

Botanical Survey Report



MIX Manchester
16th June 2025

10031_R02_LC



DUNHAM
ECOLOGY

Project No:	Report No.	Date	Author	Revision
10031	R02	16th June 2025	Lisa Campbell BSc (Hons) MA ACIEEM	-

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Section 1: Introduction, Legislation and Methodology

Introduction

- 1.1. This report has been prepared by Dunham Ecology Ltd on behalf of Buro Happold. This report sets out the findings of a UK Habitat Classification/botanical survey Land to the north of Manchester Airport, formerly known as Airport City North, now MIX Manchester (OS Grid Reference SJ 81594 85892), hereafter referred to as 'the site'. See **Plan 1** (ref 10031/P001a) for the study area, delineated by the red line.
- 1.2. The purpose of this report is to present detailed habitat/botanical information that underpins a condition assessment, to ascertain if the site, or parts of the site, should be classified as open mosaic habitat (OMH).

Legislation and Conservation Status

Environment Act 2021 & Town and Country Planning Act

- 1.3. The Environment Act gained Royal Assent in November 2022. Whilst the premise of Biodiversity Net Gain (BNG) has been around prior to this, the Assent of the Act set the Framework for future legislation to be changed. In November 2023, Schedule 14 of the TaCPA, was amended to make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.

Natural Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

- 1.4. Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.

National Planning Policy Framework (NPPF), December 2024

- 1.5. The updated National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012 and subsequent revisions.
- 1.6. Section 15 of the NPPF (paragraphs 187 to 195) considers the conservation and enhancement of the natural environment.
- 1.7. Paragraph 187 states that planning and decisions should contribute to and enhance the natural and local environment by:
 - a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*



- b) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs*"

1.8. Paragraph 192 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- a) *"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation²; and*
- b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

1.9. When determining planning applications, Paragraph 193 states that local planning authorities should apply the following principles:

- a) *"if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons³ and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*

Biodiversity Actions Plans (BAP)

1.10. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Habitat Action Plans (HAPs)

¹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

² Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

³ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.



developed for the UK BAP remain valuable resources for background information on priority habitats under the UK Post-2010 Biodiversity Framework.

- 1.11. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Survey Methodology

Data Search

- 1.12. A desk-based study and local record data request to Greater Manchester Ecology Unit (GMEU) was conducted whereby records of protected/priority species and habitats were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- 1.13. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website⁴;
 - Greater Manchester Local Record Centre website⁶,
 - Statutory Biodiversity Metric User Guide and Condition Assessment^{7,8},
 - Joint Nature Conservation Committee (JNCC) website⁵,
 - UKHabitat Classifications⁶,

UK Habitat Survey

- 1.14. A UK Habitat Classification/botanical survey was undertaken on 6th May 2025 by Helen Hamilton BSc (Hons), MSc, Full member of CIEEM. Helen has over 20 years botanical survey experience, having previously undertaken a number of condition assessment surveys for Sites of Special Scientific Interest (SSSI). Following discussion with the client, a subsequent survey was undertaken on the 3rd June 2025, to review each habitat parcel in more detail against the JNCC priority habitat description⁷.
- 1.15. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group. The

⁴ DEFRA (2013). Magic Mapping

⁵ JNCC (2010). Phase 1 Handbook for Phase 1 habitat survey

⁶ UKHab (2023). UK Habitat Classification Documents

⁷ JNCC 2010 UK Biodiversity Action Plan Priority Habitat Descriptions Open Mosaic Habitats on Previously Developed Land



subsequent survey comprised an assessment of each habitat parcel against the criteria detailed in the JNCC priority habitat description, as detailed above.

- 1.16. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under Statutory Biodiversity Metric condition criteria, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat methodology where necessary.

Quality Control

- 1.17. All ecologists or subcontractors at Dunham Ecology Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members, and abide by the Institute's Code of Professional Conduct⁸.

Limitations and Assumptions

- 1.18. The survey was undertaken at a optimal time of year with two survey visits undertaken. However, spring 2025 has had the lowest rainfall recorded since 1956, therefore, the species composition/coverage may have been altered in response to extreme weather condition.
- 1.19. The habitats on site were part of a continuum from early succession. The habitats have been assigned a UK Habitat Classification, however, the categories are not always truly representative of this type of habitat. Full details of assessment are provided to justify the categorisation, but it should be noted, that it is subjective and based on professional judgement.

