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The Fairfield, Backwell St, Manchester

Biodiversity Impact Assessment

KMM Homes

P.1503.21
October 2025

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Reference	Site	Client	Date
P.1503.21	The Fairfield, Backwell St, Manchester	KMM Homes	2 nd March 2026

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Appendix no.	Name
1	Drawing P.1503.21.E02 Baseline Habitats Plan
2	Drawing 7004_OCS-KMA-XX-XX-DR-A-7004-A3-P11_Proposed Landscape Plan

Executive Summary

This report presents an assessment study of effects on biodiversity in connection with the proposed development at The Fairfield, Backwell St, Manchester (hereafter referred to as the site). The site OS grid reference is SJ 89904 97429 and the What3Words reference is stops.limes.sports. The extent of the site is displayed in Figure 1.1 below.

This report calculates 'biodiversity units' using the *Department for Environment Food and Rural Affairs* (DEFRA) *Statutory Biodiversity Metric*, February 2024 (DEFRA, 2024), and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024* (DEFRA, 2024). The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 (UK Parliament, 2021) and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals, there will be a net loss of **-6.82 (-90.99%)** in habitat area units within the site and demonstrating that a net gain in biodiversity has not been achieved, in line with the National Planning Policy Framework and the Stockport Local Plan (2025).

Post-development biodiversity units within the proposed development site were calculated based on the habitats displayed on Drawing 7004_OCS-KMA-XX-XX-DR-A-7004-A3-P11_Proposed Landscape Plan, Appendix 2.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by **KMM Homes** to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see Figure 1.1. This assessment has been prepared to support a planning application for the site.

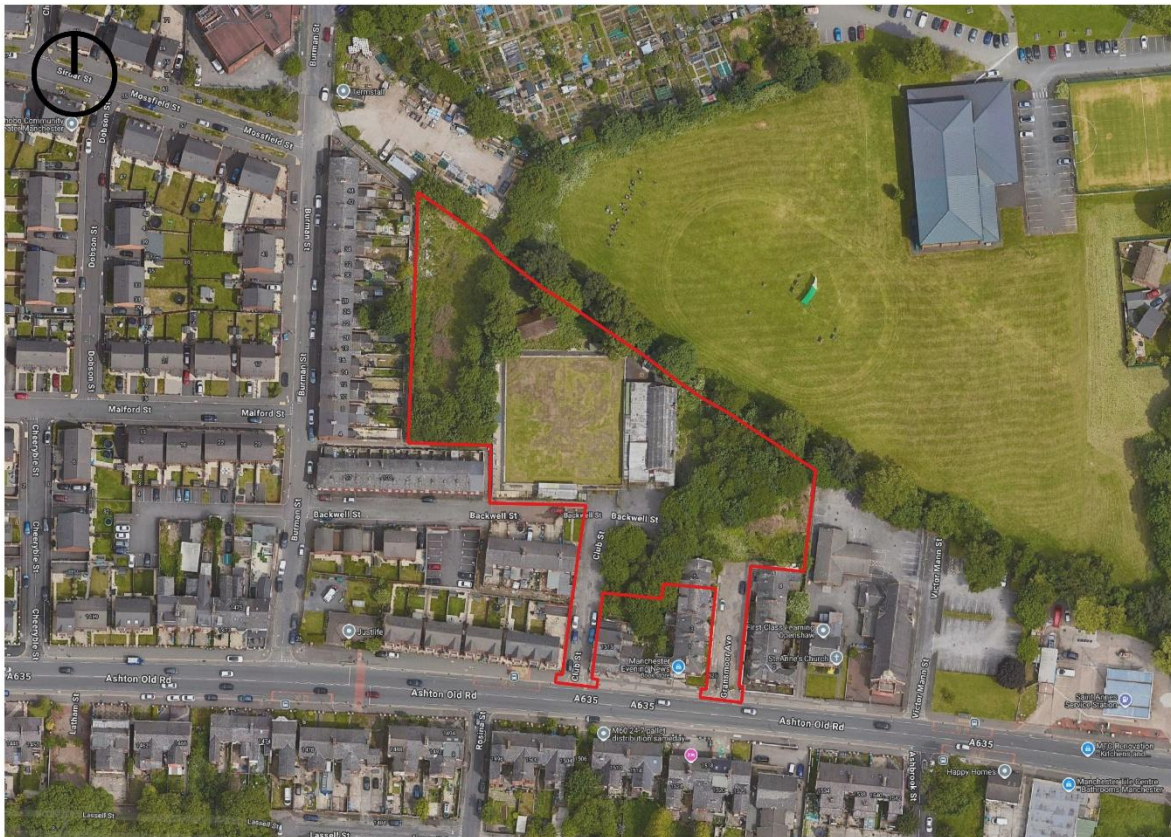


Figure 1.1: The extent of the site

1.2 Ecological background

The proposed development site was subject to an ecological appraisal on 5th July 2021 by Lizzie Atkinson (Ascerta report P.1503.21B Preliminary Ecological Appraisal, Drawing P.1503.21.E01A Phase One Habitat Survey). The habitat baseline was then updated in July 2025 following an updated site visit completed by Liz Kenyon.

