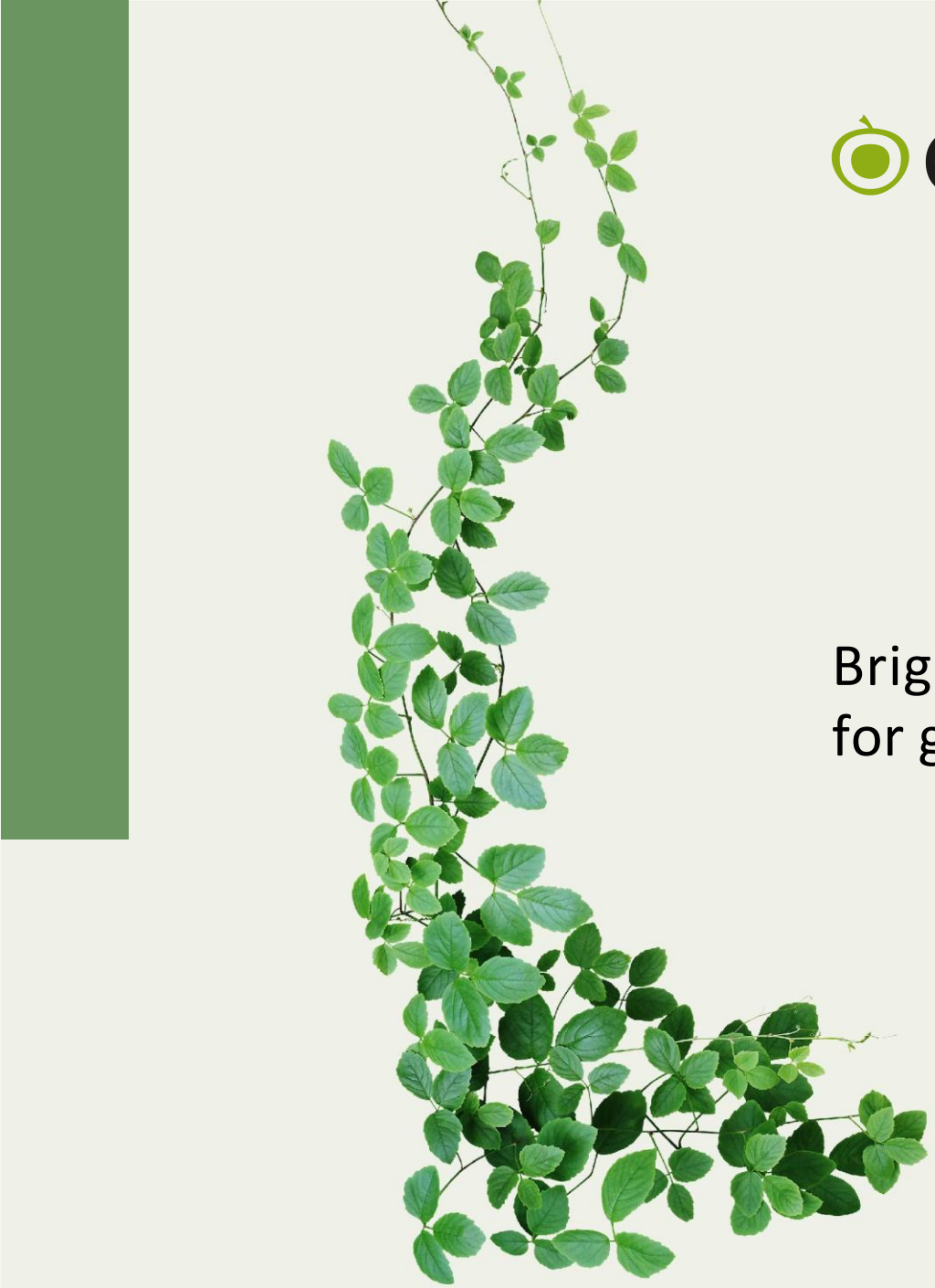
Greengage

Brighter strategies
for greener projects





Client: Turley

Project: Victoria Point

Report: Biodiversity Net Gain Assessment

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd (Greengage) was commissioned by Turley to undertake a Biodiversity Net Gain Assessment (BNGA), using the Statutory Biodiversity Metric (SBM), for an area of land known as Victoria Point in Manchester, hereafter referred to as 'the site'.

