

Full Assessment of Biodiversity Baseline

Version 3
09.04.2026

Prepared for: Onward Homes

Site: Pennington Street, Levenshulme
(144899/FO/2026).

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1. Introduction

- 1.1 Background to the Project
- 1.2 Site Location and Context
- 1.3 Purpose and scope of this Report

2. Survey methods

- 2.1 Vegetation and habitats
- 2.2 Results
- 2.3 Limitations

3. Survey Results

- 3.1 History of site

4. Opportunities for enhancement

4. Evaluation and Assessment

- 4.1 Proposed habitat retention, creation and enhancement.
- 4.2 Habitat creation methods

5. Summary conclusions

Appendix

- Appendix 1 Habitat mapping based the UK Habitat Classification system / landscape proposals
- Appendix 2 Habitat Condition Assessments /Post development CAS and metric

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Onward Homes to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet in consideration of the site becoming part of future biodiversity offsetting under The Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system. Version 2 of this BNG assessment is based on the GMEU consultation note dated 02.02.2026, further updated to Version 3 following design change from the client.

1.2 Site location and context

The site is located within the central area of Levenshulme, Manchester. The survey area consisted of modified grassland (g4), and urban trees.

1.3 Report purpose and legislative background

The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 23rd July 2024.

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted on September 2nd, 2025 (in accordance with JNCC, 2010) which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018)

2.1.2 Whilst on the site the habitat survey searched for all plants including those that are considered rare, uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

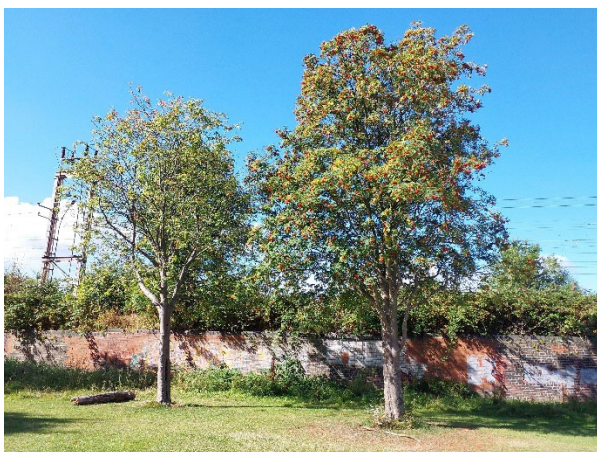
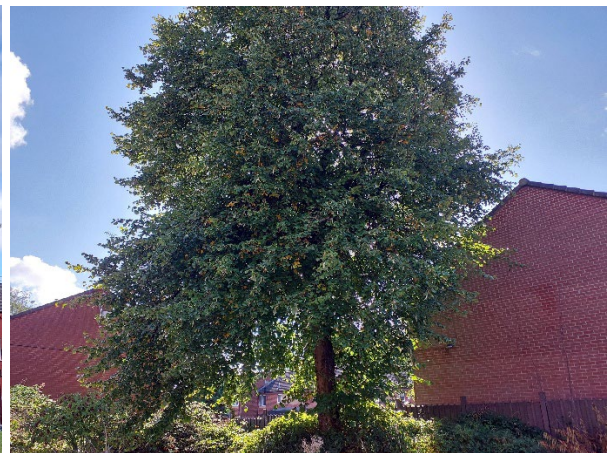
Habitat images

