

# Technical Briefing Note

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Project: Reliance Street, Manchester (1006323)

## Technical Briefing Note: Biodiversity Net Gain Assessment

Date: 15 December 2021

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### 1 Introduction

- 1.1.1 Aspect Ecology has been commissioned by Canham Consulting Ltd. in regard to ecological matters relating to the permitted development site, located in north-eastern Manchester, centred at grid reference SD 88175 00995 (see Plan 6323/ECO1), hereafter referred to as ‘the site’.
- 1.1.2 The site is currently in use as a Household Waste Recycling Centre (HWRC), which is to be re-developed, including the reconfiguration of the waste facilities and associated access, and demolition of the existing plant to the east of the site to allow for future trade waste provision. There will a small extension of the site to the north into the adjacent woodland area.
- 1.1.3 The site is bound to the east by Reliance Street, to the north by woodland which forms a valley and associated stream corridor, and to the east and south by further industrial land forming part of the same ownership. The HWRC site is dominated by buildings and hardstanding, with further structures in the form of buildings and tanks (a disused anaerobic digestion plant), situated to the east of the site. Other habitats present include small areas of gravel, dense scrub, amenity grassland and occasional scattered trees. A strip of secondary woodland, forming the area for site extension, is located to the immediate north of the site, whilst a small area of moderately species-rich grassland sward is also present to the north of the site outside of the boundary fence for the HWRC.
- 1.1.4 Initially a Biodiversity Net Gain Assessment has been run including only those areas within the main proposals area. However, once the proposals had been implemented, this was found to result in a net loss of biodiversity. As a result, further consideration was then given to other areas of habitat available within the wider waste treatment site (which are under the same ownership as the HWRC) which could be selected for enhancement, and brought into the assessment as a way of off-setting the potential losses within the application area. These include areas of woodland, scrub and grassland associated with the wider site.
- 1.1.5 Excerpts from the metric are included at Appendix 6323/1. The first 3 tabs relate to ‘on-site’ habitats and provide an assessment of the predicted net gain/loss. The second 3 tabs then evaluate the ‘off-site’ habitats which are those within the wider site. This note provides a commentary on the assessment process and provides a summary of the results and justifies the choice of habitat definitions, distinctiveness, target habitat condition and temporal factors where appropriate.

### 2 Policy Background

- 2.1.1 There is currently no mandatory requirement to demonstrate or quantify biodiversity net gains in national policy, rather, the NPPF states “*planning policies and decisions should... identify and*

*pursue opportunities for securing measurable net gains for biodiversity*". However, the Environment Bill, which was passed on 10th November 2021 sets out a plan of how to protect and improve the natural environment in the UK and includes a requirement for developments to demonstrate they can achieve a net gain in biodiversity of 10% or more. Further secondary legislation is likely to be required to implement the requirements, and suitable policy arrangements will be made by individual planning authorities.

- 2.1.2 Greater Manchester Combined Authority's (GMCA's) policy with regards to biodiversity net gain is set out in their Supplementary Planning Document 'GMCA Biodiversity Net Gain'<sup>1</sup> and requires that applications for new development under the Town and Country Planning Act are accompanied by a Net Gain Assessment demonstrating a 10% net gain in biodiversity value.

### 3 Biodiversity Net Gain Assessment

- 3.1.1 A Biodiversity Net Gain Assessment has been carried out using the DEFRA metric v3.0, using the habitat quanta and further details provided in the External Works: General Arrangement plan (Canham Consulting Drawing Ref. 216352-CLL-XX-00-DR-C-4000). A copy of the BIA metric summary is presented in Appendix 6323/1, whilst a copy of the External Works: General Arrangement plan is provided at Appendix 6323/2.

- 3.1.2 Due to the relatively high baseline value of the woodland which will be lost under the proposals, combined with the low value of the proposed habitats (which will be mostly hardstanding and buildings), it was not possible to achieve the required net gain within the site proposals alone. It was therefore recommended that further opportunities were sought for off-site biodiversity gain. Four areas situated immediately south of the site, under the ownership of the local authority, were proposed for 'off-site' gains.

- 3.1.3 The existing and proposed habitat plans used for the metric calculations are presented in Plans 6323/BIA1 and 6323/BIA2 for the site, with two off-site areas suitable for habitat enhancement and creation displayed in Plans 6323/BIA3 and 6323/BIA4, respectively. Reference has been made to the 'Technical Supplement' that accompanies the v3.0 metric, as well as the 'Habitat Assessment Sheets with Instructions', both of which can be accessed from the Natural England website<sup>2</sup>.

#### 3.2 Methodology

##### General Assumptions

- 3.2.1 The scheme is not located in any particular area of strategic significance as defined under the Technical Supplement, such as Biodiversity Opportunity Areas, or other strategic biodiversity areas such as those that might be defined under Local Plan Policy or regional Biodiversity Actions Plans. The 'strategic significance' of all habitats included within the metric is therefore given as 'Area/Compensation not in Local Strategy/no local strategy'.
- 3.2.2 The wider site boundary, shown by a red dotted line area on plans BIA1 and BIA2, incorporating part of the woodland to the north was included within the following calculations.

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<sup>1</sup> GMCA Biodiversity Net Gain; Guidance for Greater Manchester (February 2021)

<sup>2</sup> [The Biodiversity Metric 3.0 - JP039 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk/Policy-and-planning/Biodiversity/Biodiversity-Metric-3-0-JP039)

### **Baseline Habitat Assumptions**

3.2.3 When calculating the biodiversity loss/gain, the following has been assumed regarding the baseline habitats which are present at the site and dotted red line area, as shown on Plan 6323/BIA1:

- **Secondary Deciduous Woodland:** 0.07ha of woodland (shown as W1 on Plan 6323/BIA1), is located within the area of the proposed site extension and will be lost to facilitate the development. This was categorised as 'Woodland and forest – Other Woodland; broadleaved' under the metric. It was classed as being in 'moderate condition', since it contains invasive species, less than 25% deadwood, no veteran trees or recognisable NVC community within the ground flora.
- **Semi-Improved Grassland:** a small area of poor quality semi-improved grassland (shown as S11 on Plan 6323/BIA1) was present within the area of the proposed site extension. This was categorised as 'Grassland – Modified Grassland' under the metric, which is a grassland type of Low Distinctiveness, having less than 9 species per m<sup>2</sup>. It was assessed as being in 'moderate condition'.
- **Amenity Grassland:** a single area of amenity grassland (AM1 on Plan 6323/BIA1) is present within the south-western corner of the site, comprising a moss-covered bank with occasional common grass species such as Yorkshire-fog *Holcus lanatus*, with a small number of common herb species including Dandelion *Taraxacum officinale* agg. and Ribwort Plantain *Plantago lanceolata*. It is therefore categorised as 'Grassland – Modified Grassland' under the metric, in 'poor condition', since it contains a significant amount of bare ground, and undesirable species such as White Clover *Trifolium repens*.
- **Dense Scrub:** a single area of dense scrub is present within the south-western corner of the site (SC1 on Plan 6323/BIA1), which was categorised as 'Heathland and shrub – Mixed Scrub' in 'fairly poor condition' due to it being species poor, dominated by Wild Cherry *Prunus avium*, with a sparse understorey.
- **Buildings, Hardstanding and Gravel Areas:** Several buildings associated with the HWRC are present in the site, totalling 0.06ha, and categorised as 'Urban – Developed Land, Sealed Surface' under the metric. The site is dominated by hardstanding (0.39ha), with three gravel areas present, similarly these were categorised as 'Urban – Developed Land, Sealed Surface' under the metric.