The BNGA aims to quantify the predicted change in biodiversity value of the site in light of the proposed development to assess compliance against national and local planning policy and against the BNG mandate set out in the Environment Act 2021, which states that all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain.

The site extends to 0.15 hectares (ha) and comprised developed land; sealed surface (encompassing an existing building and associated hardstanding footpaths), modified grassland and six small individual urban trees, as identified from a site walkover undertaken on 1st November 2024, alongside a follow up site walkover undertaken in September 2025.

Proposed habitat creation includes 0.0120 ha of modified grassland, 0.0670 ha of biodiverse green roof, 0.0180 ha of introduced shrub and 0.0133 ha of developed land; sealed surface. The development seeks to retain 0.0225 ha of modified grassland.

The locations, extents, conditions and habitat parcel reference numbers of the pre-development (baseline) and post-development habitats are mapped in Figure A.1 and Figure B.1. The habitat values are split into three categories: area-based 'Habitat Units' (HU), linear-based 'Hedgerow Units' (HeU) and aquatic linear-based 'Watercourse Units' (WU) respectively, where applicable to the site.

The pre-development baseline values are 0.30 HU. There are no HeU or WU associated with the baseline or proposed site.

The 10% BNG target is therefore 0.33 for HU ideally delivered fully on-site.

The post-development design proposals are predicted to deliver 0.14 HU. This is a net loss of 0.16 HU (equivalent to -53.19 % for HU).

The design proposals do not meet the BNG Trading Rules owing to the net loss of 0.20 HU associated with medium distinctiveness urban trees which are not compensated for through higher distinctiveness habitats in the post-development proposal. It is the intention of the project to deliver a 10% net gain through purchasing HU from a third party habitat bank.

The onsite areas of biodiversity value are not considered to be significant due to the small scale of habitat creation and types of habitats that will be present post development i.e. habitats of low value/significance which do not require condition assessments. Therefore, detail relating to the proposed biodiversity compensation and enhancement actions in relation to habitat creation and management can be provided within a Landscape and Ecological Management Plan (LEMP) for the site which should be secured through planning condition. Providing these recommendations are adhered to, the proposals stand to be compliant with legislation and current planning policy.

Upon receiving planning permission, the submission of a Biodiversity Gain Plan (BGP) to the Local Planning Authority will be required. This BGP must include details of the proposed off-site BNG compensation, including the Biodiversity Gain Site Register Reference.

2.0 INTRODUCTION

Greengage Environmental Limited (Greengage) was commissioned by Turley in February 2026 to undertake a Biodiversity Net Gain Assessment (BNGA), using the Statutory Biodiversity Metric (SBM), for an area of land known as Victoria Point, hereafter referred to as 'the site'.

Under the Environment Act 2021, developments are mandated to achieve a 10% biodiversity net gain (BNG), and they may also be required to under local policy. Most Local Planning Authorities (LPA) require a 10% net gain delivered against a site's pre-development (baseline) value. This is determined through assessing the condition of pre-development habitats on the site i.e. calculating the baseline at the BNGA Baseline stage, followed by comparison against the anticipated changes in biodiversity value based on the development proposals. BNG aims to give an accurate reflection of the changes happening on site.

This BNGA has been undertaken in February 2026. Any further changes to the design will impact upon the BNG score and the SBM calculations will need to be updated to reflect such changes. This also carries forward throughout the entire lifetime of the project, including after planning permission has been granted, in and throughout the construction phase.

2.1 SITE DESCRIPTION

The site extends to 0.1495 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 85768 96004, OS Co-ordinates 53.460587 -2.2158144.

The site is composed of a residential tower block used as student accommodation and a site office, as well as some limited public realm landscaping, which includes low diversity modified grassland and individual trees.

The site is situated in the Victoria Park suburb of Manchester, approximately 2.5 kilometres (km) south-southeast of Manchester City Centre. It is bound to the south by Hathersage Road, to the west, the north and the east by residential dwellings mostly composed of terrace housing. The site is an irregular shape, with Victoria Baths, an Edwardian-era heritage asset and Turkish bath-house, situated between the existing tower blocks on site, but outside of the site boundary. The site map is available in Appendix A.

The site is situated in an urban context typical of Greater Manchester. There is a mix of residential, commercial and light industrial uses in the vicinity of the site. Due to the urban nature of the site and it's surroundings, green infrastructure provision is somewhat limited, mostly confined to residential gardens, street trees and parks.

