JEWSON BUILDERS' MERCHANT, NEWTON HEATH

Biodiversity Net Gain Assessment

March 2026

Collingtonwinter
environmental

Report Control Sheet

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Stark Buildings Materials UK Ltd to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed development at Jewson Builders Merchant, Beckford Street, Newton Heath, M40 5AJ. This report has been prepared to inform planning permission for the construction of a new vehicular access.

1.1.2. The author of this report is Rhiannon Hobbs BSc (Hons), MSc Ecological Project Manager at Collington Winter Environmental Ltd and overseen by Technical Director Katie Bird MEnvSci, ACIEEM who is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located in Newton Heath, an area of Manchester located approximately 2.8 miles northeast of the city centre.



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results, and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied.
- Identify the baseline habitats present and provide a condition assessment.
- Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats.
- Calculate the overall change in biodiversity score from pre- post development.
- Provide design recommendations to maximise potential net gain achievable.

- Provide an indication of likely outcomes and indicative cost as required.

1.4. PLANNING CONTEXT

1.4.1 The Government 25-year Environment Plan states that government will "embed environmental net gain principle for development."

1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.

1.4.3 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:

- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan.
- Habitat secured for at least 30 years via obligations/ conservation covenant.
- Habitat can be delivered on-site, off-site or via statutory biodiversity units.
- There will be a national register for net gain delivery sites.
- The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
- Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development.
- Does not change existing legal environmental and wildlife protections.

1.4.4 Developers will be required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

2. METHODS

2.1 EXISTING HABITAT (BASELINE)

2.1.1. A walkover of the site was undertaken by Rhiannon Hobbs, Ecological Project Manager at Collington Winter. The survey was undertaken on the 18th February 2026. The weather was cloudy (8/8 oktas), with light precipitation (0.1mm), wind speed 1 and 6°c.

2.1.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per "Preliminary Ecological Appraisal" (CIEEM, 2018).

2.1.3. A UKHab Plan has been produced and is presented in Appendix 7.1 of this report, and photographs are located in Appendix 7.3. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.1.4. A total of 3 No. 1 x 1 m^2 quadrats were utilised to assess the species composition and richness of the grassland on site. Quadrat data is included within Appendix 7.4 of this report.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

2.2.1 The Proposed Site Plan by Stark Building Material UK (Drawing no: STK-ZZ-DR-K-FRTHS-03) has provided a red line boundary as well as the habitats to be incorporated within the site.

2.3 STATUTORY BIODIVERSITY METRIC

2.3.1. The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site's UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.

2.3.2. The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.4 HABITAT SCORING

2.4.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

Baseline Units

2.4.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

Condition

2.4.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

Distinctiveness

2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

Strategic Significance

2.4.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in

preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

Post Development Units

2.4.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk "Time to target condition".
- Spatial Risk (when offsite mitigation is necessary)

2.5 LIMITATIONS OF ASSESSMENT

2.5.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

2.5.2 Habitat areas (predevelopment) have been measured using online mapping and therefore will not be completely accurate.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	The Condition Assessment was undertaken by Rhiannon Hobbs who holds over 2 years' experience utilising the BNG metric and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric was completed by Rhiannon Hobbs and the project has been overseen by Katie Bird, Technical Director at Collington Winter Environmental Ltd. Katie holds 9 years' experience utilising the BNG metric and providing advice on habitat creation, management and enhancements for both developers and habitat. banks
Age of survey data	The condition assessment was undertaken in February 2026 and is therefore less than 12 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in February which falls outside the optimal period for botanical surveys and habitat assessments (typically May to September). Consequently, some plant species, particularly graminoids, may have been present which were not detectable at the time of the survey. However, seasonality is not considered to have significantly affected the assessment, as the existing habitats could still be characterised using vegetative perennials that are identifiable outside the main season for plant growth. Where plant identification was uncertain due to early developmental stages, species were recorded to genus level or preceded by 'cf.' where features were insufficient for diagnostic identification but bore reasonable resemblance or habitat preferences to a particular species. This is not considered a major limitation due to the highly managed nature of the site.
Departure from best practice guidance	As above.

3. BASELINE CONDITIONS - HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1. Greater Manchester Combined Authority have published their Local Nature Recovery Strategy (LNRS) therefore, according to the Statutory Biodiversity Metric User Guide, baseline strategic significance values should always be assigned **as low**.

3.2. HABITATS PRE-DEVELOPMENT

3.2.1. Table 3.2.1 summarises the baseline habitats and area size. Please refer to the Appendix 7.2 for the Condition Assessment Sheets for each habitat.

