrub

Contains imagery courtesy of Bing Maps

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