

# Biodiversity Net Gain Assessment

## Site Address:

Waterside Hotel and Leisure Club, Wilmslow Road, Didsbury, Manchester M20 5WZ

## Client:

Waterside Hotel and Leisure Club

## Assessment Date:

27<sup>th</sup> October 2025

## Project:

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

Proposed Flood Defence Works – Ecology Survey required as part of Planning

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.

| Version Control |       |                                                 |            |
|-----------------|-------|-------------------------------------------------|------------|
| Status          | Issue | Name                                            | Date       |
| Draft           | 0.1   | Harry Brindle, BSc (Hons), Consultant Ecologist | 27/10/2025 |
| Final           | 1.0   | Harry Brindle, BSc (Hons), Consultant Ecologist | 28/10/2025 |
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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**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference SJ 8589 4967 and has an area of approximately ~0.1ha. The site comprises a car park of an associated hotel, with amenity grassland and introduced shrubs. It is situated within East Didsbury, to the west of the River Mersey. The site is surrounded by residential development and roads to the west of the site and is bordered by the River Mersey to the south, west and north of the site. The ownership boundary of the site includes woodland.

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

- ❖ Statutory BNG Metric - Waterside Hotel and Leisure Club, M20 5WZ- v1 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (EdenvaleYoung, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Waterside Hotel and Leisure Club, M20 5WZ- v1 (Arbtech Consulting Ltd., 2025)
- ❖ River Condition Assessment (RCA - Waterside Hotel and Leisure Club, M20 5WZ- v1 (Arbtech Consulting Ltd., 2025)

## Executive Summary

The current landscaping proposal generates a net loss of area-based habitat units (-20.83%) and a net loss of watercourse habitat units (-5.43%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2025), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025).

In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.67 will need to be achieved. At present, there is a unit deficit of **0.75** units. Of these units, 0.47 units must be of individual trees to satisfy trading rules.

Similarly, to achieve a +10% biodiversity net gain for watercourse habitats, a minimum linear-based unit score of 0.16 will need to be achieved. At present, there is a unit deficit of **0.02** units. Of these units, 0.02 units must be of other rivers and stream habitat to satisfy trading rules.

Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units.

Introduction

| BNG Informative                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |      |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| Habitat Degradation Statement     | Date reflected by BNG calculations                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2023 |
|                                   | <p>The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025) as evidence of habitat degradation had occurred. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. GoogleEarth) and images from the site prior to works.</p>  |      |
| 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 <sup>th</sup> January 2020.                                                                                                                                                                                                                                                                                  |      |
| Metric Version & Publication Date | Statutory Biodiversity Metric Calculation Tool first published 29 <sup>th</sup> November 2023 with last updates to metric tools and user guides on 3 <sup>rd</sup> July 2025.                                                                                                                                                                                                                                                                                                         |      |
| BNG Target Uplift                 | +10%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |      |
| National Character Area (NCA)     | 55 - Manchester Conurbation                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic<br>Significance                             | <p>Greater Manchester Combined Authority (GMCA), the responsible authority for the Greater Manchester LNRS covering Manchester, has not yet adopted a final LNRS. As advised by Manchester City Council, the following documents are used to determine strategic significance:</p> <ul style="list-style-type: none"><li>❖ Draft Greater Manchester LNRS – Local Habitat Map</li><li>❖ Manchester City Council Biodiversity Strategy &amp; Action Plan</li><li>❖ Manchester City Council “Achieving Net Gain in Biodiversity</li></ul> |
| <b>Limitations</b>                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| There were no specific limitations to the assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## Baseline

| Baseline Biodiversity Value: On-Site |             |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |                                        |
|--------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Area-Based Habitats (A-1)            |             |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |                                        |
| Habitat                              | Area (ha)   | Description                                                                                                                                                                                                                                                                                                                | Condition Assessment                                                                                                              | Strategic Significance                 |
| Developed land; sealed surface       | 0.0807      | The majority of the site consists of developed land sealed surface consisting of the car park, roads and pedestrian paths.                                                                                                                                                                                                 | Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement. | <b>Low</b> Strategic Significance      |
| Introduced shrub                     | 0.0132      | Planted located to the north of the site.                                                                                                                                                                                                                                                                                  |                                                                                                                                   |                                        |
| Modified grassland                   | 0.037       | There is a small section of the grassland remaining to the north of the site. This small section of modified grassland is subject to damage from pedestrian use, with bare ground present. No invasive species observed.                                                                                                   | <b>Poor:</b> passes 2 of 7 criteria excluding essential criterion A.                                                              |                                        |
| Urban tree                           | 0.2646      | There is a line of trees present on the eastern boundary of the surveyed section of the site. These have been separated into scattered trees as they are within an urban environment. The trees are observed to be semi-mature, with limited observed damage. The trees sit on a soil bank, with limited vegetation cover. | <b>Moderate:</b> passes 3 of 6 criteria.                                                                                          | <b>Moderate</b> Strategic Significance |
| Watercourse-Based Habitats (C-1)     |             |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |                                        |
| Habitat                              | Length (km) | Description                                                                                                                                                                                                                                                                                                                | Condition Assessment                                                                                                              | Strategic Significance                 |
| Other rivers and streams             | 0.0156      | See RCA for full details of river description.                                                                                                                                                                                                                                                                             | <b>Fairly Poor</b> (See RCA)                                                                                                      | <b>High</b> Strategic Significance     |