3.2.4 When calculating the biodiversity loss/gain, the following has been assumed regarding the baseline habitats which are present at the two suitable off-site areas, Areas 1 and 2a, as shown on Plan 6323/BIA3:

- **Deciduous Woodland:** woodland was present within offsite areas 1 and 2a, shown as W2 and W3 on Plan 6323/BIA3, and this was categorised as 'Woodland and forest – Other Woodland; Broadleaved' under the metric. Woodland W3 within area 2a was classed as being in 'moderate condition', due to the presence of only one age class, less than 25% deadwood, no veteran trees or recognisable NVC community within the ground flora. Woodland W2 within area 1 was assessed as being in 'poor condition' due to the same criteria as mentioned previously, plus containing only one class of regeneration and more than 40% temporary open space.
- **Species-poor Grassland:** areas of species-poor grassland were present within areas 1 and 2a, labelled as AM2 and AM3 on Plan 6323/BIA3, with AM2 dominated by common grass species

such as False Oat-grass *Arrhenatherum elatius*, with a small number of common herb species including Dandelion *Taraxacum officinale agg.*, Birds-foot Trefoil *Lotus Corniculatus* and Ribwort Plantain *Plantago lanceolata*. It is therefore categorised as 'Grassland – Modified Grassland' under the metric in 'good condition' since it met 6 out of 7 of the criteria however it did contain more than 20% scrub. Grassland AM3 was assessed as being in 'poor condition' due to being dominated by Perennial Rye Grass *Lolium perenne*, with few herb species present, and containing undesirable species such as White Clover *Trifolium repens*.

- **Dense Scrub:** area 1 is dominated by species-rich dense scrub, shown as SC2 on Plan 6323/BIA3, which was categorised as 'Heathland and shrub – Mixed Scrub' in 'moderate condition' due to it lacking a well-developed edge with scattered scrub and tall grassland/herbs present between scrub and adjacent habitats.
- **Ruderal Vegetation:** tall ruderal vegetation is present within area 1 and was categorised as 'Sparsely Vegetated Land – Ruderal/Ephemeral' under the metric.
- **Bareground:** patches of bareground are present within areas 1 and 2a, and were categorised as 'Urban – Vacant/Derelict/Bareground' under the metric.

#### **Proposed Habitat Assumptions:**

3.2.5 When calculating the biodiversity loss/gain, the following has been assumed regarding the proposed habitats which are proposed at the site within the red line area. Please refer to Plan 6323/BIA2:

- **Buildings and Hardstanding:** buildings and hardstanding in the form of new buildings/warehouses, lower-level recycling bins, upper level recycling bins, escape lane, operational area, parking area, pedestrian area, piers and a tarmac surface will dominate the site, totalling 0.56ha. Area SI1 and W1 will become a tarmac surface, with part of W1 being developed into an escape lane and parking area, whilst AM1 and SC1 will be lost to facilitate a new operational area. These areas were categorised as 'Urban – Developed Land, Sealed Surface' under the metric.
- **Shrub Planting:** areas of soft landscaping have been included within the proposed landscape planting, which have been categorised as 'Heathland and shrub – Mixed Scrub' in 'poor condition'.

3.2.6 When calculating the biodiversity loss/gain, the following has been assumed regarding the proposed habitats within the two suitable off-site areas. Please refer to Plan 6323/BIA4:

- **Wildflower Grassland Creation:** two areas of wildflower grassland creation are proposed within area 1, replacing the bare ground and tall ruderal vegetation, totalling 0.04ha. It is assumed that grassland here will be managed to achieve species richness sufficient to meet the criteria for 'Grassland – Other Neutral Grassland' of 'good condition'. This assumes that it will achieve a minimum of 9 species per m<sup>2</sup>, moving it from the 'low' to the 'moderate' distinctiveness grassland category.
- **Grassland Enhancement:** species-poor grassland, namely AM2 and AM3, within areas 1 and 2a will be enhanced from 'Grassland – Modified Grassland' to 'Grassland – Other Neutral Grassland' of 'moderate condition'. This assumes that it will achieve a minimum of 9 species per m<sup>2</sup>, moving it from the 'low' to the 'moderate' distinctiveness grassland category, and assumes that it will not be possible to manage in such a way as to achieve the additional criteria required to bring it to 'Good' condition.

- **Woodland Enhancement:** woodland W2 in area 1 will be enhanced from 'Poor condition' to 'moderate condition'. This will be achieved through selective thinning and replanting of sections of the woodland to increase the number of age classes present, and re-using deadwood to create habitat piles, therefore increasing the quantity of deadwood within the woodland. It is considered possible to do this without significantly reducing the area of open space available within the woodland, such that this criterion may no longer be met. It is not considered feasible for the woodland to reach 'Good condition' since it is unlikely to meet all of the condition criteria required due to lack of age structure, nutrient enrichment etc.
- **Scrub Enhancement:** area 1 is dominated by species-rich dense scrub in 'moderate condition', labelled as SC2, and this will be enhanced to 'Good condition' by creating a well-developed edge with scattered scrub and tall grassland/herbs present between scrub and adjacent habitats. Edge thinning will take place, combined with new shrub planting, overseeding with a native species-rich grassland seed mix, and plug planting of desirable native herbaceous species.

### 3.3 Results

- 3.3.1 The BIA metric calculates that the baseline habitats within the proposals area (the 'on-site' habitats) have an ecological value of 0.65 biodiversity units, the largest part of which is provided by the deciduous woodland amounting to 0.54 units, together with smaller contributions from the scrub in the south-western corner, which contributed a further 0.06 units.
- 3.3.2 The BIA metric calculates that the baseline habitats within the two suitable 'off-site' areas have an ecological value of 2.76 biodiversity units, the largest part of which is provided by the mixed scrub accounting for 1.40 units, whilst the two woodland areas contributed a further 0.77 units combined.
- 3.3.3 By comparison, the proposed habitat creation within the site boundary ('on-site' habitats) contributes only 0.10 biodiversity units, of which all 0.10 units are contributed by proposed mixed scrub, with no biodiversity units gained from the buildings and hardstanding. This therefore shows a proposed loss of 0.55 biodiversity units due to the onsite proposals.
- 3.3.4 Conversely, the proposed habitat creation and enhancement within the two 'off-site' areas contributes 3.87 biodiversity units, of which 0.30 units are contributed by proposed wildflower creation. The retention of modified grassland and its enhancement to species-rich grassland contributes a further 0.68 biodiversity units, whilst enhancing the woodland in area 1 to 'moderate' condition adds 0.15 units and the scrub enhancement an additional 2.03 units.
- 3.3.5 The BIA metric calculates a Net loss of -84.37% within the proposals site, which is largely caused by a loss of 0.54 biodiversity units from the removal of the woodland. However, the inclusion of the off-site areas results in an overall gain of 85.05% Biodiversity Units from the Biodiversity Impact Assessment tab (Habitats), over and above the original Site Biodiversity Value for the site as a whole, which is largely achieved due to the low value of the ecological baseline habitats, and the proposed areas comprising semi-natural habitats (especially species-rich grassland) in addition to the enhancement of grassland, woodland and scrub within off-site areas.
- 3.3.6 The BIA metric states that the trading rules have not been satisfied because of the loss of medium distinctive habitats which have not been replaced by the same amount of habitat at the same distinctiveness level or above. This has not been achieved due to the relatively large (0.07ha) area of woodland being lost to facilitate the development and the limits in terms of

the type of habitat opportunities within the off-site areas for woodland enhancement. Although some woodland enhancement is proposed, the opportunities are more orientated towards the creation of species-rich grassland and scrub enhancement. This means that the individual trading rules for woodland are not met. However, the increases in other 'medium distinctiveness' habitats is significant (exceeding the deficit for woodland). Also, despite the overall trading rules not being met, we are still predicting a significant gain in overall biodiversity units which far exceeds the 10% minimum requirement.

