BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

MAY 2026

Ryebank
Chorlton
Manchester
M21 9WW

URBAN GREEN

QUALITY MANAGEMENT

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1 Executive Summary

1.1.1.1 Step Places, Southway Housing Trust and Manchester Metropolitan University ('the Applicants') are proposing to develop land at Ryebank, Chorlton (hereafter referred to as 'the site'). The proposals include the development of a residential scheme, comprising 120 residential dwellings, with associated hard and soft landscaping.

1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.

1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.

1.1.1.4 The proposed development produces a 19.14 unit (40.05%) net loss in biodiversity for area habitats, a 0.29 unit net gain in linear hedgerow habitats (percentage cannot be calculated as baseline is zero), and a 0.23 unit (81.07%) net loss in watercourse habitats.

1.1.1.5 In addition, the trading rules were not satisfied by the landscape proposals as the loss of the other neutral grassland, bramble scrub, individual trees, other broadleaved woodland, lowland mixed deciduous woodland and ditches has not been sufficiently mitigated for onsite.

1.1.1.6 Consequently, the development does not meet all local and national planning policy and off-site mitigation will be necessary.

1.1.1.7 As the potential for biodiversity has been maximised onsite, an additional 23.91 area habitat units and 0.26 watercourse habitat units will need to be created through offsite mitigation to achieve a 10% net gain.

1.1.1.8 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2026a).

2 Introduction

2.1 Scope

2.1.1.1 Urban Green has been instructed by Step Places, Southway Housing Trust and Manchester Metropolitan University ('the Applicants') to carry out a Biodiversity Net Gain Assessment at Ryebank, Chorlton (hereafter referred to as 'the site') and produce our findings in a report.

2.1.1.2 The proposals include the development of a residential scheme, comprising 120 residential dwellings, with associated hard and soft landscaping.

2.2 Site Context

2.2.1.1 The site is located at National Grid Reference SJ 8104 9458 and comprises a total area of approximately 4.61ha (see Figure 1).

2.2.1.2 The site is located in an urban area of Chorlton, approximately 4km south of Manchester City Centre. Old Trafford Cricket Ground and Manchester United football ground are located approximately 0.8km and 1.5km north of the site, respectively. Various green spaces are adjacent to the site including Turn Moss Playing Fields, Trafford Athletic Club and Longford Park. Due to the site's location close to city centres, main roads, train lines, tram lines, urban areas and residential areas, there is a high level of disturbance.

2.3 Purpose of Report

2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:

- Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
- Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
- Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
- Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units); and
- Provide details of offsite mitigation; including the baseline and post intervention habitats for the offsite mitigation location.

2.4 Legislation and Policy

2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 1).

2.4.1.2 The site predominantly falls within the Manchester City Council Local Planning Authority area. Manchester City Council adopted a local plan in 2012, which will remain in place until 2027. While this document does not directly reference Biodiversity Net Gain, **Policy EN 15 (Biodiversity and Geological Conservation) states:**

2.4.1.3 **Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.**

2.4.1.4 A very small section of hardstanding to the north of the site falls within the Trafford Council Local Planning Authority area. The local plan for Trafford Council, relevant until 2026, contains no information directly relating to Biodiversity Net Gain, however, Policy R2 recognises the responsibility of developments to protect and enhance biodiversity.

2.4.1.5 As the majority of the site is within the Manchester City Council LPA, they are the consulting council on this project.

2.4.1.6 Additionally, Greater Manchester Combined Authority (GMCA) have produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target (GMCA, 2021):

2.4.1.7 **The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).**

2.4.1.8 Within the Places for Everyone Joint Development Plan, Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity also states that developments will be expected to:

2.4.1.9 **Achieve a measurable net gain in biodiversity of no less than 10%.**

3 Methods

3.1.1.1 The Biodiversity Net Gain Assessment and Report follow the Statutory Biodiversity Metric user guidance produced by Department for Environment, Food & Rural Affairs (2024a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Desk Study

3.2.1.1 Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGiC website (www.magic.gov.uk)	10/01/2025	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km. Locations of priority habitats on site and within the wider landscape.
Natural England (https://designatedsites/.naturalengland.org.uk/)	10/01/2025	Relevant statutory designated site citations.
JNCC (https://jncc.defra.gov.uk/)	10/01/2025	Information on European wildlife sites. Details of relevant Section 41 species and habitats.
The Statutory Biodiversity Metric	08/05/2026	The Statutory Biodiversity Metric, including the tool itself, user guides and reference documentation associated with the tool.
Greater Manchester Local Nature Recovery Strategy	08/05/2026	Priority habitats within the authority area. Locations of areas which hold opportunity for habitat creation and enhancement.
Preliminary Ecological Appraisal (Urban Green, 2024a)	10/01/2025	Notable species, habitats and designations identified on site and within a 1km radius.
Arboricultural Impact Assessment (Urban Green, 2025)	10/01/2025	Tree Root Protection Areas (RPA) for existing trees on site and details of trees scheduled for removal/retention as part of the development on site.