⁸ CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester



Section 2: Survey Results

Desk Study

- 2.1. GMEU did not return any data to indicate the site was designated for its ecological value, nor were any protected/priority plant species returned within 1km of the site.
- 2.2. Interrogation of the MAGIC website also did not identify the site as being designated for any protected/priority species or habitat.

UK Habitat Survey

- 2.3. Following overall classification of the site as OMH after the initial habitat survey on the 6th May 2025, further survey on the 3rd June 2025 assessed habitat parcels within the site against the JNCC BAP criteria⁹. The subsequent survey broke the site down into seven habitat parcels, of which four were categorised as OMH and three were categorised as 'other neutral grassland,' recently succeeded from OMH. The key difference between the OMH on site and the 'other neutral grassland' was the presence of a continuous block of a closed plant community >0.25ha, paragraph 5.2 of the JNCC BAP criteria.
- 2.4. The classification and condition assessment of each habitat parcel are detailed in **Tables 2.1** and **Table 2.3** below. A summary of the overall condition of the OMH parcels is provided in **Table 2.2**. The habitat parcels are presented on **Plan 1** (ref 10031/P001a) at the rear of the report. Full species list for each habitat parcel are provided in **Appendix 1**.
- 2.5. Of the four OMH parcels, three were of moderate condition and one was of poor condition. All three 'other neutral grassland' habitat parcels were of poor condition.

⁹ JNCC 2010 UK Biodiversity Action Plan Priority Habitat Descriptions Open Mosaic Habitats on Previously Developed Land (Updated July 2010) From: UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG (ed. Ant Maddock) 2008.



Table 3.1 Condition Assessment (UK Habitat Classification and JNCC UK BAP Priority Habitat Description) for OMH Parcels

UK Hab Condition Criteria		Habitat Parcel (see Plan 10031/P01a)			
JNCC ¹⁰ Additional Criteria		1	3	4	6
General Criteria					
SIZE >0.25 ha (i.e. 50m x 50m) of OMH? (Intimate mosaic of at least 4 sub-habitats PLUS bare ground)		0.28ha – small disturbed patch near M56 with INNS present.	0.21ha – but larger if combined with other areas (e.g. 4)	0.29ha	0.38ha
NB Continuous blocks of a closed plant community >0.25ha should be classified as other than OMH.		N/A - OMH	N/A - OMH	N/A - OMH	N/A - OMH
Known history of disturbance?		Yes	Yes	Yes	Yes
Has soil been removed or severely modified by previous uses of the site?		Yes	Yes	Yes	Yes
Has new material been added, e.g. substrate from elsewhere/industrial spoil etc?		Yes	Yes	Some chippings/rubble	Yes
Describe:		Imported hardcore with mixed soil/subsoil	Introduced chippings on bare clay subsoil	Drainage ditches/swales, banks evenly sloping of imported and local materials	Imported hardcore
Core Criteria A					
Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		PASS	PASS	PASS	PASS
JNCC Criteria	Describe height & structure:	Bare ground to low perennial vegetation	45% bare, mosses and vascular plants 55%	Low bryophytes, short and taller herbs and scattered scrub	45 % bare, similar to area 3.
	Describe habitats available for inverts (bare soil, food plants, nectar sources, sheltered places, rough veg, mosaic of microhabitats inc. short sparse grassland, tall herb, scrub, wetlands):	Bare ground, low vegetation, ruderals some grasses, some INNS, shallow puddles	Bare ground, low growing plants, food plants, taller vegetation, impeded drainage areas, best in spring-summer	Bare ground, low growing plants, food plants, taller vegetation, impeded drainage areas, best in spring-summer	Bare ground dominant, low perennial, small shallow puddles, mosses.
	Does one habitat sub type comprise >80% of area?	No – but low grassy area (70%)	No	No	No
	Photograph of habitat showing components:				
Core Criteria B					
The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.		FAIL	FAIL	FAIL	FAIL
JNCC Criteria	Flowering plants as nectar sources through the year?	Mainly spring/summer	Mainly spring/summer	Mainly spring/summer	Mainly spring/summer – sparse because of high percentage bare ground
	Does this include exotic plants? (Extended flowering season)	Yes, buddleia, Armenian bramble, both rare, no extended flowering known	Yes, just very localised non-native aster species (late-flowering)	Yes, just very localised non-native aster species (late-flowering)	No
	Evidence of invertebrates seen:	Sparse insect activity – but a windy day. Bumble bees & butterflies seen.	Sparse insect activity – but a windy day. Bumble bees & butterflies seen.	Sparse insect activity – but a windy day. Bumble bees & butterflies seen.	Sparse insect activity – but a windy day. Bumble bees & butterflies seen.
Core Criteria C					
Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 cover less than 5% of the total vegetated area3.		FAIL	PASS	PASS	PASS

