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Biodiversity Net Gain Assessment

Site Address:

21 Victoria Terrace, Manchester, Greater Manchester, M12 4LB

Client:

Enamul Hoque

Assessment Date:

10th February 2026

Project:

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

"The demolition of the existing bungalow and erection of a new dwelling."

[Unsubmitted]

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	10/02/2026
Proof	0.5	Kelly Clarke (Dip H.E), Senior Ecologist	10/02/2026
Final	1.0	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	11/02/2026

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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**, and headline BNG results in **Appendix 4.**

The survey site is centred on National Grid Reference: SJ 86945 95846 and has an area of approximately ~0.066ha. The site comprises developed land including buildings and hardstanding, artificial grass, bare ground, and built linear features in Longsight, Manchester.

The underlying geology of the site is mudstone (Manchester Marls Formation), with superficial deposits of Devensian till (diamicton) overlain by slowly permeable seasonally wet acid loamy and clayey soils of low fertility. Typical habitats of this soil type include seasonally wet pastures and woodlands.

Adjacent to the north of the site is a small access road, adjacent south are dwellings and gardens, adjacent east is a small courtyard, and adjacent west is Victoria Terrace.

MAGIC habitat designations within 2km include patches of: 'Open Mosaic Habitat' (closest ~0.42km north), and 'Priority Deciduous Woodland' (closest ~0.65km southeast).

The site is situated in a suburban area in Longsight surrounded by dwellings and gardens with an area of grassland and treelines south of the site and a rail line west. The closest watercourse to the site is Gore Brook located ~1.10km southwest. The wider landscape comprises more built-up areas with dwellings and gardens and small pockets of urban greenspaces including playing fields, woodland coppices, and community parks.

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

- Statutory Baseline BNG Metric – 21 Victoria Terrace, M12 4LB (Arbtech Consulting Ltd., 2026)
- Preliminary Ecological Appraisal (PEA) – 21 Victoria Terrace, M12 4LB (Arbtech Consulting Ltd., 2026)

Executive Summary

This Biodiversity Net Gain (BNG) Assessment has been prepared to accompany a planning application to **Manchester City Council** for the **demolition of an existing bungalow and construction of a new dwelling** at **21 Victoria Terrace, M12 4LB**.

In line with statutory BNG requirements, the baseline biodiversity value for the site has been established using **historic satellite imagery from 22 April 2020**, as the site was found to have undergone habitat degradation after this date, and therefore could not be assessed solely on current field conditions. The baseline habitat types are identified as **vegetated garden** and **sealed/unsealed surfaces**, with vegetated garden assumed to comprise shrubs, herbs, and grassland lawns. Additionally, the site contains **built linear features**, including boundary walls and fencing.

Using the **Statutory Biodiversity Metric (first published 2023, updated July 2025)**, the site's baseline biodiversity value is calculated as:

- **0.10 area-based habitat units**, and
- **0.00 linear units**.

To achieve the mandatory **+10% net gain**, the development must deliver:

- **0.11 area-based habitat units**, and
- **0.00 linear units.**

Manchester City Council requires developments to demonstrate compliance with **BNG trading rules**, which stipulate that losses of **vegetated garden** must be replaced on a **like-for-like or like-for-better basis**. Non-compliance will result in trading rule errors within the metric.

Given the proposed development results in the removal of vegetated garden and the creation of additional sealed surfaces, **on-site delivery of the required biodiversity uplift is unlikely to be achievable**. The ability to compensate on-site is further constrained by national metric rules prohibiting the use of **private residential gardens** for BNG unit generation, including trees, planting, green roofs and wildflower areas within domestic curtilage.

To meet the statutory requirement and satisfy the expectations of Manchester City Council, the project will therefore require **off-site habitat compensation**, secured through one of the recognised mechanisms:

- Creation of new habitats on off-site land registered for BNG delivery, ideally within the **Manchester LPA area** or the **same National Character Area (NCA 55)**;
- Purchase of biodiversity units from an approved habitat bank; or
- Purchase of statutory biodiversity credits (noting the requirement for **double credits** per unit deficit).

Any off-site delivery route must be confirmed with Manchester City Council.