3.3 Site Mapping

3.3.1 Existing Habitats

3.3.1.1 An ecological survey of the land at Ryebank, Chorlton was completed on the 18th of October 2023 by Jake Healy, Ecologist and Sarah Pendle, Senior Biodiversity Net Gain Consultant, of Urban Green. The weather conditions were 14˚C, intermittent clouds (3/8 oktas), with a wind speed of 1 on the Beaufort Scale.

3.3.1.2 A second, botanical survey was completed on the site on 18th of June 2024 by Barnaby Gardener, Assistant Ecologist, and Sarah Pendle, Senior Biodiversity Net Gain Consultant, of Urban Green. The weather conditions were 15˚C, cloudy (5/8 oktas), with a wind speed of 2 on the Beaufort Scale.

3.3.1.3 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.

3.3.1.4 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.

3.3.1.5 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 2. A summary of primary and secondary codes can be found in Appendix 3.

3.3.2 Post-Development Habitats

3.3.2.1 The proposed landscape plan was provided in PDF and DWG format (see Appendix 4), detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided.

3.3.2.2 The landscape layout has been converted into a post-development habitat map (Appendix 5) and post-development condition map (Appendix 6).

3.4 The Statutory Biodiversity Metric

3.4.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.

3.4.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

3.4.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.5 Habitat Scoring

3.5.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.5.2 Minimum Mapping Units (MMU)

3.5.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.5.3 Baseline Units

3.5.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.5.3.2 Condition

3.5.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2024b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

3.5.3.4 Condition sheets used within this assessment are summarised below in Table 2.

Table 2 – Conditions Sheets for Habitat Assessments

Condition Sheet	Habitats Assessed
Area Habitats	
Grassland (Low)	Modified Grassland
Grassland (Medium, High and Very High)	Other Neutral Grassland
Individual Trees	Urban Trees
Scrub	Mixed Scrub
Urban	Rain Garden
Woodland and Forest	Other Woodland; Broadleaved Lowland Mixed Woodland
Hedgerow Habitats	
Hedgerow	Native Hedgerow
Watercourse Habitats	

Condition Sheet	Habitats Assessed
Ditches	Ditches

3.5.3.5 Vegetative Survey Methodology

3.5.3.6 A botanical survey was carried out on the site (Urban Green, 2024b), incolving a systematic random sampling methodology, using 15 1m² quadrats randomly distributed between the site's and a supporting walkover survey of all accessible areas on site (dense vegetation was a limiting factor) was also conducted. Quadrat locations shown in Appendix 7.

3.5.3.7 Distinctiveness

3.5.3.8 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 3 provides the basis of the distinctiveness assessment for area habitats.

Table 3 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	**Scores**	**Multiplier**
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.5.3.9 Strategic Significance

3.5.3.10 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 4).

Table 4 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	**Score**
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.5.3.11 The site is not within or directly adjacent to any statutory nature conservation designations.

3.5.3.12 No sites that form part of the National Site Network were located within 5km of the site boundary and no further statutory sites were located within 1km of the site boundary. One non-statutory designated site was located within 1km of the site and are detailed in Table 5.

Table 5 – Designated Sites within 1km of site

Designated Site	Approx. Distance from Site	Details
Non-statutory designated sites		
Bridgewater Canal Site of Biological Importance (SBI)	930m west	No information available

3.5.3.13 The Greater Manchester Local Nature Recovery Strategy (GM LNRS) has been published and a Nature Network Map released. The site does not fall within a core local nature site and has not been identified as an opportunity area for any specific habitat enhancement or creation.

3.5.3.14 In accordance with Statutory Biodiversity Metric user guidance, all pre- and post-development habitats have therefore been allocated **low** strategic significance.

3.5.4 Post-Development

3.5.4.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 4).