## Post-Development

### Post-Development Biodiversity Value: On-Site

#### Area-Based Habitats

|                | Habitat                        | Area (ha) | Description                                              | Condition Assessment                                                                                                              | Strategic Significance                    |
|----------------|--------------------------------|-----------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Retained (A-1) | Developed land; sealed surface | 0.0807    | Retained developed land.                                 | Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement. | <b>Low</b><br>Strategic Significance      |
|                | Modified grassland             | 0.0173    | Retained areas of grassland.                             | <b>Poor:</b> passes 2 of 7 criteria excluding essential criterion A.                                                              |                                           |
|                | Urban tree                     | 0.2117    | Retained trees.                                          | <b>Moderate:</b> passes 3 of 6 criteria.                                                                                          | <b>Moderate</b><br>Strategic Significance |
| Created (A-2)  | Introduced shrub               | 0.0132    | Timber sleepers reinstated after core development works. | Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement. |                                           |
|                | Developed land; sealed surface | 0.0197    | Proposed developed land.                                 |                                                                                                                                   | <b>Low</b><br>Strategic Significance      |

#### Watercourse-Based Habitats

|                | Habitat                  | Length (km) | Description                                                                                                                                                                           | Condition Assessment         | Strategic Significance                |
|----------------|--------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------|
| Retained (C-1) | Other rivers and streams | 0.0156      | River will be retained. The riparian zone is likely to be encroached upon so the river has been re-entered into the metric as per BNG guidelines with a creation period of 30+ years. | <b>Fairly Poor</b> (See RCA) | <b>High</b><br>Strategic Significance |

Change of Biodiversity Value

|                    |                  | Biodiversity Units    |              |                      |
|--------------------|------------------|-----------------------|--------------|----------------------|
|                    |                  | Area-Based            | Linear-Based | Watercourse-Based    |
| On-Site            | Baseline         | 2.43 units            | N/A          | 0.15 units           |
|                    | Post-Development | 1.92 units            | N/A          | 0.14 units           |
|                    | Net Change       | -0.51 units (-20.83%) | N/A          | -0.01 units (-5.43%) |
| Off-Site           | Baseline         | N/A                   | N/A          | N/A                  |
|                    | Post-Development | N/A                   | N/A          | N/A                  |
|                    | Net Change       | N/A                   | N/A          | N/A                  |
| Overall Net Change |                  | -0.51 units (-20.83%) | N/A          | -0.01 units (-5.43%) |

## Results, Discussion, and Next Steps

| BNG Informative                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Results                        | <p>The current landscaping proposal generates a net loss of area-based habitat units (-20.83%) and a net loss of watercourse habitat units (-5.43%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2025), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025).</p> <p>In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.67 will need to be achieved. At present, there is a unit deficit of <b>0.75</b> units. Of these units, 0.47 units must be of individual trees to satisfy trading rules.</p> <p>Similarly, to achieve a +10% biodiversity net gain for watercourse habitats, a minimum linear-based unit score of 0.16 will need to be achieved. At present, there is a unit deficit of <b>0.02</b> units. Of these units, 0.02 units must be of other rivers and stream habitat to satisfy trading rules.</p>                                  |
| Recommendations and Next Steps | <p>In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary.</p> <p>There is limited scope on site and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel.</p> <p>Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and</p> |

would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.

A summary as to what off-site units will be required is detailed in the table below.

