

RED BANK OUTLINE PLANNING APPLICATION, AND NT02-04 NEW TOWN FULL PLANNING APPLICATION Biodiversity Net Gain Assessment

April 2023



Far East
Consortium



RED BANK AND NEW TOWN RESIDENTIAL LED DEVELOPMENTS, VICTORIA NORTH, MANCHESTER BIODIVERSITY NET GAIN ASSESSMENT

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(provided as a separate document)

Appendix B: Biodiversity Metric 3.1 for full Application 5 area only (provided as a
separate document)

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1.0 Introduction

Background and Proposed development

- 1.1 This Biodiversity Net Gain Assessment has been prepared by TEP on behalf of Far East Consortium International Limited (FEC) in support of 2no planning applications proposing residential-led mixed-use development at Red Bank and New Town Neighbourhoods, Victoria North, Manchester. The 2no planning applications propose:
- Outline Planning Application (Application 4) (with all matters reserved) proposing a residential led mixed use development for up to 3,250 new dwellings with supporting commercial, social and community infrastructure at the Red Bank Neighbourhood on land to the north of Dantzic Street; and
 - Full Planning Application (Application 5) proposing a residential led mixed use development for a total of 1,551 apartments, maisonettes and townhouses supported by residents amenity space within a 'clubhouse', together with flexible non-residential commercial, social and community uses at lower levels and improvement works to Dantzic Street on 2.81 hectares of land in the New Town Neighbourhood, located to the south of Dantzic Street adjacent to the outline application site.

Joint Venture Partnership

- 1.2 In April 2017, Manchester City Council (MCC) appointed FEC as its Joint Venture (JV) investment and delivery partner, to accelerate the delivery of the Victoria North opportunity. This appointment was the conclusion of an international marketing exercise that commenced in April 2016. Since making this appointment, in February 2019, MCC approved the Northern Gateway Strategic Regeneration Framework (SRF), which provides an updated vision, core objectives and development framework to guide the regeneration of Northern Gateway (now known as Victoria North) with a focus on the provision of housing and supporting infrastructure investment.
- 1.3 The JV has secured £51.6 million from the Government's HIF to help unlock the housing potential at Red Bank. The funding will be used to address a series of up-front infrastructure requirements to support the delivery of the new homes and green spaces at Red Bank. Alongside the delivery of the HIF infrastructure works, JV investment is focused on plot development and housing delivery, whilst also addressing challenges/opportunities in adjoining neighbourhoods to ensure the delivery of the wider Victoria North Initiative, in accordance with the aspirations and timescales of the SRF.
- 1.4 The infrastructure and enabling works, and the plot development on land controlled and owned by FEC and MCC at Red Bank and New Town to the south of Dantzic Street and north of the railway viaduct constitutes the "development project". Due to the HIF funding and programme requirements, it was decided to approach the delivery of this development project by progressing a series of planning applications.
- 1.5 FEC's outline application (Application 4) and full application (Application 5) which this Biodiversity Net Gain Assessment relates to are the fourth and fifth planning applications submitted at the site, but the first applications made by FEC. The application follows the previous grant of planning permissions obtained by MCC for the HIF enabling and infrastructure works. Applications 1, 2 and 3 relate to HIF enabling and infrastructure works and were submitted by MCC. These applications have full planning permission and

are summarised below:

- Application 1: MCC Reference: 132252/VO/2021- City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood. Granted 23 December 2021.
 - Application 2: MCC Reference: 133143/VO/2022- City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works. Granted 14 July 2022.
 - Application 3: MCC Reference: 135190/VO/2022- City Council Development for utility and services connections and diversions to Dantzic Street, Dalton Street and Collyhurst Road associated with the delivery of future residential-led development at the Red Bank Neighbourhood, Victoria North. Granted 8 December 2022.
- 1.6 These 5 applications are referenced collectively within this Report as the Red Bank Neighbourhood Masterplan Area.
- 1.7 At the outset, and as a result of consultation with Greater Manchester Ecology Unit (GMEU), it was agreed that a comprehensive and holistic Tree Replacement, Ecology and Biodiversity Net Gain (BNG) Mitigation Strategy would be implemented for the area. This Strategy was prepared by Avison Young and was developed and submitted to support Application 1; it was updated for Application 2. As part of this iterative process, this BNG report provides a further update for Applications 4 and 5. The Avison Young BNG assessment considered 3 of the proposed planning applications within the Red Bank Neighbourhood which at the time were Applications 1 and 2 (as described above), and a part outline / part full (hybrid) application for residential led development (which at that time was described as Application 4 and has now been separated out into 2 applications (separate outline and full applications as described at paragraph 1.5 above). Where details of the proposals were not known, assumptions were made so that assessments were undertaken on a worst-case basis.
- 1.8 To continue this comprehensive and holistic approach, this comprehensive BNG assessment continues to assess the Red Bank Neighbourhood area however this BNG report is based upon the current planning strategy described at paragraph 1.5 above and includes previous permissions acquired by MCC (under Applications 1-2) and current applications being prepared by FEC using the updated Op-en landscape masterplan. Works undertaken under Application 3 do not affect any habitats (lost under application 1 and 2) and so have not been considered in the BNG assessment. A BNG assessment is also undertaken of Application 5 in isolation. The latest metrics and this report are submitted in support of Applications 4 and 5.
- 1.9 The site is located in central Manchester and centred on grid reference SJ 84674 99639 and Figure 1 below shows the Red Bank Neighbourhood area. The site is

located between Red Bank, to the north, and Dantzic Street, to the south and includes an area known as 'St. Catherine's Wood'. The River Irk flows through the site from east to west.

- 1.10 Maccreeanor Lavington Architects and Schulze + Grassov Urban Designers were commissioned by FEC to produce a cohesive Illustrative Masterplan for Red Bank and New Town plots, whilst Op-en were commissioned to prepare a Landscape Masterplan. These plans are based on a series of site wide strategies, including Biodiversity Net Gain, and also show MCC's intentions for Red Bank, including the works approved under Applications 1 and 2. The overarching vision for Red Bank is to create a community through the development of thriving neighbourhoods which will provide new homes for a diverse mix of people, alongside the long-term infrastructure to help these communities to develop sustainably.

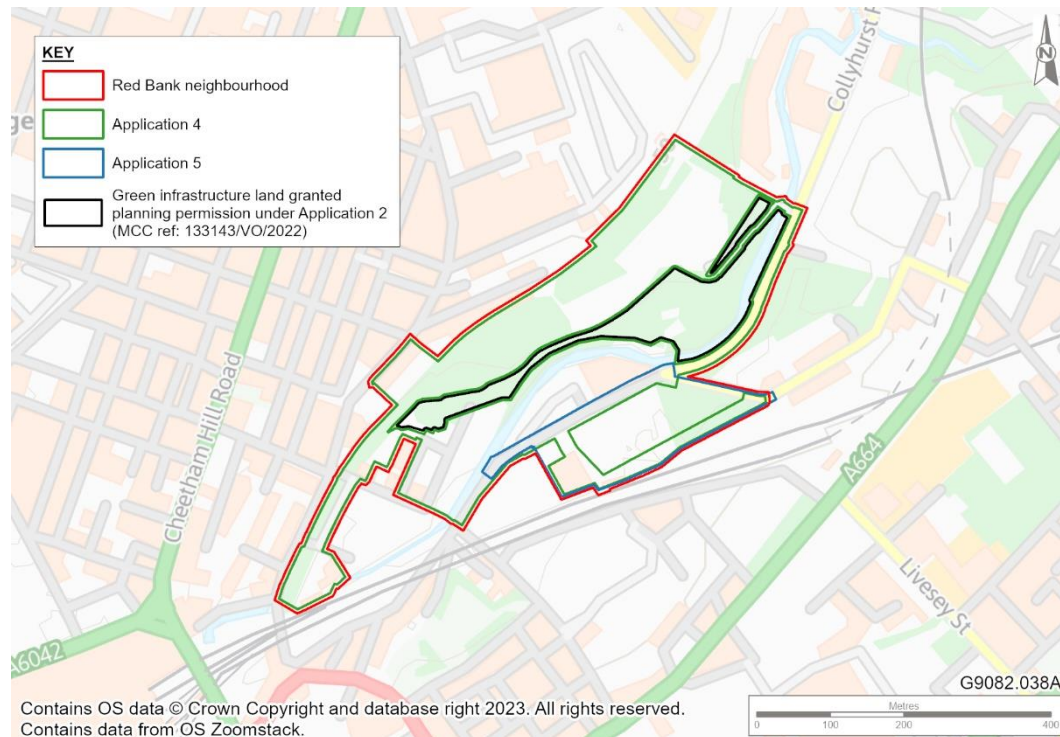


Figure 1: Red Bank Neighbourhood Area and Planning Application Boundaries.