3.5.4.2 Two additional factors are considered within post-development landscapes which are detailed below.

3.5.4.3 Temporal Multiplier

3.5.4.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat

is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.5.4.5 Difficulty Multipliers

3.5.4.6 A risk multiplier will be automatically applied by the tool to account the 'difficulty' of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.6 Constraints to the Survey

3.6.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.6.1.2 October is a suboptimal month for carrying out UKHab Habitat Surveys due to being outside of the optimal plant growing season. However, the second botanical survey was conducted in June, which is within the plant growing season. Therefore, it is expected that the majority of vegetation species present were recorded and the assessments in this report are accurate. In addition, due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.

3.6.1.3 Some areas of dense bramble growth prevented detailed inspection, including the ditch. Therefore, some assumptions have been made, though these are expected to be accurate and provide a true representation of the habitat.

3.6.1.4 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.

3.6.1.5 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Baseline Habitat Assessment

4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3 and is supported by data from the Arboricultural Impact Assessment (Urban Green, 2025) and the botanical survey (Urban Green, 2024b).

4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2026b).

4.1.1.3 Habitats have been described starting from the southern end of the site and moving towards the north. Habitats with comparable structure and condition assessment results have been grouped for simplicity. All trees present have been described within Section 4.2.19.

4.1.1.4 The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data. Photographs of the habitats present onsite are included in Appendix 8.

4.2 Area Habitats

4.2.1 1) Urban – Developed Land; Sealed Surface (u1b)

4.2.1.1 A section of hardstanding forms a path onto the site from Longford Road. The path stretches into an area of hardstanding, which may have previously been a carpark but has since been unused and some vegetation has begun to encroach onto it.

4.2.1.2 Compost bins are also present along the entrance path, and there was some litter present on the hardstanding at the time of surveying in October.

4.2.1.3 Hardstanding is classified as developed land; sealed surface in UKHab, which is automatically allocated a condition score of **N/A** within the metric.

4.2.2 2) Heathland and Shrub – Bramble Scrub (h3d 32 532)

4.2.2.1 A large section of bramble scrub is present in the south-western corner of the site. This area is dominated by dense bramble (*Rubus fruticosus* agg.), with some scattered young oak (*Quercus* sp.) trees and nettle (*Urtica dioica*) present. Some scattered mature trees are also present, which have been assessed separately (see Section 4.2.19).

4.2.2.2 Bramble scrub is automatically allocated a condition score of **N/A** within the metric.

4.2.3 3) Woodland and Forest – Other Woodland; Broadleaved (w1g 521)

4.2.3.1 The south-eastern corner of the site is dominated by a section of early-mature woodland, which appears partially self-set.

4.2.3.2 Species present include silver maple (*Acer saccharinum*), oak, goat willow (*Salix caprea*), sycamore (*Acer pseudoplatanus*), silver birch (*Betula pendula*), lime (*Tilia* spp.), whitebeam (*Sorbus aria*), and ash (*Fraxinus excelsior*). A lapsed ornamental cherry laurel (*Prunus laurocerasus*) also falls within the woodland area.

4.2.3.3 The woodland has an understory of bramble, dogwood (*Cornus sanguinea*) and hazel (*Corylus avellana*), and a sparse ground layer including nettles and ivy (*Hedera helix*).

4.2.3.4 This woodland has been assessed as **poor** condition within the metric.

4.2.4 4) Heathland and Shrub – Mixed Scrub (h3h 32 521)

4.2.4.1 A small area of dense scrub is present adjacent to the woodland and has encroached onto the hardstanding area. This habitat is dominated by dogwood and bramble.

4.2.4.2 This scrub has been assessed as **poor** condition.

4.2.5 5) Grassland – Other Neutral Grassland (g3c 32 10 14 16 521)

4.2.5.1 The centre of the site to the south is comprised of a large parcel of other neutral grassland. The habitat appears to be infrequently managed, comprising a tussocky sward, with prominent desire lines leading through and around the parcel, indicating public use.

4.2.5.2 Areas of scattered scrub, scattered rushes, and tall herb, as well as scattered trees are also present within the parcel. The grassland appears to be subject to regular anthropogenic disturbance, likely relating to recreational activities and dog walking.

4.2.5.3 Some areas were waterlogged at the time of surveying and had local concentrations of soft rush (*Juncus effusus*) and reed canary grass (*Phalaris arundinacea*). A full species list can be found in Appendix 9.