¹⁰ JNCC 2010 UK Biodiversity Action Plan Priority Habitat Descriptions Open Mosaic Habitats on Previously Developed Land (Updated July 2010) From: UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG (ed. Ant Maddock) 2008.



UK Hab Condition Criteria		Habitat Parcel (see Plan 10031/P01a)			
	JNCC ¹⁰ Additional Criteria	1	3	4	6
Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).					
JNCC Criteria	List INNS present & % cover	Buddleia	None	None	None
	List species of sub-optimal condition (SSOC) & % cover	<5% scrub, 7 SSOC: giant blackberry, bramble, broad-leaved dock, broad-leaved plantain, Michaelmas daisy, perennial rye-grass and timothy	<5% scrub, 7 SSOC: bramble, cock's-foot, false-oat grass, ivy, timothy, white clover	<5% scrub, 6 SSOC: bramble, broad-leaved dock, broad-leaved plantain, common nettle, perennial rye-grass	<5% scrub, 4 SSOC: broad-leaved plantain, perennial rye-grass, timothy, white clover
	Less than 5%?	Yes	Yes	Yes	Yes
	Absent?	No	Yes	Yes	Yes
Core Criteria D					
The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		FAIL (bare + 3 sub-habitats)	FAIL (bare + 3 sub-habitats)	PASS (bare + 5 sub-habitats)	PASS (bare + 4 sub-habitats)
JNCC Criteria	Bare ground (% cover)	25%	45%	10%	45%
	Annual communities of stress tolerant ruderals, short in stature & suited to low nutrients.	No	Yes - 9 annual spp: see spp list	Yes - 6 annual spp: see spp list	Yes - 5 annual spp: see spp list
	Moss-liverwort communities, <i>acrocarps</i> , <i>pleurocarps</i> with bare ground in fine-grained mosaic. Often in mosaics with other communities, Typ spp <i>B rutabulum</i> , <i>Dicranum scoparium</i> , <i>Hypnum cupressiforme</i> , <i>Lophocolea heterophylla</i> and <i>Ptilidium ciliare</i> .	Yes	No	Yes	Yes
	Lichen communities, as extensive patches or mosaiced with other communities s.a. grassland or heath. Foliose, crustose and fruticose may occur.	No	No	No	No
	Ruderals, taller annuals, biennials/short-lived perennials - more nutrient rich areas and/or less disturbed. E.g. <i>Daucua carota</i> , <i>Linaria vulgaris</i> , <i>Medicago lupulina</i> , <i>Reseda luteola</i> . [SURVEYOR COMMENT: this is not referring to 'ruderals' as species indicating sub-optimal condition]	Yes - 8 OMH vascular indicator plants, bird's-foot trefoil, colt's-foot, common cat's-ear, hard rush, ox-eye daisy, red clover, ribwort plantain, selfheal.	Yes - 14 OMH indicator plants: bird's-foot trefoil, bristly ox-tongue, Canadian fleabane, colt's-foot, common cat's-ear, field horsetail, hairy tare, lesser trefoil, ox-eye daisy, red clover, ribwort plantain, selfheal, sheep's fescue, yarrow.	Yes - 15 OMH indicator plants: bird's-foot trefoil, bristly ox-tongue, Canadian fleabane, colt's-foot, common cat's-ear, common knapweed, field horsetail, hairy tare, lesser trefoil, meadow buttercup, perforate st-john's-wort, red clover, ribwort plantain, salad burnet, selfheal, wild carrot.	Yes - 9 OMH indicator plants: bird's-foot trefoil, colt's-foot, common cat's-ear, hard rush, lesser trefoil, ox-eye daisy, red clover, ribwort plantain, selfheal.
	Inundation - periodic, seasonal flooding. Veg interspersed w bare patches mud, with caked surface if dry. Look for <i>Alopecurus geniculatus</i> , <i>Juncus bufonius</i> , <i>Persecaria maculosa</i> , <i>Ranunculus flammula</i> .	No - shallow puddles, too shallow to be seasonally inundated, some cracked mud	No - shallow puddles, too shallow to be seasonally inundated, some cracked mud	Yes - Swale habitat, with wetland plants at base indicating regularly wet.	No - shallow puddles, too shallow to be seasonally inundated, some cracked mud
	Open grassland - perennial stress-tolerant spp of short stature with patches of bare ground at fine grained scale and significant component of annual spp/lichen. E.g. <i>F ovina</i> , <i>H radicata</i> , <i>P officinarum</i> , <i>Rumex acetosella</i> .	No - only Common cat's-ear representative of this sub-habitat	No - only common cat's-ear & sheep's fescue representative of this sub-habitat	No - only common cat's-ear representative of this sub-habitat	No - only common cat's-ear representative of this sub-habitat
	Flower-rich grassland - a more typical mature community with fewer gaps and more meso trophic robust forbs s a <i>C nigra</i> , <i>I corniculatus</i> , <i>R acris</i> , <i>T pratense</i> .	Yes - ONG adjacent	Yes - ONG adjacent	Yes - ONG adjacent	Yes - ONG adjacent
	Heathland - dwarf shrubs etc.	None	None	None	None
	Pools	None	None	None	None
Number of community types present		3	3	5	4