2.2 PROPOSED DEVELOPMENT

The proposed development proposes to amend the façade of the building and reconfigure site access, in addition to constructing new structures.

The 'Proposed Site Plan' produced by Bell Phillips, dated 03/24, has been used as the basis for information regarding the proposed post-development habitats and has been used to inform the comparison against the baseline values.

3.0 METHODOLOGY

3.1 PRE-DEVELOPMENT (BASELINE)

Habitat Data

A Preliminary Ecological Appraisal (PEA) [Report Ref: 552559dpMar23FV02_PEA] has been undertaken by Greengage in accordance with guidance in the UK Habitat Classification System (UKHab)[1] and the Chartered Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal[2], in accordance with British Standard (BS) 42020: 2013: Biodiversity[3]. The PEA included a site walkover which identified and mapped the extent and distribution of different habitat types on site according to the standard UKHab classification methodology, i.e. using Primary Codes, and supplemented with Secondary Codes. Habitats have been split into ' habitat parcels' e.g. [XX, XX] within the report, for the purposes of denoting differentiations in characteristics/composition within habitat types, where applicable. A habitat map was produced to illustrate the results, which is provided as Appendix A.

During the PEA, the habitats were also subject to Condition Assessments, where relevant, in accordance with the SBM Condition Assessments (see 'Habitat Condition' below).

Statutory Biodiversity Metric Calculation Tool

This BNGA uses the government mandated methodology within the ‘Statutory Biodiversity Metric User Guide’ (SBM User Guide), distributed by Department for Food Environment and Rural Affairs (Defra), February 2024[4].

BNG uses habitat type and condition as a proxy for overall biodiversity value, measured in Biodiversity Units (BU) which are calculated using the SBM. The BU are separated into area-based Habitat Units (HU), linear-based Hedgerow Units (HeU) and aquatic linear-based Watercourse Units (WU), as applicable to a site, respectively. For this site, only HU are applicable.

The following information on each habitat type are the required SBM inputs:

- Type;
- Area/length;
- Condition; and
- Strategic significance.

The areas of each habitat parcel are measured, with each habitat parcel assigned a ‘Distinctiveness’, ‘Condition’ and 'Strategic Significance' score. Distinctiveness is a default score for the habitat classification, representing its inherent biodiversity value, whereas condition refers to the state each habitat parcel is in relative to a predetermined set of criteria outlined in the SBM User Guide.

Strategic significance draws upon priorities and objectives within local plans and strategies, and is measured by providing habitats with a score from low to high as follows:

- Low - "area / compensation not in local strategy";
- Medium - "location ecologically desirable but not in local strategy"; and
- High - "formally identified in local strategy".

To calculate the pre-development (baseline) BU value, habitat data collected during the [PEA OR site walkover] has been used. A PEA UKHab map has been created based on the data collected in the field using Coreo[5] software. The area extents for each habitat type shown in the UKHab map were then measured using Quantum Geographical Information System (QGIS) software. See Appendix A.

To calculate the HU associated with trees on site, stem diameters of each tree were used to assign each tree a rating of 'small', 'medium', 'large' or 'extra large', in line with the User Guide. The rating corresponds to an area value to be used.

Distinctiveness values were automatically calculated for the site and habitat conditions were assessed both in the field, and retrospectively using site photos.

A habitat parcel reference has been applied to each area-based, hedgerow-based and/or watercourse-based habitat type on the site, which is cross-referenced within the SBM calculation tool and Figure A.1.

For individual trees present on the site, the area extent attributed to individual trees has been calculated using the 'Tree helper' within the SBM calculation tool. This is based upon using Diameter at Breast Height (DBM) in centimetres (cm). The DBH measurements for individual trees within the site have been taken from [Report/Drawing ref]. In accordance with the SBM User Guide, based on 'Diameter at breast height (centimetres (cm)), tree sizes have been recorded as follows;

- Small is less than 30 cm diameter,
- Medium is greater than 30 cm, to less than or equal to, 60 cm;
- Large is greater than 60 cm, to less than or equal to 90 cm; and,
- Extra large is greater than 90 cm.

Each tree has been given a habitat parcel number and referred to within the 'Assessors' comment box within the SBM.

Habitat Condition

Where applicable, habitats were subject to a condition assessment in accordance with the SBM Condition Assessments. Formalised copies of the Condition Assessments for the Baseline habitats are provided as Appendix C.

