

Biodiversity Metric Report

541 Wilbraham Road, Chorlton-cum-Hardy
Reference: 82-194-R2-2
Date: May 25





E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

Report reference		82-194-R2-1			
REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R1-1	First issue	ZSW	SP	CK	10/03/25
R2-2	Updated Plans	BH	SP	CK	15/05/25

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party. This report has been prepared by the qualified persons as listed below.

WRITTEN BY	QUALIFICATIONS	POSITION
Ben Hartley	BSc (Hons), MSc	Consultant Ecologist

REVIEWED BY	QUALIFICATIONS	POSITION
Samantha Pritchard	BSc (Hons), MSc, ACIEEM	Principal Ecologist

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director



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	Proposals include the construction of a large residential dwelling with associated landscaping.				
Results	The biodiversity metric results show a gain of habitat and hedgerow units, based on the Landscape Sketch concept Proposal as follows: <table><tr><td>Habitat Units</td><td>0.03</td></tr><tr><td>Hedgerow Units</td><td>0.02</td></tr></table> A 20.54% gain 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.	Habitat Units	0.03	Hedgerow Units	0.02
Habitat Units	0.03				
Hedgerow Units	0.02				
Conclusions and Recommendations	The proposed scheme and recommendations show a total gain of 0.03 habitat units (20.54%) and 0.02 hedgerow units. The trading rules have also been satisfied as the loss of T1 has been compensated for. Additional species enhancements could be provided on-site, which could include bat and bird boxes.				



Table of Contents

EXECUTIVE SUMMARY	3
1.INTRODUCTION	5
1.1. Background	5
1.2. Previous Surveys	5
1.3. Site Location	5
1.4. Objectives	6
2.METHODOLOGY	7
2.1. Biodiversity Metric	7
2.2. On-Site Habitat Baseline Data	7
2.3. Post Development Habitat Creation	7
2.4. Limitations	7
3.RESULTS	8
3.1. On-Site Baseline Habitat Condition Assessment Results	8
3.2. Habitat Retention	9
3.3. Habitat Creation Condition Assessment	9
3.4. Strategic Significance	11
3.5. Biodiversity Unit Result	11
4.CONCLUSIONS AND RECOMMENDATIONS	12
5.PLANNING APPLICATION INFORMATION	13
6.REFERENCES	14
APPENDIX I UKHAB HABITAT PLAN	15
APPENDIX II LANDSCAPE SKETCH CONCEPT PROPOSAL	16
APPENDIX III UKHAB POST-DEVELOPMENT HABITAT PLAN	17



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 Biodiversity Metric Calculation Tool – 541 Wilbraham Road, Chorlton-cum-Hardy (R2).xl’.