4.2.5.4 The average number of species present per m^2, excluding those indicative of sub-optimal conditions, was calculated as 8.5 (see Appendix 10).

4.2.5.5 This habitat has been assessed as **moderate** condition. It cannot achieve good condition due to the low species richness and high proportion of species indicative of sub-optimal conditions.

4.2.6 6) Grassland – Other Neutral Grassland (g3c 32 10 14 16 521)

4.2.6.1 A smaller area of grassland is present in the south-western corner of the site. This area appeared to function as some sort of pitch until around 2005 – as a result the sward is less well established compared to the larger area of grassland described in Section 4.2.5.

4.2.6.2 While the species composition is similar to the larger area of grassland, there is a higher concentration of field wood rush (*Luzula campestris*), crested dog's-tail (*Cynosurus cristatus*), and meadow foxtail (*Alopecurus pratensis*). A localised population of orchids is also present within this grassland.

4.2.6.3 This habitat has been assessed as **moderate** condition. It cannot achieve good condition due to the low species richness (see Appendix 10) and high proportion of species indicative of sub-optimal conditions.

4.2.7 7) Heathland and Shrub – Bramble Scrub (h3d)

4.2.7.1 A section of dense bramble scrub extends along the eastern boundary of the site, which is dominated by bramble, with some great willowherb *(Epilobium hirsutum*) and nettle present.

4.2.7.2 Bramble scrub is automatically allocated a condition score of **N/A** within the metric.

4.2.8 8) Woodland and Forest – Lowland Mixed Deciduous Woodland (w1f 30 522 521)

4.2.8.1 A continuous parcel of woodland spans the entire western boundary of the site. This woodland shows little evidence of management, with many of the mature trees having dense ivy covering the trunks and some demonstrating veteran characteristics. There are multiple desire lines going through the woodland, which are regularly used by the public.

4.2.8.2 The woodland has spread into the centre of the site through natural colonisation, resulting in a varied structure and age composition.

4.2.8.3 A full species list for this woodland parcel can be found in Appendix 9.

4.2.8.4 Variegated yellow archangel (*Lamium galeobdolon*) is present in the northern extent of the woodland, which is listed as an invasive species under Schedule 9 of the Wildlife and Countryside Act 1981.

4.2.8.5 The ground layer of the woodland is dominated by wood avens (*Geum urbanum*) and enchanter's nightshade (*Circaea lutetiana*), both of which are indicators of ancient woodland.

4.2.8.6 This habitat has been assessed as **good** condition in the metric.

4.2.9 9) Heathland and Shrub – Mixed Scrub (h3h 32 521)

4.2.9.1 A section of mixed scrub is present to the centre of the site, surrounding the Nico Ditch. Species from the woodland have begun to naturally colonise this area, including oak, willow (*Salix* sp.), elder (*Sambucus nigra*), and hawthorn (*Crataegus monogyna*), with a dense understory of bramble and raspberry (*Rubus idaeus*).

4.2.9.2 This habitat has been assessed as **moderate** condition.

4.2.10 10) Heathland and Shrub – Bramble Scrub (h3d 32 532 521)

4.2.10.1 A further section of bramble is present adjacent to the woodland to the west of the site. This habitat is dominated by dense bramble, with some great willowherb and scattered young English oak (*Quercus robur*) present.

4.2.10.2 Bramble scrub is automatically allocated a condition score of **N/A** within the metric.

4.2.11 11) Grassland – Other Neutral Grassland (g3c 32 10 14 16 521)

4.2.11.1 A large parcel of unmanaged other neutral grassland dominates the northern extent of the site. This area appears to be subject to regular anthropogenic disturbance, with multiple desire lines present.

4.2.11.2 The species composition of this grassland is similar to the grassland parcel to the south, though it is drier and has fewer rushes present. A full species list can be found in Appendix 9.

4.2.11.3 Some scattered fruit trees are also present within the grassland; however, they are below the minimum mapping unit for trees (75mm diameter breast height) so have been captured using a secondary code (32 = Scattered trees).

4.2.11.4 This habitat has been assessed as **moderate** condition. It cannot achieve good condition due to the low species richness (see Appendix 10) and high proportion of species indicative of sub-optimal conditions.

4.2.12 12) Heathland and Shrub – Bramble Scrub (h3d 521)

4.2.12.1 A section of dense bramble extends along the centre of the site and up along eastern boundary, which is dominated by bramble.