Modified grassland



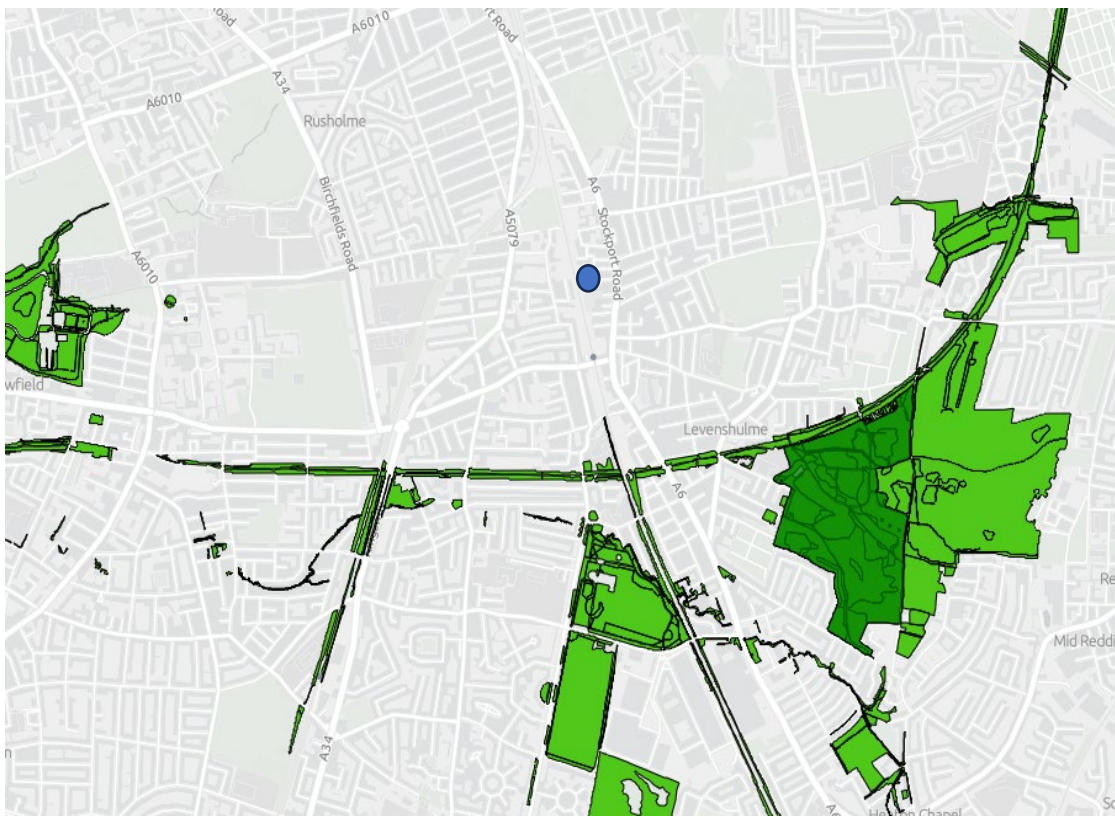
Bramble scrub

Urban trees



2.1.3 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Manchester is design and a pilot draft is available at <https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/what-does-our-plan-for-nature-cover/gm-nature-network/>. There are no core nature sites on the site or in close proximity.



As a LNRS is yet to be produced the Site can be assessed for 'low strategic significance' based on the urban setting of the site's location and its importance and connectivity to those draft core nature sites.

2.2 Surveys results

2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and reproduced below for the main site in habitat units.

On-site baseline	<i>Habitat units</i>	2.55
	<i>Hedgerow units</i>	0.00
	<i>Water course units</i>	0.00

2.3 Limitations

The survey was conducted in the sub optimal survey period for vascular plants as determined by JNCC, 2010 but broad species and habitats were identifiable in early September.

Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3. History of site

The recent history of the site can be examined using historic aerial imagery. The site does not appear to have changed since 2000.

4. Evaluation and Assessment

4.1 Proposed habitat retention, creation and enhancement

The scheme to be developed is a residential housing scheme and as such BNG cannot create habitat above low distinctiveness urban vegetated gardens within the residential context unless habitat creations are made in areas of public open space that can be managed by a third-party land management company.

The client has identified a strip of land to the west of the development adjacent to the railway that can be retained and enhanced assuming a management company can be appointed to ensure management of this area will be secured. This area is currently poor-quality modified grassland which can be enhanced to a neutral grassland with the addition of some urban trees.

The site shall be developed as below and shown in the landscape plans in the appendix.

12754_BNG_v3.					
REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE / NO.	NO.	LM.
1	TREES	NATIVE URBAN TREE PLANTING		24	
		Medium			
		Small			
2	FEATHERED WHIPS			9	
3	EXISTING TREES	RETAINED EXISTING TREES		0	
4	AMENITY GRASSLANDS	MODIFIED GRASSLAND	0.0800		
5	SHRUBS	URBAN INTRODUCED SHRUBS	0.0110		
6	WILDFLOWER	NEUTRAL GRASSLAND	0.0410		
7	BUILT ENVIRONMENT	URBAN SEALED SURFACES	0.2360		
8	AREA WITHIN RED LINE BOUNDARY	TOTAL HA:	0.3680		

No existing urban trees are retained, a total of 33 are proposed but only 29 in public open space as 4 trees are located in residential gardens.

4.2 Habitat creation methods

Urban trees shall target a poor condition.

An area covering 0.0393Ha shall be created into neutral grassland in moderate condition using the post development criteria outlined below.