Previous BNG assessments

- 1.11 Comprehensive BNG assessments were undertaken for Applications 1 and 2, taking into account MCC's proposals within Application 2 for a new park at St Catherine's Wood and the overall Landscape Masterplan for the Red Bank and New Town neighbourhoods with the residential led developments now the subject of Applications 4 and 5.
- 1.12 Given Landscape Masterplans for FEC's residential led mixed use developments were still emerging at the time of submission for Application 1, calculations were based on a reasonable worst-case scenario for both habitat losses and habitat creation/enhancement, which will accrue from all the proposed developments together.
- 1.13 The same approach as above was taken at the time of submission of Application 2. The BNG assessment submitted with Application 2 was updated to reflect the emerging Landscape Proposals for Application 2.

Current BNG Approach

- 1.14 TEP's approach for Applications 4 and 5 follows the methodology set out above, as previously agreed with GMEU, and is based on the most recent Landscape Masterplan (Ref: M10342) produced by Op-en. The Landscape Masterplan shows FEC's illustrative landscape proposals for the residential led mixed use development at Red Bank Neighbourhood (proposed under Application 4) and their detailed landscape proposals for the New Town neighbourhood plots (NT02, NT03 and NT04) to the south of Dantzic Street (proposed under Application 5). The Landscape Masterplan also identifies MCC's intentions for Red Bank and shows the HIF infrastructure works and new park at St Catherine's Wood which have been granted full planning permission under Application 2.
- 1.15 Additionally, the approach includes a standalone BNG assessment for the full application area only, Application 5.
- 1.16 The previous metric was completed in Metric 3.0 which was the most up to date metric at the time of completion. It has now been decided that Metric 3.1, the most up to date metric at the time of this Report, will be used, in line with Natural England advice and consultation with the Environment Agency.
- 1.17 Consultation with GMEU was undertaken in a Teams meeting on 28th March 2023 to discuss the updated approach as set out above. GMEU confirmed the above approach was acceptable.

Relevant Policy and Legislation

National Policies

- 1.18 Paragraph 174(d) of the revised NPPF (2021) states that *"Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity [...]"* The Government's 25-year Environment Plan states that government will *"[...] embed environmental net gain principle for development"*.
- 1.19 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.20 Revised guidance published in July 2019 by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: *"Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity"*.
- 1.21 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that *"[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved"*.
- 1.22 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain

assessment, the Biodiversity Metric 3.1 metric has been used.

- 1.23 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% biodiversity net gain on all Town and Country Planning Act 1990 developments. The 10% requirement will not become mandated across England until statutory instruments and regulations have been agreed and the Town and Country Planning Act 1990 has been amended. Mandatory 10% net gain is currently anticipated to become law in November 2023.

Local Policy

- 1.24 There is no current local policy in place in MCC requiring a specific percentage of net gain, however Greater Manchester Combined Authority has published guidance for BNG assessments in the context of Greater Manchester (February 2021). This guidance states that the minimum level of BNG is considered to be achieved when the biodiversity units for the habitats impacted by the development is increased by 10% or more after the development. Consultation with GMEU has agreed a minimum 10% net gain will be achieved. The use of off-site habitat was agreed to be acceptable where required, however following further landscaping updates this is no longer required.

Aims of this report

- 1.25 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Site;
 - Set out the methods and assumptions used to assess the post development habitat scoring of the Site;
 - Assess the BNG that is delivered as a result of the site design and offsetting required;
 - Demonstrate how the BNG good practice principals for development have been addressed; and
- 1.26 It is proposed that:
- For Application 4 - an overarching Landscape Strategy for the outline planning permission for Application 4 and individual 30-year Landscape and Ecology Management Plans (LEMP's) for each detailed planning permission under Application 4 are secured by way of planning condition; and
 - For Application 5 - 30-year Landscape and Ecology Management Plans (LEMP's) for each phase of Application 5 are secured by way of planning condition.

2.0 Methods

2.1 The existing habitat information was gathered for the site by TEP in 2021. Full details are provided within the following technical reports:

- Desk based assessment, TEP, January 2022 (ref. 9082.006);
- Ecological Assessment, TEP, January 2022 (ref. 9082.007).

Survey Methods

Desk Study

2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in November 2021. Sources included GMEU, Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey

2.3 An Extended Phase 1 habitat survey of the sites and surrounding area was carried out by TEP Principal Ecologist Damian Young (Field Identification Skills Certificate (FISC) Level 4) and Stephanie Davies (FISC Level 4) on the 22nd and 29th March 2021 with update surveys undertaken in May and September 2022 including where access previously wasn't available. Full access was not available to Travis Island due to health and safety concerns, however this area was viewed from the perimeter wall and aerial imagery in early 2023, the area is largely comprised by hardstanding. Baseline habitats prior to any works undertaken under permitted Applications 1 and 2 have been used for the baseline habitats in the BNG metric.

2.4 All surveys were carried out in accordance with the Phase 1 Habitat Survey assessment methods (JNCC, 2010)¹ and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017)². Habitat types were mapped and dominant vegetation species noted. Any invasive species were also recorded.

UK Habitat Classification Conversion

2.5 Phase 1 habitats were converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Biodiversity Metric 3.1, the UK Habitat Classification - Habitat Definitions³ and the UK Habitat Classification Field Key⁴. Arboricultural data was used to help determine the extent of woodlands.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

³ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification - Habitat Definitions V1.1 at <http://www.ukhab.org/>

⁴ UK Hab Field Key V2.1 September 2020

Condition Assessment

- 2.6 Condition assessment surveys of the area-based, linear, and river habitats present pre-development were undertaken by a suitably experienced ecologist, Damian Young and Stephanie Davies (both FISC Level 4) at the same time as the Phase 1 Habitat survey.
- 2.7 The on-site condition assessments were originally undertaken using the guidance presented in Biodiversity Metric 2.0 - Technical Supplement⁵. For Application 2, following release of Biodiversity Metric 3.0 in July 2021, a desk-based exercise, using existing field notes and photographic evidence, was undertaken to update the condition assessments based on the updated condition assessment criteria presented in the Biodiversity Metric 3.0 - Technical Supplement⁶. For the outline and full planning applications which this BNG Assessment supports (Applications 4 & 5) the same approach has been used to update the condition assessments in line with Metric 3.1, using guidance presented in the Biodiversity Metric 3.1 - Technical Supplement⁷.
- 2.8 Due to the relatively simple nature of the habitats within the sites, there are not considered to be any limitations with this translation to the Biodiversity Metric 3.1 condition assessment.

Arboriculture Survey

- 2.9 An arboricultural survey of the site was carried out by TEP arboriculturist Angus Blankenstein in March 2021 and in February and March 2023. The survey was by means of inspection from ground level in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations (Ref 7-20)". The Standard provides a categorisation method to "identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring". The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.
- 2.10 The presence of Tree Preservation Orders, Conservation Areas, Ancient Woodland and Veteran Trees was also surveyed for.

⁵ Ian Crosher, Susannah Gold, Max Heaver, Matt Heydon, Lauren Moore, Stephen Panks, Sarah Scott, Dave Stone & Nick White. 2019. The Biodiversity Metric 2.0: Auditing and accounting for biodiversity value: technical supplement (Beta version, July 2019). Natural England

⁶ Stephen Panks A, Nick White A, Amanda Newsome A, Jack Potter A, Matt Heydon A, Edward Mayhew A, Maria Alvarez A, Trudy Russell A, Sarah J. Scott B, Max Heaver C, Sarah H. Scott C, Jo Treweek D, Bill Butcher E and Dave Stone A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – Technical Supplement. Natural England.

⁷ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.1: Auditing and accounting for biodiversity – Technical Supplement. Natural England

BNG Assessment

- 2.11 The Site has most recently been assessed using Biodiversity Metric 3.1 in line with the user guide⁸ and technical supplement provided, was undertaken by TEP ecologist Hannah Gardner in March 2023.
- 2.12 Biodiversity Metric 3.1 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.13 In order to calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised and the resulting information fed into Biodiversity Metric 3.1.
- 2.14 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁹ have been considered throughout this process as discussed in Section 7.0.
- 2.15 Previous iterations of the BNG assessment completed by TEP for MCC's Applications 1 and 2, identified the likely net loss of units at the site and need for some off-site woodland enhancement. As such, a number of areas of off-site other broadleaved woodland were identified by MCC and surveyed by TEP in August 2022. Most recently the use of such areas of off-site woodland were discussed with GMEU in March 2023. However, following further updates to Op-en's Landscape Masterplan, it has now been demonstrated that this off-site provision is no longer required in order to achieve in excess of 10% net gain.

Determining Strategic Significance

- 2.16 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and the policies map within Manchester's Local Development Framework Core Strategy Development Plan (July 2012).
- 2.17 Pre-development, habitats with low strategic significance are those not allocated under local policy for biodiversity purposes, not listed as S41 Priority Habitat and not listed under any strategic ecological corridors. The majority of habitats (with exception of the woodlands falling within Application 2 and 4) are of low strategic significance. Habitats with medium strategic significance comprise the woodlands, which although not allocated under any local policy or strategic ecological corridor, given its setting in an urban environment, where such habitat is rare, is considered ecologically desirable and has been assigned medium strategic significance. No high strategic significance habitats are present on-site. The same principle has been applied to enhanced and created woodland, being listed as being of medium strategic significance.

