

Biodiversity Net Gain Report

For: Manner

Site: Hotspur Press, Cambridge Street,
Manchester, M1 5QR

Report Date: 27th October 2023

**Report
Reference:** SQ - 1289.1



Client:	Manner
Site Name:	Hotspur Press, Cambridge Street, Manchester, M1 5QR
Report:	Biodiversity Net Gain Assessment
Survey Date:	27 th October 2023
Surveyed by:	Natasha Estrada BSc(hons), MRes, MCIEEM

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	-	Draft for review	27 th October 2023	John Davies BSc (hons), Estrada Ecology Ltd	Natasha Estrada BSc (hons), Estrada Ecology Ltd
2	n/a	FINAL	27 th October 2023	John Davies BSc (hons), Estrada Ecology Ltd	Natasha Estrada BSc (hons), Estrada Ecology Ltd
3	1	Amend ment 1	4 th December 2023	John Davies BSc (hons), Estrada Ecology Ltd	Natasha Estrada BSc (hons), Estrada Ecology Ltd



1.1 Executive Summary

- 1.1.1 The site achieves a net gain of 0.16 biodiversity units for habitats.
- 1.1.2 As the site has a zero-value baseline, no percentile calculations on the amount of net gain can be calculated.
- 1.1.3 With consideration to the development scheme for the site and the wider area, it is deemed that the net gain demonstrated by the development proposal is sufficient in lieu of the typical 10% net gain target.
- 1.1.4 If the current development scheme changes in any way, updated biodiversity net gain calculations are recommended.

1.2 Introduction

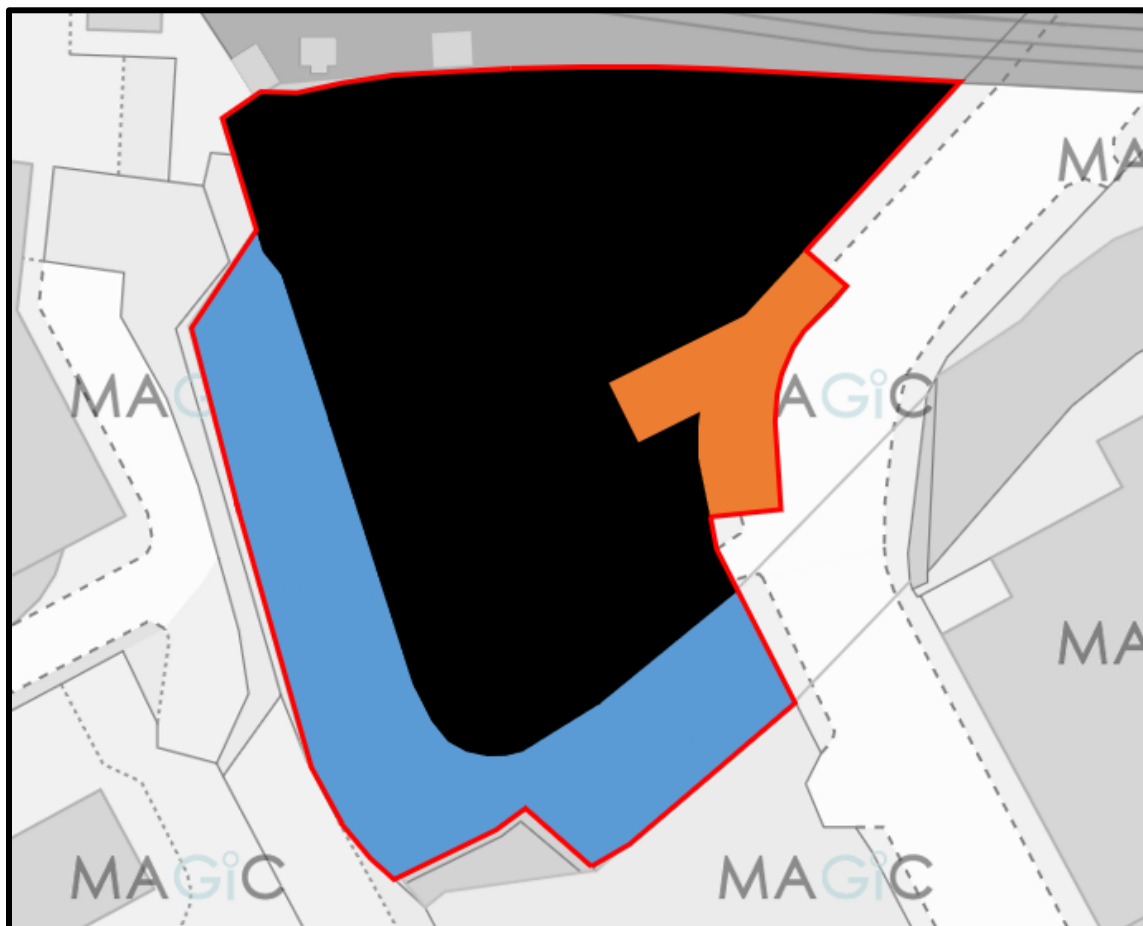
- 1.2.1 Biodiversity Metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for Biodiversity Net Gain requirements. The calculations were required for submission as part of a planning application, in accordance with local and national planning policies.
- 1.2.2 While a 10% net gain in habitats is not specifically referenced within the adopted Manchester Core Strategy (2012), Policy EN 9 'Green Infrastructure' states that 'developers are encouraged to enhance the quality and quantity of green infrastructure and improve provision of new green infrastructure assets to mitigate for any loss of green infrastructure as a result of development'.
- 1.2.3 Biodiversity Metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Biodiversity Metric 4.0 tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity resources within the development site.