Habitats must be quantified using criteria set out by the SBM Condition Assessments to determine their relative condition.

The condition of a habitat is a measure of the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat.

The condition of each habitat type was assessed against pre-set criteria and categorised as either 'Good', 'Fairly Good', 'Moderate', 'Fairly Poor' or 'Poor'. Where a habitat type varies in condition within the site this was recorded and mapped.

Strategic Significance

The SBM calculation tool accounts for whether the habitat is situated in an area locally identified as significant for nature.

Data on areas and habitats locally identified as significant for nature were obtained from the following:

- Multi-Agency Geographical Information for the Countryside (MAGIC) website for mapped statutory designated sites;
- [Local Record Centre] was consulted in [Month Year] during the PEA for records of statutory and non-statutory designated sites for nature conservation within and adjacent to the site;
- Habitats listed within the Local Biodiversity Action Plan (LBAP) for [District] [(Source Reference, Year)] and the [District] Core Strategy [(Source Reference, Year];
- Local Plans;
- Local Nature Recovery Strategies;
- River Basin Management Plans;
- Catchment Plans;
- National Character Area profiles; and/or,
- Priority Habitats for Restoration.

Using the SBM calculation tool, habitat values have been calculated based on whether they occur commonly or whether they are rare, their area (ha) (or length (km) for linear features such as hedgerows), condition and importance within the local area, usually identified from local relevant planning policies or documents.

3.2 POST-DEVELOPMENT (PROPOSED)

To calculate the post-development BU value, the area extents for each habitat type were measured based on the 'Proposed Site Plan', using QGIS software. See Appendix B for a map of the habitats in the proposed development.

Habitat types were inferred from the 'Proposed Site Plan'. Where justification for habitat types is required, this has been included in Section 4.0.

Targeted condition scores were assigned by Greengage, using the SBM habitat condition criteria, whilst considering the likely future use of each area on the 'Proposed Site Plan' and what was considered feasible to reach.

In accordance with the BNG Trading Rules, changes in broader habitat types (for example, ‘Urban’, ‘Woodland’ and ‘Grassland’ habitats) are also tracked, and trading habitats is discouraged unless specifically targeted within a local strategy. Trading down of habitats is not permitted.

The definition of 'significant enhancements', in accordance with government guidance (www.gov.uk) is 'areas of habitat enhancement which contribute significantly to the proposed development’s BNG, relative to the biodiversity value before development'.

Retention of existing habitat does not count as an on-site enhancement.

What counts as a significant enhancement will vary depending on the scale of development and existing habitat, but these would normally be:

- habitats of medium or higher distinctiveness in the biodiversity metric;
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;

- habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development;
- areas of habitat creation or enhancement which are significant in area relative to the size of the development;
- enhancements to habitat condition, for example from poor or moderate to good.

3.3 COMPETENCIES

In accordance with 'British Standard: 8683 (BS:8683) Process for designing and implementing biodiversity net gain – Specification', this BNGA and all associated condition assessments have been completed by competent, suitability trained and qualified ecologists.

Daniel Perlaki, Senior Consultant, who reviewed this report, has an undergraduate degree in Ecology (BSc Hons), a master's degree in Conservation Science and Policy and is a Graduate member of CIEEM. Dan has a Field Identification Skills Certificate (FISC) Level 3 and Level 2 Certificate of Competence in Tree Climbing and Aerial Rescue (CS38). Dan has over 8 years' experience in ecology survey and consultancy.

Andrew Robinson, Consultant, who undertook the mapping and prepared this report, has a BSc (Hons) in Geography and Natural Hazards and a MSc Global Urban Development and Planning degree. Andrew is a practitioner member of ISEP and specialises in GIS, ecosystem service assessments and green infrastructure design.

Ryan Evans, Senior Consultant, who reviewed the mapping, has a BSc (Hons) in Geography and is an Associate member of CIEEM. Ryan has over seven years' experience as an ecologist, holds a Natural England GCN Licence, is a certified tree climber and is accredited to undertake river condition assessments (RCA).

Dr Alison Fairbrass, Principal Consultant, who verified this report, has over ten years of experience as a biodiversity and natural capital scientist. Alison is a Full member of the Institute of Sustainability & Environmental Professionals (MISEP) and is a Charted Environmentalist (CEnv). She holds a PhD in Urban Sustainability & Resilience. Alison is a specialist in biodiversity monitoring, having developed masterplan and national-scale biodiversity monitoring protocols. She is also a recognised expert in natural capital and has developed natural capital reporting frameworks that are used internationally.