⁸ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England.

⁹ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical

Post-Development Calculations

- 2.18 Post development calculations have been based on the most recent Landscape Masterplan (Ref: M10342) produced by Op-en which have been developed since the approval of Applications 1 and 2. The Landscape Masterplan shows FEC's illustrative landscape proposals for the residential led mixed use development at Red Bank Neighbourhood (proposed under Application 4) and their detailed landscape proposals for the New Town neighbourhood plots to the south of Dantzic Street (proposed under Application 5). The Landscape Masterplan also identifies MCC's intentions for Red Bank and shows the HIF infrastructure works and new park at St Catherine's Wood which have been granted full planning permission under Application 2. Proposed conditions of retained, enhanced and created habitats have been undertaken using the condition assessments for metric 3.1, taking into consideration what can realistically be achieved within the 30-year management period. Two metrics have been completed one for the Red Bank Neighbourhood Masterplan Area and one for Application 5 (the full application) in isolation.

Limitations

- 2.19 The initial habitat survey was undertaken outside of the recommended season to undertake Phase 1 habitat surveys (April to September inclusive) and a precautionary approach was taken when undertaking the Phase 1 and condition assessments. This was not considered a significant constraint, however, since the initial habitat survey a number of species-specific ecological surveys have been undertaken on site during the optimal period. The site has been walked over and any significant variation to the baseline has been determined.
- 2.20 Access to Travis Island has been constrained, however given the nature of habitats present, or lack thereof, and that this area was viewed from adjacent land, this is not considered to be an overriding constraint.

3.0 Baseline conditions

Important Ecological Features

- 3.1 No statutory or non-statutory designated sites are located within or adjacent to the Application 4 or Application 5 site boundaries.
- 3.2 The closest internationally designated site is Rochdale Canal Special Area of Conservation (SAC) which lies 3.1km north east of the sites.
- 3.3 The closest nationally designated site is Rochdale Canal Site of Special Scientific Interest (SSSI) which lies 3.1km north east of the sites.
- 3.4 The closest locally statutory designated site is Boggart Hole Clough Local Nature Reserve (LNR) which lies 1.6km north of the sites.
- 3.5 The closest locally non-statutory designated site is Reservoirs at Harpurhey Site of Biological Interest (SBI) which lies 0.8km north west of the sites.
- 3.6 The following notable habitats, including habitats of principal importance under S41 of the NERC Act 2006 (S41) and those covered under the Local Biodiversity Action plan (LBAP) are present within 500m of the sites:
 - Open mosaic habitat on previously developed land (S41)
 - Deciduous woodland (S41, LBAP)
 - Statutory main river (S41, LBAP)
- 3.7 No irreplaceable habitats are present within or adjacent to the sites.
- 3.8 The woodland within Application 2 and 4 is considered to be semi-natural woodland, however does not meet the criteria to qualify as S41 habitat of principal importance 'Lowland Mixed Deciduous Woodland' due to the lack of species diversity in the canopy and ground flora.
- 3.9 The hardstanding area with ephemeral growth was identified on MAGIC Map as Priority Habitat 'Open Mosaic Habitat on Previously Developed Land' (OMHPDL). This habitat does not meet the criteria to qualify as OMHPDL as, while the area has loose bare substrate and is more than 0.25ha, the early successional communities recorded do not reflect those within the criterion described by JNCC.
- 3.10 The River Irk, while an undoubtedly important landscape feature, does not currently qualify as a S41 habitat of principal importance. The section of the River Irk which falls within the sites boundaries is more than 2.5km from its source and has been significantly modified virtually throughout, with aquatic and marginal species typically rare and predominantly associated with localised areas where silt or mud has accumulated alongside the river. The water quality appears to be generally poor with nothing to suggest a significant species diversity.
- 3.11 The sites and adjacent land are allocated as 'H3 North Manchester' within Manchester's Local Development Framework Core Strategy development Plan (2012). Manchester's vision for identified areas of 'H3 North Manchester' is to provide a net gain of 11,840 residential dwellings in the area. This policy does not solely target biodiversity and nature improvement.

- 3.12 Based on the above, strategic significance for relevant habitats has been assessed as "low" for all relevant baseline habitats within the sites and they have been awarded as being "not in local strategy/no local strategy".
- 3.13 The woodland within Application 2 and 4 is not allocated under local policy for biodiversity purposes as a Local Site or within strategic ecological corridors. Despite this, deciduous woodlands are listed as Greater Manchester Biodiversity Action Plan habitats and given the location of this woodland in a heavily urbanised area the strategic significance for relevant habitats has been assessed as "medium" for all relevant baseline habitats within the sites and they have been awarded as being "location ecologically desirable but not in local strategy".

On-Site Baseline

- 3.14 Two metrics have been completed:
- one for the Landscape Masterplan which shows FEC's illustrative landscape proposals for the residential led mixed use development at Red Bank Neighbourhood (proposed under Application 4) and their detailed landscape proposals for the New Town neighbourhood plots to the south of Dantzic Street (proposed under Application 5). The Landscape Masterplan also identifies the HIF infrastructure works and new park at St Catherine's Wood which have been granted full planning permission under Application 2. This metric therefore assesses impacts under all applications across the Red Bank Neighbourhood Masterplan Area including both of the Application 4 and Application 5 sites; and
 - one for the full Application 5 area only.
- 3.15 The Red Bank Neighbourhood Masterplan Area comprises semi-natural broad-leaved woodland, broad-leaved plantation woodland, areas of hardstanding, buildings, ephemeral growth over hardstanding, dense scrub, bare ground and running water (River Irk). Small areas of bracken and a small number of scattered trees are also present. Application 5 contains hardstanding, buildings, bare ground, ephemeral growth over hardstanding, dense scrub and scattered trees. The 'baseline' habitats inputted into the biodiversity metrics represents those prior to any works undertaken under permitted developments 1 and 2, largely as recorded in 2021 survey work, to ensure an accurate calculation of habitat units, pre and post development, and changes in such units, is calculated.
- 3.16 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Biodiversity Metric 3.1's (Appendix A & B). The following drawings are provided in Appendix C:
- Baseline UK Habitats. Red Bank Neighbourhood (G9082.029);
 - Baseline Habitat Condition and Strategic Significance. Red Bank Neighbourhood (G9082.030);
 - Baseline UK Habitats - Application 5 (G9082.032); and
 - Baseline UK Habitats - Application 5. Condition and Strategic Significance (G9082.033).

4.0 Post Development Habitats

On-Site Proposed Design

- 4.1 Application 5 post-development habitats are displayed in Drawing G9082.034 included in Appendix C:
- Proposed Habitats M10342 produced by Op-en in April 2023.
- 4.2 The residential led scheme within the outline and full application areas (Application 4 and 5) and MCC's HIF enabling and infrastructure works (which already have full planning permission (Applications 1 and 2)), will include the retention and enhancement of areas of woodland and river. The majority of other low value habitats and some woodland will be lost. New woodland planting, scattered trees, other neutral grassland, SuDS and rain gardens and green and brown roofs are proposed.
- 4.3 Full details of the conversion from Op-en's landscape masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Biodiversity Metric 3.1's for the entire Red Bank Neighbourhood Masterplan area and Application 5 area in isolation (Appendix A and B). The following drawings are provided in Appendix C:
- Habitat Impact. Red Bank Neighbourhood (G9082.031);
 - Proposed Habitats M10342;
 - Proposed UK Habitats - Application 5 (G9082.034A).
 - Proposed UK Habitats - Application 5. Condition and Strategic Significance (G9082.035A);
 - Habitat Impact - Application 5 (G9082.036); and

5.0 BNG Metric

- 5.1 Two biodiversity assessments have been undertaken, using the Biodiversity Metric 3.1 calculators to quantify the change in biodiversity units for the Landscape Masterplan area (Red Bank Neighbourhood Masterplan Area) and for the full application, Application 5, area only. The change in biodiversity units has been calculated from the pre-development baselines and post-development retained, enhanced and created habitats.

Summary of Biodiversity Impact

- 5.2 Detailed results of the assessments are provided in the two Biodiversity Metric 3.1's in Appendix A & B. The headline results, taken from the metric, are provided in Figures 2 and 3.

