

Biodiversity Metric Report

541 Wilbraham Road, Chorlton-cum-Hardy
Reference: 82-194-R2-5
Date: January 26





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QUALITY ASSURANCE

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R2-4	Amended Details of Proposals	BH	LT	CK	18/11/25
R2-5	Updated Plans	BH	LT	CK	29/01/26

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EXECUTIVE SUMMARY

Site Address	541 Wilbraham Road, Chorlton-cum-Hardy, Manchester, M21 0AH				
Co-ordinates	E 381833, N 393985				
Site Area	Approximately 0.06 ha				
Current Site Use	The site comprised a large, three-storey detached building. The building had previously been used as a daycare centre though is now disused.				
Proposed Development	Demolition of all existing structures and erection of 3-storey residential building to include 9 no. apartments, landscaping and associated works.				
Results	The biodiversity metric results show a loss in habitat units and a gain in hedgerow units, based on the Landscape Proposal as follows: <table> <tr> <td>Habitat Units</td><td>-0.23</td></tr> <tr> <td>Hedgerow Units</td><td>0.02</td></tr> </table> A -77.43% loss in habitat units and a gain in hedgerow units will be incurred on-site as a result of development. A percentage gain cannot be given for hedgerows as the existing baseline hedgerow units is 0. The trading rules have also not been met.	Habitat Units	-0.23	Hedgerow Units	0.02
Habitat Units	-0.23				
Hedgerow Units	0.02				
Conclusions and Recommendations	The Landscape Proposal shows a total loss of 0.23 (-77.43%) habitat units and a gain of 0.02 hedgerow units as a result of development. The trading rules have not been met as the individual trees lost have not been 'traded up'. Based on the current plans, a deficit of 0.26 habitat units on the 10% requirement will be incurred as a result of the development, including 0.26 medium distinctiveness individual tree units which would need to be offset to satisfy the trading rules. Since a net gain in habitat units has not been achieved and the trading rules have not been satisfied, off site compensation will therefore be required for the development to proceed. The Biodiversity Metric does not take into account additional species enhancements within the site, and to further increase the site's value for wildlife, bat and bird boxes could be integrated into the proposed residential unit.				



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Southway Housing Trust to undertake a Biodiversity Metric Calculation at 541 Wilbraham Road, Chorlton-cum-Hardy hereafter referred to as “the site”.

This report has been produced by Benjamin Hartley BSc (Hons) MSc, Consultant Ecologist at E3P. Ben has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘The Statutory Metric Tool – 541 Wilbraham Road, Chorlton-cum-Hardy (R3).xl’.