**Table 3.1** Biodiversity Net Gain and Net Loss for each Habitat and Feature

| Habitat / Feature                        | Comment                                                                                                                                                                                                                                                                                                                      | Net Loss / Gain       |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Woodland                                 | 0.07ha of woodland will be lost as part of the scheme. There is one small off-site area of retained woodland, and one existing off-site woodland will be retained and enhanced.                                                                                                                                              | <b>Minor Net Loss</b> |
| Grassland                                | 0.01ha of modified grassland will be lost and will not be replaced. Although two new areas of wildflower grassland will be created off-site, with a further two existing grasslands to be enhanced to wildflower, utilising new species-rich wildflower mixtures and shrub planting, which have a higher biodiversity value. | <b>Net Gain</b>       |
| Dense Scrub                              | There will be a net increase in the quality of scrub habitat available by retaining and enhancing SC2 within off-site area 1.                                                                                                                                                                                                | <b>Net Gain</b>       |
| Buildings, Hardstanding and Gravel Areas | All buildings within the site are to be lost and replaced with new facilities.                                                                                                                                                                                                                                               | <b>Neutral</b>        |
| Ruderal Vegetation                       | One patch of ruderal vegetation was recorded within the off-site areas, which will be lost to facilitate wildflower creation.                                                                                                                                                                                                | <b>Net Loss</b>       |
| Bare Ground                              | Two areas of bare ground were recorded within the off-site areas, with one area being retained to maintain site access whilst the other will be lost to facilitate wildflower creation.                                                                                                                                      | <b>Net Loss</b>       |

- 3.3.1 The assessment offers a substantial net gain and exceeds the 10% target value which is expected to emerge once the mandatory requirements for net gain are introduced by the Environment Bill.

## 4 Conclusion

- 4.1 The Biodiversity Impact Assessment has been carried out using the DEFRA metric v3.0 which demonstrates that a 85.05% increase in biodiversity area units will result following

implementation of the off-site proposals. This offers a substantial net gain in accordance with the current Greater Manchester Combined Authority's (GMCA's) policy.

## **5 Plans and Appendices**

Plan 6323/ECO1 – Site Location

Plan 6323/BIA1 – Existing Habitats

Plan 6323/BIA2 – Proposed Habitats

Plan 6323/BIA3 – Existing Habitats – Offsite Areas

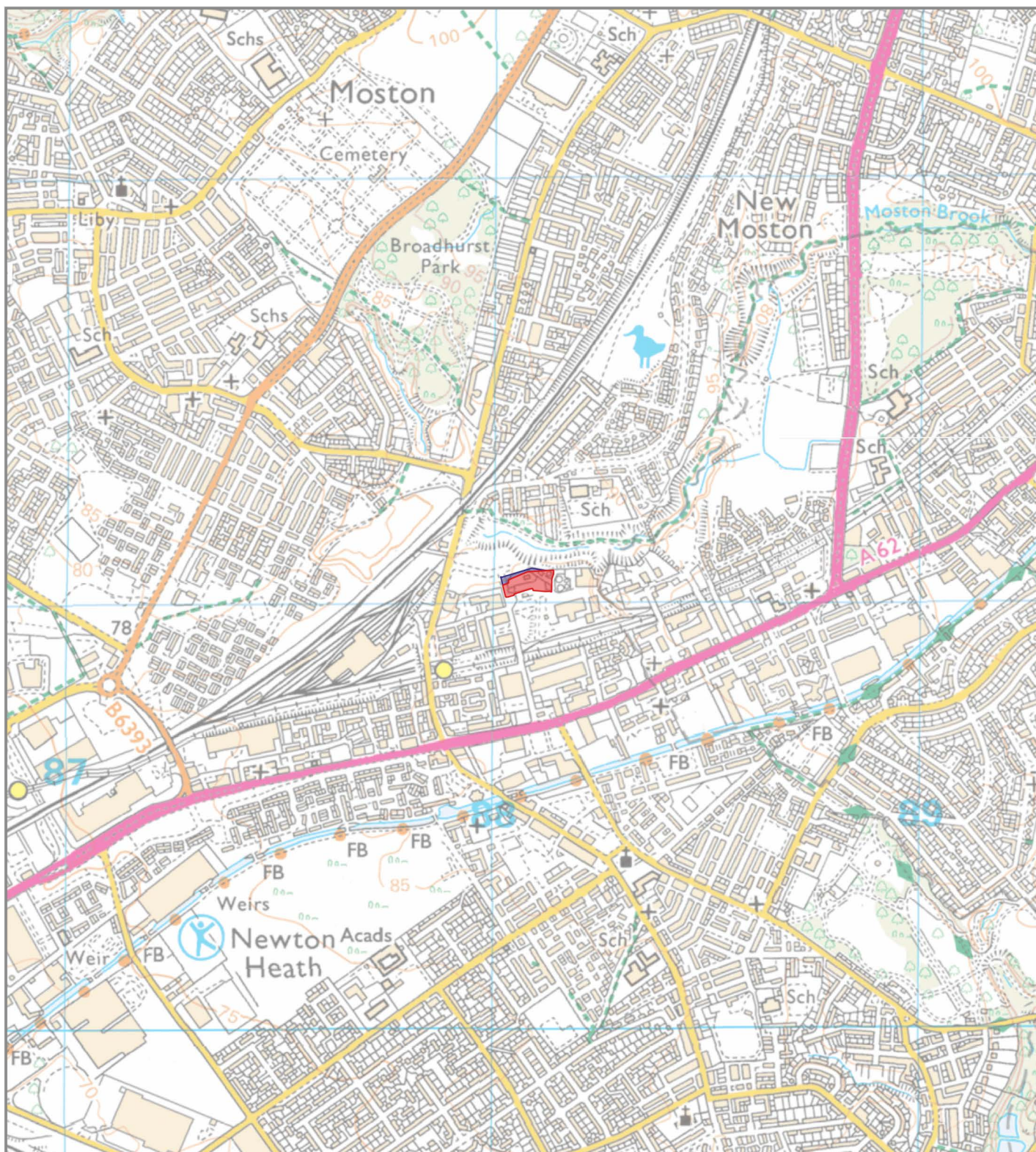
Plan 6323/BIA4 – Proposed Habitats – Offsite Areas

Appendix 6323/1 – Excerpts from DEFRA v3.0 metric

Appendix 6323/2 – Canham Consulting Drawing Ref. 216352-CLL-XX-00-DR-C-4000

## Plan 6323/ECO1:

Site Location



Key:

- Site Boundary
- Ownership Boundary

**aspect ecology**

Aspect Ecology Limited · West Court · Hardwick Business Park  
Noral Way · Banbury · Oxfordshire · OX16 2AF  
01295 279721 · info@aspect-ecology.com · www.aspect-ecology.com

Reliance Street, Manchester

Site Location

6323/ECO1

September 2021

PROJECT

TITLE

DRAWING NO.