1.3 Baseline and Post Development Scheme Designs

- 1.3.1 Figure 1 presents the UK HABS baseline habitats map summarising the habitats identified via field survey undertaken by Estrada Ecology in September 2023.
- 1.3.2 Figure 2 presents the summary of the DEFRA metric 4.0 calculations under the current proposed scheme design.
- 1.3.3 The proposed development scheme is provided in Appendix One.

Figure 1: UK HABS baseline Habitats Map



Key	Habitat	UK HABS Codes	
		Primary	Secondary
	Site Development Boundary	-	-
	Built Linear Feature (Buildings)	u1b5	518
	Developed Land, Sealed Surface	u1b	800
	River (Priority Habitat)	r2a	311

1.4 Methodology

- 1.4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.
- 1.4.2 Baseline habitats were surveyed, and conditions assessed during the site assessment conducted in September 2023. The recorded habitats based on UK HABS classifications, are shown in Figure 1. Post-development habitats were measured using AutoCAD (2022), based on the proposed development and any provided planting / landscaping scheme.
- 1.4.3 The DEFRA Biodiversity Metric 4.0 was used to calculate biodiversity units for baseline and post-development habitats to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.
- Individual habitat areas were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. Where present, the canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the 4.0 metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres.
 - Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Biodiversity Metric 4.0 Habitat Condition Sheets (Natural England, 2023).



- Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.

1.4.4 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for linear habitat features are calculated separately within the metric.

1.5 Limitations

1.5.1 Habitat areas are rounded to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Biodiversity Metric 4.0 are calculated and accurate to two decimal places.

1.5.2 Habitat areas used in the calculations are based on two-dimensional plans, and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.

1.5.3 The exposed section of the river Medlock adjacent to the western and southern aspects of the development site was included within consideration of the 4.0 metric as it is an irreplaceable priority habitat within 10 meters. The river is referenced within the Manchester Core Strategy (2012). Losses and deterioration of irreplaceable habitats cannot be accounted for through this metric; Irreplaceable habitats require separate consideration which must comply with up-to-date policy, legislation, and regulations which is outside the scope of this report (Natural England, 2023).

1.5.4 No loss in irreplaceable habitat is anticipated within the current proposed development scheme, although a minor level of encroachment is expected given the construction of an



overhanging terrace walkway is proposed to be built, and an overhanging protective canopy is proposed during the site development. As no removal or enhancement of this habitat is outlined in the current development scheme, this inclusion of this irreplaceable habitat does not affect the 4.0 metric calculations (Natural England, 2023).