Biodiversity Net Gain (BNG) has been defined as ‘development that leaves biodiversity in a measurable better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation’ (Baker, 2016).

Good practice principles for BNG are set out within *Biodiversity Net Gain: Good Practice Principles for Development*. The key principles include:

- Apply the ‘Mitigation Hierarchy’ (in line with CIEEM Guidelines for Ecological Impact Assessment [EclA]) and be ‘additional’ by achieving outcomes that exceed existing obligations
- Avoid losing biodiversity which cannot be offset elsewhere (e.g. irreplaceable habitats)
- Address risk (e.g. difficulty of achieving habitat creation/enhancement for net gain)
- Make a ‘measurable’ net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations are consistent and transparent (i.e. limitations and assumptions are clearly identified)
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on 5th July 2021 by Lizzie Atkinson and updated in July 2025 by Liz Kenyon, when the habitat types and linear features were identified and mapped. A Phase One Habitat Survey was undertaken, now translating to UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology using the statutory biodiversity metric translation tool.

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024, and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS Template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using *The Statutory Biodiversity Metric: User Guide 2024*. The post-development biodiversity units were calculated using information from, Drawing 7004_OCS-KMA-XX-XX-DR-A-7004-A3-P11_Proposed Landscape Plan, Appendix 2. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The Baseline Biodiversity Unit (BBU) were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within *The Statutory Biodiversity Metric: User Guide 2024* which may require ecological input.

2.2.3 Habitat strategic significance

*‘Where a Local Nature Recovery Strategy has not yet been published, you should use the specified alternative documents, and the descriptions set out in **Table 2.1**, to assign strategic significance. When there are no alternative suitable documents for assigning high strategic significance, medium strategic significance can be assigned when the criteria in **Table 2.1** are met. “A relevant planning authority should specify alternative documents for assigning strategic significance whilst an LNRS is put in place. (Statutory Biodiversity Metric User Guide DEFRA, 2025)”.*

Table 2.1 Strategic significance categories where a LNRS has not yet been published (DEFRA, 2025)

Category	Score	Description
High (Formally identified in local strategy)	1.15	The habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If your project delivers the mapped habitat creation or enhancement actions set out within specified alternative documents, or enhances an existing habitat identified within specified alternative documents as locally ecologically important, strategic significance can be recorded as high in the post-intervention sheets. If the specified alternative documents identify existing habitat as locally ecologically important within a specified location, strategic significance may be recorded as high in the baseline. You should record the name of the plan the relevant planning authority has specified in the user comments and record that you have used the specified document in your gain plan.
Medium (Location ecologically desirable but not in local strategy)	1.10	This category can be applied when the LPA has not identified a suitable document for assessing strategic significance. Users should: • explain how the habitat type is ecologically important within a specific location • demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • use professional judgement. When the above criteria are met, strategic significance may be recorded as medium in the baseline and post-intervention sheets.
Low (Area/compensation not in local strategy)	1.00	Where the definitions for high or medium strategic significance are not met.

Local Policy

Greater Manchester Local Nature Recovery Strategy

“Areas mapped for action within the Nature Network are key target areas for the delivery of offsite BNG across Greater Manchester. Areas mapped within the Nature Network will be used to determine where habitat creation or enhancement for BNG will be of high strategic significance” (Greater Manchester Combined Authority, 2025).

“Core Local Nature Sites: *These are areas already known to be important for nature, as they are designated or protected in some way (such as Local Wildlife Sites, Local Nature Reserves and irreplaceable habitats)”.*

“Nature Recovery Opportunity Areas: *These are areas where there are opportunities for action towards nature recovery, that could help better connect, expand or enhance Core Local Nature Sites. Action for nature in these opportunity areas can take place alongside other land uses, such as farming, recreation, development or business – everyone can make space for nature (Greater Manchester Combined Authority, 2025)”.*

Following the guidance set out within the Statutory Biodiversity Metric User Guide (DEFRA, 2025) the below documents within **Table 2.2** were assessed to assign habitat strategic significance.

Table 2.2

Document / source	Purpose / notes
Greater Manchester Nature Network Map (Greater Manchester Combined Authority, 2025)	Identifies Core Local Nature Sites and Nature Recovery Opportunity Areas.