This report was written by Daniel Perlaki, reviewed by Ryan Evans/Andrew Robinson and verified by Alison Fairbrass who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased, and exaggerated statements.

3.4 ASSUMPTIONS

Statutory Biodiversity Metric Calculation Tool

Strategic significance for the baseline has been determined to be low for all baseline and proposed habitats following a review of relevant Local plans.

The condition of the habitats, either for the baseline or that a habitat is considered to be able reach post-development, has been assessed using information within the SBM User Guide and based upon the ecologist's judgement of the habitats/input from the landscape architect.

Note the sum of the values shown in columns within the Biodiversity Units tables may differ from the total units stated. This is due to rounding and is not considered significant. The totals stated reflect those calculated within the SBM calculation tool, based on the SBM User Guide.

4.0 RESULTS

4.1 PRE-DEVELOPMENT (BASELINE)

Statutory Biodiversity Metric Calculation Tool

Using the SBM calculation tool the baseline biodiversity value of the site has been calculated as 0.30 HU.

A breakdown of the baseline calculations for HU is provided in Table 4.1 below:

Table 4.1 Baseline Habitat Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Grassland	Modified grassland	0.0520	Low	Poor	0.10
Urban	Developed land; sealed surface (Buildings)	0.0672	Very low	N/A	0.00
Urban	Developed land; sealed surface (hardstanding)	0.0304	Very low	N/A	0.00
Individual trees	Urban tree	0.0244*	Medium	Moderate	0.20
***Urban trees and green walls are not included in the total site area to avoid double counting**				**TOTAL**	**0.30**

The above tables have been completed based on the methodologies detailed in Section 3.0 and on application of the below points:

- The pre-development (baseline) habitats had not been subject to degradation prior to the condition assessment i.e. the default condition level of 'Good' has not had to be assigned to any habitats by default.
- In accordance with the SBM User Guide, 'Developed land; sealed surface' has no condition assessment.
- 'Modified grassland' has a condition score of 'poor' as the habitat parcels failed criterion A '6-8 species per m2'. This criterion is required for achieving moderate or higher condition.
- 'Ecologically valuable line of trees' has been assigned a condition score of 'Moderate'. This was due to there being no undisturbed land within 6m of the habitat. In addition, the habitat was assumed to pass criterion B and E, due to the survey being undertaken outside of the botanical season.

4.2 POST-DEVELOPMENT (PROPOSED)

Using the SBM calculation tool, the proposed development is predicted to deliver 0.14 HU as shown in Table 4.2.

Table 4.2 Post-Development Habitat Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Retained					
Grassland	Modified grassland	0.0225	Low	Poor	0.05
Urban	Developed land; sealed surface	0.0774	Very low	N/A	0.00
Created					
Grassland	Modified grassland	0.0120	Low	Poor	0.04
Urban	Developed land; sealed surface	0.0133	Very low	N/A	0.00
Urban	Introduced shrub	0.0177	Low	N/A	0.02
Urban	Biodiverse green roof	0.0067	Medium	Good	0.01
***Urban trees and green walls are not included in the total site area to avoid double counting**				**TOTAL**	**0.14**

The above tables have been completed based on the methodologies detailed in Section 3.0 and on application of the below points:

- The SBM calculation reflects area-based habitats only, as no linear or river habitats are proposed within the post-development design. The SBM calculation also assumes that no habitats on site are being retained.
- 'Developed land; sealed surface' relates to all areas of hardstanding, building and impermeable surfaces within the proposed development design. The habitat has a pre-set condition within the SBM and does not contribute any biodiversity units to the calculation.
- 'Biodiverse green roof' is predicted to achieve good condition. It will pass criterion A for having varied vegetation structure, B for having a diverse flowering window, C for having no invasive non-native species (INNS) and G for having a varied substrate depth and invertebrate features.
- 'Introduced shrub' is all ground level planting. In line with the SBM, this habitat has a pre-set condition of 'condition assessment N/A'.
- 'Modified grassland' is likely to achieve a condition of 'poor' as it will fail criterion A requiring species richness >6 plant species per m^2.

5.0 EVALUATION AND DISCUSSION

Under the post-development proposals, and in the absence of additional enhancement measures and habitat creation, the development is predicted to deliver 0.14 HU, which is a net loss of 0.16 HU. This corresponds to a net loss of -53.19% BNG. A copy of the SBM calculation tool will be issued alongside this report.

