

Biodiversity Net Gain Assessment

Site Address:

Wythenshawe Park, Temporary Car Park Site, Wythenshawe Road, Manchester M23 0BD

Client:

Etec contract services Ltd

Assessment Date:

8th of January 2026

Project:

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

‘Creation of temporary car park’

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 to be used any longer than 18 months after completion.

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 survey site is centred on National Grid Reference SJ 81501 90035 and has an area of approximately 0.31ha.

The site comprises an area of amenity grassland and one scattered tree within Wythenshawe Park. It is situated within the park estate in the town of Wythenshawe, Manchester. The park has woodland character with swathes of woodland across the parks landscape. The surrounding area around the park is predominately urban with residential estates to the north, east and west. With Manchester airport and industrial warehouses to the southeast. Water bodies can be found throughout the park, with small ponds located within the woodland areas, the closest pond is located ~0.2km southeast. Such features likely enhance the area for a variety of species, including bats, birds, amphibians, reptiles, badgers and hedgehogs.

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

- ❖ Statutory BNG Metric - Wythenshawe Park, M23 OBD - v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan - Wythenshawe - Temporary Car Park (Barnes Walker, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Wythenshawe Park, M23 OBD - v1 (Arbtech Consulting Ltd., 2026)
- ❖ Arboricultural survey - Wythenshawe Park, M23 OBD - v1 (Arbtech Consulting Ltd., 2025)

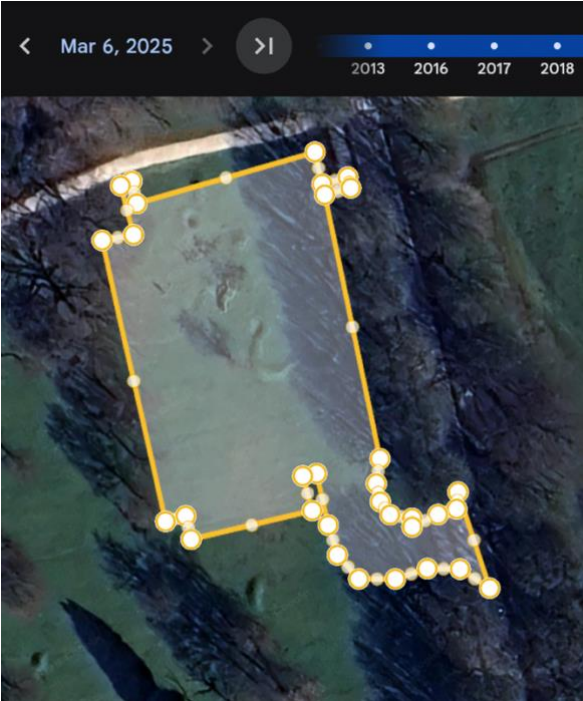
Executive Summary

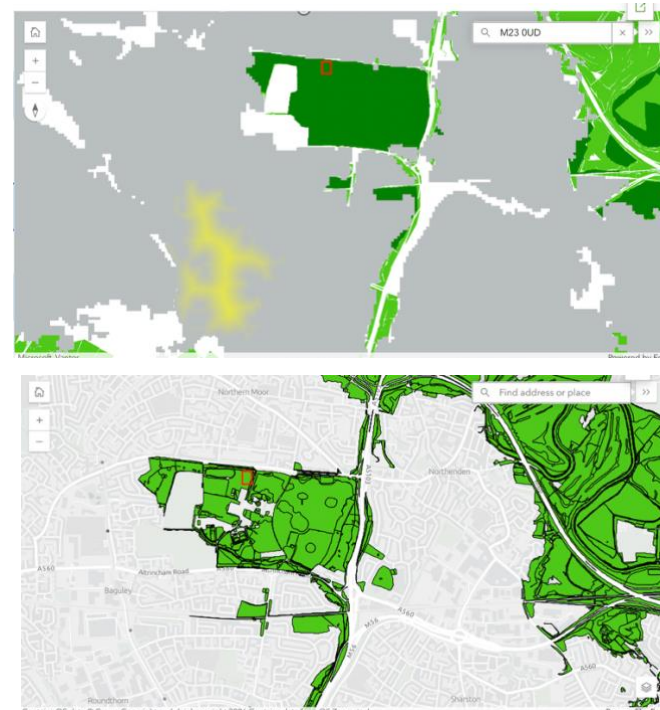
The baseline habitat value of the site is 0.65 units, comprising 0.62 units of modified grassland, 0.03 units of scattered trees, and 0 (no value) units of developed land; sealed surface.

The post development habitat value of the site is 0.72 units, comprising 0.62 units of retained modified grassland, 0.10 units of created scattered trees, and 0 (no value) units of retained developed land; sealed surface.

This results in a net change in biodiversity of **+10.25 %** (i.e. a net gain).

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	8 th January 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth 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 30 th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.	
BNG Target Uplift	+10%	
National Character Area (NCA)	55 - Manchester Conurbation	
Strategic Significance	The strategic significance of habitats within the baseline assessment has been determined in accordance with the BNG Metric User Guide (Updated, July 2025)¹ and the published Local nature recovery strategy for Greater Manchester². According the LNRS interactive map³, the application site falls within Wythenshawe Park, a Local Nature Reserve (LNR) which is an Area of Particular Importance for Biodiversity (APIB) as well as a Nature Recovery Opportunity area. The following preferred actions for this location have been listed below: • Grassland, farmland and lowland heath: Creation or restoration of species rich grasslands and lowland heath, particularly where they will expand or act as stepping stones or corridors.	

