



Land Princedom Street,
Harpurhey, Manchester

Biodiversity Net Gain Assessment

5th July 2023

Authored by Richard Roe BSc MSc MCIEEM CEnv

CONTACT DETAILS

KINGDOM ECOLOGY LTD
7 Speke Road
Woolton
Liverpool
L25 8QA

Email: enquiries@kingdomecology.com

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1 Introduction

1.1 Background

Kingdom Ecology have undertaken a Biodiversity Net Gain Assessment for the proposed development of an approximately 0.8ha area of amenity grassland located at Princedom Street, Harpurhey, Manchester, M9 4GP (National Grid Reference SD 8643 0167).

Development proposals are to redevelop the site with new housing with associated landscaping and parking (see Figures 1-3 in the Appendix for existing habitats and development proposals). The works will result in the loss of amenity grassland habitats only.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine the level of any off-site habitat compensation required.

On-site habitat improvements have been designed into the landscape plan where possible based around the latest site layout. This has included new tree and hedgerow planting.

An ecological walkover survey was originally carried out on 27th January 2022. The findings of the site surveys and a desk study have been used to assess habitats and to calculate the biodiversity units of pre-construction habitats.

The relative biodiversity units of the proposed development have also been calculated in order to measure any net change in biodiversity units.

The original survey and the net gain assessment have been completed by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience.

2 Habitats

2.1 Existing Habitats

An Ecological Walkover of the site was undertaken on the on the on 27th January 2022 (see Kingdom Ecology Report '*Princedom Street, Hapurhey, Manchester- Preliminary Ecological Appraisal dated 9th February 2022*').

The study area measures approximately 0.8ha in area and comprises of two, mown amenity grassland field located either side of Princedom Street

The two fields are both frequently mown and support similar grassland species. These species comprise of abundant perennial rye-grass with occasional Yorkshire fog, and red fescue. Occasional herbs present within the fields include dandelion, white clover, creeping buttercup, broadleaved dock, common mouse ear and ribwort plantain.

The fields are considered to be species-poor and typical of other areas of amenity grassland and playing fields throughout the UK. There are no trees, shrubbery or scrub present at the site.

Habitats within the study site itself are considered to be of limited biodiversity value in their own right.

2.2 Proposals

The interior of the site will be cleared as part of the development proposals with four new blocks of housing constructed along with associated areas of vegetated garden, parking and public open space.

In order to promote the biodiversity value of the development, 26 new trees will be planted, along with areas of low maintenance, non-native hedge.

The trees have been largely selected for their aesthetic value and will comprise of non-native species, including ornamental maples and hornbeam.

Additional lengths of hedgerow will be provided at the site including extensive lengths of ornamental hedge (170m).

The locations of proposed tree planting and hedgerows are shown on the associated landscaping plan in the Appendix.

Full details of planting regimes and seed mixes can be found within the associated Landscaping plan for the site.

Post development, the remainder of the site will comprise of areas of hardstanding, buildings, and vegetated gardens.

3 Biodiversity Metric Calculation

3.1.1 Biodiversity Metric Calculation Results

Based upon the on-site and off-site development proposals, the relative biodiversity units at the site before and after the development proposals have been calculated following methodologies and using tools provided within the Natural England Biodiversity Metric Calculator Version 4.0.

Summary tables of these calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 1.06 Habitat Units and Zero Hedgerow Units.

The on-site biodiversity units after the completion of development has been calculated at 0.80 habitat units and 0.18 Hedgerow Units.

The development will therefore result in a net loss of 0.25 habitat units representing a net percentage biodiversity loss of -24.06% in habitat units and a net gain of 0.25 hedgerow units.

Therefore, in order to achieve a net gain of 10% an additional 0.366 Biodiversity Units would need to be provided on land off-site.

In addition, it is recommended that further biodiversity enhancements are provided at the site including the incorporation of bat and bird boxes into the proposed new buildings for the site.