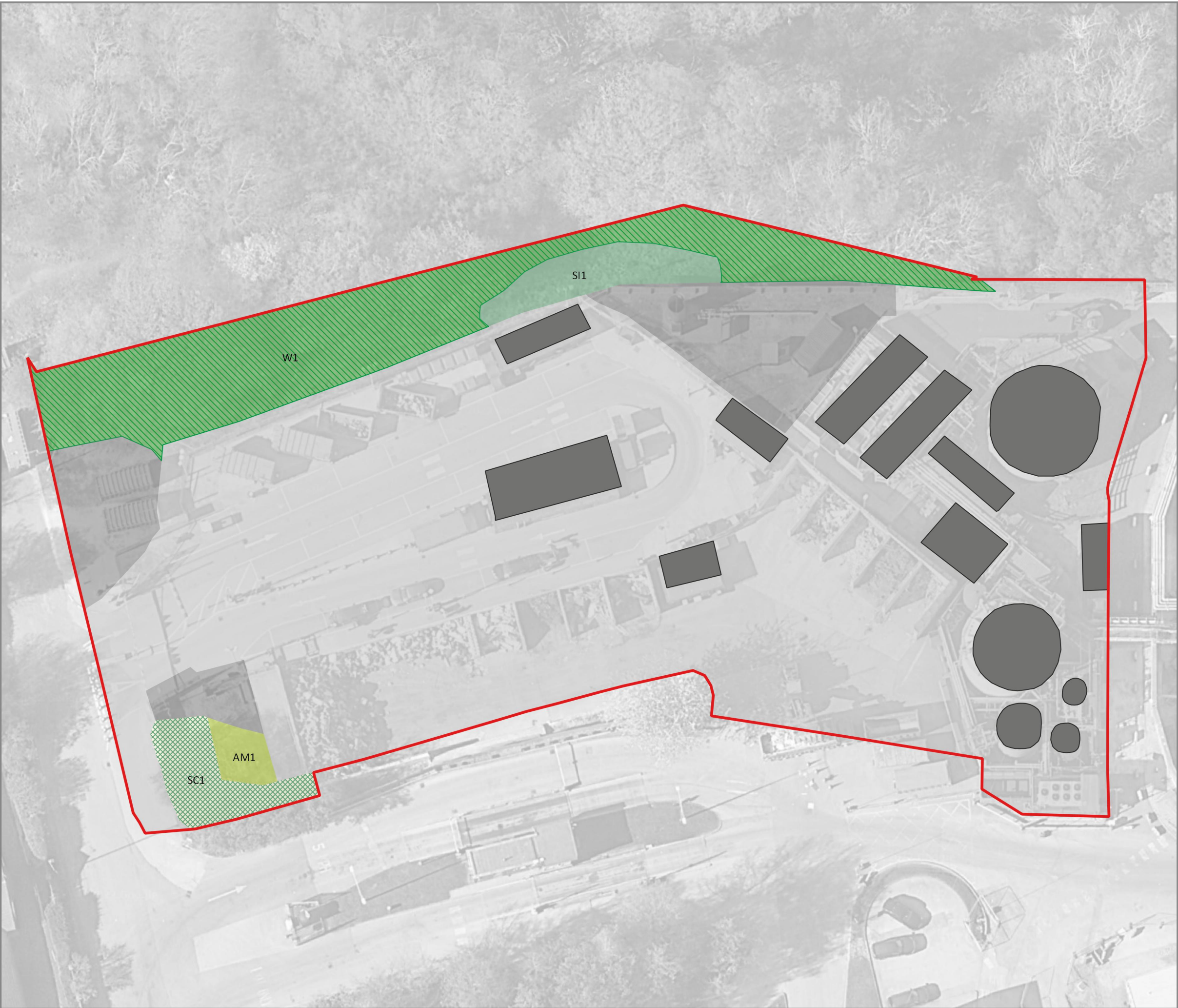
REV

DATE



## **Plan 6323/BIA1:**

Existing Habitats



- Key:
- Site Boundary
  - Buildings - Urban - Developed land; sealed surface
  - Gravel Area - Urban - Developed land; sealed surface
  - Hardstanding- Urban - Developed land; sealed surface
  - Semi-improved Grassland - Grassland - Modified grassland
  - Amenity Grassland - Grassland - Modified grassland
  - Woodland and forest - Other woodland; broadleaved
  - Heathland and shrub - Mixed scrub



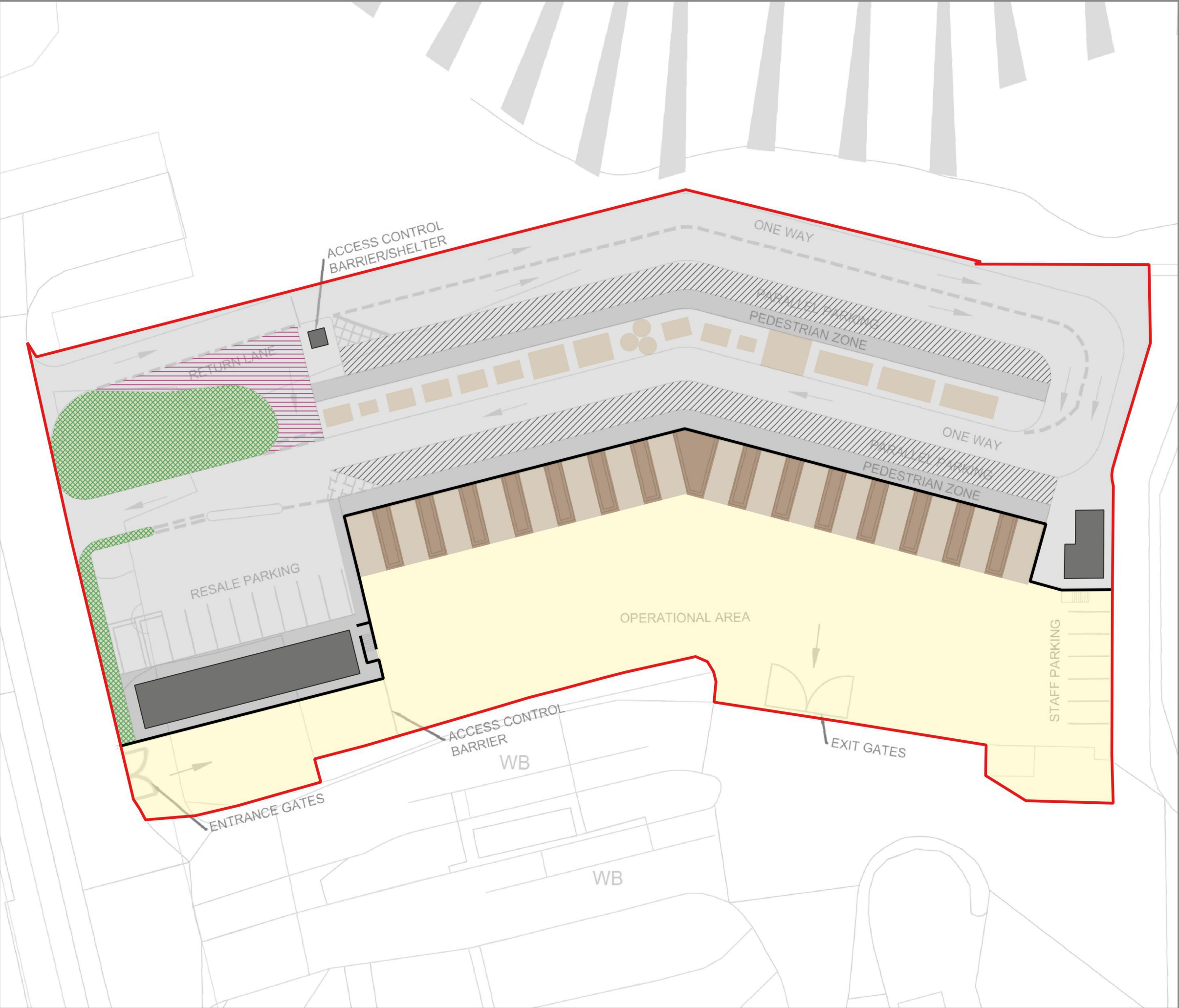
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|                                      |             |
|--------------------------------------|-------------|
| Reliance Street                      | PROJECT     |
| Pre-development Habitat Measurements | TITLE       |
| 6323/BIA1                            | DRAWING NO. |
| D/JP                                 | REV         |
| September 2022                       | DATE        |