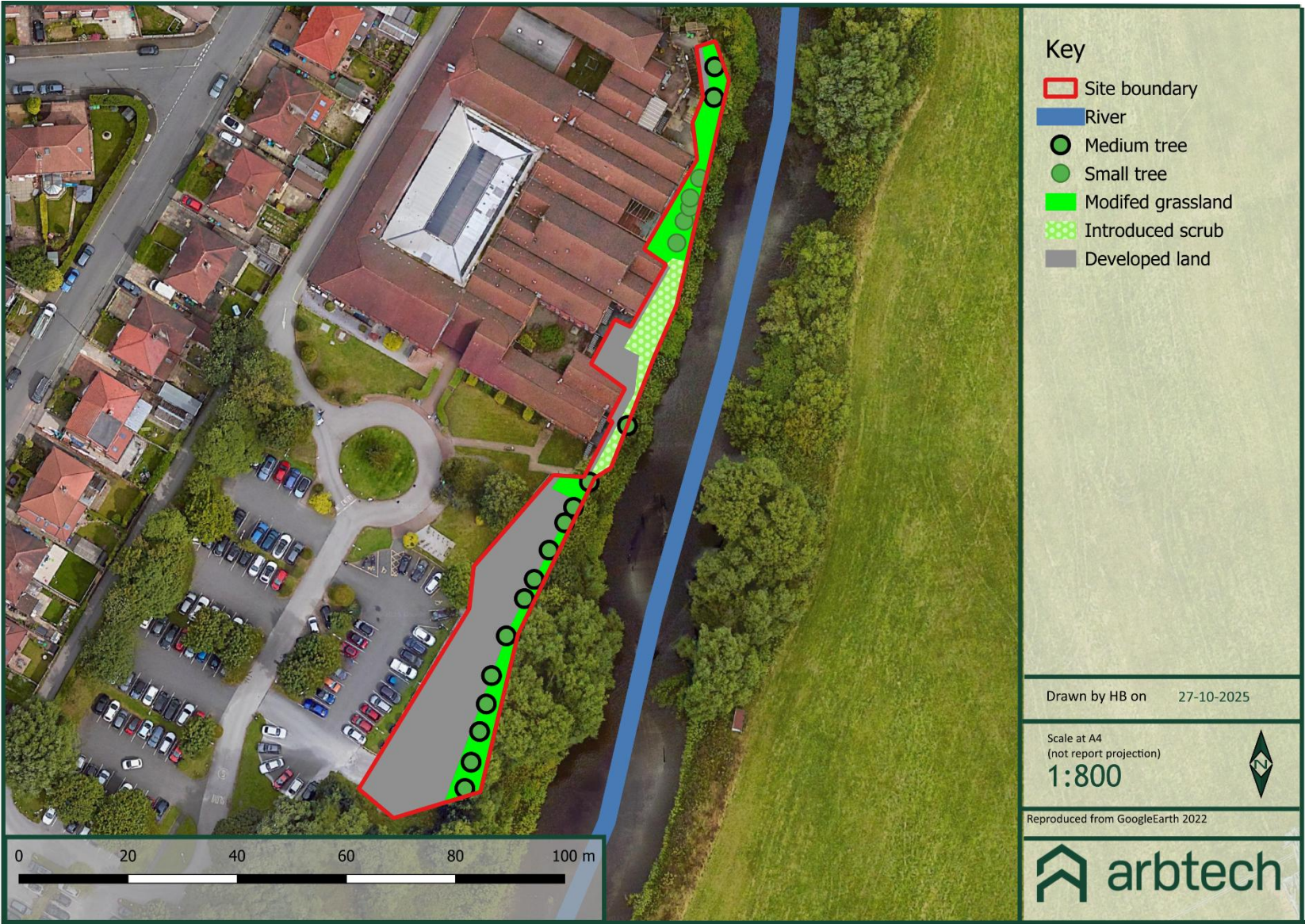
|             | Distinctiveness | Broad Habitat Group      | Habitat            | Units Required |
|-------------|-----------------|--------------------------|--------------------|----------------|
| Area-Based  | Medium          | Individual Trees         | Urban Tree         | 0.47           |
|             | Low             | Grassland                | Modified grassland | 0.28           |
|             | Total           |                          |                    | 0.75           |
| Watercourse | High            | Other rivers and streams |                    | 0.02           |
|             | Total           |                          |                    | 0.02           |

Pre-  
Commencement

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.

These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan





- HEALTH & SAFETY AND ENVIRONMENTAL INFORMATION**

The design presented on this drawing has been developed in accordance with the construction management regulations 2015. Any construction activities arising from this design and significant material risk, not usually associated with the principal type of work, are identified on this drawing or within the notes.

