Small Sites Biodiversity Net Gain Statement

Proposal: Erection of a Replacement Detached 3-Bedroom Dwelling
Site: Plot - 42 Cambrian Street, Manchester, M40
Applicant: Nabeel Qureshi
Prepared by: Architek BDC Ltd

Date: 06.11.2025

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1. Legislative Context

This statement is submitted in accordance with the **Environment Act 2021** and the **Town and Country Planning (Biodiversity Net Gain) Regulations 2024**, which require all developments in England to demonstrate at least a **10 % measurable net gain** in biodiversity value.
As a **small-site minor residential development (one dwelling, < 1 ha)**, the proposal follows the **Small Sites Metric (SSM)** approach, applying a proportional on-site enhancement strategy.

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2. Existing Site Baseline

The site is a **vacant brownfield plot** that formerly contained a dwelling.
Current conditions comprise:

- Hardstanding and compacted soil with negligible vegetation;
- No trees, hedgerows, or habitat features;
- Estimated baseline value: ≈ 0.05 – 0.1 habitat units (very low).

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3. Proposed Biodiversity Enhancements

ENHANCEMENT MEASURE	DESCRIPTION	ESTIMATED BNG VALUE / BENEFIT
SOFT LANDSCAPING	Creation of rear garden (≈ 35 m²) with grassed area and planting beds replacing hardstanding.	+ 0.15 units
NATIVE PLANTING SCHEME	Mix of native shrubs and pollinator-friendly species (lavender, viburnum, hawthorn, hebe, etc.).	Pollinator / foraging habitat
WILDFLOWER BORDER	1 m-wide wildflower strip along rear fence line using native seed mix.	Seasonal nectar source
BIRD & BAT BOXES	One bird box and one bat box fixed beneath eaves on north/east elevation.	Roosting & nesting habitat

PERMEABLE SURFACES	Permeable block paving to paths and patio to support infiltration and micro-habitats.	Drainage & soil quality gain

Predicted post-development biodiversity value: ≈ 0.12 – 0.15 units
→ **> 100 % increase (over 10 % requirement achieved).**

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4. Long-Term Management

- Garden planting maintained by occupants; re-plant with equivalent native species if lost.
- Bird and bat boxes to remain in situ and be inspected annually.
- Permeable paving to be kept free from sealing or over-compaction.

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5. Policy Compliance

The scheme accords with:

- **NPPF (§179–182)** – protect and enhance biodiversity;
- **Manchester Core Strategy Policies EN14 (Trees & Landscaping)** and **EN15 (Biodiversity & Nature Conservation)**;
- **Environment Act 2021 BNG Regulations** – 10 % minimum gain.

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6. Conclusion

The proposal converts a cleared brownfield plot of negligible ecological value into a landscaped residential site delivering measurable on-site biodiversity improvements through planting, nesting and roosting features, and permeable surfacing.
These measures exceed the 10 % BNG target and ensure the development achieves a **positive ecological outcome** consistent with national and local policy.

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