## Plan 6323/BIA2:

Proposed Habitats



- Key:
- Site Boundary
  - Building - Urban - Developed land; sealed surface
  - Tarmac Surface - Urban - Developed land; sealed surface
  - Pedestrian Areas - Urban - Developed land; sealed surface
  - Operational Area - Urban - Developed land; sealed surface
  - Piers - Urban - Developed land; sealed surface
  - Recycling Bins - Urban - Developed land; sealed surface
  - Escape Lane - Urban - Developed land; sealed surface
  - Parking Areas - Urban - Developed land; sealed surface
  - Soft Landscaping Areas - Heathland and shrub - Mixed scrub
  - Retaining wall



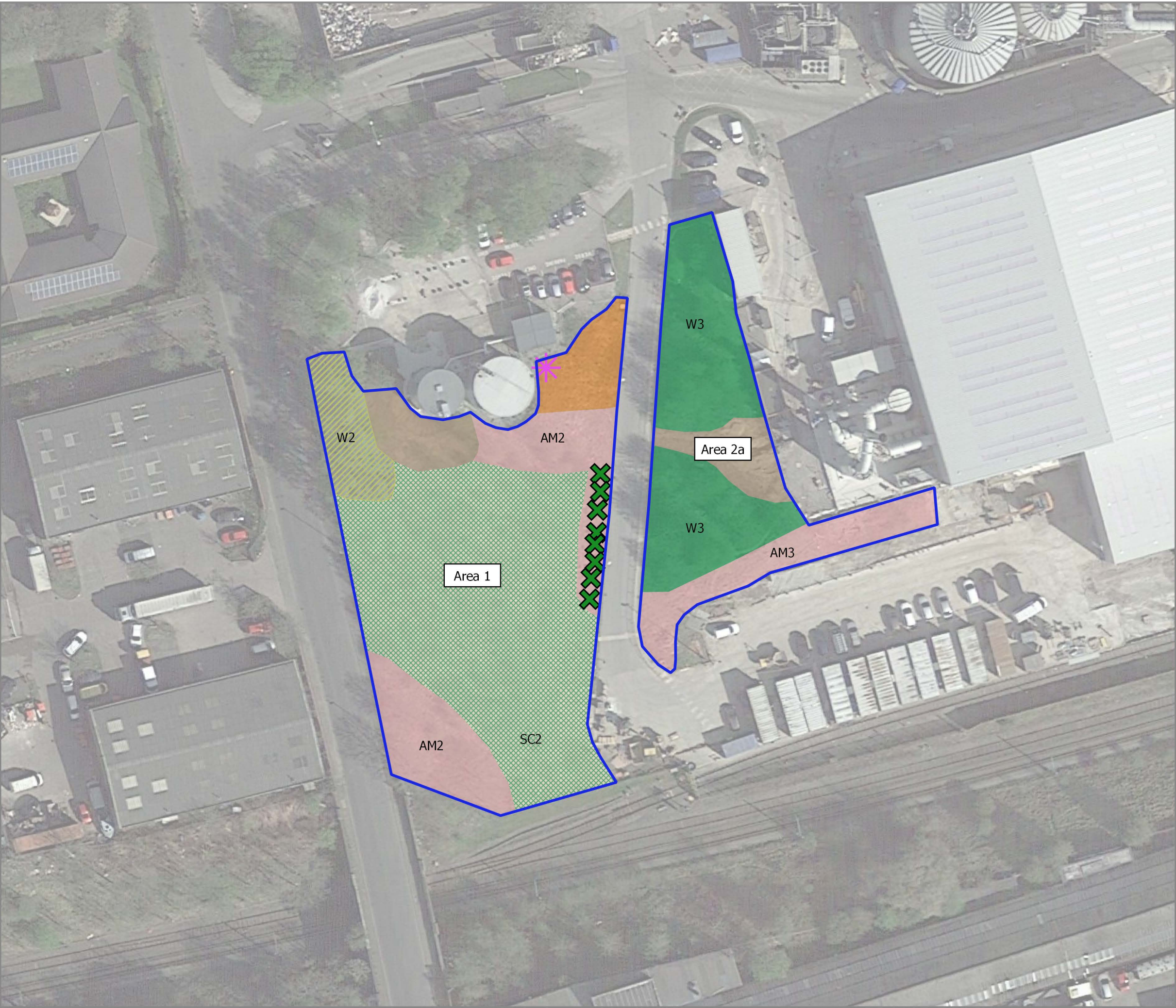
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|---------------------------------------|-------------|
| Reliance Street                       | PROJECT     |
| Post-development Habitat Measurements | TITLE       |
| 6323/BIA2                             | DRAWING NO. |
| D/JP                                  | REV         |
| September 2022                        | DATE        |



## **Plan 6323/BIA3:**

Existing Habitats – Offsite Areas



- Key:
- Site Boundary
  - Woodland and forest - Other woodland; broadleaved in 'Moderate' Condition
  - Woodland and forest - Other woodland; broadleaved in 'Poor' Condition
  - Grassland - Modified grassland
  - Sparsely vegetated land - Ruderal/Ephemeral
  - Urban - Vacant/derelict land/bareground
  - Heathland and shrub - Mixed scrub
  - Scattered scrub
  - Buddleia



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|                                   |             |
|-----------------------------------|-------------|
| Reliance Street, Manchester       | PROJECT     |
| Existing Habitats - Offsite Areas | TITLE       |
| 6323/BIA3                         | DRAWING NO. |
| B/HK                              | REV         |
| December 2021                     | DATE        |



## **Plan 6323/BIA4:**

Proposed Habitats – Offsite Areas



- Key:
-  Site Boundary
  -  Retained Woodland and forest - Other woodland; broadleaved in 'Moderate' condition
  -  Enhanced Woodland and forest - Other woodland; broadleaved enhanced from 'Poor' to 'Moderate' condition
  -  Grassland - Other neutral grassland
  -  Retained Urban - Vacant/derelict land/bareground
  -  Heathland and shrub - Mixed scrub enhanced to 'Good' condition