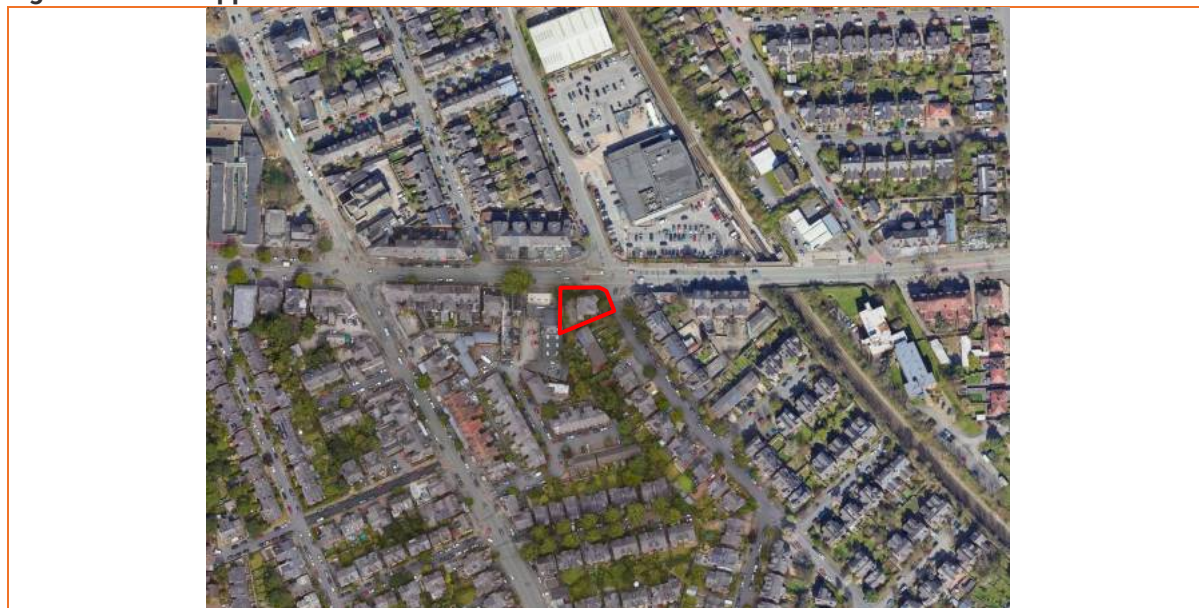
1.2. PREVIOUS SURVEYS

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 Root Protection Areas (RPAs) of scattered trees were calculated using the Tree Helper within the metric. Please see Appendix I for the UKHab Habitat Plan.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Sketch Concept Proposal plan was used to measure potential habitat creation on-site (TBA Landscape Architecture, 2025, Drawing reference: 7620.01, Revision: B). The areas of proposed habitat were provided using QGIS. 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 Sketch Concept Proposal 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-T4)	0.0163 (4x small)	Moderate	Passes 3 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). - 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 RETENTION

The majority of on-site trees will be retained.

Table 2 Habitat Retention

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION
Individual trees – Urban tree (T2-T4)	0.0122 (3x small)	Moderate

3.3. HABITAT CREATION CONDITION ASSESSMENT

A number of habitats are proposed within the site. Table 3 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 3 Habitat Creation Condition Assessment Results

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION AND DESCRIPTION	TARGET TIME TO CONDITION
Hard Paving Link Throughout	Urban – Developed land; sealed surface	0.0449	N/A	N/A
	Urban – Artificial Unvegetated, Unsealed Surface	0.0009	N/A	N/A
Ornamental Grasses/Shrub Planting	Urban – Introduced shrub	0.0014	N/A	One year



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION AND DESCRIPTION	TARGET TIME TO CONDITION
Wildflower Seed Mix – EH1 Hedgerow Mixture	Grassland – Modified grassland	0.0025	Poor Fails criterion A, which is essential for achieving Moderate or Good condition: there are at least 6-8 vascular plant species per m², and at least 2 forbs.	One year
Wildflower SUDS Turf from Wildflower Turf	Grassland – Other neutral grassland	0.0048	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
Proposed Tree Planting	Individual trees – Urban tree	0.0122 (3x small)	Poor Passes 2 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).	10 years
Hedge Planting	Non-native and Ornamental Hedgerow	0.024	Poor – Condition assessment is automatically assigned by the metric.	One year



3.4. 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.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.03 habitat units and 0.02 hedgerow units will occur as a result of development. Table 4 shows the headline results detailed within the Biodiversity Metric.

Table 4 **Headline Results**

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	0.03
	Hedgerow Units	0.02
	River Units	N/A
Total Net % Change	Habitat Units	20.54%
	Hedgerow Units	N/A
	River Units	N/A

The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme and recommendations show a total gain of 0.03 habitat units (20.54%) and 0.02 hedgerow units. However, the trading rules have been satisfied as the habitats lost have been 'traded up'.

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 0.13

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).
- ✧ 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 Sketch concept Proposal (drawing reference: 7620.01, Revision: B).

END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN



Key:

-  Red Line Boundary
-  Developed land; sealed surface
-  Buildings
-  Trees

Notes

Issue: 1	Revision: 1	Date: 07/03/2025	Drawn: ZSW	Authorised: CK
Client: Southway Housing			Job No. 82-194	Date: 07/03/2025
			Drawing No. 82-19--4-002	Scale: 1 : 180 @A4
Job title: 541 Wilbraham Road, Chordton-cum-Hardy			Drawing title: UKHab Habitat Plan	



e3p

Environmental Engineering Partnership Ltd
Manchester Office:
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not accept any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any alterations being made. In the event that such written permission is not obtained in advance of the alterations being made, E3P Ltd shall not be liable for any copyright and/or losses occurring as a result of the altered drawing, design or intellectual property.

0 2.5 5 7.5 10 12.5 15 m



APPENDIX II

LANDSCAPE SKETCH

CONCEPT PROPOSAL



APPENDIX III UKHAB POST- DEVELOPMENT HABITAT PLAN



Kev:

-  Red Line Boundary
-  Developed Land; Sealed Surface
-  Introduced Shrub
-  Modified Grassland
-  Other Neutral Grassland
-  Bare ground
-  Buildings
-  Non-native and Ornamental Hedgerow
-  Retained Trees
-  Proposed Small Urban Tree

Notes

Issue: 1	Revision: 2	Date: 14/05/2025	Drawn: BH	Authorised: CK
Client: Southway Housing			Job No. 82-194	Date: 14/05/2025
			Drawing No. 82-194-003	Scale: 1 : 180 @A4
Job title: 541 Wilbraham Road, Chorlton-cum-Hardy			Drawing title: UKHab Post-Development Habitat Plan	



Environmental Engineering Partnership Ltd
Manchester Office:
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not accept any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any alterations being made. In the event that such written permission is not obtained in advance of the alterations being made, E3P Ltd shall not be liable for any copyright and/or losses occurring as a result of the altered drawing, design or intellectual property.