Table 2.2 Summary Condition Assessment for OMH Parcels

Condition Assessment	Habitat Parcel (see Plan 10031/P01a)			
	1	3	4	6
Criterion A passed?	PASS	PASS	PASS	PASS
Criterion B passed?	FAIL	FAIL	FAIL	FAIL
Criterion C passed?	FAIL	PASS	PASS	PASS
Additional ESSENTIAL criterion D passed?	FAIL	FAIL	PASS	PASS
Number of criteria passed	1	2	3	3
Overall Condition	POOR	MODERATE	MODERATE	MODERATE

Table 2.3 Condition Assessment (UK Habitat Classification) for Other Neutral Grassland

	Condition Assessment	Habitat Parcel (see Plan 10031/P001a)					
		2	Score	5	Score	7	Score
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No - closest to UK Habitat Classification g3c6 but not pasture, never was, likely developed from bare ground via OMH	0	No - closest to UK Habitat Classification g3c8 but not pasture, never was, species poor with local UK Habitat Classification g3c6 character areas	0	No - grass dominated and disturbed, similar to other areas, tractor ruts, high bare ground cover for traditional grassland	0
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 insects, birds and small mammals to live and breed.	Yes - 6 to 25 cm with micro-climates	1	Yes - 5 to 50 cm with micro-climates	1	Yes - 5 to 20 cm with micro-climates	1
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	10% - NO	0	<5% - YES	1	>10% - NO	0
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes - bramble <5%, no bracken	1	Yes - scrub & bracken very rare	1	Yes	1
E	Combined cover of species indicative of suboptimal 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 ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Yes - 5 SSOC: bramble, broad-leaved dock, broad-leaved plantain, timothy and white clover. Physical damage includes tyre ruts, litter. There are no INNS	1	Yes - 6 SSOC: broad-leaved dock, lucerne, Michaelmas daisy, perennial rye-grass, timothy and white clover. Physical damage includes wheel ruts,. There are no INNS.	1	No - 5 SSOC: bramble, broad-leaved dock, perennial rye-grass, rosebay willowherb, timothy and white clover. Buddleia is INNS.	0
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 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes - In 1x1m: ox-eye daisy, Yorkshire fog, crested dog's-tail, yarrow, cut-leaved geranium, timothy, red fescue, white clover, lesser trefoil, broadleaved plantain, common knapweed, moss, annual meadow-grass, soft rush	1	No - In 1x1m: creeping bent, hard rush, creeping buttercup, white clover, crested dog's-tail, bird's-foot trefoil, common vetch, smooth tare, cut-leaved geranium	0	Yes - In 1x1m: creeping bent, ribwort plantain, bird's-foot trefoil, soft brome, ox-eye daisy, common ragwort, Yorkshire fog, crested dog's-tail, spear thistle, white clover, cut-leaved geranium	1
	Number of criteria passed		4		4		3
	OVERALL CONDITION	POOR		POOR		POOR	