4.2.12.2 Some scattered white willow (*Salix alba*) and sycamore saplings and mature trees are also present (see Section 4.2.19).

4.2.12.3 Wood avens, nettles, hairy sedge (*Carex hirta*) and cock's-foot (*Dactylis glomerata*) are also present around the periphery of the scrub.

4.2.12.4 Bramble scrub is automatically allocated a condition score of **N/A** within the metric.

4.2.13 13 & 14) Grassland – Modified Grassland (g4 16 10 32 521)

4.2.13.1 Two further areas of grassland are present to the east of the site, which is dominated by rosebay willowherb (*Chamaenerion angustifolium*). This habitat parcel has been classified as modified grassland as it doesn't qualify as other neutral grassland under UKHab classification.

4.2.13.2 This habitat has been assessed as **poor** condition due to the low species richness.

4.2.14 15) Woodland and Forest – Other Woodland; Broadleaved (w1g)

4.2.14.1 A small section of woodland is present to the east of the site, predominantly comprising wild cherry (*Prunus avium*), sycamore, English oak, birch (*Betula* sp.), and a Leyland cypress tree (*Cupressus* x *leylandii*), with an understory of hawthorn and holly (*Ilex aquifolium*). Some young self-set cherry saplings have also begun to colonise the adjacent grassland.

4.2.14.2 Many of the trees have ivy on their trunks and the ground layer is consistent with the adjacent grassland, though with a higher concentration of wood avens.

4.2.14.3 This habitat has been assessed as **poor** condition, due to a lack of structural diversity.

4.2.15 16) Heathland and Shrub – Bramble Scrub (h3d 532 16 521)

4.2.15.1 A small section of bramble is present in the north-eastern corner of the site. While dominated by bramble, a number of young saplings are present including hawthorn, wild cherry, wych elm (*Ulmus glabra*), and ash.

4.2.15.2 Some non-native species, likely garden escapees from the adjacent gardens, have begun to establish in this area, including pampas grass (*Cortaderia selloana*) and echinacea (*Echinacea angustifolia*).

4.2.15.3 Bramble scrub is automatically allocated a condition score of **N/A** within the metric.

4.2.16 17) Woodland and Forest – Other Woodland; Broadleaved (w1g 30 522 521)

4.2.16.1 An aspen grove has developed to the north of the site, which has formed from vigorous, dense growth of suckering aspen (*Populus tremula*) with many elongated stems. This habitat forms a unique arboricultural feature on the site.

4.2.16.2 Hazel, sycamore, holly and ash saplings are also occasionally present within the woodland, with a sparse ground layer of ivy, wood avens, meadow grass (*Poa* sp.), bramble and herb robert (*Geranium robertianum*).

4.2.16.3 This woodland is in **poor condition** due to the lack of variation in structure, age and species diversity.

4.2.17 18) Woodland and Forest – Other Woodland; Broadleaved (w1g)

4.2.17.1 A further area of woodland extends to the north of the aspen grove, which has a different species composition, a more varied physical structure and greater age range of trees. The two woodland parcels are separated by a desire line used by the public.

4.2.17.2 The species composition of this woodland is consistent with the parcel of woodland along the western boundary of the site (see Appendix 9). A small area of what appeared to be invasive non-native species three cornered garlic (*Allium triquetrum*) (TN1) is also present within this woodland.

4.2.17.3 This habitat has been assessed as **moderate** condition.

4.2.18 19) Urban – Developed Land; Sealed Surface (u1b)

4.2.18.1 A small section of hardstanding is present to the north of the site.

4.2.18.2 Hardstanding is classified as developed land; sealed surface and is automatically allocated a condition score of **N/A.**

4.2.19 20 - 22) Individual Trees – Urban Trees

4.2.19.1 A total of 87 individual trees are present onsite and have been summarised in Table 6 based on their size and condition within the metric.

4.2.19.2 Condition assessments for each tree have been completed using information from the Arboricultural Impact Assessment (Urban Green, 2025). See Appendix 11 for full condition assessments for each tree, and Appendix 12 for a Tree Locations Plan.