Table 5.1 below evaluates whether the habitat types that will be present post-development will contribute 'significant enhancements'.

Table 5.1 Significant Enhancements Evaluation

Criteria	Present/Absent	Comments
Habitats of medium or higher distinctiveness in the biodiversity metric (created)	Absent	There are no proposed medium distinctiveness habitats or higher
Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development	Absent	Largest score provided by low distinctiveness habitats is 0.05, which is not considered a large number
Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development	Absent	Distinctiveness decreased due to the loss of individual urban trees.
Areas of habitat creation or enhancement which are significant in area relative to the size of the development	Absent	Habitat creation is minor in extent as the site is only 0.1495ha
Enhancements to habitat condition, for example from poor or moderate to good	Absent	No proposed increase in habitat condition

The onsite areas of biodiversity value are not considered to be significant due to the small scale of habitat creation and types of habitats that will be present post development i.e. habitats of low value/significance which do not require condition assessments. Therefore, detail relating to the proposed biodiversity compensation and enhancement actions in relation to habitat creation and management can be provided within a Landscape and Ecological Management Plan (LEMP) for the site which should be secured through planning condition. Providing these recommendations are adhered to, the proposals stand to be compliant with legislation and current planning policy.

6.0 OFF-SITE COMPENSATION

It was identified in Section 4.0 that a 10% BNG on-site was not achievable with the post-development proposals. As such, off-site compensation will be required to provide a 10% BNG for the proposals. The off-site compensation required to meet 10% BNG is 0.19 HU. This should be provided through off-site compensation on the landowners land or off-site compensation from third party organisations/habitat banks.

In order to meet Trading Rules, 0.20 HU needs to be provided to mitigate for the loss of individual tree habitats. Owing to the relatively low number of units needed to deliver a 10% net gain, this number of units will be readily available on the market and statutory credits will **not** need to be purchased.

It is the intention to secure the required HU for a 10% net gain, offsite HU will be purchased from a third party provider/habitat bank. This would be prudent owing to the small number of HU required to deliver 10% net and address Trading Rules.

7.0 SUMMARY AND CONCLUSIONS

In accordance with the Environment Act 2021, the National Planning Policy Framework (Appendix D), developments (with a few exemptions) have to deliver at least a 10% net gain in biodiversity, which should be evidenced through a complete BNGA using the SBM.

This BNGA has been completed to identify the pre-development (baseline) biodiversity value of the site and compare against the predicted post-development biodiversity value.

The pre-development baseline value is 0.30 HU. There are no HeU or WU associated with the baseline or proposed site.

The 10% BNG target is therefore 0.33 HU ideally delivered fully on-site.

The post-development design proposals are predicted to deliver 0.14 HU. This is a net loss of 0.16 HU (equivalent to -53.19 % for HU).

The design proposals do not meet the BNG Trading Rules due to the loss of medium distinctiveness individual trees habitat.

Off-site compensation is therefore required to meet a 10% BNG. Offsite compensation will need to deliver 0.20 HU from individual trees or other medium or high distinctiveness habitats.

Off-site compensation options should be investigated following the BNG mitigation hierarchy order i.e. Off-site (within the client's ownership), Off-site (outside of the client's ownership), Local Market Analysis or Purchasing Statutory Credits (as a last resort), though statutory credits will not be required.

The proposed development is not predicted to deliver a significant BNG due to the small scale of habitat creation and types of habitats that will be present post development i.e. habitats of low value/distinctiveness which do not require condition assessments. Therefore, detail relating to the proposed ecological compensation and enhancement actions in relation to habitat creation and management can be provided within a Landscape and Ecological Management Plan (LEMP) for the site, which could be secured through planning condition. Should these recommendations be adhered to, the proposals stand to be compliant with legislation and current planning policy.

Upon receiving planning permission, the submission of a Biodiversity Gain Plan (BGP) to the LPA will be required. This BGP must include details of the proposed off-site BNG compensation, including the Biodiversity Gain Site Register Reference.