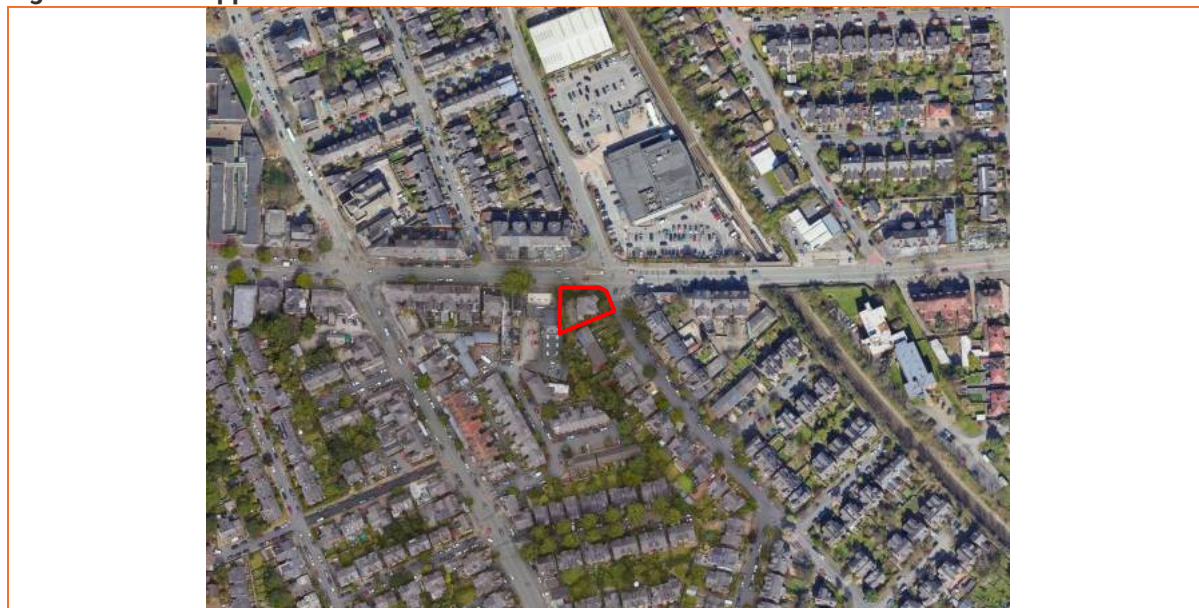
1.2. PREVIOUS SURVEYS

E3P undertook a Preliminary Roost Assessment and Ecological Walkover on-site in December 2024 (report reference: 82-194-R1). The survey included a Condition Assessment of the on-site habitats. During the survey, the site was found to comprise a building, colonised hardstanding and four individual trees.

1.3. SITE LOCATION

The site is located in Chorlton-cum-Hardy, a suburb in the south-west of Manchester. Wilbraham Road and Corkland Road define the site’s northern and eastern boundaries respectively, with residential and commercial development on the southern and western boundaries. The surrounding habitats are predominantly commercial and residential development, with the closest greenspaces being Chorlton Park and Ryebank Fields, approximately 720 m south-east and 850 m north-west, respectively. The closest watercourse is Red Lion Brook approximately 700 m south. Please refer to Figure 1 for the approximate site location.

Figure 1 **Approximate Site Location**





1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- ✦ Calculate the onsite biodiversity units, pre and post development;
- ✦ Identify percentage change in on-site habitat;
- ✦ Identify the number of habitat units lost/gained on-site; and
- ✦ Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

This metric was calculated by Benjamin Hartley. Ben has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This metric was reviewed by Associate Director Celia Kenyon, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 FISC.

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 11th December 2024 during the Preliminary Roost Assessment and Ecological Walkover. The Statutory Biodiversity Metric Condition Assessment Sheets (Natural England 2023) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS. The diameter at breast height (DBH) of individual trees were taken from the Arboricultural Impact Assessment (AIA) produced by E3P in 2025 (Report Reference: 82-194-R4), which were used to calculate the Root Protection Areas (RPAs) using the metric's tree helper.. Please see Appendix I for the UKHab Habitat Plan.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Proposal Plan was used to measure habitat creation on-site (TBA Landscape Architecture, 2025, Drawing reference: 7620.02, Revision: A). The areas of proposed habitat were provided using QGIS. The proposed roof garden is to comprise decorative gravel over membrane, as such, it does not meet the definition of a green roof (wildflower turf or sedum blanket) as detailed by the UK Habitat Classification Version 2.0 (UKHab, 2023). The areas of proposed trees were measured using the Biodiversity Metric Urban Tree Helper, with all proposed trees assumed to have a girth of less than 20 cm and therefore input as 'small'.

Please see Appendix II for the Landscape Proposal Plan and Appendix III for the UKHab Post-Development Habitat Plan.

2.4. LIMITATIONS

The Preliminary Roost Assessment and Ecological Walkover survey was carried out during December, which is a suitable time for the survey. However, due to seasonal dieback some species, including invasive species, may not have been visible. However, as the majority of on-site habitats are artificial, this is not considered to be a major constraint.

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE HABITAT CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

Table 1 **Habitat Baseline Condition Assessment Results**

HABITAT TYPE (PH1)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Urban – Developed Land; Sealed Surface	0.056	N/A	N/A
Individual trees – Urban tree (T1-T3)	0.0366 (2x medium, 1x small)	Moderate	Passes 4 of 6 condition assessment criteria: - The tree is a native species. - 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). - The tree is mature. - There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.



3.2. HABITAT CREATION CONDITION ASSESSMENT

A number of habitats are proposed within the site. Table 2 shows the details of the target condition assessment and total areas of habitat creation. In areas of hard paving where hedge planting is proposed, the habitat has been assigned artificial unvegetated, unsealed surface to allow for planting. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

Table 2 **Habitat Creation Condition Assessment Results**

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION AND DESCRIPTION	TARGET TIME TO CONDITION
Building, Paving Slab, and Tarmacadam	Urban – Developed land; sealed surface	0.0429	N/A	N/A
	Urban – Artificial Unvegetated, Unsealed Surface	0.0004	N/A	N/A
Ornamental Grasses/Shrub Planting AND Lightweight Roof Decorative Gravel Over Membrane	Urban – Introduced shrub	0.0099	N/A	One year
Wildflower SUDS Turf from Wildflower Turf	Grassland – Other neutral grassland	0.0026	Poor Passes 2 of 5 condition assessment criteria: - Cover of bare ground is between 1% and 5%. - Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20% and cover of scrub (including bramble) is less than 5%.	Two years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION AND DESCRIPTION	TARGET TIME TO CONDITION
Proposed Tree Planting	Individual trees – Urban tree	0.0122 (3x small)	Moderate Passes 3 of 6 condition assessment criteria:  The tree is a native species (or at least 70% within the block are native species).  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).  There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	10 years
Hedge Planting	Non-native and Ornamental Hedgerow	0.024	Poor – Condition assessment is automatically assigned by the metric.	One year



