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Our Ref: SRs/HD/220320

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Dear Ellie

REEDHAM HOUSE, MANCHESTER – BIODIVERSITY NET GAIN ASSESSMENT

Penny Anderson Associates Ltd (PAA) was commissioned by Property Alliance Group to carry out a biodiversity net gain (BNG) assessment of the development proposals at the above site.

Approach

An assessment of BNG provides a quantitative approach to measuring losses and gains in habitat types. The Calculator applied in this assessment is the Biodiversity Metric 3.1. This Metric is used to calculate the biodiversity units of a site before and after the proposed development. The spreadsheet and associated guidance notes were available via the Natural England 'Access to Evidence' web pages¹.

The assessment was undertaken using the existing Phase 1 Habitat report (PAA 2021²) and the proposed soft landscape design plan (Planit-ie Drawing 2951-SK-XX-XX-DR-L-2001 S3 PO1). The results of the assessment are presented below.

Results

The baseline habitat survey identified a single small non-native street tree in poor condition within the application site, situated on St Mary's Parsonage. This street tree will be lost under the proposed scheme. Using the Urban Tree Helper within Metric 3.1, this urban tree was estimated to have a value of 0.02 biodiversity units. The remainder of the site was classified as hardstanding or building and, therefore, had no allocated biodiversity units. The site was not considered to be of strategic importance for biodiversity.

The soft landscaping features were identified as shown below:

Table 1 Summary of Proposed Habitats and Features

Retained Habitat Type	Ha	Distinctiveness	Condition	Biodiversity Units
Developed land; sealed surface	1.0729	V. Low	N/A	0.00
Rain garden	0.0006	Low	Moderate	0.03
Urban Tree – 7x small multi-stemmed trees, poor condition	0.0218	Medium	Poor	0.08
Urban Tree – 11x small standard trees, poor condition	0.1130	Medium	Poor	0.13

The rain garden design allows for a variety of pollinator-friendly plant species including grasses and herbaceous species (see Drawing 2951-SK-XX-XX-DR-L-2001 S3 PO1) and no non-native invasive plant species are likely to occur/invoke. It was, therefore, classed as achieving moderate condition once established.

¹ www.publications.naturalengland.org.uk/publication/6049804846366720 (downloaded August 2022)

² PAA, 2021. Reedham House, Manchester. Extended Phase 1 Habitat Survey, Building Inspection for Bats and Bat Activity Surveys.

The proposed urban trees are all non-native species (see Drawing 2951-SK-XX-XX-DR-L-2001 S3 PO1) and will likely remain as fairly constrained in growth form and unlikely to develop features suitable for use by wildlife such as roosting bats, due to their urban location. A number of the trees are partly oversailing the rain garden planting. Given these points, the urban trees were classed as likely achieving poor condition only.

Conclusions

Under the assessment the proposed landscaping scheme is predicted to lose 0.02 biodiversity units and deliver 0.24 biodiversity units, giving a **BNG of +0.22 biodiversity units**. This net gain leads to a very large percentage increase (much greater than +100%) due to the very small amount of habitat currently present on site.

Overall, the scheme delivers a substantial measurable BNG.

I hope that this report is clear and suitable for your requirements. Please contact me with any further queries.

Yours sincerely
For and on Behalf of
PENNY ANDERSON ASSOCIATES LTD

A handwritten signature in dark ink, appearing to read 'Sarah Ross', written in a cursive style.

Dr Sarah Ross
Associate Director

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