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Biodiversity Net Gain Assessment

Site Address:

Units Arts, Field of Os, Claridge Road, Chorlton, M21 9QD

Client:

Corstorphine and Wright

Assessment Date:

06/01/2026

Project:

This report is prepared to inform a planning application with Manchester City Council**.** The proposal is described as:

City Council Development - Erection of modular-building, including associated landscaping and parking to provide a flexible space for youth and community activities (Class F.2)

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Abby Pidgen BSc (Hons) MSc, Senior Ecologist	06/01/2026
Final	1.0	Abby Pidgen BSc (Hons) MSc, Senior Ecologist	09/02/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference SJ 81547 94400 and has an area of approximately 0.17ha. The site is characterised by an area of open amenity grassland with scattered trees along the borders. The site is surrounded by residential dwelling and urban infrastructure in all directions with a small amenity grassland area and scattered trees to the west. The wider landscape comprises is largely urban comprising dwellings and associated gardens, to the south of Manchester City centre.

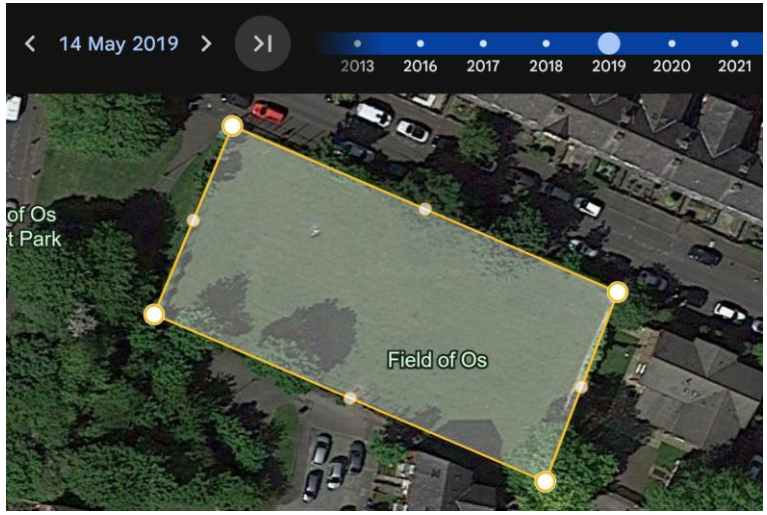
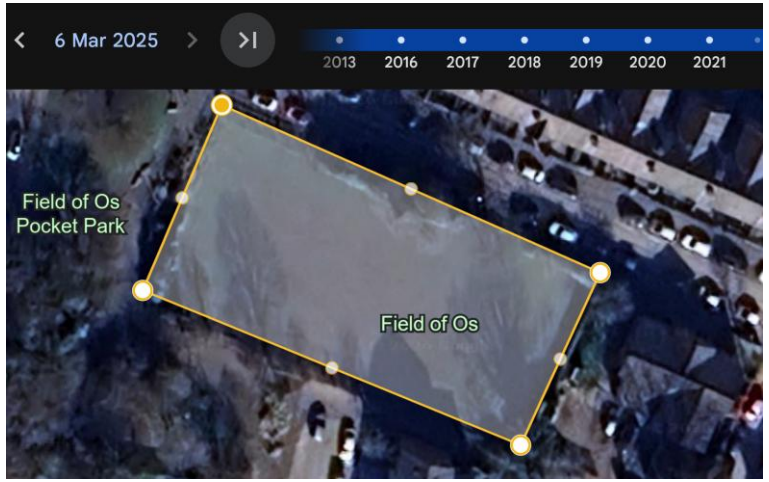
This report should be read in conjunction with the following documents:

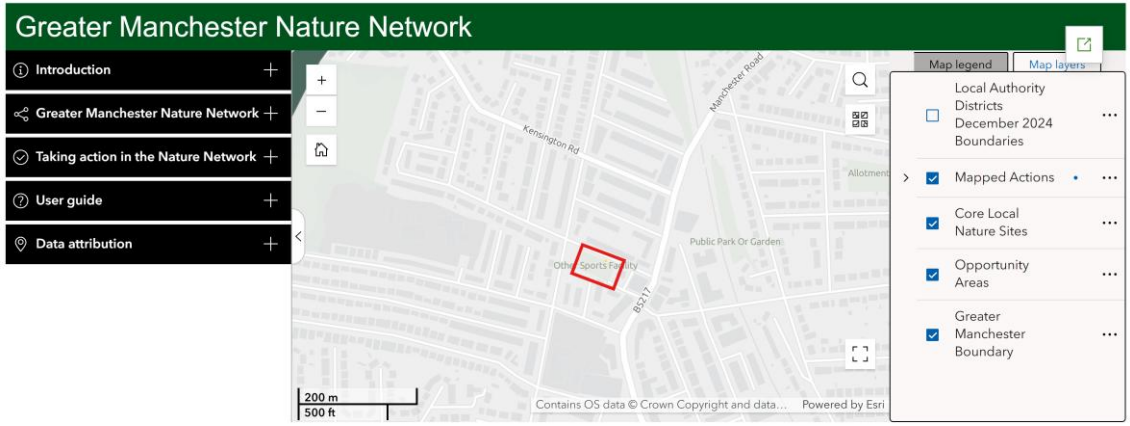
- Statutory BNG Metric – Unity Arts, Field of Os, M21 0QD (Arbtech Consulting Ltd, 2026)
- Proposed Plan (Corstorphine & Wright, 2026)
- Preliminary Ecological Appraisal (PEA) – Units Arts, Field of Os, M21 9QD (Ascerta, 2024)
- Arboricultural Impact Assessment - Units Arts, Field of Os, M21 9QD (Ascerta, 2024)
- Biodiversity Impact Assessment – Unity Arts, Field of Os, M21 9QD (Ascerta, 2025)

Executive Summary

- The area-based baseline value of the site is 1.36 units comprising modified grassland, scattered trees and a small area of introduced shrub.
- The post-development area-based value is to be 1.52 units comprising buildings, hardstanding, unsealed surfaces, modified grassland, introduced shrub, enhanced neutral grassland and scattered trees.
- The development plans see the site achieve a 11.85% net area-based net gain, therefore the proposed development surpasses the 10% net gain target and is compliant with legislation.
- A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site, following planning approval.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	23rd September 2024
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Ascerta, 2024). As evident in the screenshots of satellite imagery obtained from Google Earth dated 14th May 2019 and 6th March 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.  
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025.	
BNG Target Uplift	+10%	

National Character Area (NCA)	55 - Manchester Conurbation
Strategic Significance	The Greater Manchester Local Natural Recovery Strategy along with supporting documents including the LNRS maps and policies were used to determine strategic significance. According to the LNRS interactive map, the application site does not fall within any mapped area identified by the plan for enhancement, creation or preservation. Accordingly, all habitats recorded at baseline and post development were assigned as low strategic significance. 
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified Grassland	0.1687	The majority of the site is comprised of species poor amenity modified grassland which is frequently accessed by dog walkers and members of the public for recreation.	***Poor**: passes 4 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Introduced Shrub	0.0081	Two small areas of introduced shrub are present on the site, along the northern and southern borders.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Urban Tree	Poor: 0.0529	11no. trees were considered in the baseline. 4no. trees were of poor condition, 6no. trees were of moderate condition, and a 1no. tree was of good condition. See Arboricultural Impact Assessment (Ascerta, 2024) for more information.	**Poor**: passes 2 of 6 criteria 1no. small (T10) 3no. medium (T06, T07, T09)	**Low** Strategic Significance
	Moderate: 0.0936		**Moderate**: passes 3 or 4 of 6 criteria. 2no. small (T02, T05) 3no. medium (T03, T04, T08) 1no. large (T01)	

	Good: 0.0041		**Good**: passes 5 of 6 criteria. 1no. small (T11)	