1.6 UK HABS Baseline Habitat Classification Codes

1.6.1 The UK HABS baseline habitat classifications used within the Biodiversity Metric 4.0 applicable to the site are provided in Table 1 with their associated habitat codes.

Table 1: UK HABS habitat classifications and codes

Habitats	UK HABS Codes	
	Primary	Secondary
Built Linear Features (Buildings)	u1b5	518
Developed Land, Sealed Surface	u1b	800

1.6.2 **Buildings:** The majority of the site is comprised of a complex of buildings in a neglected state. The large brick, multi-story structure comprises much of the site with smaller industrial structures along the north and northeast of the land area within the site. The buildings within the site were occasionally colonised by species such as buddleia (*Buddleja* sp.) which have exploited cracks in brickwork, which do not constitute as a mappable unique habitat for consideration within the 4.0 metric.

1.6.3 **Developed Land, Sealed Surface:** On the southeastern section of the site, a section of public sidewalk and road is included within the development boundary. These areas should be retained within the development of the site. Adjacent to this is a small courtyard of tarmacadam surfacing in a neglected and well-worn condition. Developed land, sealed surface is deemed to offer negligible ecological value.

1.7 Biodiversity Net Gain

1.7.1 The total baseline biodiversity units for the site were calculated at 0.00 habitat units. No linear (hedgerow) units or watercourse units were calculated at the baseline. No irreplaceable habitats are present at the baseline.

1.7.2 The total on-site biodiversity post development is calculated to be 0.16 units for habitats. No linear units or watercourse units or enhancement thereof are proposed within the scheme design.

1.8 Overall Development

1.8.1 Overall, the proposals for the current development scheme will result in a gain of 0.16 biodiversity units for habitats.

Figure 2: Summary of Biodiversity Metric 4.0 results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.16
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	100.00%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

1.8.2 The metric calculations show the current scheme design is due to achieve a gain in biodiversity units for the site post development. As the site had a baseline value of 0.0, a 10% net gain could therefore not be calculated based on the parameters of the metric. In such circumstances, it is typically expected that a reasonable gain in site biodiversity is achieved within the proposed development plan for the site at the discretion of the Local Planning Authority (LPA).