A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Seed mix allows for this
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Can be managed in HMMP
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Can be managed in HMMP
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Can be managed in HMMP
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	>5% due to residential context
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		6	

5. Summary conclusions

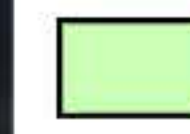
The sites habitats are currently generally low in biodiversity unit value due to the condition and type of grassland habitat however urban trees are a medium distinctiveness habitat and the AIA reports all trees are lost.

Following on site habitat enhancement the scheme remains unable to deliver a 10% improvement on the baseline and off-site credit purchase is needed to achieve the mandatory 10% (2.02 biodiversity units). A HMMP for the medium distinctiveness habitats being created is needed and a BGP to demonstrate where the mandatory 10% will come from.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-1.76	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-69.32%	
		Hedgerow units	0.00%	
		Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	2.55	2.80	2.02
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Appendix 1 Habitat mapping based the UK Habitat Classification system / landscape proposals

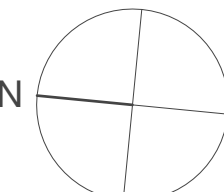


-  Redline boundary
-  **g4** Modified grassland
-  **h3d** Bramble scrub
-  Trees



KEY

- SITE BOUNDARY
- INTERNAL FOOTPATHS & PATIOS
NATURAL PCC PAVIOURS 600x600mm
- FRONTAGE FOOTPATHS
NATURAL PCC PAVIOURS 600x600mm
- DRIVES
POROUS BITUMEN MACDAM
- ESTATE ROAD
TARMACADAM
- BOUNDARY WALL TREATMENT (1)
EXISTING RAILWAY WALL
SEE DK-A-DWG 1351-106 FOR DETAILS
- BOUNDARY WALL TREATMENT (2)
1.8m HIGH BRICKWORK WALL
SEE DK-A-DWG 1351-106 FOR DETAILS
- BOUNDARY WALL TREATMENT (3)
450mm HIGH BRICKWORK WALL
SEE DK-A-DWG 1351-106 FOR DETAILS
- BOUNDARY WALL TREATMENT (4)
450mm HIGH TIMBER FENCE
SEE DK-A-DWG 1351-106 FOR DETAILS
- BIN STORE
TO ARCHITECT'S DETAILS
- BIKE STORE
TO ARCHITECT'S DETAILS
- EASEMENT AREA
AS PER DK-A SITE PLAN



0 6 12
m

R.04	08.04.26	Amended to suit DK-1351-106F-Proposed Site Plan	AC
R.03	25.05.25	Minor amendments	AC
R.02	23.09.25	Boundary updated	AC
R.01	15.09.25	First Issue	AP
REV.NO.	DD.MM.YY	DESCRIPTION OF REVISION	INITIALS