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Modified Grassland	0.0728	Retained amenity grassland onsite. A mown path around the site boundaries will be maintained for dog walkers and amenity value.	***Poor**: passes 4 of 7 criteria excluding essential criterion A.* No change expected.	**Low** Strategic Significance
	Introduced Shrub	0.0081	The two small areas of introduced shrub will be retained.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Urban Tree	0.0326	Trees T09 and T10 will be removed to facilitate the development. All other trees across the site will be retained.	**Poor**: passes 2 of 6 criteria 2no. medium (T06, T07)	**Low** Strategic Significance
		0.0936		**Moderate**: passes 3 or 4 of 6 criteria. 2no. small (T02, T05) 3no. medium (T03, T04, T08) 1no. large (T01)	
		0.0041		**Good**: passes 5 of 6 criteria. 1no. small (T11)	

Created (A-2)	Developed Land; Sealed Surface (Buildings)	0.0238	Newly created modular building on site.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed Land; Sealed Surface (Hardstanding)	0.0302	Hardstanding access paths and parking surrounding the new building on site.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Urban Tree	0.0407	A total of 10no. new trees will be planted across the site, including silver birch, hazel and rowan.	***Moderate***: expected to pass 4 of 6 criteria.	**Low** Strategic Significance
Enhanced (A-3)	Modified Grassland > Other Neutral Grassland	0.05	A portion of grassland in around the border of the site will be enhanced with a native wildflower mix and maintained through good management to improve grassland lengths and prevent damage.	***Moderate***: expected to pass 3 of 6 criteria. Assessed using the 'Grasslands Medium, High and Very High' habitat type condition sheet.	**Low** Strategic Significance