Section 3: Discussion

- 3.1. It should be noted that there is a continuum of habitats across the site which don't accord directly with the UK Habitat Classifications. However, the surveyor has categorised habitat parcels based on the closest fit to the relevant categories and full justification can be obtained from the survey results presented in Section 2..
- 3.2. Of the seven habitat parcels presented in this report, four are considered to be OMH, as assessed against the JNCC BAP criteria. These habitat parcels in their current composition are priority habitat of varying condition, one parcel being of poor condition and three being of moderate condition. OMH by its very nature is early/pioneer communities on previously disturbed ground. Due to the edaphic conditions, this habitat can often persist for long periods without active management. However, areas can also succeed to grassland and in time scrub or woodland. The three 'other neutral grassland' parcels are evidence of this succession, having previously fitted the OMH category, however, more recently provided a continuous block of a closed plant community, albeit with a number of OMH indicator species still present, see **Appendix 1**.
- 3.3. The rate with which the OMH habitat parcels are likely to succeed in the absence of management is not known, and is subject to sub soil conditions, among many other variables. However, there is a lot of imported material within these OMH parcels, hardcore, chippings etc, making succession to a closed plant community less likely in the immediate future.
- 3.4. Any proposed development at the site, in accordance with the biodiversity gain hierarchy and the NPPF should seek to avoid areas of OMH, where possible. OMH is a habitat of high distinctiveness in the BNG Statutory Metric and to satisfy the trading rules, any loss of this habitat must be compensated for on a 'like for like' basis, meaning they are replaced with "habitat units of the same habitat type" up to the point of "no net loss" on the site.
- 3.5. Other neutral grassland is a medium distinctiveness habitat and any loss should be compensated for with the same broad habitat type, i.e. grassland or a habitat of greater distinctiveness.

Next Steps

- 3.6. A calculation of the OMH value using the BNG Statutory Metric should be undertaken, and where site proposals mean avoidance of this habitat is not possible, compensation should seek to satisfy the trading rules through creation of the same habitat type elsewhere or the purchase of units from a Habitat Bank provider.
- 3.7. Due to the difficulty in creating this high distinctiveness habitat, the location of any compensation should seek comparable edaphic conditions. Further investigation would be required to inform habitat creation elsewhere (e.g. sub soil sampling), however, there are opportunities to recreate both the OMH and 'other neutral grassland' in the clients wider land holding (if available) through transportation of this imported material. Given the relatively young condition of the 'other neutral grassland' time to recreate should be short and likely successful.
- 3.8. It is due to this difficulty in habitat creation that there is only one Habitat Bank provider (to the current knowledge of Dunham Ecology Ltd) offering OMH units, with locations limited. Therefore, the cost to

purchase these units is likely to be high and subject to a spatial multiplier, as the compensation will almost certainly be outside of the Local Planning Authority or National Character Area of the site.