It is assumed that all works will be carried out by a competent contractor working to an approved method statement.

**FOR CONSTRUCTION**

**WATERSIDE HOTEL**

Drawing Title  
**GENERAL ARRANGEMENT  
& SETTING OUT  
NORTH**

|                 |                   |                  |
|-----------------|-------------------|------------------|
| Drawn:<br>JC    | Date:<br>04/03/25 | Scale:<br>1:100  |
| Checked:<br>JMY | Date:<br>09/03/25 | Plot size:<br>A1 |
| Project No:     | Drawing No:       | Rev:             |

**EVY1238-004** **B**

**NOT FOR CONSTRUCTION**

## Appendix 4: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

| FINAL RESULTS                                                                                                                    |        |                |                                |              |
|----------------------------------------------------------------------------------------------------------------------------------|--------|----------------|--------------------------------|--------------|
| <div>Total net unit change</div> <div>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</div> |        |                | Area habitat units             | -0.51        |
|                                                                                                                                  |        |                | Hedgerow units                 | 0.00         |
|                                                                                                                                  |        |                | Watercourse units              | -0.01        |
| <div>Total net % change</div> <div>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</div>    |        |                | Area habitat units             | -20.83%      |
|                                                                                                                                  |        |                | Hedgerow units                 | 0.00%        |
|                                                                                                                                  |        |                | Watercourse units              | -5.43%       |
| Trading rules satisfied?                                                                                                         |        |                | No - Check Trading Summaries ▲ |              |
|                                                                                                                                  |        |                |                                |              |
| Unit Type                                                                                                                        | Target | Baseline Units | Units Required                 | Unit Deficit |
| Area habitat units                                                                                                               | 10.00% | 2.43           | 2.67                           | 0.75         |
| Hedgerow units                                                                                                                   | 10.00% | 0.00           | 0.00                           | 0.00         |
| Watercourse units                                                                                                                | 10.00% | 0.15           | 0.16                           | 0.02         |

## Appendix 5a: Baseline Habitat Condition Assessment Sheets

| Condition Sheet: INDIVIDUAL TREES Habitat Type                                                              |                                                                                                                                                                                                                                                                                         |                              |                               |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|
| Condition Assessment Criteria                                                                               |                                                                                                                                                                                                                                                                                         | Criterion passed (Yes or No) | Notes (such as justification) |
| A                                                                                                           | The tree is a native species (or at least 70% within the block are native species).                                                                                                                                                                                                     | No                           |                               |
| 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).                                                                                         | No                           |                               |
| C                                                                                                           | The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .                                                                                                                                                                                                        | No                           |                               |
| D                                                                                                           | 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. | yes                          |                               |
| E                                                                                                           | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | Yes                          |                               |
| F                                                                                                           | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                                | yes                          |                               |
| Number of criteria passed                                                                                   |                                                                                                                                                                                                                                                                                         |                              |                               |
| Condition Assessment Result (out of 6 criteria)                                                             |                                                                                                                                                                                                                                                                                         | Condition Assessment Score   | Score Achieved x/✓            |
| Passes 5 or 6 criteria                                                                                      |                                                                                                                                                                                                                                                                                         | Good (3)                     |                               |
| Passes 3 or 4 criteria                                                                                      |                                                                                                                                                                                                                                                                                         | Moderate (2)                 | Yes                           |
| Passes 2 or fewer criteria                                                                                  |                                                                                                                                                                                                                                                                                         | Poor (1)                     |                               |
| Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type. |                                                                                                                                                                                                                                                                                         |                              |                               |

| Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                               |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|
| Condition Assessment Criteria                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Criterion passed (Yes or No) | Notes (such as justification) |
| A                                                                                  | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b><br><br>Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. | No                           |                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                           |                               |
| C                                                                                  | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).<br><br>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                          |                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No                           |                               |
| E                                                                                  | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No                           |                               |
| F                                                                                  | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                          |                               |
| G                                                                                  | There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No                           |                               |
| Essential criterion achieved (Yes or No)                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                               |
| Number of criteria passed                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                               |
| Condition Assessment Result (out of 7 criteria)                                    | Condition Assessment Score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Score Achieved ×/✓           |                               |
| Passes 6 or 7 criteria including passing essential criterion A                     | Good (3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |                               |
| Passes 4 or 5 criteria including passing essential criterion A                     | Moderate (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |                               |
| Passes 3 or fewer criteria;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                          |                               |

**Appendix 5b: Post-Development Habitat Condition Assessment Sheets**

*N/A for proposed habitats*