PREPARED BY

AMENITY TREE

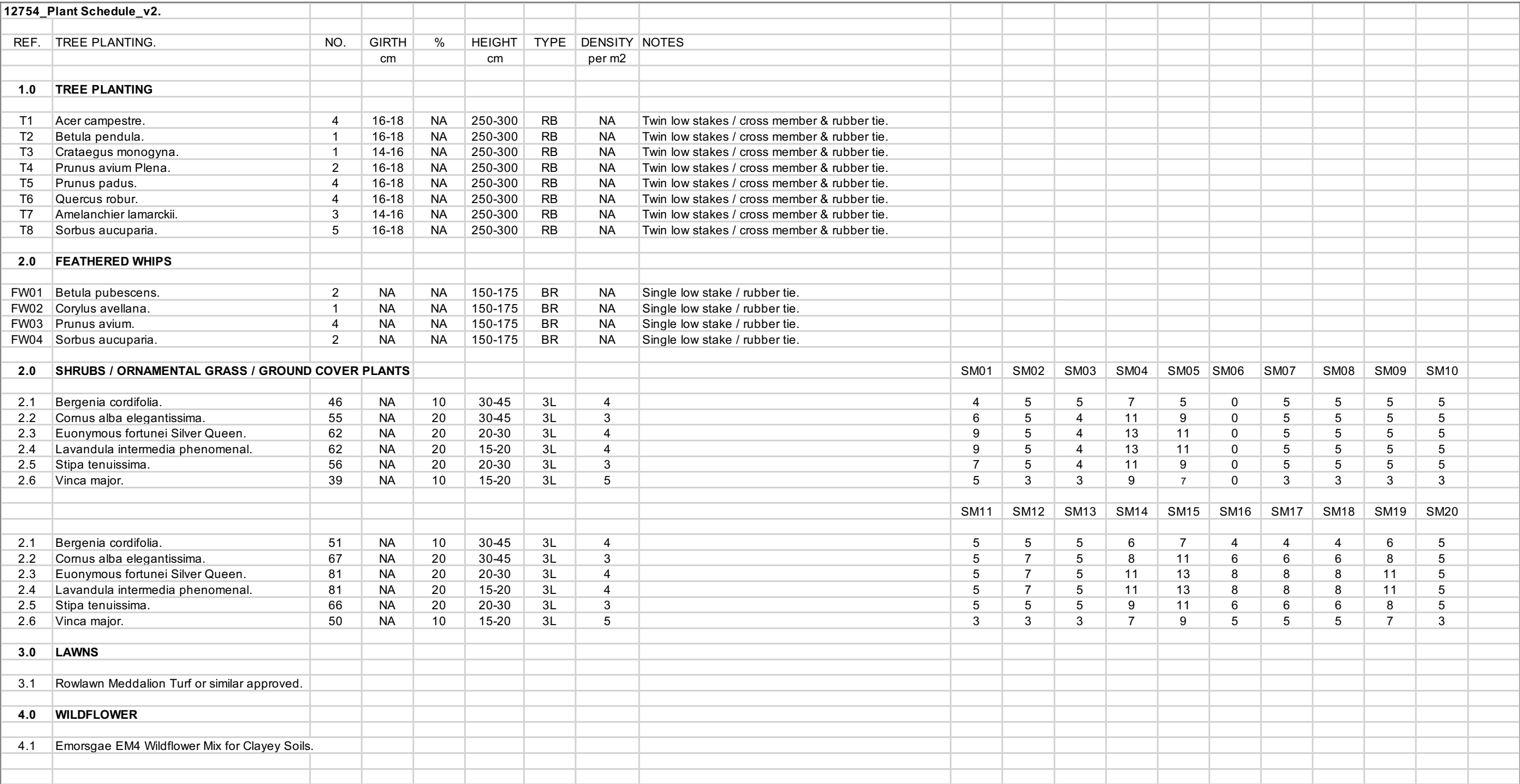
STATUS

FOR COMMENT

TITLE

HARDWORKS & BOUNDARY TREATMENTS

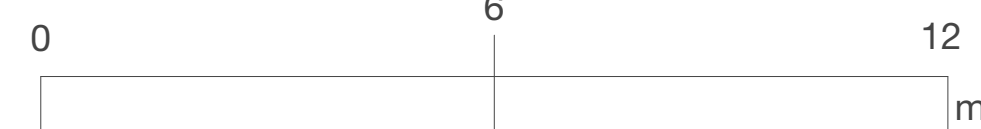
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AT.25.12095.100		R.04	
SCALE	DRAWN	APPROVED	DATE
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AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS

- **TREE PLANTING**
SEE PLANTING SCHEDULE FOR DETAILS
- **FEATHERED WHIPS**
SEE PLANTING SCHEDULE FOR DETAILS
- **SHRUB / ORNAMENTAL GRASSES**
SEE PLANTING SCHEDULE FOR DETAILS
- **AMENITY LAWNS**
SEE PLANTING SCHEDULE FOR DETAILS
- **WILDFLOWER AREAS**
SEE PLANTING SCHEDULE FOR DETAILS
- **EASEMENT AREA**
AS PER DK-A SITE PLAN

- 01 - All planting shall be in accordance with BS.4428, 1989 S7.
- 02 - Trees shall conform to BS.3936-1.1992.
- 03 - Tree pits shall be 1200x1200x750mm.
- 04 - Multi stem pits shall be 1000x1000x600mm.
- 05 - Backfill material 70% certified sandy loam / 30% Approved tree compost (by volume).
- 06 - No peat products permitted.
- 07 - Staking as indicated in plant schedules.
- 08 - Install Greentech Mona watering systems to trees.
- 09 - Shrub / Hedge planting : 400mm depth of free draining topsoil to BS.3882
- 10 - Lawns : 150 mm depth of free draining topsoil to BS.3882
- 11 - Wildflower : Once clean unimproved free draining subsoil to BS.8601. Or approved Low nutrient soil.



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TITLE

SOFTWARES & PLANTING

DWG.NO		REV.NO	
AT.25.12095.101		R.04	
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Appendix 2 Habitat Condition Assessments / Post Development CAS and metric