Table 6 - Summary of trees present onsite

	Tree Condition		
Tree Size	Poor	Moderate	Large
Small	17	15	0
Medium	1	50	0
Large	1	2	1
Very Large	0	0	0

4.3 Watercourse Habitats

4.3.1 1) Ditches - Nico Ditch (r2b 50)

4.3.1.1 Dense vegetation surrounding the ditch prevented a detailed inspection. However, based on the vegetation present it is assumed that the ditch does not hold water throughout the year.

4.3.1.2 The ditch is heavily shaded along its length and becomes culverted within the woodland to the west of the site.

4.3.1.3 This ditch is in poor condition.

5 Biodiversity Gain Hierarchy

5.1.1.1 The Biodiversity Gain Hierarchy forms part of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

5.1.1.2 The hierarchy sets out the following actions:

- Developments should aim to avoid any adverse impacts on habitats that have a medium, high or very high distinctiveness within the metric.
- Where adverse impacts cannot be avoided, appropriate mitigation must be carried out, with the priority being the enhancement of other existing habitats.
- Other mitigation measures include creation of new onsite habitats and purchase of biodiversity credits.
- Failure to apply the Biodiversity Gain Hierarchy can result in the rejection of a planning application.

5.1.1.3 The landscape proposals have been used to identify habitats that will be enhanced, retained and lost as part of the development, which is summarised and justified in this section.

5.2 Retained Habitats

5.2.1.1 The following habitats will be partially or entirely retained within the landscape proposals:

- Bramble scrub
- Other woodland; broadleaved
- Other neutral grassland
- Lowland mixed deciduous woodland
- Urban tree
- Ditch

5.2.1.2 All of these habitats are of medium distinctiveness or above; therefore, by retaining these habitat types the landscape proposals adhere to the principles stated within the Biodiversity Gain Hierarchy.

5.3 Lost Habitats

5.3.1.1 The majority of the existing grassland and all mixed scrub will be lost to accommodate the development. In addition, 40 trees will be lost to accommodate for the development.

5.3.1.2 The habitats which will be lost onsite are summarised in Table 7.

Table 7 – Habitat loss and proposed mitigation

Habitat Type	Proposed Mitigation
Developed land; sealed surface	No ecological mitigation required.
Bramble scrub	Other areas of retained scrub will be enhanced, and new areas of mixed scrub will be created. However, off-site mitigation will still be required to meet the trading rules.
Other woodland; broadleaved	No woodland enhancement/creation is proposed onsite due to space constraints therefore, offsite mitigation will be required.

Mixed scrub	Other areas of retained scrub will be enhanced, and new areas of mixed scrub will be created.
Other neutral grassland	No other neutral grassland enhancement/creation is proposed onsite due to space constraints; therefore, offsite mitigation will be required.
Lowland mixed deciduous woodland	No woodland enhancement/creation is proposed onsite due to space constraints therefore, offsite mitigation will be required.
Modified grassland	New areas of low and medium distinctiveness habitats will be created.
Urban trees	New trees will be planted onsite but will not be sufficient to mitigate fully for those lost. Therefore, offsite mitigation will be required.
Ditches	No new ditches are proposed onsite; therefore, offsite mitigation will be required.

6 Pre-Development Habitat Summary

6.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.

6.1.1.2 The results of these calculations are presented in the Table 8.

Table 8 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	47.78	21.89	24.63	1.26
Watercourse Habitats	0.29	0.05	0.23	0.00

7 Enhanced Habitats

7.1 Area Habitats

7.1.1 1) Bramble Scrub – Mixed Scrub (Moderate)

7.1.1.1 Three areas of existing bramble scrub along the eastern and western extents of the site will be retained and enhanced to mixed scrub.

7.1.1.2 Enhancement works will include thinning of existing bramble growth, and supplementary planting with native scrub species such as holly, hawthorn and blackthorn (*Prunus spinosa*).

7.1.1.3 The mixed scrub is expected to achieve **moderate** condition.

8 Post-Development Habitat Assessment

8.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.

8.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2026b).

8.1.1.3 While some trees do form linear features, as the site is within an urban area these trees have been assessed as individual trees, as per the Statutory Biodiversity Metric User Guide (Department for Environment, Food & Rural Affairs, 2024a).

8.1.1.4 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.

8.1.1.5 For a detailed species list refer to the planting schedule within the landscape proposals.

8.2 Area Habitats

8.2.1 1) Grassland – Modified Grassland

8.2.1.1 Amenity grassland will be created within areas of public open space (POS) using an amenity grassland seed mix. This grassland is expected to be regularly managed through mowing.