4 Appendix

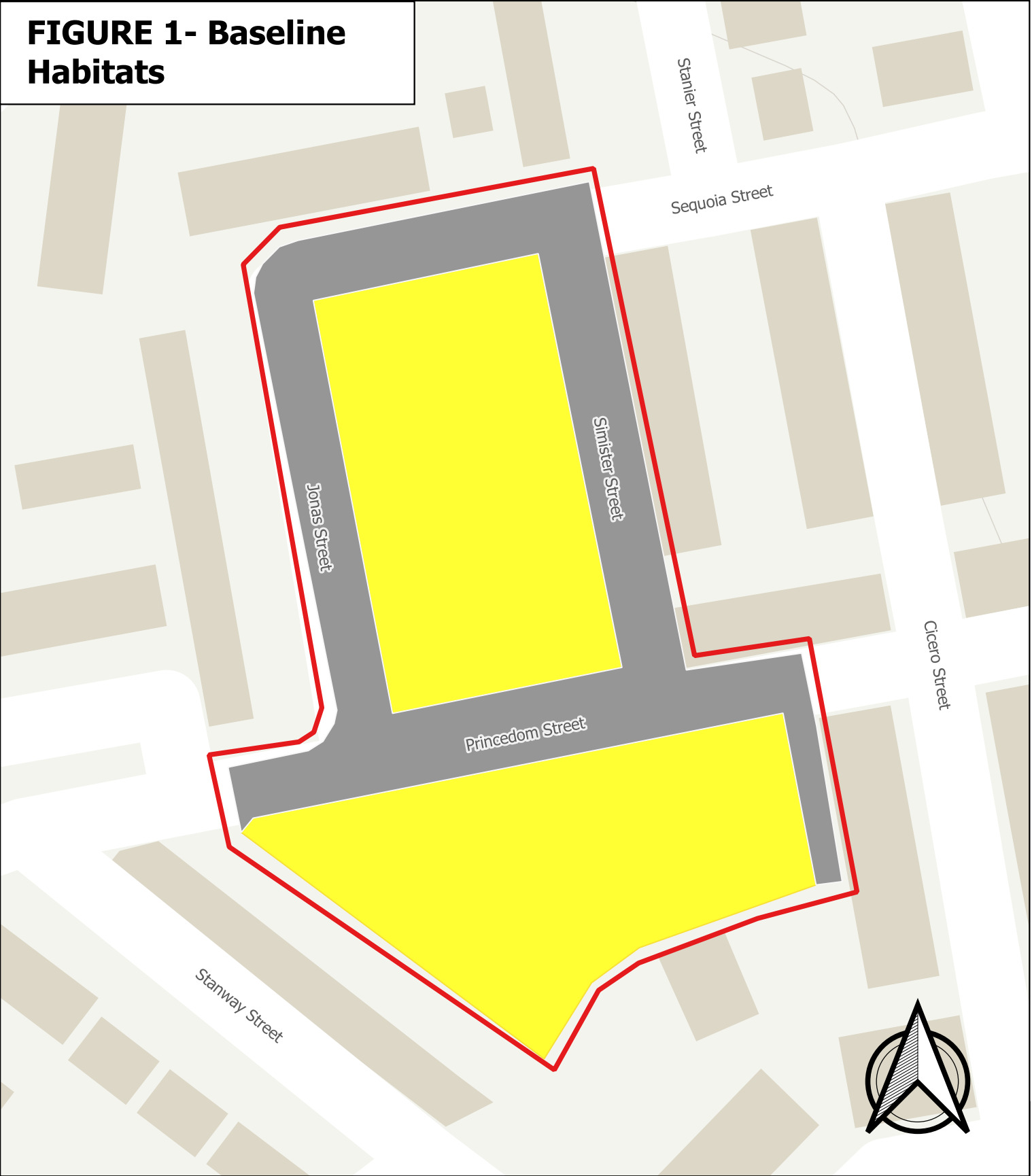
Princedom Street
Biodiversity Net Gain Assessment



Biodiversity Net Gain Summary Results Table

On-site baseline	Habitat units	1.06			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.80			
	Hedgerow units	0.18			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	-0.25	-24.06%	On-site net gain is less than target set A Zero baseline units - % cannot be calculated	
	Hedgerow units	0.18	N/A		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.25			
	Hedgerow units	0.18			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.25			
	Hedgerow units	0.18			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-24.06%	Total net gain achieved is less than target set A		
	Hedgerow units	N/A	0 baseline units - % cannot be calculated		
	Watercourse units	0.00%			