Red Bank Neighbourhood Masterplan Area

Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	5.44
	<i>Hedgerow units</i>	0.33
	<i>River units</i>	0.26
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	16.68%
	<i>Hedgerow units</i>	100.00%
	<i>River units</i>	16.71%

Figure 2: Headline Results from Biodiversity Metric for Entire Red Bank Neighbourhood Masterplan area

- 5.3 Based on the details available, the results indicate a net gain of 16.27% for area-based habitats, a net gain of 100% for linear habitats/hedgerows, and a net gain of 16.71% for river habitats. The calculated figure of 16.27% net gain is in excess of the targeted 10% net gain (by 6.27 %) to provide flexibility in the approach and will be revisited at each detailed application under the outline planning permission to achieve the overall target of in excess of 10%.

Application 5 Area

Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.95
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	26.86%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%

Figure 3 - Headline Results from Biodiversity Metric for Application 5 area only

- 5.4 Based upon the details above the results indicate a net gain of 26.86% for area-based habitats within the Application 5 area only. No linear or river habitats are present or to be created.
- 5.5 The above demonstrates that for the full planning application for Application 5, well in excess of 10% in biodiversity units is achievable. It is considered that this figure for Application 5 contributes to the flexibility to achieve the overall target of in excess of 10% across the Red Bank Neighbourhood Masterplan Area.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken for the Red Bank Neighbourhood utilising the Landscape Masterplan which shows FEC's illustrative landscape proposals for the residential led mixed use development at Red Bank Neighbourhood (Application 4) and their detailed landscape proposals for the New Town neighbourhood plots to the south of Dantzic Street (Application 5). The Landscape Masterplan also identifies MCC's intentions for Red Bank and shows the HIF infrastructure works and new park at St Catherine's Wood which have been granted full planning permission under Application 2. A BNG Assessment has also been undertaken on the Application 5 area in isolation.
- 6.2 The above calculations have made use of the proposed landscaping plan (Ref: M10342) with realistic calculations undertaken with regard to the habitat types and conditions likely to be achieved after a 30 year management period. Under outline Application 4, as each detailed application relating to the outline application comes forward, an updated Metric and associated report will be completed.
- 1.27 It is proposed that:
- For Application 4 - an overarching Landscape Strategy for the outline planning permission for Application 4 and an individual 30-year Landscape and Ecology Management Plans (LEMP's) for each detailed planning permission under Application 4 are secured by way of planning condition; and
 - For Application 5 - individual 30-year Landscape and Ecology Management Plans (LEMP's) for each phase of Application 5 are secured by way of planning condition.
- 6.3 It is proposed that an overarching Landscape Strategy for the outline planning permission for Application 4 and individual detailed LEMP's for each detailed planning permission (Application 5 and future detailed applications under the outline Application 4 planning permission) are produced, secured by way of planning condition(s).
- 6.4 The detailed LEMP's will set out details for all management and monitoring for a 30 year period and will include specific management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 3.1 condition criteria. The plan will include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements will also be included.

7.0 BNG Good Practice Principles for Development

7.1 An appraisal of the scheme against the ten good practice principles is set out in Table 1 below.

Table 1: Appraisal against Good Practice Principles

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	The sites were dominated by habitats of low ecological value, with habitats of elevated ecological value comprising the other broadleaved woodland. The layout and landscaping proposals have retained areas of woodland where possible although some loss is unavoidable. To compensate for such losses new woodland planting and other habitat creation has been proposed on-site to achieve a net gain.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats or designated sites are present on the sites and the proposed development will not impact on such habitats or sites that are present in the wider area.

Good Practice Principle	Commentary
3. Be inclusive and equitable	The BNG approach spans across all applications and at Application 1 consultation was undertaken with GMEU to agree a holistic Biodiversity Net Gain (BNG) Strategy which was to be developed and updated at each application stage with consideration to all planning applications. Such an iterative and comprehensive approach was agreed with GMEU as being the best approach for the area. Consultation with GMEU was undertaken in March 2023 within which an updated approach was agreed (i.e. use of most recent Metric 3.1, assessment of Application 5 in isolation in addition to the assessment for the whole Red Bank Neighbourhood). Applications 1 & 2, for which TEP produced BNG assessments, have been permitted.
4. Address risks	A precautionary approach has been taken when assigning proposed habitats and target conditions, based on the existing site conditions and proposed development. The proposed habitat creation and enhancement, and target conditions are all achievable within the 30-year timeframe with correct implementation management plans. As each application has come forward more detail is available through updated landscaping proposals to provide further certainty over delivery of new and enhanced habitats. For Application 4, updated BNG assessments will be undertaken at each reserved matters/detailed design stage.

Good Practice Principle	Commentary
5. Make a measurable Net Gain contribution	Based on the most recent landscape proposals and Metric 3.1 calculations for the Red Bank Neighbourhood Masterplan area, a net gain of 16.27% for area-based habitats, a net gain of 100% for linear habitats/hedgerows, and a net gain of 16.71% for river habitats is achievable. For the Application 5 area only a net gain of 26.86% for area-based habitats is achievable.
6. Achieve the best outcomes for biodiversity	The sites are set in an urban context with habitats of elevated ecological value largely limited to woodland habitat within Application areas 2 and 4. Loss of woodland habitat will be compensated through enhancement of retained woodland and creation of new areas of woodland. It is considered that with well designed landscaping and ongoing management for the 30-year period, moderate condition woodland can be achieved which will compensate and improve upon what is to be lost. Creation of woodland will also improve connectivity across the sites. Connectivity of habitats associated with the River Irk will also be improved through new aquatic marginal vegetation habitat creation along the river corridor. A high proportion of green and brown roofs, areas of grassland, scattered trees, woodlands, SuDS and rain gardens.
7. Be additional	The current sites' use and management does not include any management for biodiversity benefit and much of the sites is urban in nature. As such, all habitat proposals and management are additional, ensuring benefits exceed what would occur currently. A minimum 10% net gain has been agreed with MCC. Current calculations show this to be achievable and somewhat exceeded for the Red Bank Neighbourhood Masterplan area and significantly exceeded for Application 5 area in isolation.

Good Practice Principle	Commentary
8. Create a Net Gain legacy	Discussions have been held between TEP and other parties involved with the development, ensuring BNG was a key consideration when developing the landscaping plan across the whole lifespan and all applications associated with development of the sites to ensure a holistic and comprehensive approach was taken. The overarching landscape strategy for the Application 4 and the 30-year landscape and ecology management plans, for each detailed application relating to Application 4 will be produced, which will ensure the legacy of the habitat creation measures set out within the metric.
9. Optimise sustainability	BNG has fed into the design proposals at an early stage, ensuring habitat creation and enhancement are included at a viable scale from the beginning. Landscape design includes sustainable drainage features which will alleviate flood risks. The development falls within the SRF area providing regeneration to an area which is currently undesirable and not utilising its full potential.
10. Be transparent	All methods used for site assessment have been detailed in the methodology, ensuring surveys are repeatable. The completed metric which has informed this assessment has been submitted to ensure transparency in line with good practice guidelines. The comprehensive and iterative approach has also been agreed with GMEU and MCC.

APPENDIX A: Biodiversity Metric 3.1 for the entire Red Bank Neighbourhood Masterplan (provided as a separate document)

APPENDIX B: Biodiversity Metric 3.1 for full Application 5 area only (provided as a separate document)

APPENDIX C:Associated Plans

Baseline UK Habitats Red Bank Neighbourhood (G9082.029A)

**Baseline Habitat Condition and Strategic Significance Red Bank Neighbourhood
(G9082.030A)**

Baseline UK Habitats - Application 5 (G9082.032A)