Appendix 1: Full Species List

Scientific Name	Common Name	SSOC *	OMH Rudera ls *	Annual spp *	INNS / neophyte *	UK BAP Pri Hab Spp *	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	AREA 7
	HABITAT TYPE:						OMH	ONG	OMH	OMH	ONG	OMH	ONG
Woody													
<i>Cytisus scoparia</i>	Broom	X					r	r		r			r
<i>Buddleia davidii</i>	Buddleia	X			INNS		r						r
<i>Salix fragilis</i>	Crack willow	X					r			r	r		
<i>Cornus sanguinea</i>	Dogwood	X					r						
<i>Rosa arvensis can agg</i>	Field rose	X						r					
<i>Salix caprea</i>	Goat willow	X					o	r	r	r	r	r	r
<i>Salix cinerea</i>	Grey willow	X						r		r			r
<i>Quercus robur</i>	Pedunculate oak	X						r					
<i>Betula pendula</i>	Silver birch	X											r
<i>Salix alba</i>	White willow	X						r		r			
Herbaceous													
<i>Agrimonia eupatoria</i>	Agrimony					X		r					
<i>Poa annua</i>	Annual meadow-grass			A				r		lf	f	o	
<i>Crepis vesicaria</i>	Beaked hawk's-beard							r	r				
<i>Lotus corniculatus</i>	Bird's-foot trefoil					X	lf	r	lo	r	o	f	o
<i>Medicago lupulina</i>	Black medick					X		r					
<i>Rubus fruticosus</i>	Bramble	X					r	r	r lo	r			r
<i>Picris echioides</i>	Bristly ox-tongue					X			r				
<i>Rumex obtusifolia</i>	Broad-leaved dock	X					r	r		r	r		
<i>Plantago major</i>	Broad-leaved plantain	X					o	r		r		r	
<i>Epilobium montana</i>	Broad-leaved willowherb											o	r
<i>Conyza canadensis</i>	Canadian fleabane			A		X			r				
<i>Phalaris arundinacea</i>	Canary-reed grass									r	r		
<i>Carex panicea</i>	Carnation sedge			A									r
<i>Dactylis glomerata</i>	Cock's-foot	X							r				
<i>Tussilago farfara</i>	Colt's-foot					X	r	r	r	r		r	o
<i>Agrostis capillaris</i>	Common bent							f a					
<i>Hypochoeris radicata</i>	Common cat's-ear		X			X	r	o	r	r		r	
<i>Centaurium erythraea</i>	Common centaury					X		r					
<i>Symphytum officinale</i>	Common comfrey							r					
<i>Elytrigia repens</i>	Common couch							lf					
<i>Centaurea nigra</i>	Common knapweed					X		lf		r	lo		
<i>Urtica dioica</i>	Common nettle	X								r			
<i>Jacobaea senecioides</i>	Common ragwort						r	o	r	r		r	r o
<i>Typha latifolia</i>	Common reed									r			
<i>Carex demissa</i>	Common yellow sedge												
<i>Agrostis stolonifera</i>	Creeping bent						d		r lo	f	d	la	d
<i>Ranunculus repens</i>	Creeping buttercup						f	o	r	r	f a		f
<i>Cirsium arvense</i>	Creeping thistle						f	lf	r lo	r	lf		
<i>Cynosurus cristata</i>	Crested dog's-tail						o	a	lo	f	d	f	a
<i>Rumex crispus</i>	Curled dock									r	r lf		
<i>Geranium dissectum</i>	Cut-leaved geranium			A				r					r
<i>Bellis perenne</i>	Daisy									r			
<i>Taraxacum officinale</i>	Dandelion	X						f	r				r
<i>Arrhenatherum elatius</i>	False-oat grass	X							r				
<i>Myosotis arvensis</i>	Field forget-me-not			A				r					
<i>Equisetum arvense</i>	Field horsetail					X			r lo	r			
<i>Pulicaria dysenterica</i>	Fleabane			A						r			
<i>Rubus armeniacus</i>	Giant blackberry	X			neo		r						
<i>Carex flacca</i>	Glaucous sedge									r			r
<i>Senecio vulgaris</i>	Groundsel			A					r				
<i>Carex hirta</i>	Hairy sedge								r		o		
<i>Vicia hirsuta</i>	Hairy tare			A		X		f	r	r	r		
<i>Epilobium hirsutum</i>	Hairy willowherb			A				o	r to	r	o lf		
<i>Juncus inflexus</i>	Hard rush					X	o			r	f	r	o
<i>Galium mollugo</i>	Hedge bedstraw							lf					
<i>Sisymbrium officinale</i>	Hedge mustard			A					r				
<i>Epilobium parviflora</i>	Hoary willowherb			A					r	r	r	o	r
<i>Hedera helix</i>	Ivy	X							r lo				
<i>Juncus articulatus</i>	Jointed rush									r			
<i>Anthyllus vulneraria</i>	Kidney vetch					X			r o	r			
<i>Arctium minus</i>	Lesser burdock					X					r		
<i>Trifolium dubium</i>	Lesser trefoil			A		X		lf	r	r	r lo	r	r
<i>Medicago sativa subsp. sativa</i>	Lucerne	X			neo	X					r lf		
<i>Alopecurus geniculatus</i>	Marsh foxtail										r		
<i>Ranunculus acris</i>	Meadow buttercup					X		o		r			
<i>Lathyrus pratense</i>	Meadow vetchling								r	r	r lo		r
<i>Aster sp</i>	Michaelmas daisy	X			neo		r				r (5iv)		
<i>Artemisia vulgaris agg</i>	Mugwort					X					o		
<i>Leucanthemum vulgare</i>	Ox-eye daisy					X	lo	f	r		lo	o	f