2.2.4 Trading summary

'Trading Up' is a concept which requires 'conserving through offset components of biodiversity that are of a higher conservation priority (for example, because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged' (BBOP, 2018). For example, should non-irreplaceable habitats be lost/impacted as a result of the proposed development, offsets should be achieved through the creation/enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity.

2.2.5 Information and data used to inform the BNG calculation

The following information was used to inform the Biodiversity Unit Calculations, GIS layers and survey data of:

- The site
- Drawing P.1503.21.E02 Baseline Habitats Plan, Appendix 1
- Drawing 7004_OCS-KMA-XX-XX-DR-A-7004-A3-P11_Proposed Landscape Plan, Appendix 2

2.2.6 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas and linear features have been calculated in QGIS and are not rounded, for precision.

The Phase One Survey of the site was undertaken on 5th July 2021 by Lizzie Atkinson and the updated survey undertaken by Liz Kenyon was undertaken in July 2025, which fall inside the recommended survey period for identifying botanic species (March to October inclusive). However, some plant species may have been missed and a complete species list for the site may not have been gained.

The Phase One Survey undertaken on 5th July 2021 by Lizzie Atkinson noted that an area of broad-leaved woodland had been recently felled. Therefore, the woodland area has been fully included within the assessment and considered pre-emptive habitat clearance.

The calculations within this report are based on the provided and proposed site plan Drawing 7004_OCS-KMA-XX-XX-DR-A-7004-A3-P11_Proposed Landscape Plan, Appendix 2.

3. Biodiversity Baseline

3.1 Biodiversity baseline for area habitats on-site

The baseline area habitats, drawing P.1503.21 Baseline Habitats Plan, Appendix 1, includes five types within the development area. Following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*, biodiversity scores have been calculated and assessed and are displayed in **Table 3.1** below.

Table 3.1: Baseline: Habitat areas biodiversity calculation

Existing area habitats				Distinctiveness		Condition		BBU
Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)					
Urban	Bare ground	No	0.1425	Low	2	Poor	1	0.29
Woodland and forest	Other woodland; broadleaved	No	0.1037	Medium	4	Poor	1	0.41
Individual trees	Urban tree	No	0.3058	Medium	4	Moderate	2	2.45
Heathland and shrub	Mixed scrub	No	0.0581	Medium	4	Poor	1	0.23
Grassland	Other neutral grassland	No	0.193	Medium	4	Moderate	2	1.54
Sparsely vegetated land	Ruderal/Ephemeral	No	0.1781	Low	2	Good	3	1.07
Woodland and forest	Other woodland; broadleaved	No	0.0044	Medium	4	Poor	1	0.02
Woodland and forest	Other woodland; broadleaved	No	0.1857	Medium	4	Moderate	2	1.49
Total habitat areas ha			0.87	Baseline Biodiversity Units (BBU)				7.49

The site comprised neutral grasslands totalling 0.193ha, broad-leaved woodlands totalling 0.2938ha, mixed scrub totalling 0.0581ha, scattered trees totalling 0.3058RPA and ruderal/ephemeral areas totalling 0.1781ha, collectively summing to **7.49** BU. Please refer to drawing P.1503.21.E02 Baseline Habitats Plan, Appendix 1, and **Table 3.1** above.

4. Impacts on Biodiversity

4.1 Post-development Area Biodiversity Value of the Proposed Development Site

Drawing 7004_OCS-KMA-XX-XX-DR-A-7004-A3-P11_Proposed Landscape Plan, Appendix 2. delineates habitat area types within the proposed development. Habitat areas also include retained broadleaved woodlands and the enhancement of the pond on-site. Habitat area, distinctiveness and condition scores have been calculated and assessed and are displayed in **Tables 4.1 below**.

Table 4.1: Post-development: Habitat areas created biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		CBU
			Distinctiveness	Score	Condition	Score	
Urban	Vegetated garden	0.1154	Low	2	Condition Assessment N/A	1	0.22
Grassland	Modified grassland	0.063	Low	2	Poor	1	0.10
Individual trees	Urban tree	0.1181	Medium	4	Poor	1	0.33
Urban	Developed land; sealed surface	0.6941	V.Low	0	N/A - Other	0	0.00
Total habitat areas created		0.87	Created biodiversity units				0.66

5. Change in Biodiversity Value

Based on the current development proposals, there will be a net loss of **-6.82 (-90.99%)** in habitat area units within the site and demonstrating that a net gain in biodiversity has not been achieved, in line with the NPPF and the Stockport Local Plan (2025).

Application of BNG Good Practice Principles

The BNG Good Practice Principles, as outlined in Section 1.2, have been applied. However, due to the nature of the proposals, a measurable biodiversity net gain within the habitat area has not been achieved within the development site.