3.3. STRATEGIC SIGNIFICANCE

The strategic significance for all habitats on site was defined as 'Area not in local strategy, no local strategy' as the site is not defined within the Manchester City Council Local Plan for its ecological value, and the habitats on site are not anticipated to provide significant value for local wildlife. Additionally, the site is not noted within the Greater Manchester Local Nature Recovery Strategy (Greater Manchester Combined Authority, 2025).

3.4. BIODIVERSITY UNIT RESULT

The headline results of the metric show a loss of 0.23 habitat units and a gain of 0.02 hedgerow units will occur as a result of development. Table 4 shows the headline results detailed within the Biodiversity Metric. Table 4 shows the deficit results.

Table 3 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-0.23
	Hedgerow Units	0.02
	River Units	N/A
Total Net % Change	Habitat Units	-77.43%
	Hedgerow Units	N/A
	River Units	N/A

Table 4 Unit Deficit on a 10% Gain

CATEGORY	TARGET	BASELINE UNITS	UNITS REQUIRED	UNIT DEFICIT
Habitat Units	10%	0.29	0.32	0.26
Hedgerow Units	10%	0.00	0.00	N/A
Watercourse Units	10%	0.00	0.00	N/A

The trading rules of the metric have not been satisfied as individual trees lost have not been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The Landscape Proposal shows a total loss of 0.23 (-77.43%) habitat units and a gain of 0.02 hedgerow units as a result of development. The trading rules have not been met as the individual trees lost have not been 'traded up'.

Based on the current plans, a deficit of 0.26 habitat units on the 10% requirement will be incurred as a result of the development, including 0.26 medium distinctiveness individual tree units which would need to be offset to satisfy the trading rules.

Since a net gain in habitat units has not been achieved and the trading rules have not been satisfied, off site compensation will therefore be required for the development to proceed.

The Biodiversity Metric does not take into account additional species enhancements within the site, and to further increase the site's value for wildlife, bat and bird boxes could be integrated into the proposed residential unit.



5. PLANNING APPLICATION INFORMATION

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.

Habitat units 0.29

Please provide the date the onsite pre-development biodiversity value was calculated:

11/12/25

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used:

N/A

When was the version of the biodiversity metric used published?

July 2024

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

 - on or after 30 January 2020 which were not in accordance with a planning permission; or

 - on or after 25 August 2023 which were in accordance with a planning permission?

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

i. on land to which the application relates; and

ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No



6. REFERENCES

- ✿ E3P (2024). Preliminary Roost Assessment and Ecological Walkover (report reference: 82-194-R1).
- ✿ E3P (2025). Arboricultural Impact Assessment – 541 Wilbraham Road, Chorlton-cum-Hardy, Manchester (Report reference: 82-194-R4).
- ✿ Greater Manchester Combined Authority (2025). Greater Manchester Local Nature Recovery Strategy.
- ✿ Manchester City Council (2012). Core Strategy 2012-2027.
- ✿ National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
- ✿ Natural England Joint Publication JP039. (2024). The Statutory Biodiversity Metric: Draft User Guide.
- ✿ Natural England. (2024). Statutory Biodiversity Metric Condition Assessments.
- ✿ TBA Landscape Architecture (2025). Landscape Proposal (Drawing reference: 7620.02, Revision: A).
- ✿ UKHab (2023). UK Habitat Classification Version 2.0.

END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN



Key:

-  Red Line Boundary
-  Developed land; sealed surface
-  Buildings
-  Medium Urban Tree
-  Small Urban Tree