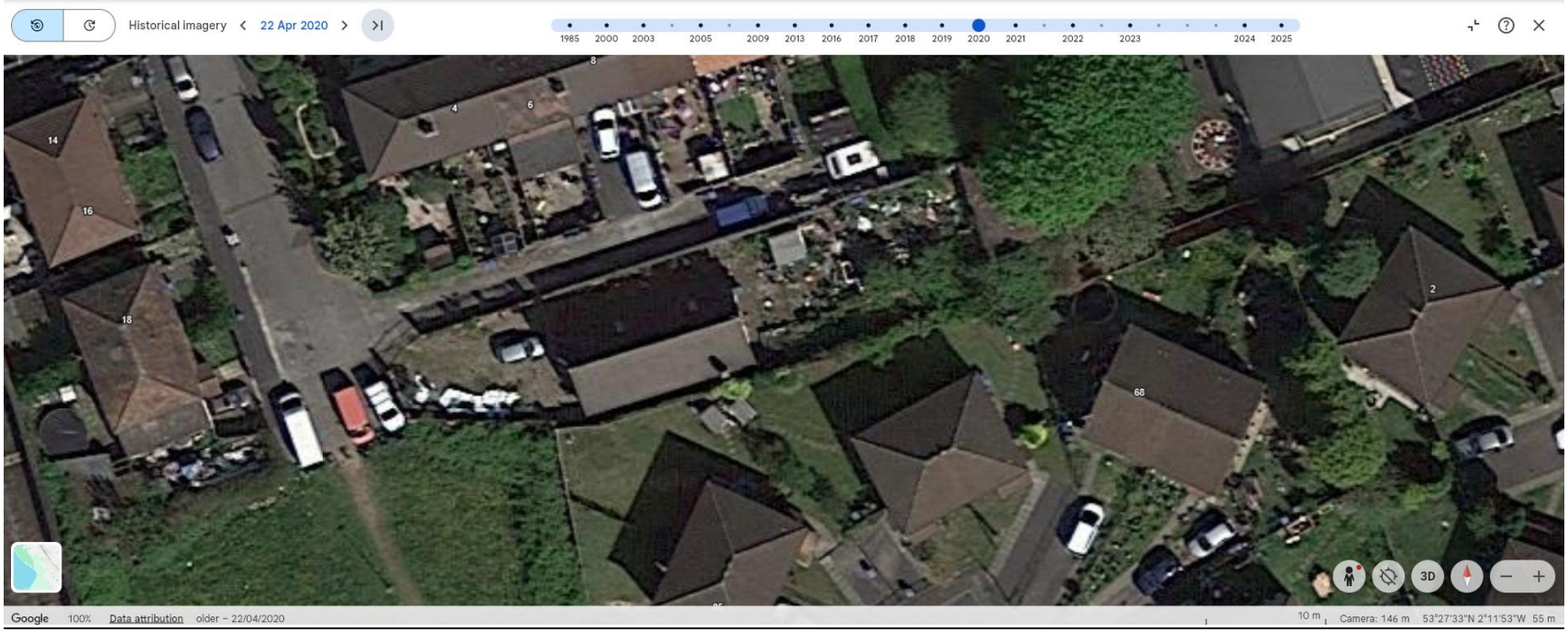
In summary, while the proposed development likely leads to a reduction in on-site biodiversity, a compliant BNG strategy remains achievable. Delivering BNG through off-site measures provides a clear, policy-aligned pathway for the proposal to meet Manchester City Council's planning requirements and the statutory +10% uplift.