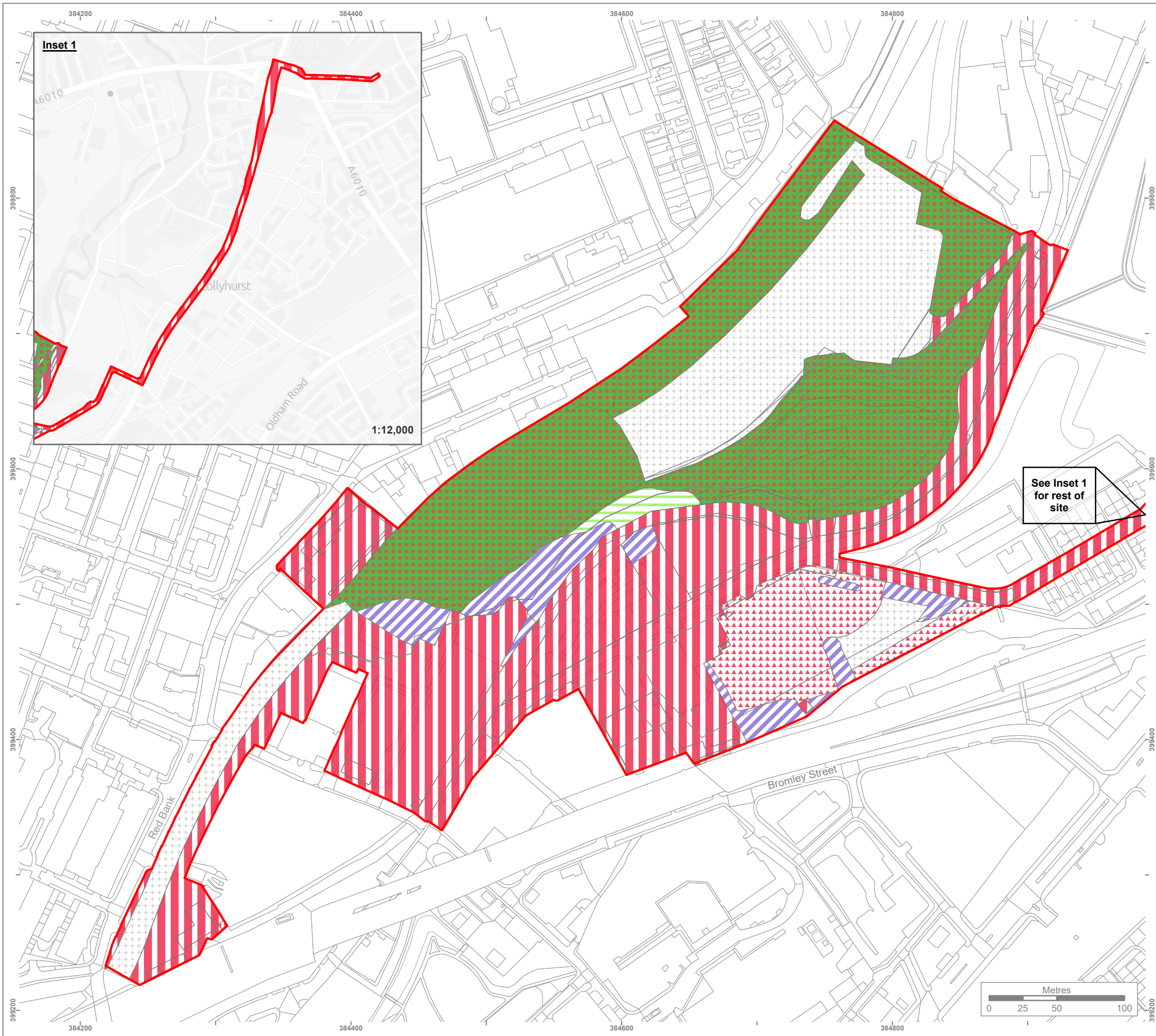
**Baseline UK Habitats - Application 5. Condition and Strategic Significance (G9082.033A)
Habitat Impact Red Bank Neighbourhood (G9082.031)**

Proposed Habitats M10342

Proposed UK Habitats - Application 5 (G9082.034A)

**Proposed UK Habitats- Application 5. Condition and Strategic Significance
(G9082.035A)**

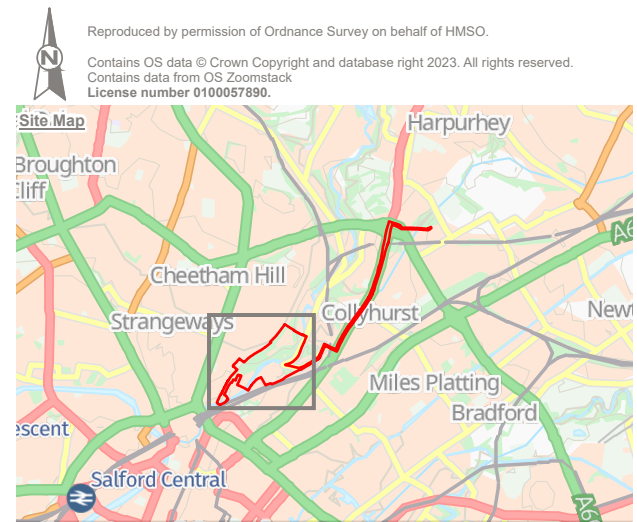
Habitat Impact - Application 5 (G9082.036A)



KEY

- Site boundary
- Grassland**
 - Bracken
- Heathland and Shrub**
 - Bramble scrub
- Sparsely Vegetated Land**
 - Ruderal/ephemeral
- Woodland and Forest**
 - Other woodland, broadleaved
- Urban**
 - Developed land, sealed surface
 - Introduced shrub
 - Vacant/derelict land/bareground

Note:
The locations of habitats and habitat features are indicative.



A	Updated site boundary	BJ	HG	14/04/2023
Rev	Description	Drawn	Approved	Date

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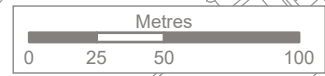
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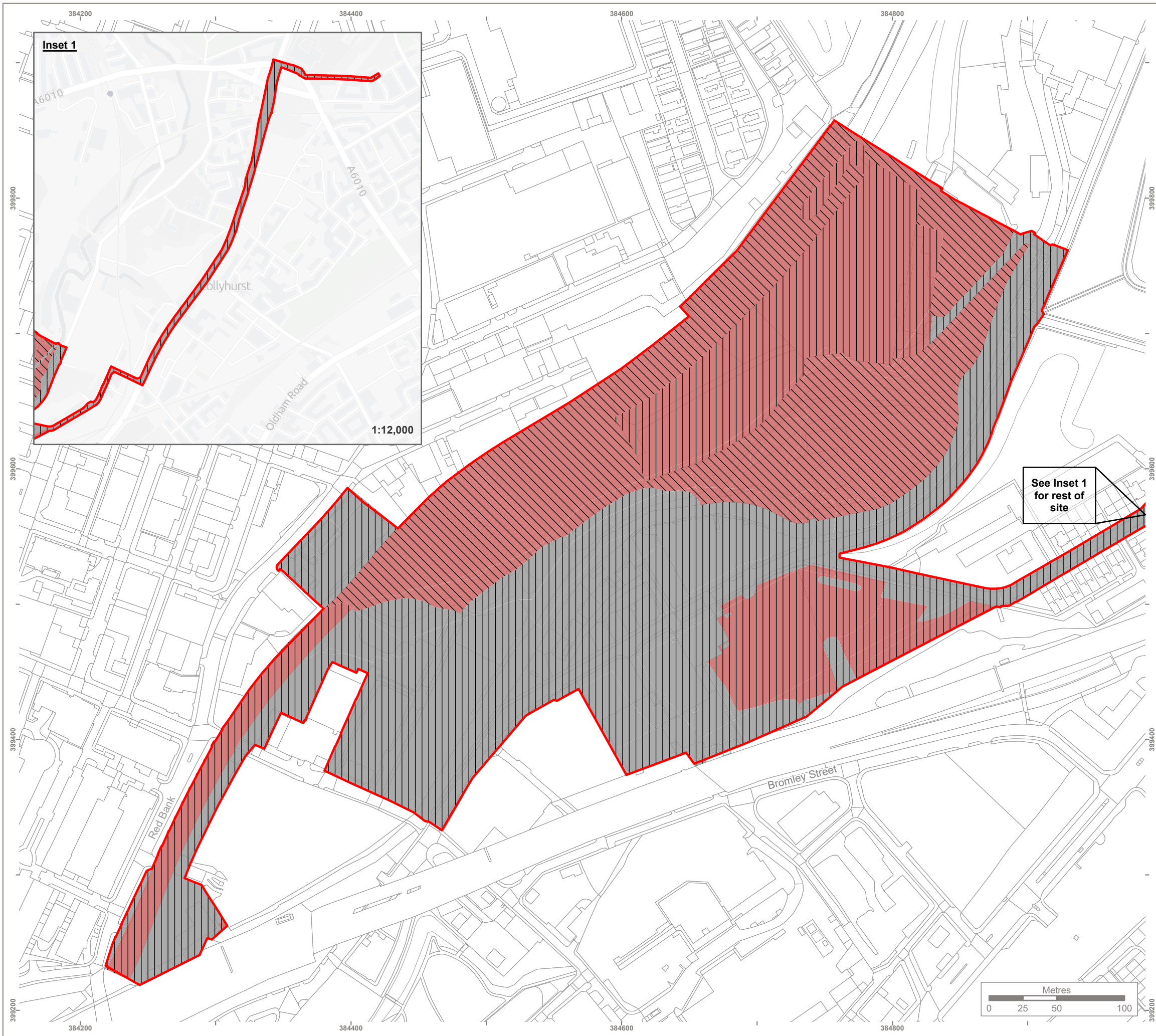
Project
Victoria North

Title
Baseline UK Habitats
Red Bank Neighbourhood

Drawing Number
G9082.029A

Drawn	Checked	Approved	Scale	Date
BJ	MK	HG	1:2,800 @ A3	06/03/2023





Inset 1

1:12,000

See Inset 1
for rest of
site

KEY

 Site boundary

Habitat Condition

 Poor

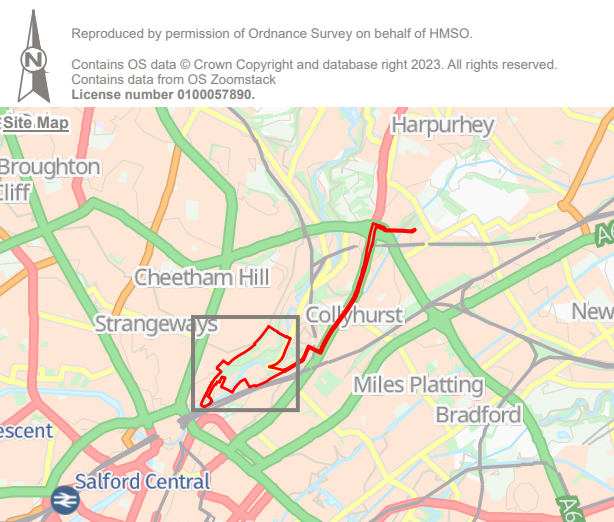
 Condition assessment not applicable

Strategic Significance

 Location ecologically desirable but not in local strategy

 Area/compensation not in local strategy/no local strategy

Note:
The locations of habitats and habitat features are indicative.