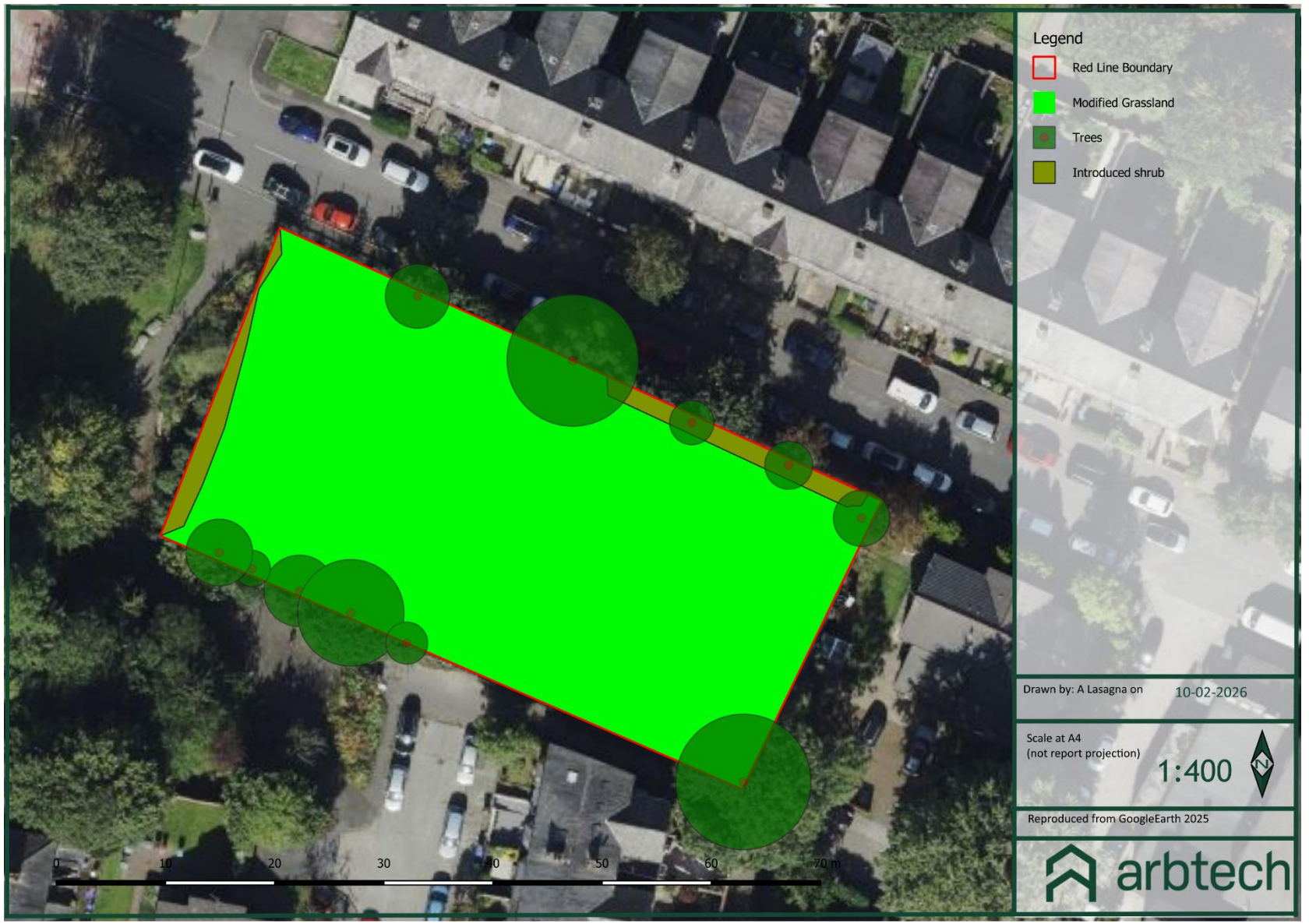
Change of Biodiversity Value

		Biodiversity Units
		Area-Based
On-Site	Baseline	1.36 ❖ 0.34 units of Modified Grassland ❖ 0.02 units of Introduced Shrub ❖ 1.01 units of Urban Trees
	Post-Development	1.52 ❖ 0.15 units of Retained Modified Grassland ❖ 0.02 units of Retained Introduced Shrub ❖ 0.93 units of Retained Urban Trees ❖ Developed Land, Sealed Surface (no value) ❖ 0.12 units of Created Urban Trees ❖ 0.31 units of Enhanced Modified Grassland > Other Neutral Grassland
	Net Change	+0.16 units
Overall Net Change		**+11.85%**