¹ https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

² <https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/what-does-our-plan-for-nature-cover/>

³ <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

	• Grassland, farmland and lowland heath: Enhance and manage improved or semi-improved grassland to boost species richness.	<i>Figure 3: The application site's location within the LNRS interactive map (above the APIB map and below the Nature Recovery Opportunity Area). The red square shows the approximate location of the site in the photo.</i>
	In line with the BNG Metric User Guide, as the LNRS has been published for the site, all baseline strategic significance values for habitat parcels on site (within the identified area of potential measure) are set to 'low' (BNG User Guide p27, 2025). Any potential increase in strategic significance would only apply to post-development habitat creation or enhancement (where possible) if it were proposed in a mapped location and aligned with an LNRS potential measure. At the baseline stage, the published guidance is clear that all existing habitats are to be scored as Low strategic significance, regardless of ecological value or local conservation interest. When the BNG post-development assessment is undertaken, the following should be considered in regard to post-development strategic significance of habitats according to Table 7 of the BNG Metric User Guide (p. 27/28), as summarised below: • High strategic significance = Applied only if the parcel is mapped in the Local Habitat Map for a potential LNRS measure and <i>the proposed intervention is consistent with that mapped measure.</i> • Medium strategic significance = Cannot be applied where an LNRS is published. • Low strategic significance = Applied when the above conditions are not met. This includes cases where the intervention occurs in a mapped area but does not align with the specific potential measure proposed by the LNRS.	
Limitations		

The red line boundary from the PEA was slightly amended for the BNG to fit with the proposed development plan. These are minor changes and only encompass modified grassland of poor condition, as per the Preliminary Ecological Appraisal (PEA) - Wythenshawe Park, Wythenshawe Road, Manchester M23 0BD - v1 (Arbtech Consulting Ltd., 2025). The changes to the boundary are immaterial to the outcomes and conclusions described within this report.

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified Grassland	0.30967 ha	The main site area where the temporary car park is to be created is ~0.31ha of amenity grassland. This area of grassland forms part of a larger part of grassland. The species present include; Cocksfoot <i>Dactylis glomerata</i> (D), Perennial Rye <i>Lolium perenne</i> (A), Creeping Buttercup <i>Ranunculus repens</i> (A), White Clover <i>Trifolium repens</i> (A), Dandelion <i>Taraxacum officinale</i> (F), Dove's-foot Cranesbill <i>Geranium molle</i> (F), False Dandelion <i>Hypochaeris radicata</i> (O), Common Chickweed <i>Stellaria media</i> (O), Ground Ivy <i>Glechoma hederacea</i> (O) and Bramble <i>Rubus fruticosus</i> (R). This grassland is under a regular management scheme which involves a regular mowing schedule. As such the sward height was short and uniform. There were small sections where the sward was slightly longer around the old golf mounds.	Poor: passes 5 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Developed land; sealed surface - hardstanding	0.00648 ha	To the east there is a pedestrian walkway, it is of tarmac construction. The walkways appeared in good condition with no significant signs of wear or damage. There is also an access road to the eastern site boundary that leads from the adjacent main road into the main park that is of tarmac construction	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Rural Tree	0.0041 ha	There is one small scattered rural tree within the area of modified grassland where the works are proposed. Arbtech carried out an Arb survey in November 2025. In this report the tree is listed as a multi stemmed Hawthorn tree. This tree is to be removed to facilitate the development. For more details please see: Arboricultural survey - Wythenshawe Park, Wythenshawe Road, Manchester M23 0BD - v1 (Arbtech Consulting Ltd., 2025).	<i>Moderate:</i> passes 4 of 6 criteria. Assessed using the 'individual tree' habitat type condition sheet.	Low Strategic Significance
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Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Modified Grassland	0.30967 ha	All the grassland is being retained as this area of habitat will be temporarily used as a parking. As mentioned in the <i>Statutory Biodiversity Metric user guide</i> section 6 'Risk Multipliers – accounting for temporary losses'. "A habitat does not need to be recorded as lost when there are temporary impacts to a habitat and the area can be restored to both • Baseline habitat type within two years of the initial impact • Baseline condition within two years of the initial impact"	Poor: passes 5 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Developed land; sealed surface - hardstanding	0.00648 ha	To the east there is a pedestrian walkway, it is of tarmac construction. The walkways appeared in good condition with no significant signs of wear or damage. There is also an access road to the eastern site boundary that leads from the adjacent main road into the main park that is of tarmac construction	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Created (A-2)	Rural tree	0.0326 ha	8 new native trees to be planted near the southern boundary of the site, adjacent to the new temporary car park.	Moderate: passes 4 of 6 criteria.	Low Strategic Significance

				Assessed using the 'individual tree' habitat type condition sheet.	
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Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	- Modified grassland: 0.62 - Scattered tree: 0.03 - Developed land; sealed surface: 0 Overall: 0.65	N/A	N/A
	Post-Development	- Modified grassland: 0.62 - Proposed scattered trees: 0.10 - Developed land; sealed surface: 0 Overall: 0.72		
	Net Change	0.07 (+10.25%)	N/A	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+10.25%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Manchester’s Core Strategy, 2012-2027) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-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	Retention of the entirety of the area of modified grassland.
Minimisation	
Mitigation	Planting of 8 new trees to offset the loss of the removal of a single tree.
Offset	N/A

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



[illegible]

Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.07
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.25%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.65	0.72	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Rural Tree; 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	Tree is 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	Individual tree so passes this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site.
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	Little to no evidence of adverse anthropogenic impacts; all trees have retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	>20% of the tree canopy area has vegetation underneath.
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)		

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)	✓	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

The same condition assessment seen above also apply to the post-development habitats. The planted trees will be in moderate condition and pass the same criteria as the tree removed.

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