A	Updated site boundary	BJ	HG	14/04/2023
Rev	Description	Drawn	Approved	Date



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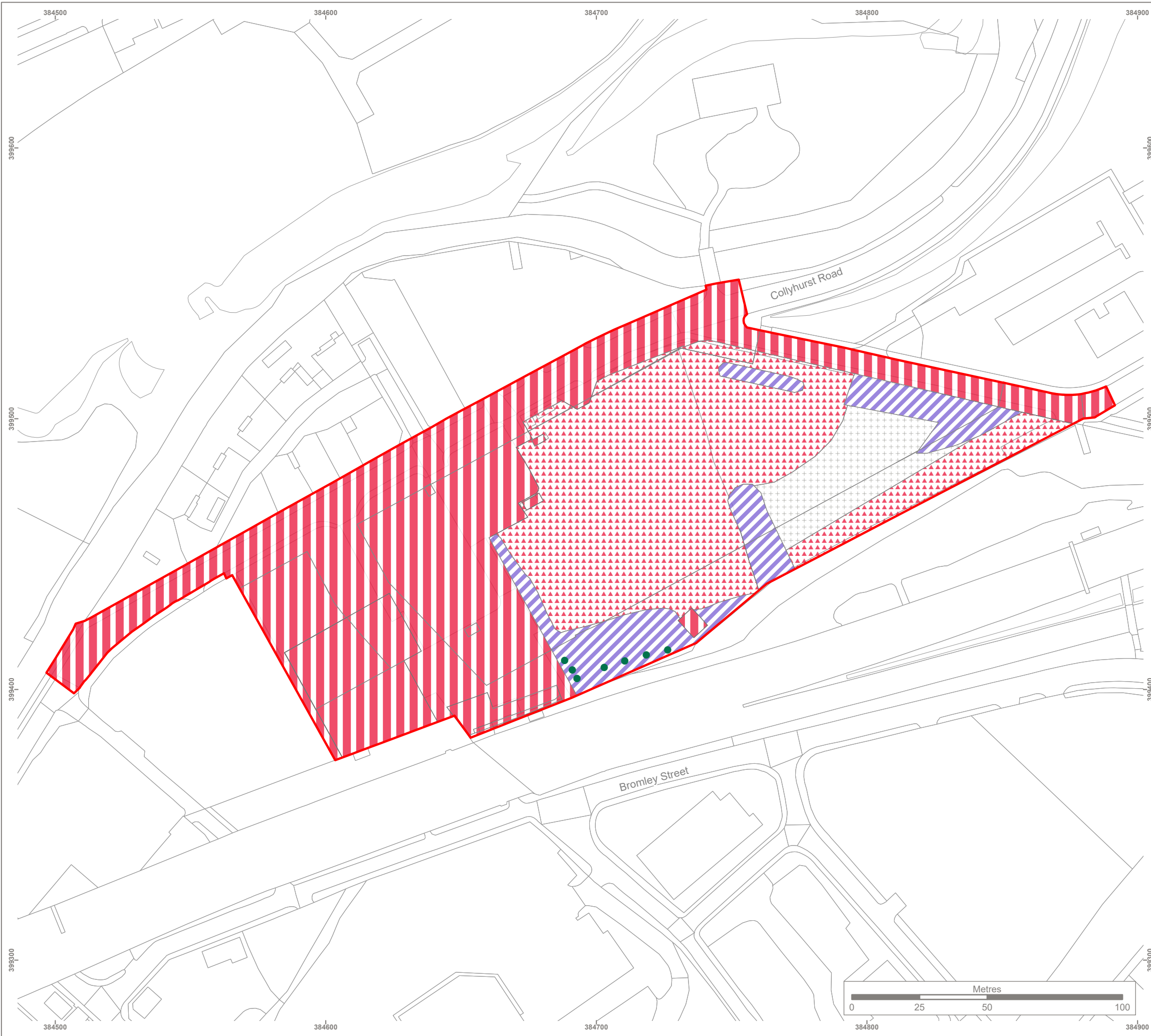
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Title
**Baseline Habitat Condition and Strategic Significance
Red Bank Neighbourhood**

Drawing Number
G9082.030A

Drawn	Checked	Approved	Scale	Date
BJ	MK	HG	1:2,800 @ A3	14/04/2023



KEY

-  Site boundary
-  Urban tree
- Heathland and Shrub**
 -  Bramble scrub
- Sparsely Vegetated Land**
 -  Ruderal/ephemeral
- Urban**
 -  Developed land, sealed surface
 -  Vacant/derelict land/bareground

Note:
The locations of habitats and habitat features are indicative.

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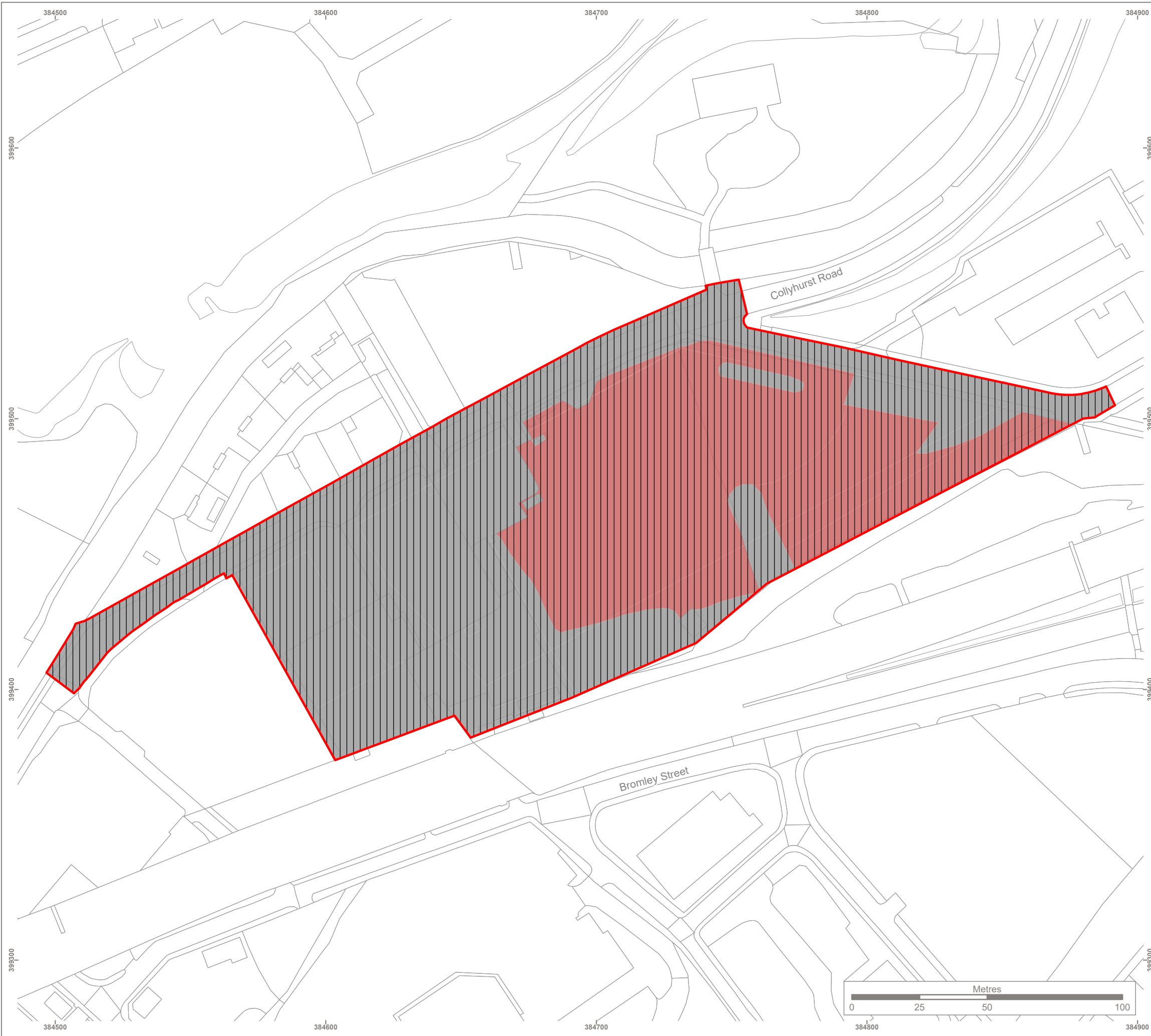
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Title
Baseline UK Habitats - Application 5

Drawing Number
G9082.032A

Drawn	Checked	Approved	Scale	Date
BJ	AP	HG	1:1,400 @ A3	14/04/2023



KEY

 Site boundary

Habitat Condition

 Poor

 Condition assessment not applicable

Strategic Significance

 Area/compensation not in local strategy/no local strategy

Note:

The locations of habitats and habitat features are indicative.