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|-----------------------------------|-------------|
| Reliance Street, Manchester       | PROJECT     |
| Proposed Habitats - Offsite Areas | TITLE       |
| 6323/BIA4                         | DRAWING NO. |
| B/HK                              | REV         |
| December 2021                     | DATE        |



## **Appendix 6323/1:**

Excerpts from DEFRA v3.0 metric

Headline Results

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|                                                                                                                                  |                            |            |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------|
| On-site baseline                                                                                                                 | Habitat units              | 0.65       |
|                                                                                                                                  | Hedgerow units             | 0.00       |
|                                                                                                                                  | River units                | #REF!      |
| On-site post-intervention<br>(Including habitat retention, creation & enhancement)                                               | Habitat units              | 0.10       |
|                                                                                                                                  | Hedgerow units             | 0.00       |
|                                                                                                                                  | River units                | Check Data |
| On-site net % change<br>(Including habitat retention, creation & enhancement)                                                    | Habitat units              | -84.37%    |
|                                                                                                                                  | Hedgerow units             | 0.00%      |
|                                                                                                                                  | River units                | #REF!      |
| Off-site baseline                                                                                                                | Habitat units              | 2.76       |
|                                                                                                                                  | Hedgerow units             | 0.00       |
|                                                                                                                                  | River units                | 0.00       |
| Off-site post-intervention<br>(Including habitat retention, creation & enhancement)                                              | Habitat units              | 3.87       |
|                                                                                                                                  | Hedgerow units             | 0.00       |
|                                                                                                                                  | River units                | 0.00       |
| Total net unit change<br>(including all on-site & off-site habitat retention, creation & enhancement)                            | Habitat units              | 0.56       |
|                                                                                                                                  | Hedgerow units             | 0.00       |
|                                                                                                                                  | River units                | Check Data |
| Total on-site net % change plus off-site surplus<br>(including all on-site & off-site habitat retention, creation & enhancement) | Habitat units              | 85.05%     |
|                                                                                                                                  | Hedgerow units             | 0.00%      |
|                                                                                                                                  | River units                | #REF!      |
| Trading rules Satisfied?                                                                                                         | No - Check Trading Summary |            |

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| Trading Summary    |                                              |                    |
|--------------------|----------------------------------------------|--------------------|
| Diet/Dietary Group | Trading Rule                                 | Trading Satisfied? |
| Very High          | Isopods consumption likely to be required    | Yes                |
| High               | Same habitat required                        | Yes                |
| Medium             |                                              | No                 |
| Low                | Some diet/dietary or better habitat required | No                 |

| Habitat group                                                         | Group                  | On Site Unit Change | Off Site Unit Change | Project Wide Unit Change | Unit Losses |
|-----------------------------------------------------------------------|------------------------|---------------------|----------------------|--------------------------|-------------|
| Grassland - Lowland dry acid grassland                                | Grassland              | 0.00                | 0.00                 | 0.00                     |             |
| Grassland - Lowland wet acid grassland                                | Grassland              | 0.00                | 0.00                 | 0.00                     |             |
| Grassland - Upland hay meadows                                        | Grassland              | 0.00                | 0.00                 | 0.00                     |             |
| Heathland and shrub - Mountain heath and willow scrub                 | Heathland and shrub    | 0.00                | 0.00                 | 0.00                     |             |
| Moor - Scattered birch woodland                                       | Woodland               | 0.00                | 0.00                 | 0.00                     |             |
| Scrubby vegetated land - Calluna/moorland grassland                   | Scrubby vegetated land | 0.00                | 0.00                 | 0.00                     |             |
| Scrubby vegetated land - Laminated peatlands                          | Scrubby vegetated land | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Bog pool                                                    | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Fen vegetation on Peat substrates (PT 156)                  | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Fen (upland and lowland)                                    | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Lowland raised bog                                          | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Cessnock Valley Mires (1 B31.1)                             | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Purple moor grass and rush pasture                          | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Wetland - Transition mire and matted bog (PT 149)                     | Wetland                | 0.00                | 0.00                 | 0.00                     |             |
| Woodland and forest - Wood pasture and parkland                       | Woodland and forest    | 0.00                | 0.00                 | 0.00                     |             |
| Rocky shore - Heavy mineral rich rock - on peat, clay or chalk        | Rocky shore            | 0.00                | 0.00                 | 0.00                     |             |
| Rocky shore - Moderate mineral lithical rock - on peat, clay or chalk | Rocky shore            | 0.00                | 0.00                 | 0.00                     |             |
| Rocky shore - Low mineral lithical rock - on peat, clay or chalk      | Rocky shore            | 0.00                | 0.00                 | 0.00                     |             |
| Rocky shore - Features of littoral rock - on sand, clay or chalk      | Rocky shore            | 0.00                | 0.00                 | 0.00                     |             |
| Terraced settlement - Littoral settlement on peat, clay or chalk      | Terraced settlement    | 0.00                | 0.00                 | 0.00                     |             |
|                                                                       |                        | <b>0.00</b>         | <b>0.00</b>          | <b>0.00</b>              | <b>0.00</b> |

| Very High Distinctiveness Summary                                                |      |
|----------------------------------------------------------------------------------|------|
| Very High Distinctiveness Units available to offset lower distinctiveness defect | 0.00 |