Table 3.2.1 Habitat Type and Condition Assessment (pre-development)

Area Habitat Type	Area (hectares)	Distinctiveness	Condition	Habitat Units Delivered	Details
Developed land; sealed surface	0.0079	V.Low	N/A - Other	0.00	Builders yard
Modified Grassland	0.0087	Low	N/A - Other	0.02	Managed grass verge located between the builders yard and the pavement. A total of 3 No. 1 x 1 m quadrats were used to assess the species richness of the parcel. There was an average of 3.3 species per quadrat dominated by red fescue (*Festuca rubra)* with Yorkshire fog (*Holcus lanatus)*. Occasional herbs included dandelions (*Taraxacum spp.)*, ribwort plantain (*Plantago lanceolata)*, creeping buttercup (*Ranunculus repens)*, yarrow (*Achillea millefolium)*, and daisy (*Bellis perennis)*. There was also a small amount of bramble located adjacent to the wall.
Developed land; sealed surface	0.0069	V.Low	N/A - Other	0.00	A public footpath running alongside Oldham Road.

3.3. LOST HABITATS

3.3.1. All habitats are to be lost to development.

3.4. PRE- DEVELOPMENT HABITAT BASELINE

3.4.1. Please refer to Table 3.4.1 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.4.1 Habitat Baseline

	On site Baseline	*Retained*	*Enhanced*	*Lost*
Habitat (Area) Units	*0.02*	*0.00*	*0.00*	*0.02*

4. HABITAT CREATION

4.1 STRATEGIC SIGNIFICANCE

4.1.1. As the Greater Manchester Combined Authority LNRS has been published, as per the Statutory Biodiversity Metric User Guide, Table 7 was used to assign strategic significance.

Table 7 Strategic significance categories applied to post-development interventions where a LNRS has been published.

Category	Score	Description
High (Formally identified in local strategy)	1.15	This category can only be applied to post development interventions when: • the location of the habitat parcel has been mapped in the Local Habitat Map[4] as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • the proposed intervention is consistent[5] with the mapped potential measure in the LNRS for the habitat parcel You should record that you have applied the published LNRS in your gain plan.
Medium (Location ecologically desirable but not in local strategy)	1.10	This category cannot be applied.
Low (Area / compensation not in local strategy)	1	Where the definitions for high strategic significance are not met. Even if your project is in an area mapped with a potential measure, if the proposed intervention is not consistent with a potential measure proposed by the LNRS for that location, you should record strategic significance as low.

4.1.2. The site is not mapped as an Opportunity Area according to the Greater Manchester Nature Network map, therefore Low strategic significance has been applied to all post-development habitats.

4.2. HABITATS POST-DEVELOPMENT

4.2.1. Please refer to Appendix 7.6 for details of the condition criteria targeted for each habitat group (where appropriate). The proposed created habitats are illustrated on the UKHab provided in the Appendix 7.5.

Table 4.1 Habitat Creation

Area Habitat Type	Area (hectares)	Distinctiveness	Condition	Habitat Units Delivered	Details
Developed land; sealed surface	0.02368	V.Low	N/A - Other	0.00	New access track

5. SUMMARY

5.1.1 The current baseline value of the application site is assessed as 0.02 habitat units. To achieve the statutory 10% Biodiversity Net Gain, the project must deliver a total of 0.02 habitat units.

5.1.2 Based on the proposal, the development delivers **0.00 habitat units (100% loss).** The scheme therefore does not meet the minimum 10% requirement and the trading rules have not been satisfied due to a loss of modified grassland.

5.1.3 Headline results from the Biodiversity Metric Calculation Tool are summarised below in Figure 5.1.

Figure 5.1 On site net %

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.02
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-100.00%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.02	0.02	0.02
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

5.1.4 Given the net loss achieved on site relating to the Habitat Units, offsetting will be required in order to meet emerging policy requirements. It is calculated that 0.02 Habitat Units are required for the scheme to achieve the minimum 10% net gain.