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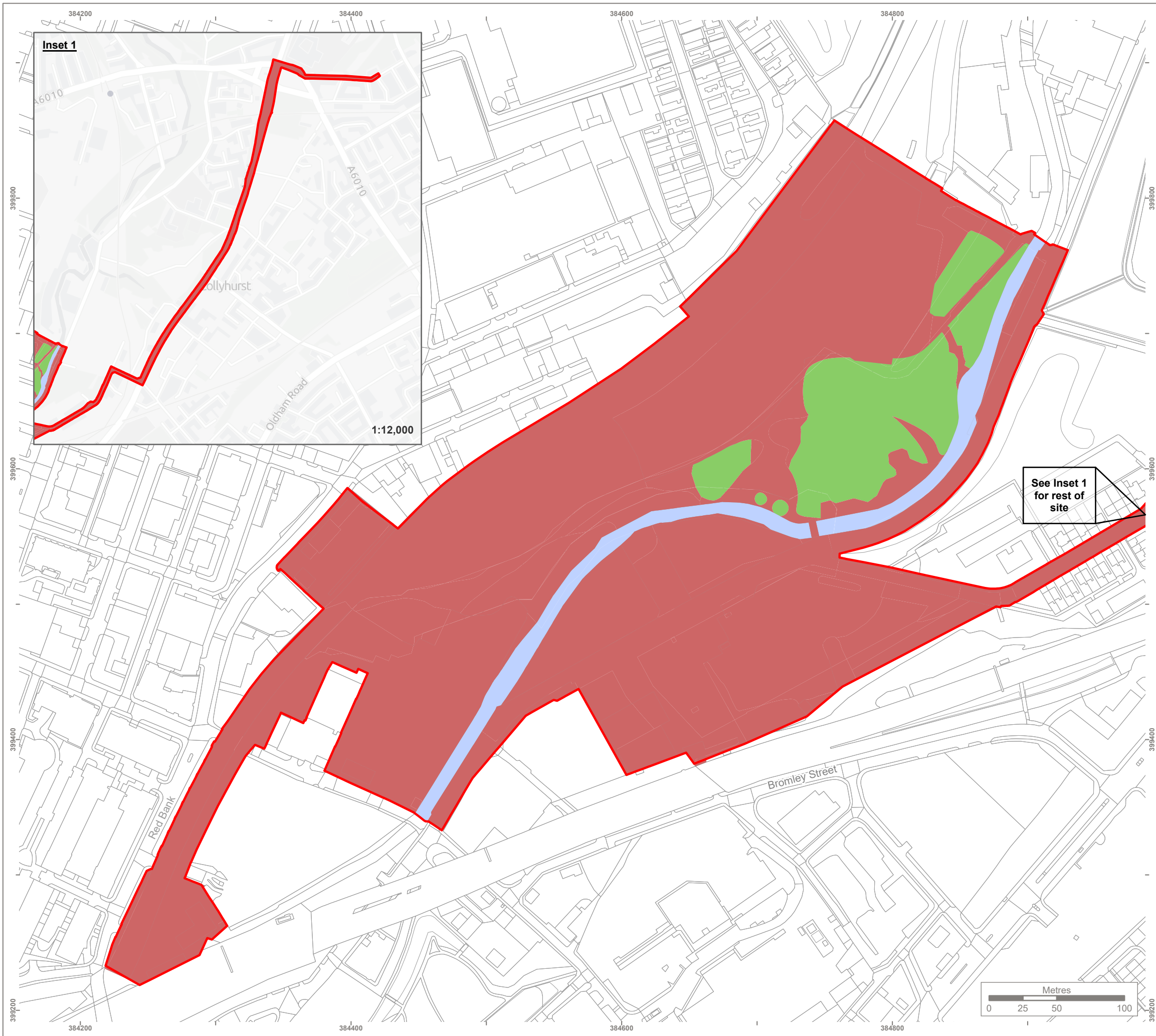
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Title
**Baseline UK Habitats - Application 5
Condition and Strategic Significance**

Drawing Number
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Drawn	Checked	Approved	Scale	Date
BJ	AP	HG	1:1,400 @ A3	14/04/2023



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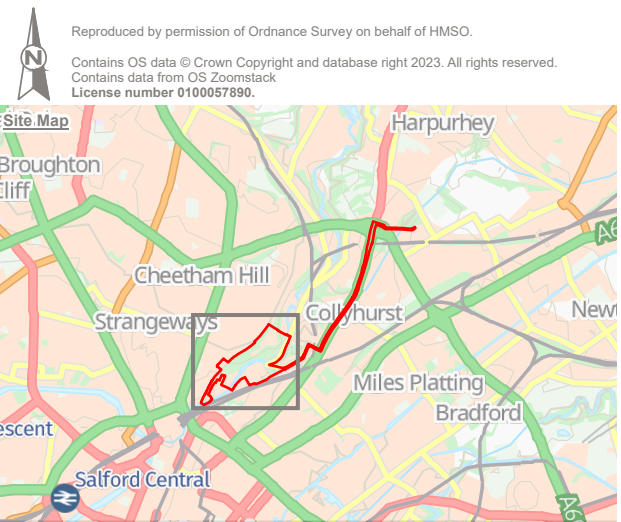
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See Inset 1
for rest of
site

KEY

- Site boundary
- Habitat Impact
 - Enhanced
 - Retained
 - Lost

Note:
The locations of habitats and habitat features are indicative.



A	Updated site boundary	BJ	HG	14/04/2023
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Title
**Habitat Impact
Red Bank Neighbourhood**

Drawing Number
G9082.031A

Drawn	Checked	Approved	Scale	Date
BJ	MK	HG	1:2,800 @ A3	14/04/2023



LEGEND

 Aquatic marginal vegetation & reedbeds (0.73ha)

 Enhance existing habitat (1.38ha)

 Gardens (1.93 ha - 50% hard, 50% soft)

 Woodland mix (1.68ha)

 SuDS & rain garden (0.15ha)

 Tree pits - Grass and wildflower mix (0.19ha)

 Planted beds -Perennial mix (0.07ha)

 Horticulture- productive gardens (0.15ha)

 Proposed street trees (Total 1107)

 Extensive green roof (1.48ha)

 Brown roof (1.10ha)