| High Distinctiveness                                             |                         | On Bits Unit Change | Off Bits Unit Change | Project Wide Unit Change | Losses not yet accounted for |
|------------------------------------------------------------------|-------------------------|---------------------|----------------------|--------------------------|------------------------------|
| <b>Habitat group</b>                                             | <b>Group</b>            |                     |                      |                          |                              |
| Oribated - Traditional orchards                                  | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Oribated - Orchard/Wooded Meadow (P-10M)                         | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Oribated - Lowland calcareous grassland                          | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Oribated - Tall herb communities                                 | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Oribated - Upland calcareous grassland                           | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Heathland and shrub - Lowland heathland                          | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Heathland and shrub - Sea Inshore scrub (Zone 1)                 | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Heathland and shrub - Upland Heathland                           | Oribated                | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - High acidity lalene                                     | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - Low acidity lalene                                      | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - Marl Lalene                                             | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - Moderate acidity lalene                                 | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - Poor lalene                                             | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - Ponds/Priority Habitat                                  | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Lalene - Wetlands, bogs, ponds and pools                         | Lalene                  | 0.00                | 0.00                 | 0.00                     |                              |
| Sparrows vegetated land - Coastal wet dunes                      | Sparrows vegetated land | 0.00                | 0.00                 | 0.00                     |                              |
| Sparrows vegetated land - Coastal wet dunes                      | Sparrows vegetated land | 0.00                | 0.00                 | 0.00                     |                              |
| Sparrows vegetated land - Coastal vegetated dunes                | Sparrows vegetated land | 0.00                | 0.00                 | 0.00                     |                              |
| Sparrows vegetated land - Island rock pools/marshy dune habitats | Sparrows vegetated land | 0.00                | 0.00                 | 0.00                     |                              |
| Sparrows vegetated land - Maritime cliff and stone               | Sparrows vegetated land | 0.00                | 0.00                 | 0.00                     |                              |
| Urban - Open Moors/Habits on Privately Developed Land            | Urban                   | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland - Broadleaved                                           | Woodland                | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Forest                                     | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Lowland mixed deciduous broad woodland     | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Lowland mixed deciduous broad woodland     | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Native pine woodlands                      | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Upland broadleaved                         | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Upland mixed hardwoods                     | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Upland oakwood                             | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Woodland and forest - Wet woodland                               | Woodland and forest     | 0.00                | 0.00                 | 0.00                     |                              |
| Coastal lagoons - Coastal lagoons                                | Coastal lagoons         | 0.00                | 0.00                 | 0.00                     |                              |
| Rocks above - High simple rocky shore                            | Rocks above             | 0.00                | 0.00                 | 0.00                     |                              |
| Rocks above - Moderate simple rocky shore                        | Rocks above             | 0.00                | 0.00                 | 0.00                     |                              |
| Rocks above - Low simple littoral rock                           | Rocks above             | 0.00                | 0.00                 | 0.00                     |                              |
| Rocks above - Features of littoral rock                          | Rocks above             | 0.00                | 0.00                 | 0.00                     |                              |
| Intertidal sediments - Laminar mud                               | Intertidal sediments    | 0.00                | 0.00                 | 0.00                     |                              |
| Intertidal sediments - Laminar mud sediments                     | Intertidal sediments    | 0.00                | 0.00                 | 0.00                     |                              |
| Coastal sediments - Submerged and saline sand                    | Coastal sediments       | 0.00                | 0.00                 | 0.00                     |                              |
| Intertidal sediment - Littoral biogenic reefs - Mammals          | Intertidal sediment     | 0.00                | 0.00                 | 0.00                     |                              |
| Intertidal sediment - Littoral biogenic reefs - Mammals          | Intertidal sediment     | 0.00                | 0.00                 | 0.00                     |                              |
| Intertidal sediment - Features of littoral sediment              | Intertidal sediment     | 0.00                | 0.00                 | 0.00                     |                              |
| Intertidal sediment - Littoral muddy sand                        | Intertidal sediment     | 0.00                | 0.00                 | 0.00                     |                              |
|                                                                  |                         | 0.00                | 0.00                 | 0.00                     | 0.00                         |

| High Distinctiveness Summary                                                  |      |
|-------------------------------------------------------------------------------|------|
| High Distinctiveness: Units available to offset lower distinctiveness deficit | 0.00 |
| Unit Deficit: Film for blue not satisfied                                     | 0.00 |

| Medium Distinctiveness                                                                                             |                      |                           |                            |                                |                                    |
|--------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------|----------------------------|--------------------------------|------------------------------------|
| Habitat Group                                                                                                      | Group                | On site<br>unit<br>change | Off Site<br>unit<br>change | Project<br>wide unit<br>change | Cumulative Broad Habitat<br>Change |
| Cropland - Arable field margins cultivated annually                                                                | Cropland             | 0.00                      | 0.00                       | 0.00                           |                                    |
| Cropland - Arable field margins game bird mix                                                                      | Cropland             | 0.00                      | 0.00                       | 0.00                           | 0.00                               |
| Cropland - Arable field margins pollen & nectar                                                                    | Cropland             | 0.00                      | 0.00                       | 0.00                           |                                    |
| Cropland - Arable field margins honeycuck                                                                          | Cropland             | 0.00                      | 0.00                       | 0.00                           |                                    |
| Cropland - Cereals cereals arable mix                                                                              | Cropland             | 0.00                      | 0.00                       | 0.00                           |                                    |
| Grassland - Other lowland acid grassland                                                                           | Grassland            | 0.00                      | 0.00                       | 0.00                           |                                    |
| Grassland - Improved acid grassland                                                                                | Grassland            | 0.00                      | 0.00                       | 0.00                           | -0.98                              |
| Heathland and shrub - Broadleaf scrub                                                                              | Heathland and shrub  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Heathland and shrub - Bracken scrub                                                                                | Heathland and shrub  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Heathland and shrub - Oak scrub                                                                                    | Heathland and shrub  | 0.00                      | 0.00                       | 0.00                           | 0.07                               |
| Heathland and shrub - Hawthorn scrub                                                                               | Heathland and shrub  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Heathland and shrub - Mixed scrub                                                                                  | Heathland and shrub  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Lakes - Ponds (Non Priority Habitats)                                                                              | Lakes                | 0.00                      | 0.00                       | 0.00                           |                                    |
| Lakes - Ponds (Priority Habitats)                                                                                  | Lakes                | 0.00                      | 0.00                       | 0.00                           | 0.00                               |
| Semi-natural wetland - Other inland reed bed areas                                                                 | Semi-natural wetland | 0.00                      | 0.00                       | 0.00                           | 0.00                               |
| Urban - Brown roof                                                                                                 | Urban                | 0.00                      | 0.00                       | 0.00                           |                                    |
| Urban - Greenhouse and conservatory                                                                                | Urban                | 0.00                      | 0.00                       | 0.00                           | 0.00                               |
| Urban - Impervious green roof                                                                                      | Urban                | 0.00                      | 0.00                       | 0.00                           |                                    |
| Woodland and forest - Other broad leaf woodland                                                                    | Woodland and forest  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Woodland and forest - Other broad leaf woodland                                                                    | Woodland and forest  | 0.00                      | 0.00                       | 0.00                           | -0.48                              |
| Woodland and forest - Other woodland, mixed                                                                        | Woodland and forest  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Intertidal sediment - Littoral coarse sand/gravel                                                                  | Intertidal sediment  | 0.00                      | 0.00                       | 0.00                           |                                    |
| Intertidal sediment - Littoral silt                                                                                | Intertidal sediment  | 0.00                      | 0.00                       | 0.00                           | 0.00                               |
| Intertidal Hard Structures - Artificial hard structures with Integrated Coexisting of Grey soft structures (ICGSL) | Intertidal           | 0.00                      | 0.00                       | 0.00                           |                                    |

| Medium Distinctiveness Summary                                                          |       |
|-----------------------------------------------------------------------------------------|-------|
| Medium Distinctiveness Units available to offset lower distinctiveness deficit          | 1.65  |
| Medium Distinctiveness Broad Habitat Deficit to be offset by trading up                 | -0.48 |
| Higher distinctiveness surplus units minus Medium Distinctiveness Broad Habitat Deficit | 0.00  |
| Overall distinctiveness surplus/deficit                                                 | 1.65  |