<i>Carex pendula</i>	Pendulous sedge								r	r lf		r
<i>Lolium perenne</i>	Perennial rye-grass	X					o f		r	a	r	a
<i>Hypericum perforatum</i>	Perforate St-John's-wort					X			r			
<i>Papaver rhoeas</i>	Poppy			A						r		
<i>Sagina procumbens</i>	Procumbent pearlwort			A				r				
<i>Trifolium pratense</i>	Red clover					X	f	f	r	r	f	r
<i>Festuca rubra</i>	Red fescue							r	r		o	
<i>Carex remota</i>	Remote sedge								r			
<i>Plantago lanceolata</i>	Ribwort plantain					X	lf	o lf	r	r	o	r
<i>Chamerion angustifolium</i>	Rosebay willowherb	X										r
<i>Sangisorba minor</i>	Salad burnet					X			r			
<i>Matricaria recutita</i>	Scented mayweed			A							r	
<i>Prunella vulgaris</i>	Selfheal					X	f		r	r	f	o
<i>Juncus acutiflorus</i>	Sharp-flowered rush								r			
<i>Festuca ovina</i>	Sheep's fescue					X		r	r		f	
<i>Sonchus oleraceus</i>	Smooth sow-thistle			A					r			
<i>Vicia tetraspermum</i>	Smooth tare			A						lf		
<i>Poa pratense</i>	Smooth-stalked meadow-grass						o	0-f	o	r		
<i>Bromus mollis</i>	Soft brome			A								o
<i>Juncus effusus</i>	Soft rush							r		r	f	r
<i>Cirsium vulgare</i>	Spear thistle							o	r		r	r
<i>Erophila verna</i>	Spring sand-wort			A								
<i>Cerastium glomeratum</i>	Sticky mouse-ear			A					r		r	r
<i>Anthoxanthum odoratum</i>	Sweet vernal grass								r	o		a
<i>Schedonorus arundinacea</i>	Tall fescue										lo	
<i>Veronica serpyllifolia</i>	Thyme-leaved speedwell						o				r	r
<i>Phleum pratense</i>	Timothy	X					o	d	lo		a	f
<i>Deschampsia cespitosa</i>	Tufted hair-grass									r		
<i>Vicia cracca</i>	Tufted vetch					X					o	r
<i>Trifolium repens</i>	White clover	X						f	r	o	f	f
<i>Daucus carota</i>	Wild carrot		X			X				o		r
<i>Reseda luteola</i>	Wild mignonette						lo		r o			o
<i>Pastinaca sativa</i>	Wild parsnip							o	r			
<i>Achillea millefolium</i>	Yarrow					X		f	r		r	
<i>Holcus lanatus</i>	Yorkshire fog						d	d	lo	o	a d	d
Lower Plants												
<i>Brachythecium rutabulum</i>	A pleurocarpos moss					X	lf	f				
<i>Calliergonella cuspidata</i>	A pleurocarpos moss					X		f		lf la	r a	
Acrocarp	An acrocarpos moss					X		o			la ld	
TOTALS - WOODY							5	6	1	5	2	1
TOTALS - HERBS							24	39	42	48	42	26
TOTALS - LOWER PLANTS							1	3	0	1	1	0
TOTALS - ALL							30	48	43	54	45	28
TOTALS - SPP SUB-OPTIMAL CONDITION							7		6	6		4
TOTALS - OMH RUDERALS							1		1	1		1
TOTALS - OMH ANNUALS							0		9	6		5
TOTALS - INNS/neo							1		1	1		0
TOTALS - OMH vascular indicators							8	18	14	15	16	9

* SSOC Species indicative of sub-optimal condition, from Grassland conditions sheets and *additional relevant species local to the region and or site .*

* BRIG 2010 Open Mosaic Habitats on Previously Developed Land.

* Rose (2006).

* INNS from Schedule 9 list & NECR053, Natural England (2011) / neo = neophyte from <https://plantatlas2020.org/>

* BRIG 2010 Open Mosaic Habitats on Previously Developed Land.

Plans:

Plan 1: Habitat Features Plan **10031/P01a**



Key

-  Application Site Boundary
-  Open Neutral Grassland
-  Open Mosaic Habitat



Project	Manchester Airport
Drawing Title	Habitat Features Plan
Scale	1:1250 @ A3
Drawing No.	10031/P001a
Date	June 2025