Notes

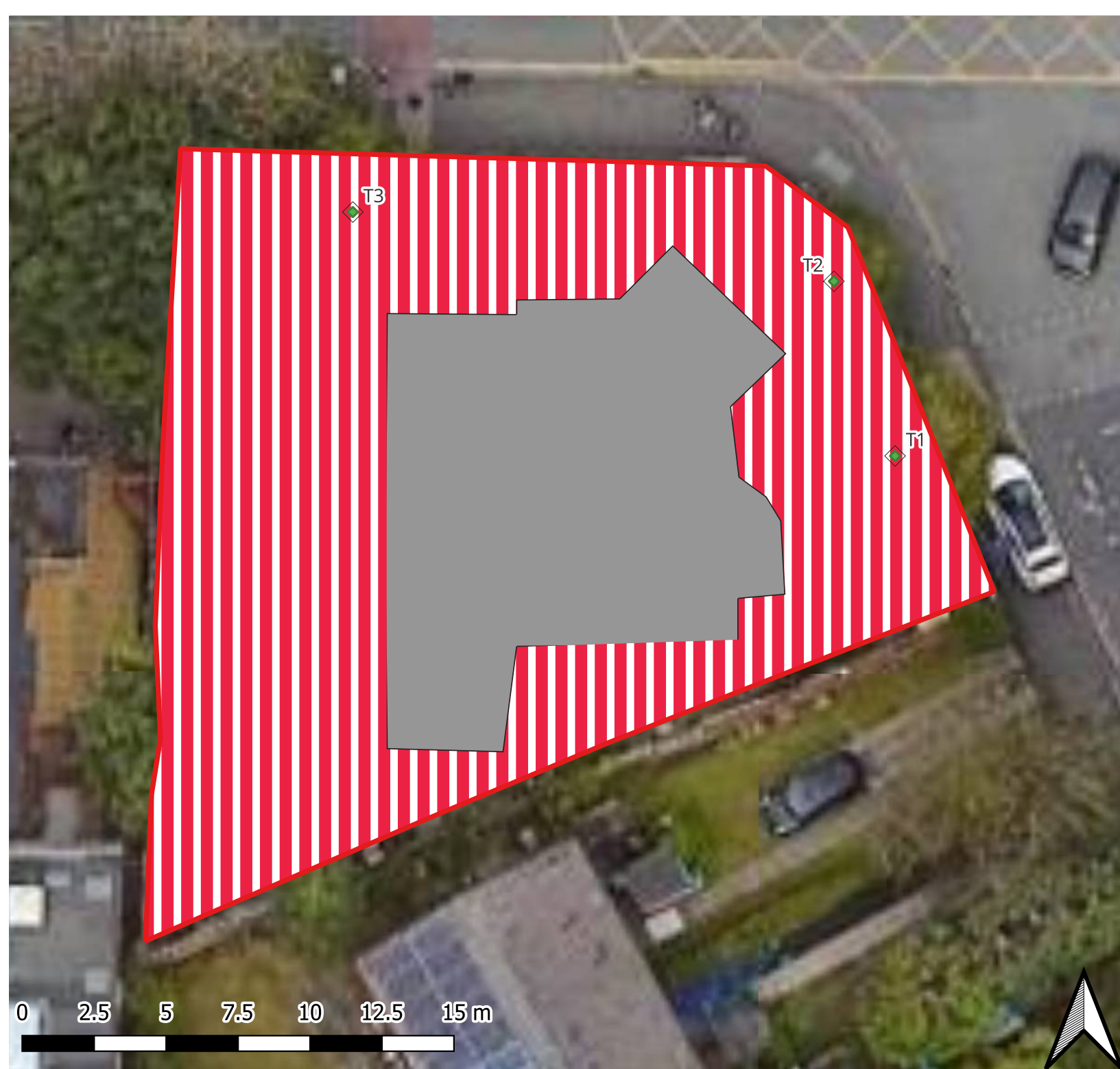
Issue: 1	Revision: 2	Date: 28/01/2026	Drawn: BH	Authorised: CK
Client: Southway Housing			Job No. 82-194	Date: 28/01/2026
			Drawing No. 82-194-002	Scale: 1 : 180 @A4
Job title: 541 Wilbraham Road, Chorlton-cum-Hardy			Drawing title: UKHab Habitat Plan	



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APPENDIX II LANDSCAPE PROPOSAL PLAN



APPENDIX III UKHAB POST- DEVELOPMENT HABITAT PLAN



Key:

-  Red Line Boundary
-  Developed Land; Sealed Surface
-  Introduced Shrub
-  Other Neutral Grassland
-  Artificial unvegetated, unsealed surface
-  Buildings
-  Non-native and Ornamental Hedgerow
-  Proposed Small Urban Tree

Notes

Issue: 1	Revision: 4	Date: 28/01/2026	Drawn: BH	Authorised: CK
Client: Southway Housing			Job No. 82-194	Date: 28/01/2026
			Drawing No. 82-194-003	Scale: 1 : 180 @A4
Job title: 541 Wilbraham Road, Chorlton-cum-Hardy			Drawing title: UKHab Post-Development Habitat Plan	



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