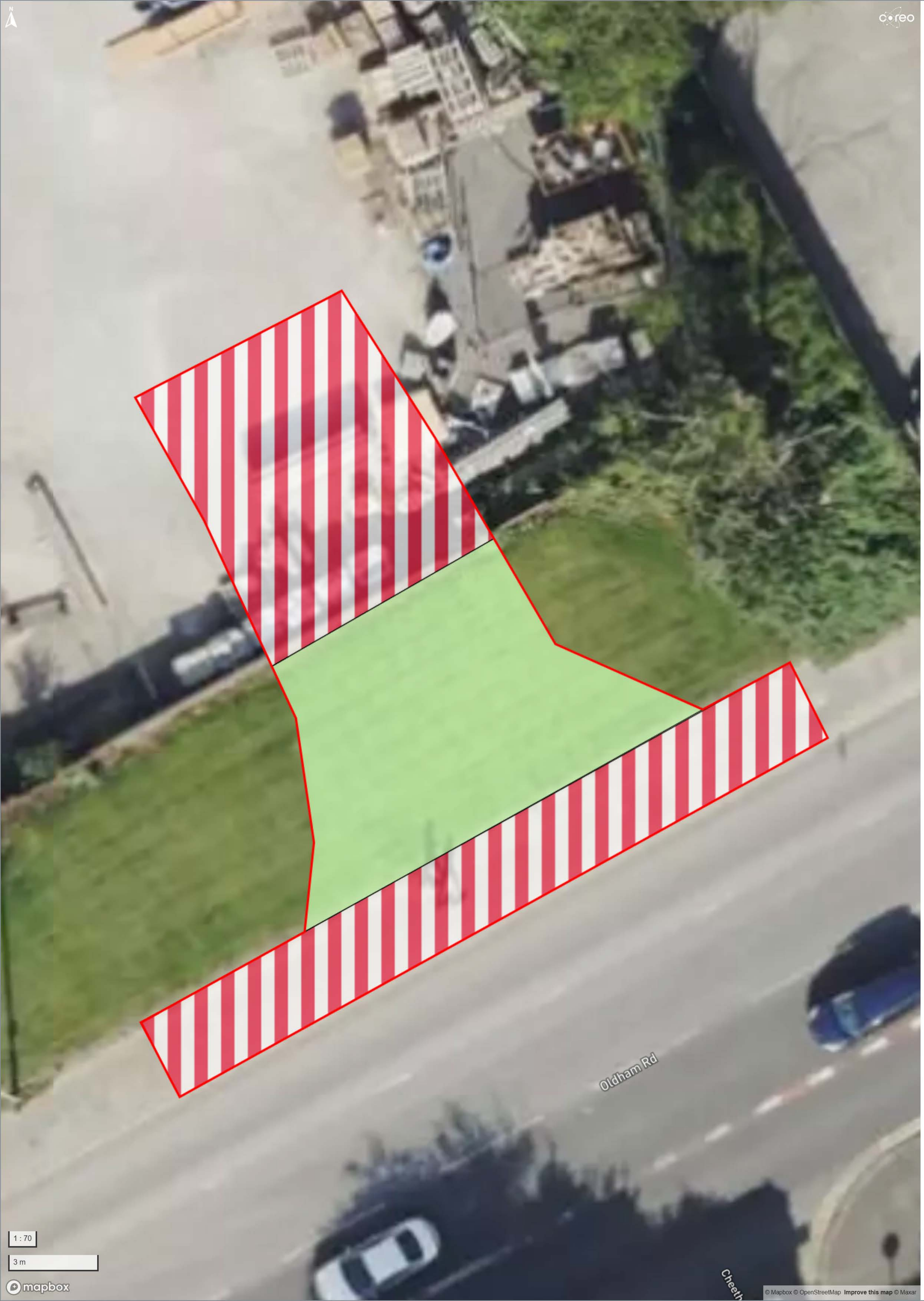
5.1.5 Metric calculations show that the loss could be offset by the planting of two small trees on site and this would result in a net gain of 32.01% (0.01 Habitat Units). If this is not considered feasible then other offsetting options can be explored such as off-site planting within the blue line boundary or other sites under client ownership, or the purchasing of the required units from a habitat bank.

6. BIBLIOGRAPHY

- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)

7. APPENDIX

7.1 BASELINE HABITAT MAP



Jewson Builders Merchant

- Redline boundary
- **g4** Modified grassland
- **u1b** Developed land - sealed surface

Collington Winter Environmental

Project ref: **CW20-3905**

Drawn by: **Rhiannon Hobbs**

Survey date: **18/02/26**

Map ID: **20-3905**

Version: **1.0**

Version Date: **02/03/26**

7.2 BASELINE CONDITION ASSESSMENT SHEETS

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Managed grass verge located between the builders yard and the pavement.													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site, Jewson Newton Heath	**Survey date and Surveyor name**	Rhiannon Hobbs, 18/02/2026										
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)	Survey undertaken at suboptimal time of year	**Habitat parcel reference**											
		Grid reference											
		SD 86433 00102											
Condition Assessment Criteria		**Criterion passed (Yes or No)**											**Notes (such as justification)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No											
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No											
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes											
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes											
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No											
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes											
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes											
	Essential criterion achieved (Yes or No)	No											
	Number of criteria passed	4											
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**											

Passes 6 or 7 criteria including passing essential criterion A	Good (3)											
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes										