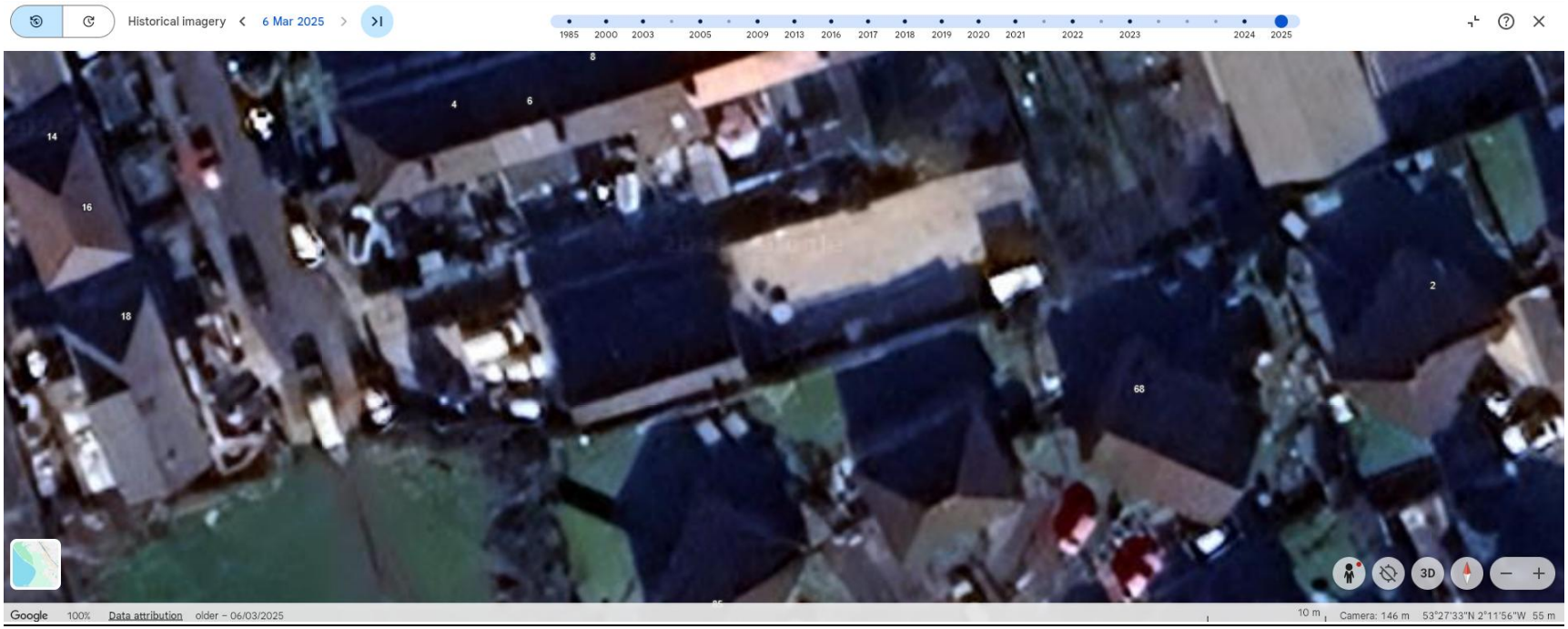
Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	4th February 2026

The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) as evidence of habitat degradation had occurred including loss of vegetated garden to developed sealed surfaces and artificial grass. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. GoogleEarth) from 22nd April 2020.

April 2020:



	March 2025: 
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%

<table>
<tr><td>National Character Area (NCA)</td><td colspan="3">55 - Manchester Conurbation</td></tr>
<tr><td rowspan="5">Strategic Significance</td><td colspan="3">A Local Nature Recovery Strategy for Greater Manchester (draft consultation) - https://www.gmconsult.org/environment-team-policy-and-strategy/lnrs/</td></tr>
<tr><td>Habitat</td><td>Baseline</td><td>Justification</td></tr>
<tr><td>Sealed & Unsealed Surface</td><td>Low</td><td>Default following the publication of the draft consultation LNRS.</td></tr>
<tr><td>Built Linear Features</td><td>Low</td><td>Default following the publication of the draft consultation LNRS.</td></tr>
<tr><td>Urban Vegetated Garden</td><td>Low</td><td>Default following the publication of the draft consultation LNRS.</td></tr>
<tr><td colspan="4">Limitations</td></tr>
<tr><td colspan="4">This report utilised historic GoogleEarth imagery from 2020 to determine the historic habitats present on-site which have been assumed to be vegetated garden. This is not considered a significant limitation; however, assumptions were made based on available GoogleEarth images of the site from 2020.</td></tr>
</table>

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Sealed & Unsealed Surface	0.018	There are two buildings within the site boundary. There are also areas of tarmac utilised as car parking. To the east of the site (the rear garden) is an artificial grass lawn, and areas of bare soil substrate.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Vegetated Garden	0.048	No description available as this habitat was determined using historic mapping (GoogleEarth 2020). Assumed to be small shrubs, herbs, and grassland lawns.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	**Length (km)**	**Description**	**Condition Assessment**	**Strategic Significance**
Built Linear Features	0.132	Along the north, south, east, and west boundaries of the site is ~2m tall fencing and mortared walls.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Baseline Biodiversity Value