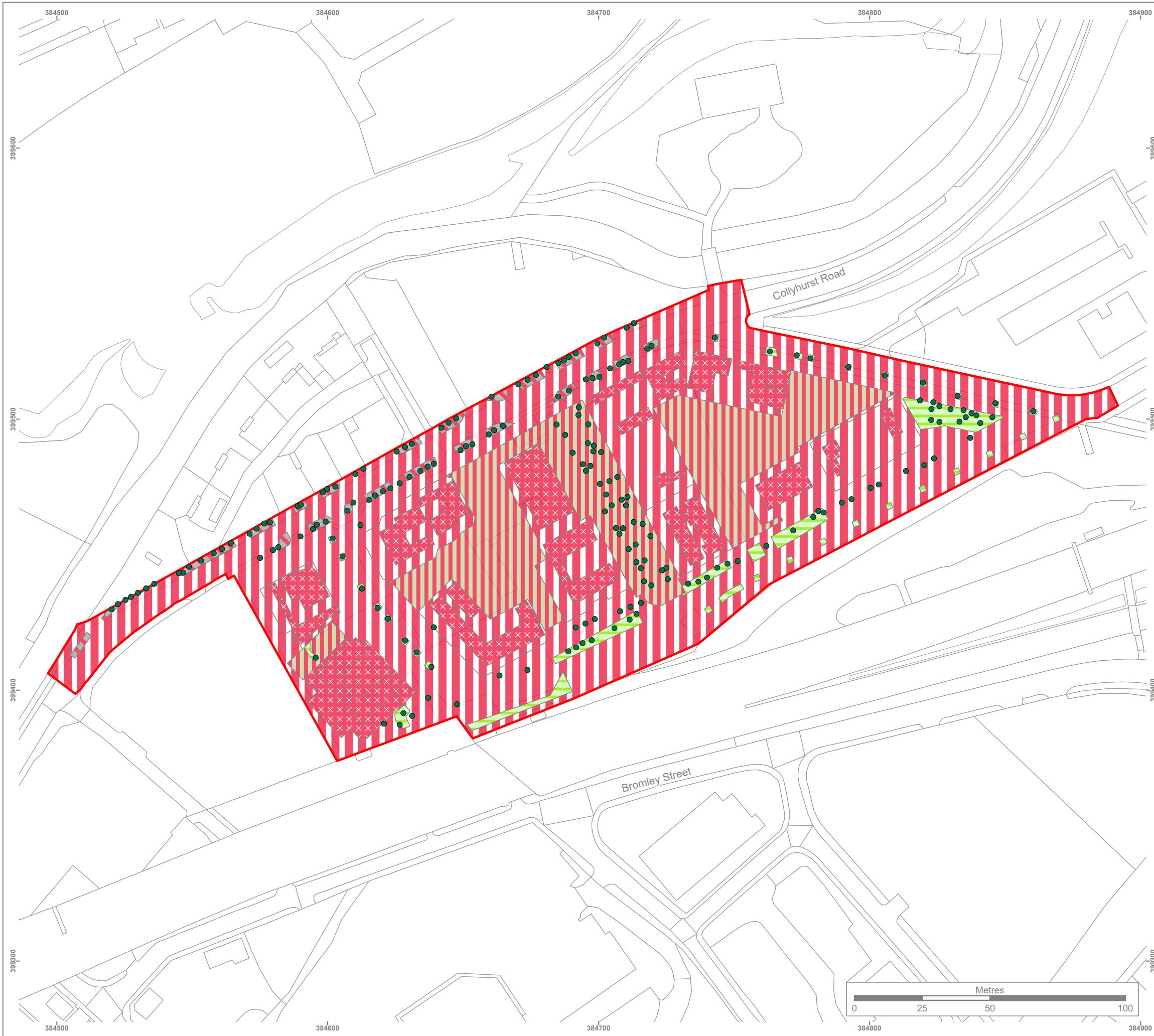
 River (0.86 ha)

 Red Bank neighbourhood

 Application 4

 Application 5

 Green infrastructure land granted planning permission under Application 2 (MCC ref: 133143/VO/2022)



KEY

- Site boundary
- Proposed urban tree
- Grassland**
 - Other neutral grassland
- Urban**
 - Biodiverse green roof
 - Developed land, sealed surface
 - Sustainable urban drainage feature
 - Vegetated garden

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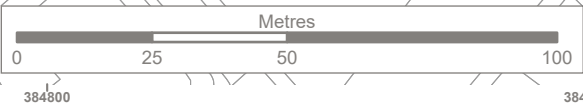
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Title
Proposed UK Habitats - Application 5

Drawing Number
G9082.034A

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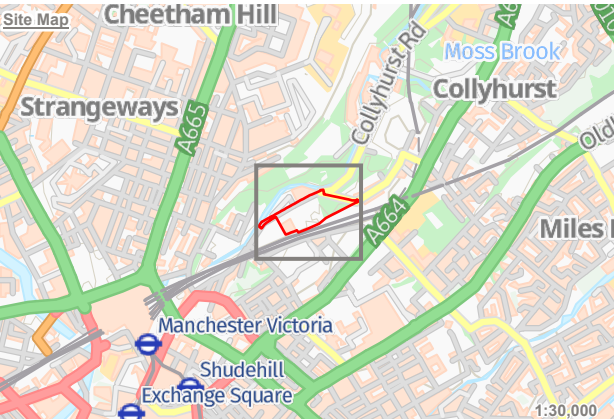
KEY

- Site boundary
- Habitat Condition**
- Moderate
- Poor
- Condition assessment not applicable
- Proposed Strategic Significance**
- Area/compensation not in local strategy/ no local strategy

Note:
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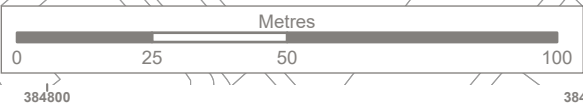
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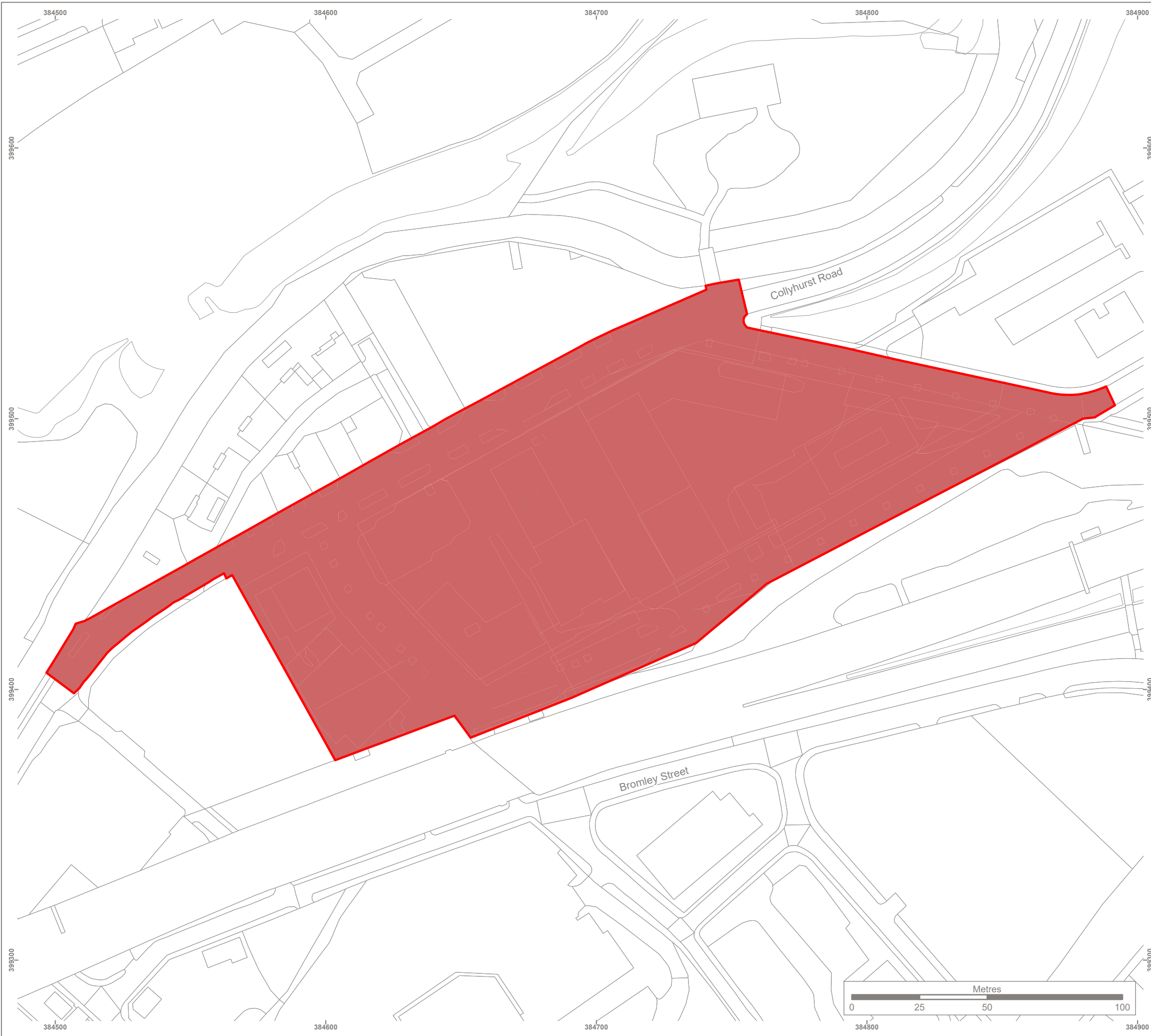
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Title
Proposed UK Habitats - Application 5
Condition and Strategic Significance

Drawing Number
G9082.035A

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KEY

 Site boundary

Habitat Impact

 Lost

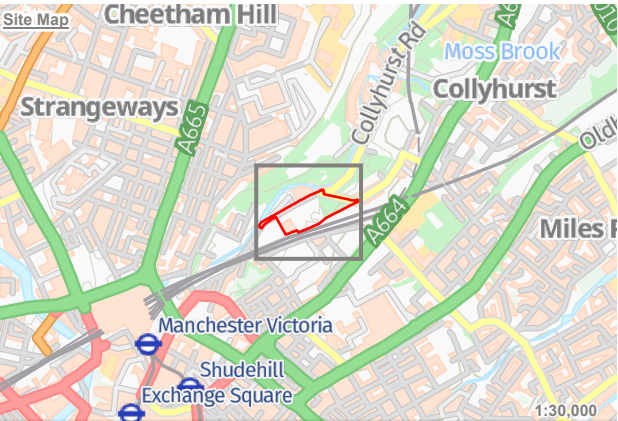
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