APPENDIX A PRE-DEVELOPMENT (BASELINE) HABITAT MAP

Figure A.1 Pre-development (Baseline) Habitat Map

VICTORIA POINT

Red Line Boundary

Individual tree

Existing Very Large Urban Tree

Existing Large Urban Tree

Existing Small Urban Tree

Habitats

Developed land; sealed surface

Modified grassland

Buildings

Google Satellite

Title: Figure # DRAFT

Drawn by: DP
Date: 16/03/2026

Reviewed by: N/A FOR REVIEW PURPOSE ONLY
Date: 17/04/2026

Project number: 554029
Sources: ESRI World Topo, Natural England

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APPENDIX B POST-DEVELOPMENT HABITAT MAP

Figure B.1 Post-development Habitat Map

VICTORIA POINT

Red Line Boundary

HABITATS

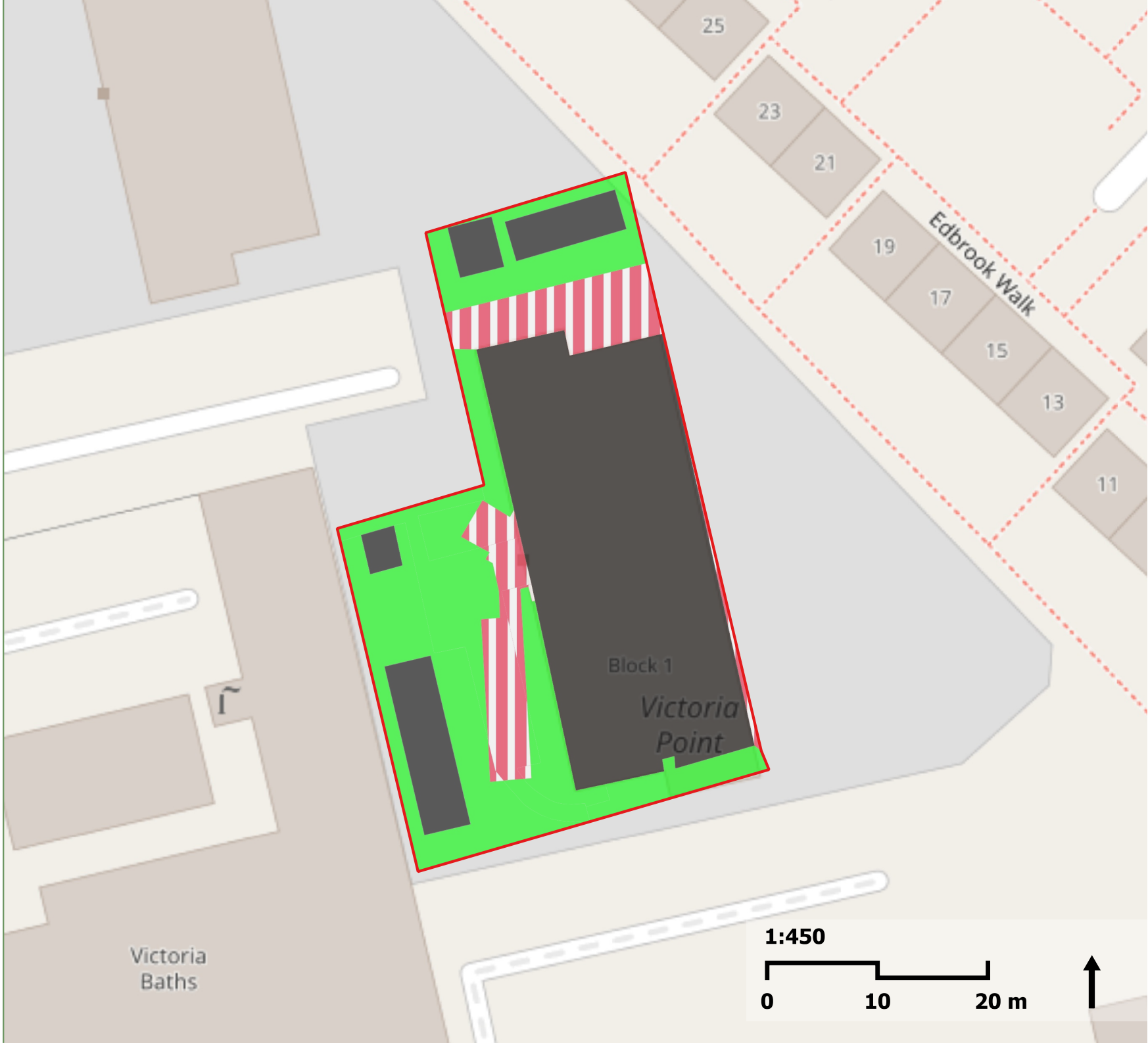
Habitats Master EDIT ME

Developed land; sealed surface

Modified grassland

Buildings

OSM Standard



Title: Figure # DRAFT

Drawn by: DP
Date: 16/03/2026

Reviewed by: N/A FOR REVIEW PURPOSE ONLY
Date: 17/03/2026

Project number: 554029
Sources: ESRI World Topo, Natural England

Greengage

APPENDIX C CONDITION ASSESSMENTS

The highlighted green text below indicates which condition has been achieved for each habitat.