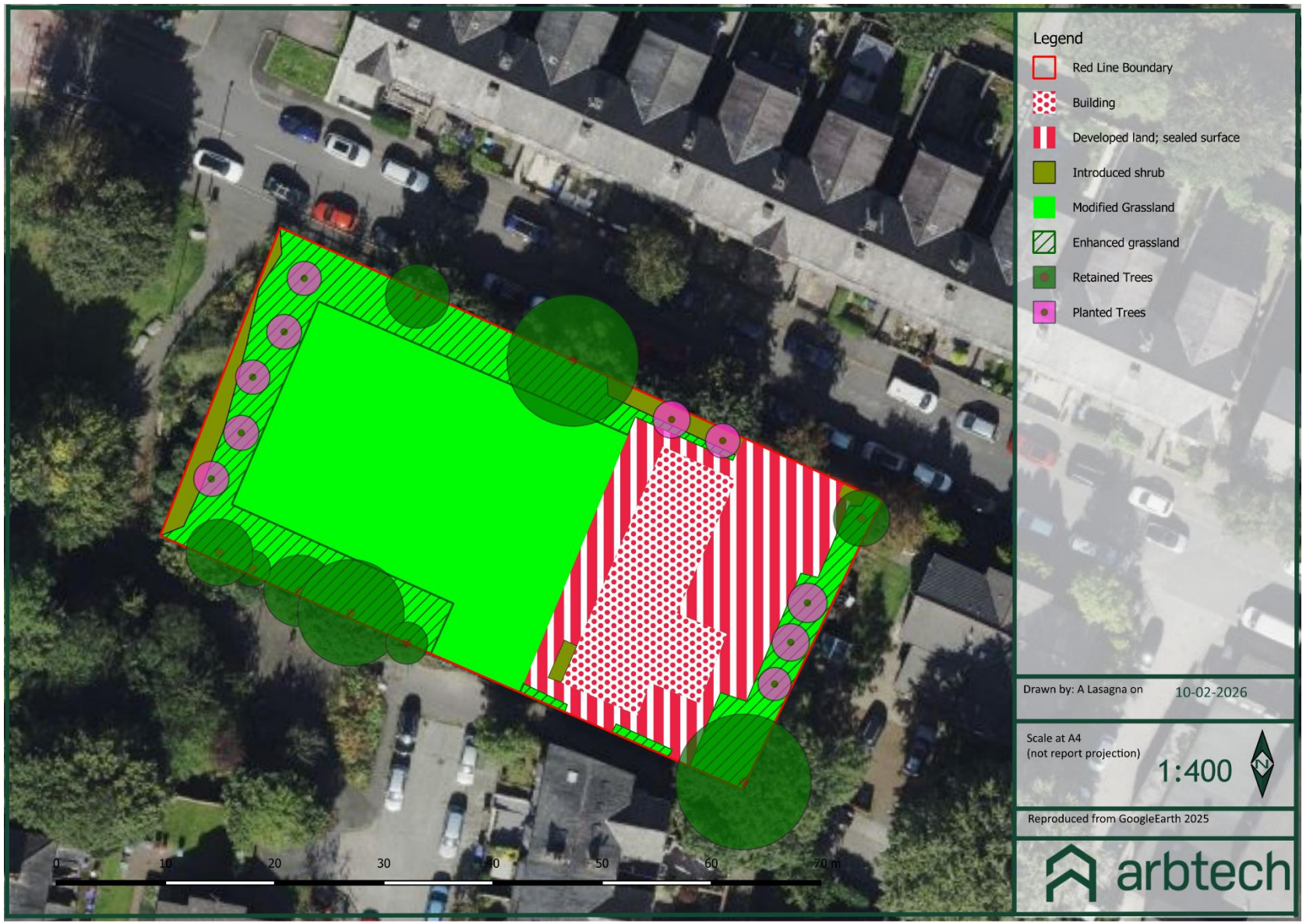
Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+11.85%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025) as a minimum biodiversity net gain of +10% was achieved for area-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	Habitats will be retained and enhanced insofar as possible in regard to the development proposals. The majority of trees across the site will be retained.
Minimisation	
Mitigation	An additional 10no. trees will be planted across the site, along with grassland enhancements.
Offset	N/A – net gain achieved on site.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.16
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	11.85%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.36	1.50	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m^2, including at least 2 forbs. **Note – this criterion is essential for achieving moderate condition.**	N	Fewer than 6 vascular plant species per m^2.
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.	N	Regularly mown, uniform sward height present.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
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.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
		Essential criterion achieved (Y/N)	N
		Number of criteria passed	5

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)										
		T01 L	T02 S	T03 M	T04 M	T05 S	T06 M	T07 M	T08 M	T09 M	T10 S	T11 S
A	The tree is a native species (or more than 70% within the block are native species).	Y	Y	N	Y	Y	N	N	Y	N	N	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N	N	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	Y	Y	Y	Y	N	N	N	N	Y
Number of criteria passed		4	4	4	4	4	2	2	4	2	2	5

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria	Good (3)	✓
Passes 3 or 4 of 6 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria	Poor (1)	✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. **Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.**	Y	Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Cover of bare ground anticipated to exceed 5%.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Management anticipated to control bracken cover, if present.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	N	Physical damage anticipated to exceed 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). **Note – this criterion is essential for achieving good condition for non-acid grassland types only.**	N	Unlikely to contain high species density due to urban location.
	Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)	N	
	Number of criteria passed	3	

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F	Good (3)	
Passes 3 - 5 criteria, including essential criterion A	Moderate (2)	✓
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F	Poor (1)	

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	All planted trees will be native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	All trees will be individual.
C	The tree is mature (or more than 50% within the block are mature).	N	Trees will not be mature at planting.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Trees will be managed to prevent damage and retain canopy cover.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Unlikely to contain aging features within 30-year timeframe.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	All trees will over sail neutral grassland.
		Number of criteria passed	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria	Good (3)	
Passes 3 or 4 of 6 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria	Poor (1)	