| Low Distinctiveness                                               |                         |                         |                          |                                |
|-------------------------------------------------------------------|-------------------------|-------------------------|--------------------------|--------------------------------|
| Habitat group                                                     | Group                   | On site<br>Dist. chance | Off Site<br>Dist. chance | Project<br>wide unit<br>chance |
| Croakland - Central woods                                         | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Central woods other                                   | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Herbaceous                                            | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Instream vegetation                                   | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Non-forest riparian                                   | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Temporary stream and above levee                      | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Wetland edge                                          | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Croakland - Wetland                                               | Croakland               | 0.00                    | 0.00                     | 0.00                           |
| Grassland - Pasture                                               | Grassland               | 0.00                    | 0.00                     | 0.00                           |
| Grassland and shrub - Woodchicken on waste                        | Grassland and shrub     | 0.00                    | 0.00                     | 0.00                           |
| Grass - Commercial lots or roads                                  | Grass                   | 0.00                    | 0.00                     | 0.00                           |
| Grass - Forested land - Rubber or Commercial                      | Grass                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Barren                                                    | Barren/undisturbed land | 0.00                    | 0.00                     | 0.00                           |
| Urban - Abandoned                                                 | Barren/undisturbed land | 0.00                    | 0.00                     | 0.00                           |
| Urban - Paved/Forest waste yard                                   | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Closed forest waste yard                                  | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Closed forest plantings                                   | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Exposed green roof                                        | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Introduced shrub                                          | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Bank erosion                                              | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Small open quarry or open cut mine                        | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Urban Tree                                                | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Commercial urban/Industrial Trees                         | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Commercial/Industrial landscape                           | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Urban - Vegetated carbon                                          | Urban                   | 0.00                    | 0.00                     | 0.00                           |
| Woodland and forest - Other coniferous woodland                   | Woodland and forest     | 0.00                    | 0.00                     | 0.00                           |
| Coastal palmthicket - Artificial palmthicket and saline woodlands | Coastal palmthicket     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral coastal sediments       | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral sand                    | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral sand                    | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral muddy sand              | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral mixed sediments         | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral coarse sand             | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal sediment - Artificial littoral boulder reef            | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal Hard Structures - Artificial hard structures           | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal Hard Structures - Artificial boulder beach structures  | Intertidal sediment     | 0.00                    | 0.00                     | 0.00                           |
| Intertidal and shrub - Shrub/forest edge/rocks                    | Intertidal and shrub    | 0.00                    | 0.00                     | 0.00                           |

|                                         |       |
|-----------------------------------------|-------|
| <b>Low Distinctiveness Summary</b>      |       |
| Low Distinctiveness Net Change in Units | -0.61 |
| Change in units not in distinctiveness  | 1.93  |





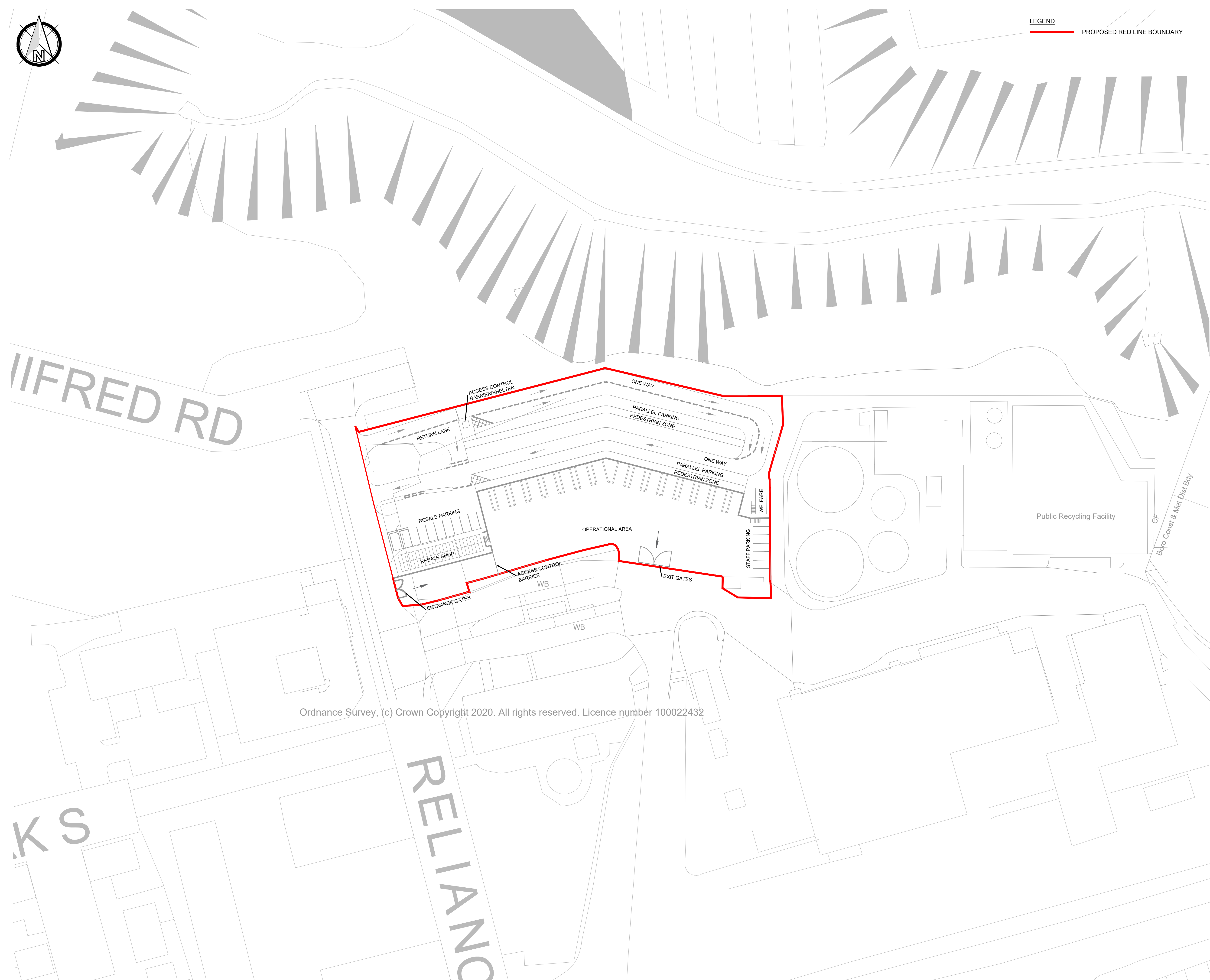


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## **Appendix 6323/2:**

Canham Consulting Drawing Ref. 216352-CLL-XX-00-DR-C-4002



LEGEND  
PROPOSED RED LINE BOUNDARY

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|     |          |                                |       |         |
|-----|----------|--------------------------------|-------|---------|
| P03 | 28.07.22 | PLANNING ISSUE                 | GPC   | MH      |
| P02 | 15.07.22 | DRAWING SCALE CHANGE TO 1:500m | GPC   | MH      |
| P01 | 25.05.22 | PRELIMINARY ISSUE              | GPC   | MH      |
| rev | date     | details                        | drawn | checked |



**Structural Engineers** **Civil Engineers** **Building Surveyors**

+44 (0)1603 430650 | mail@canhamconsulting.co.uk | www.canhamconsulting.co.uk

client  
SUEZ RECYCLING & RECOVERY UK Ltd

architect

project  
RELiance STREET, MANCHESTER  
HWRC DEVELOPMENT

title  
PROPOSED SITE PLAN

|          |       |        |         |       |        |            |
|----------|-------|--------|---------|-------|--------|------------|
| CCL ref: | drawn | design | checked | scale | size   | date       |
| 216352   | GPC   | MH     | MH      | 1:500 | A1 (L) | 25.05.2022 |

status:  
S3 - SUITABLE FOR REVIEW & COMMENT

drawing number  
216352-CCL-XX-00-DR-C-4002

revision  
P03

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SCALE 1:500m  
SCALE BAR FOR INFORMATION ONLY

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 aspect

Aspect Ecology Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 279721  
E: [info@aspect-ecology.com](mailto:info@aspect-ecology.com)  
W: [www.aspect-ecology.com](http://www.aspect-ecology.com)