Baseline Habitats

Grassland - Modified grassland

Condition Assessment Criteria		Criterion Passes (Yes or No)
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	N
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.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present).	Y
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 (Footnote 2).	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken Pteridium aquilinum is less than 20%.	Y
G	There is an absence of invasive non-native plant species (Footnote 3) (as listed on Schedule 9 of WCA (Footnote 4)).	Y
Essential criterion achieved (Yes or No)		N
Number of criteria passed		

Condition Assessment Result	Condition Assessment Score
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; OR Passes 4 -6 criteria (excluding criterion A)	Poor (1)
Footnotes	

Condition Assessment Criteria	Criterion Passes (Yes or No)
Footnote 1 - Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris. Footnote 2 - For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels, accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 - Wildlife and Countryside Act 1981 (as amended).	

Individual Trees - Urban Trees

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Yes
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).	Yes
C	The tree is mature (or more than 50% within the block are mature)1.	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.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes
Number of criteria passed		4

Condition Assessment Criteria		Criterion passed (Yes or No)
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	x
Passes 2 or fewer criteria	Poor (1)	

Urban - Biodiverse Green Roof

Condition Assessment Criteria		Pass
Core Criteria - must be assessed for all urban habitat types:		
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.	Y
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.	Y
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) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y
Additional Criterion - must be assessed for Biodiverse green roofs only:		
G	The roof has a varied depth of 80 - 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note - to achieve Good condition some additional habitat, such as sand piles, stones, logs etc are present.	Y

Condition Assessment Result	Condition Assessment Score
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):	
Passes all 3 criteria; AND Meets the requirements for Good condition within criterion C	Good (3)

Condition Assessment Result	Condition Assessment Score
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)
Passes 0 or 1 of 3 core criteria.	Poor (1)
Results for Green roofs (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):	
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (F or G).	Good (3)
Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)
Passes 0 or 1 of 4 criteria.	Poor (1)

APPENDIX D RELEVANT LEGISLATION AND POLICY

D.1 LEGISLATION

The BNGA has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- UK Government's 25 Year Environment Plan (DEFRA, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
- National Planning Policy Framework (NPPF) (MHCLG, 2023);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006);
- The Environment Act (DEFRA, 2021); and
- [DISTRICT] ([LPA, YEAR]).
- [COUTNRY-SPECIFIC LEGISLATION IF REQUIRED, DELETE ABOVE AS APPROPRIATE]

The Environment Act, 2021

Under the Environment Act, 2021, as of 12th February 2024 and 2nd April 2024, it is mandatory in England for new developments (with a small number of exceptions) to deliver a minimum 10% biodiversity net gain (BNG), as measured by the Statutory Biodiversity Metric or Small Sites Metric (SSM) respectively, secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of off-site compensation, or the purchase of statutory credits.

The Act introduces the condition that no development may begin unless a Biodiversity Gain Plan (BGP) has been submitted and approved by the LPA.

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

Under the Act, the enhancements must be maintained for at least 30 years.

D.2 PLANNING POLICY

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2023[6] sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: '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'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

Local

Manchester City Council Core Strategy 2012-2027

Policy EN 9 - Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.

The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.

REFERENCES

[1] *UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org).*
[2] *CIEEM (2017); Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.*
[3] *BSI (2013); British Standard 42020:2013: Biodiversity — Code of practice for planning and development, BSI Standards Publication*
[4] *Department for Environment Food and Rural Affairs (2024) The Statutory Biodiversity Metric User Guide. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides#:~:text=The%20statutory%20biodiversity%20metric%20tool,the%20statutory%20biodiversity%20metric%20tool*
[5] *Natural Apptitude (2024) Coreo (Software Application). Available at: https://coreo.io/.*
[6] *GOV.UK. (2023). National Planning Policy Framework. [online] Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2*