Avoidance and mitigation

Through stakeholder engagement and design team discussions, opportunities to avoid biodiversity should be considered further throughout the design process.

Measurable net gain

Given the baseline conditions, the development does not deliver a measurable net gain contribution with regards to habitat area. The proposed scheme should further consider the best achievable biodiversity outcome on-site, with regards to the current proposals.

Trading rules

The loss of medium-distinctiveness habitats such as woodlands and trees to accommodate the proposal results in non-compliance with the Trading Rules. These habitats can, however, be re-established through offsetting measures such as tree planting, scrub creation, and grassland enhancement to mitigate biodiversity loss.

6. References

CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, IEMA & CIRIA (2016; updated 2019). Biodiversity Net Gain: Good Practice Principles for Development – A Practical Guide. CIRIA, London.

Department for Environment, Food and Rural Affairs (DEFRA) (2024). Statutory Biodiversity Metric: User Guide (Version 4.0). Natural England, February 2024.

Greater Manchester Combined Authority (2025) Greater Manchester Nature Network Map. Greater Manchester Combined Authority. Available at: [URL] (Accessed: 29 October 2025).

Greater Manchester Combined Authority (2025). *A Local Nature Recovery Strategy for Greater Manchester (v1.5)*. Retrieved from https://greatermanchester-ca.gov.uk/media/2bpiowl5/27766_gmca-local-nature-recoverystrategy_v15.pdf

Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework (NPPF). Updated 12 December 2024.

QGIS Development Team (2024). QGIS Geographic Information System, Version 3.38. Open Source Geospatial Foundation. Available at: <http://qgis.org>.

UKHAB V2.01 Key

 Survey Area

Baseline Habitats

 h3h Mixed scrub

 g3c Other neutral grassland

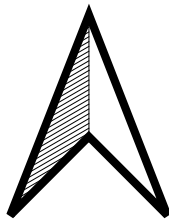
 w1g Other woodland; broadleaved

 81 Ruderal/Ephemeral

 510 Bare ground

Baseline Trees

 Existing Very Large Urban Tree



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
KMM Homes

PROJECT:
The Fairfield, Backwell St, Manchester

DRAWING TITLE:
Baseline Habitats Plan

SCALE: 1:2500@A3	DRAWN BY: JS	DRAWING No: P.1503.21.E02
DATE: 05/11/2025	CHKD BY: LH	REV: -

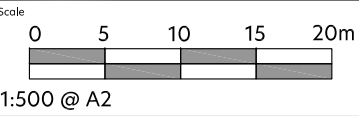
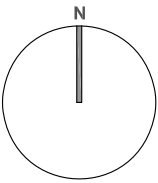


HARD LANDSCAPING KEY

- 1. Asphalt**
(to proposed adoptable highway roads and private driveways)
- 2. Asphalt**
(to proposed adoptable highway pavements)
- 3. Coloured asphalt**
(to proposed shared driveways/roads/pavements)
- 4. Pavers**
(to proposed pedestrian paths)
- 5. Coloured pavers**
(to proposed apartments/cottage flats car parking bays)

SOFT LANDSCAPING KEY

- Proposed heavy standard (12-14cm girth) tree**
(to proposed informal street spaces and front gardens)
- Proposed selected standard (10-12cm girth) tree**
(to proposed private gardens and amenity space)
- Proposed evergreen flowering/berry-rich hedge**
(to proposed informal street spaces)
- Proposed mixed native shrub planting (min. 4no. species)**
(to proposed informal street spaces)
- Proposed turf**
(to proposed informal street spaces, gardens and amenity space)



Notes

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This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

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Revision Notes				
Rev	Date	Revision Description	Drawn	Checked
P11	21.01.26	Amendments following LPA comments received	CTW	AT
P10	26.08.25	Site boundary amendment	RH	AT
P9	16.05.24	Landscaping amendment to Blocks A and B	CTW	AT
P8	29.02.24	Site boundary amendment	CTW	AT
P7	05.02.24	Site boundary amendment	CTW	AT
P6	22.01.24	Plot 1 amendment	CTW	AT
P5	07.12.23	Site boundary amendment	CTW	AT
P4	28.11.23	Amendments to shared driveway/site boundary interfaces	CTW	AT
P3	07.11.23	Hard and soft landscaping key added	CTW	AT
P2	02.11.23	Parking to Plots 22-25 amended	CTW	AT
P1	20.10.23	Initial Issue	CTW	AT



Project Name
Openshaw Club Street

Drawing Title
Proposed Structured Landscape Plan

Drawing Number
OCS-KMA-XX-XX-DR-A-7004

Project Number
T1180

Station
A3 Planning

Revision
P11

Drawn by
CTW

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AT

Date
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