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

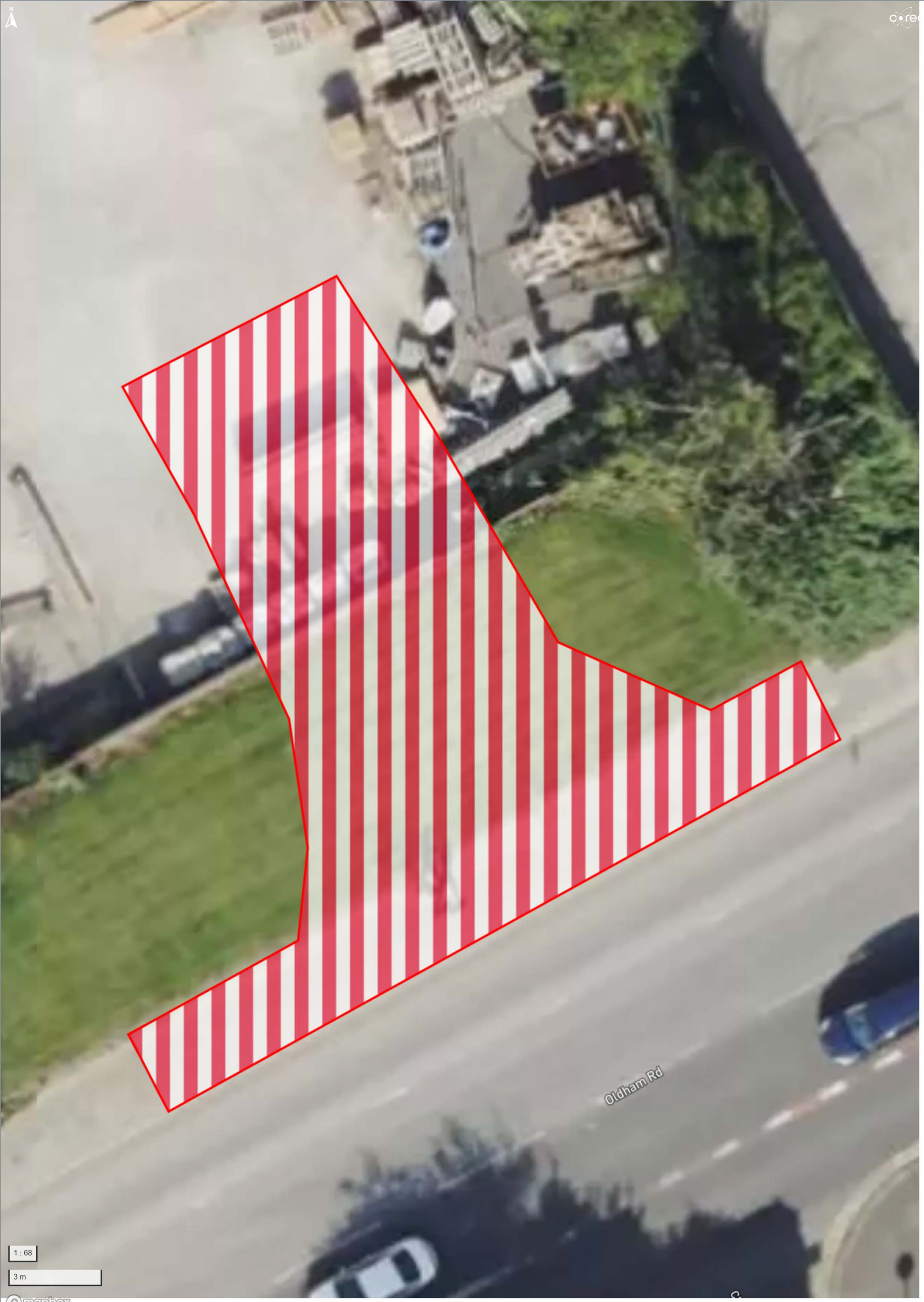
7.3 SITE PHOTOGRAPHS

Description	Photographs
Developed land; sealed surface	 
Modified grassland	 

7.4 QUADRAT DATA

Quadrat No.	Scientific Name	Common Name
1	*Holcus lanatus*	Yorkshire fog
1	*Festuca rubra*	Red fescue
2	*Taraxacum spp.*	Dandelions
2	*Plantago lanceolata*	Ribwort plantain
2	*Holcus lanatus*	Yorkshire fog
2	*Ranunculus repens*	Buttercup
2	*Festuca rubra*	Red fescue
3	*Holcus lanatus*	Yorkshire fog
3	*Festuca rubra*	Red fescue
3	*Plantago lanceolata*	Ribwort plantain

7.5 POST-DEVELOPMENT HABITAT MAP



Jewson Builders Merchant Post Development

Redline boundary

u1b Developed land - sealed surface

Collington Winter Environmental

Project ref: **CW20-3905**

Drawn by: **Rhiannon Hobbs**

Map ID: **20-3905**

Version: **1.1**

Version Date: **02/03/26**


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