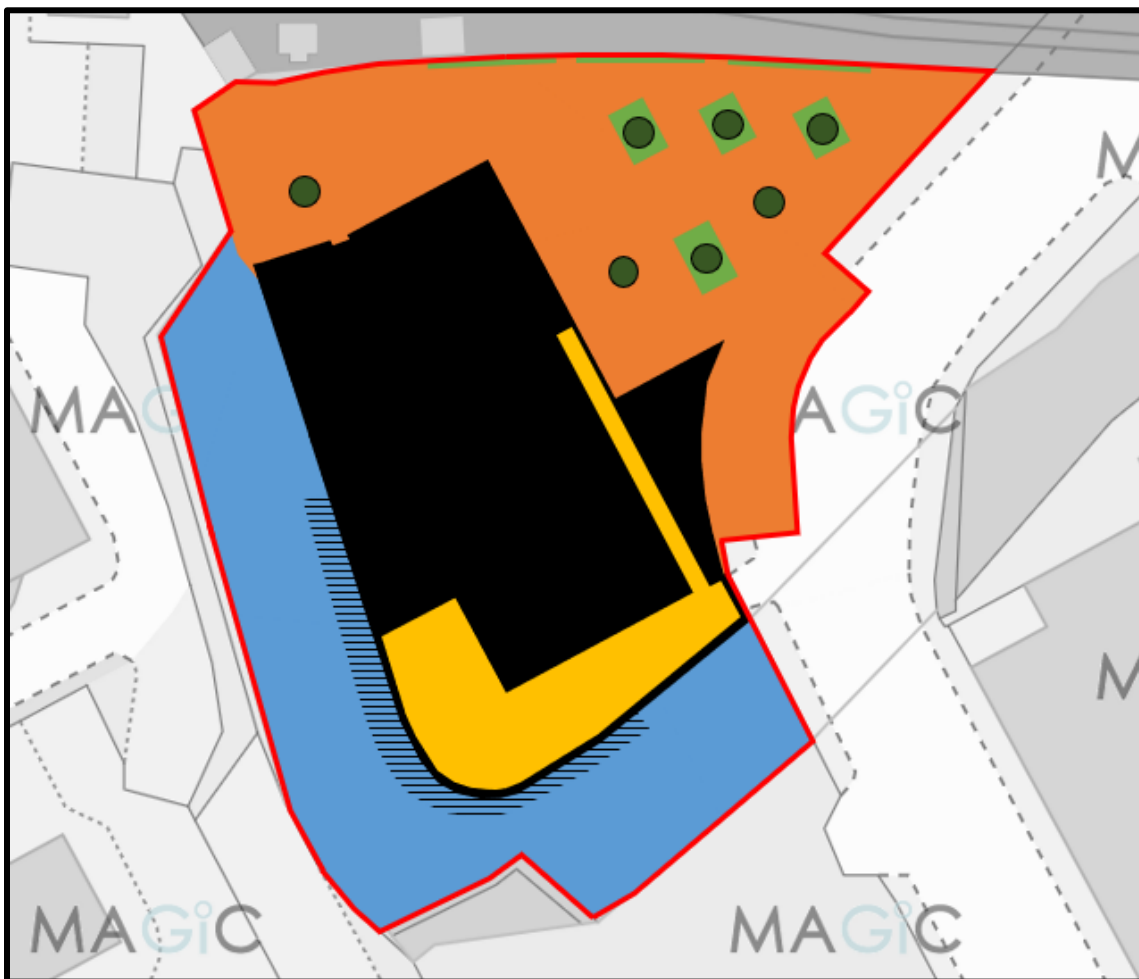
- 1.8.3 With full consideration of the site, the proposed development scheme, the potential for net gain at the site, and projected net gain for the site post-development, this report suggests that the proposed landscaping scheme provides a sufficient improvement in site habitat value to compensate for the 10% net gain requirements. As such, offsetting or additional compensations are not expected. Ultimately, the decision is down to the discretion of the LPA.

1.9 Recommendations

- 1.9.1 Under the current development proposal, the site will result in gain for habitat units and the Trading Summaries are satisfied.
- 1.9.2 The development site is comprised of negligible-scoring habitats of a very low distinctiveness. The current development scheme provides a gain in on site habitats with the proposal of tree plantings, ground-level plantings, and a brown roof in line with recommended ecological enhancements for the site.
- 1.9.3 All calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration.
- 1.9.4 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way outside of the current scheme design. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.
- 1.9.5 A suspended terrace walkway is proposed to hang over the river Medlock for a small section of the river adjacent to the proposed building. A minor level of encroachment is expected however, this is over the river channel and not encroachment on the banks or riparian zone. A Construction Environmental Management Plan (CEMP) is recommended to mitigate against potential impacts during development.



Appendix One: Post-Development design Scheme used within 4.0 Metric



Key	Habitat	Area (ha)
	Site Development Boundary	-
	Developed Land, Sealed Surface	0.1036
	Built linear features (Building)	0.0893
	Other Green Roof (Brown Roof)	0.0246
	Ground-Level Planters	0.0072
	River (Priority Habitat)	Not accounted for
	Terrace Overhanging River	Not accounted for
	Individual Trees (Urban)	-



References

Manchester's Local Development Framework (2012) Core Strategy Development Plan Document 2012-2027

Environment Bank (2015) *Biodiversity Impact Calculator – Guidance for Use*. Environment Bank.

Environment Bank (2016) *Biodiversity Accounting – An introduction*. Environment Bank.

Environment Bank (2021) The Environment Bill and Biodiversity Net Gain Delivery. Online, Accessed October 2023. Available at: <https://www.environmentbank.com/blog/the-environment-bill-and-biodiversity-net-gain-delivery-what-planning-authorities-need-to-know/>

Natural England (2023) *Biodiversity Metric 4.0 User Guide*

UK HABS (2023) *The UK Habitat Classification: Habitat Definitions*. Version 2.0.