	Habitat Type	Biodiversity Units Generated
Area-Based	Sealed & Unsealed Surface	0.00
	Vegetated Garden	0.10
	Total	**0.10**
Linear-Based	Built Linear Features	0.00
	Total	**0.00**

Results, Discussion, and Next Steps

BNG Informative	
Results and Discussion	The site generates 0.10 area-based habitat units and 0.00 linear-based habitat units in its baseline. Note the habitat types are calculated separately and must independently achieve net gain; any excess of one cannot be used to offset any deficits of the other. To achieve a minimum +10% uplift for both, a minimum of 0.11 area-based habitat units and 0.00 linear-based habitat units are required. A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
General Recommendations	Trading rules are foreseen to be a constraint: the removal of vegetated garden must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of vegetated garden habitats are proposed, the site will generate a trading error for the loss of these habitat types. No habitats can be created in BNG within any areas proposed to be private residential gardens. This includes any trees, green roofs, or wildflower meadows which may be proposed within such residential curtilages. Semi-natural habitats such as mixed scrub and trees should therefore be provisioned within communal areas under central management. Given the proposed vegetation clearance of the site to facilitate the provisioning of urban infrastructure, including large amounts of sealed surfaces, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required, and can be done by: ❖ Creating the required habitats off-site (i.e. outside the red line boundary). *N.B. This will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government*; ❖ Purchasing biodiversity units from existing habitat banks. *N.B. Such habitat bank should ideally be within the curtilage of the LPA or within the same NCA;* or

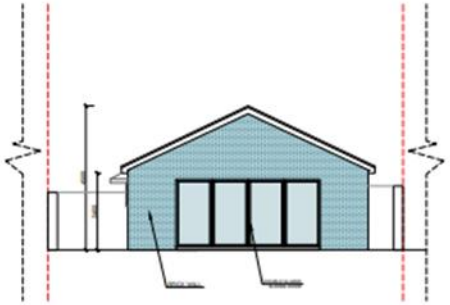
	❖ Purchasing statutory biodiversity credits from the government. *N.B. Metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit.* The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG.

Appendix 1: Baseline Habitat Plan

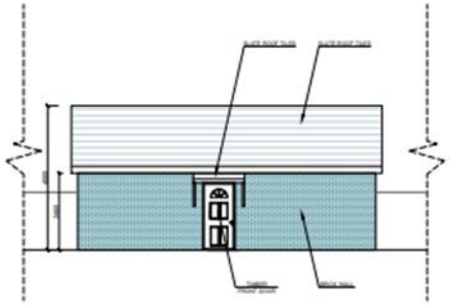
Appendix 2: Post-Development Habitat Plan

Not available at the time of writing.

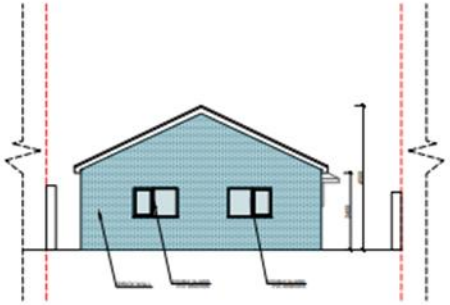
Appendix 3: Proposed Development Plan



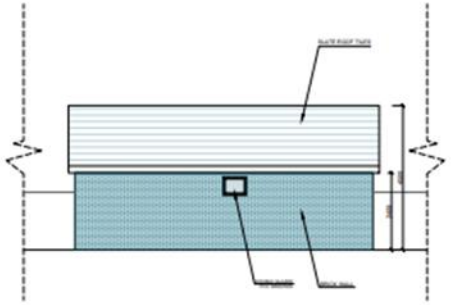
Existing West Elevation



Existing North Elevation



Existing East Elevation



Existing South Elevation

Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.10	
	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%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Area created must match area lost for both onsite and offsite ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.10	0.11	0.11	
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 ✓

Input errors/rule breaks present in metric ▲