FIGURE 1- Baseline Habitats



KEY

-  Study Site
-  Built sealed Surface
-  Amenity lawn

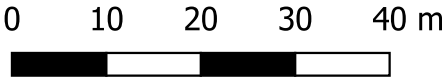
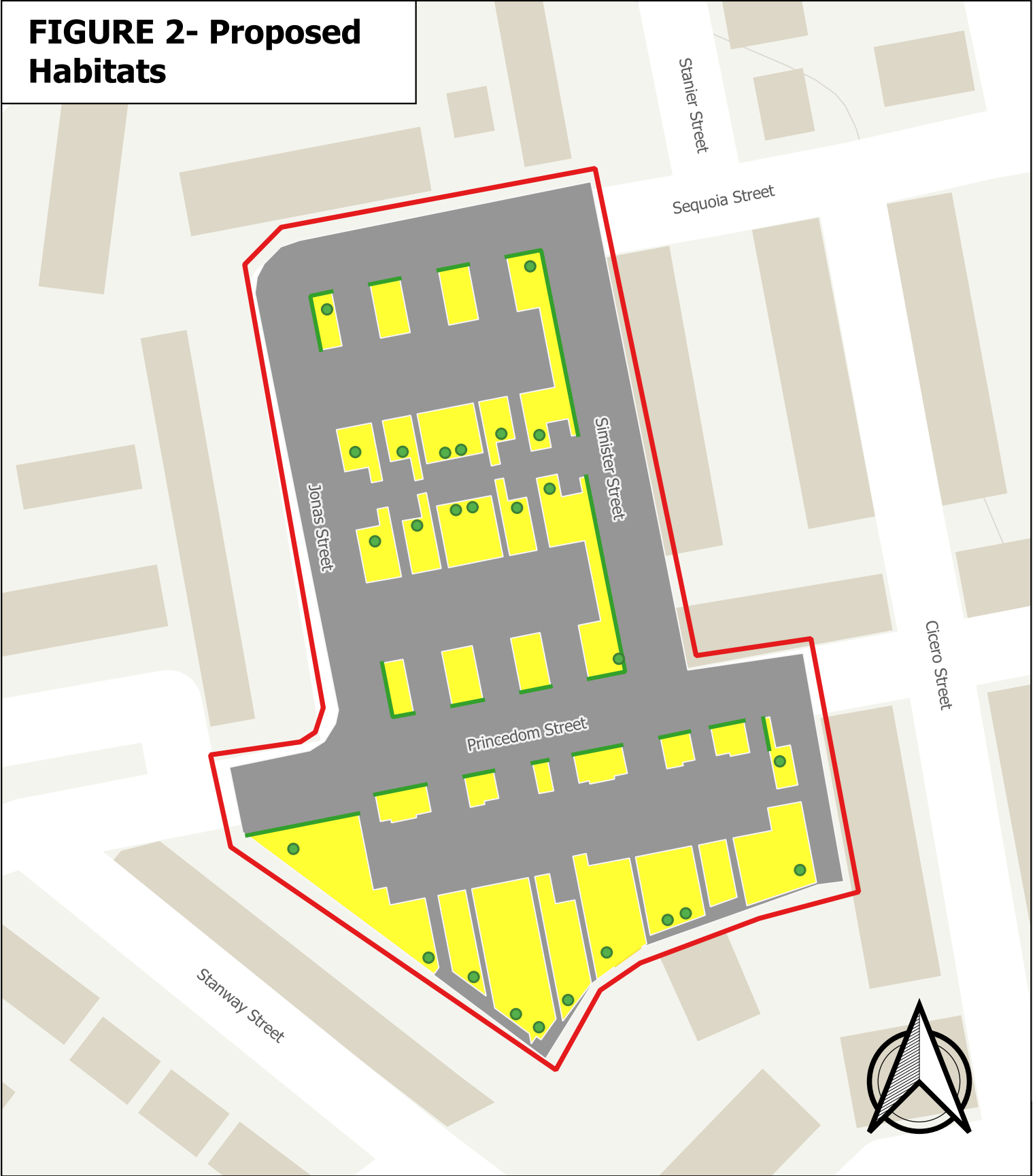
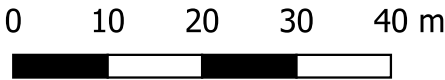


FIGURE 2- Proposed Habitats



KEY



Study Site



Built sealed Surface



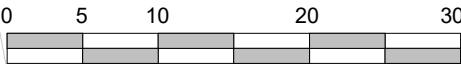
Vegetated garden



Proposed hedge



Proposed tree

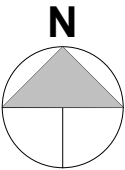


Scale @ 1:500

- NOTES
- All dimensions and levels are to be checked on site.
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- 12192-AEW-XX-XX-M3-A-0001 [P0.1] [S0]

CDM 2015

- Client notified of duties:
- Principal Designer:
- Unless noted below, all known hazards have been highlighted on the drawing.
- Layout subject to comments by LPA, topographical line and level survey, acoustic consultant design, tree survey, ecological surveys, statutory infrastructure layouts, title deeds etc.
 - Site boundary indicative and to be confirmed



Boundary Key

- Low maintenance shrubs / hedge with 1800mm timber fence behind
- 1800mm - Timber fence with timber gates
- 900mm - Metal powder coated railings
- 1100mm - Masonry Wall to Bin Enclosures brick to match facing brick on houses and metal gate
- 2200mm - Existing Metal powder coated railing
- 900mm - Masonry wall fence to match facing brick on houses with low maintenance hedge/ shrubs in front

P03	05.07.23	KJ	DAL
Key updated.			
P02	30.06.23	KJ	DAL
Issue for planning.			
P1	03.12.21	DAL	BR
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Information		
drawing stage	Stage 3		
client	Mosscaire St Vincents		
project	Princedom Street, Harpurhey		
drawing title	Proposed - Site Layout - Boundary Treatments		
date	03.12.21	drawn	DAL
scale @ A3	1 : 500	checked	BR