8.2.1.2 This habitat is expected to achieve **poor** condition.

8.2.2 2) Grassland – Modified Grassland

8.2.2.1 Wildflower meadow will be created within the POS using wildflower seed mix EM2, which contains a mix of 15% native wildflower and 85% slow growing grasses.

8.2.2.2 This habitat is expected to achieve **good** condition.

8.2.3 3) Grassland – Modified Grassland

8.2.3.1 An area of wildflower will be created around the retained section of the Nico Ditch to the centre of the site, using wildflower seed mix EW8. This seed mix is suitable for wetter ground and is comprised of a mix of 20% native wildflowers and 80% slow growing grasses.

8.2.3.2 This habitat is expected to achieve **good** condition.

8.2.4 4) Urban – Introduced Shrub

8.2.4.1 Areas of ornamental planting will be created along street, comprising a high proportion of non-native, evergreen shrubs.

8.2.4.2 Introduced shrub is automatically allocated a condition score of **N/A** within the Statutory Biodiversity Metric.

8.2.5 5) Urban – Rain Garden

8.2.5.1 Rain gardens will be created predominantly along roads to support drainage, and will be planted with species tolerant of both wet and dry conditions. Species will include beach rose (*Rosa rugosa*), bugleherb (*Ajuga reptans*), and clustered bellflower (*Campanula glomerata*).

8.2.5.2 This habitat is expected to achieve **good** condition.

8.2.6 6) Heathland and Shrub – Mixed Scrub

8.2.6.1 Areas of native scrub are proposed onsite, predominantly to the west of the site adjacent to a row of back gardens. Scrub will be comprised of native species such as hawthorn, holly, and hazel.

8.2.6.2 This habitat is expected to achieve **moderate** condition.

8.2.7 7) Individual Trees – Urban Trees

8.2.7.1 A total of 97 non-native trees will be planted onsite within POS. Species will include ginkgo (*Ginkgo biloba*), field maple cultivar 'William Caldwell' (*Acer campestre* 'William Caldwell') and cut-leaved common alder (*Alnus glutinosa* 'Laciniata').

8.2.7.2 These trees are expected to achieve **poor** condition.

8.2.8 8) Individual Trees – Urban Trees

8.2.8.1 A total of 26 native trees will be planted onsite within POS. Species will include field maple (*Acer campestre*), silver birch, hawthorn, and hornbeam (*Carpinus betulus*).

8.2.8.2 This habitat is expected to achieve **moderate** condition.

8.2.9 9) Urban – Vegetated Garden

8.2.9.1 All habitats, including individual trees, which are located within private front and rear gardens of houses are classified under vegetated garden as they are under the private management of the homeowner. Therefore, they cannot be secured for the 30-year management period.

8.2.9.2 Vegetated garden is automatically allocated a condition score of **N/A** within the Statutory Biodiversity Metric.

8.2.10 9) Urban – Developed Land; Sealed Surface

8.2.10.1 New areas of hardstanding will be created in the POS, functioning as footpaths, access roads, and car parks. In addition, 120 new dwellings.

8.2.10.2 Buildings and hardstanding are both classified as developed land; sealed surface, which is automatically allocated a condition score of **N/A** within the Statutory Biodiversity Metric.

8.3 Linear Hedgerow Habitats

8.3.1 1) Native Hedgerow

8.3.1.1 A total of 88m of native hedgerow will be created across the site.

8.3.1.2 This habitat is expected to achieve moderate condition.

9 Post-Development Habitat Summary

9.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the proposed and created habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

9.1.1.2 The results of these calculations are presented in the Table 9.

Table 9 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	47.78	21.89	24.63	1.26	4.44	28.64	-19.14	-40.05
Hedgerow Habitat Units	-	-	-	-	0.29	0.29	+0.29	N/A
Watercourse Units	0.29	0.05	0.23	0.00	0.00	0.05	-0.23	-81.07

.

9.1.1.3 The proposed development produces a 19.14 unit (40.05%) net loss in biodiversity for area habitats, a 0.29 unit net gain in linear hedgerow habitats (percentage cannot be calculated as baseline is zero), and a 0.23 unit (81.07%) net loss in watercourse habitats.

9.1.1.4 In addition, the trading rules were not satisfied by the landscape proposals as the loss of the other neutral grassland, bramble scrub, individual trees, other broadleaved woodland, lowland mixed deciduous woodland and ditches has not been sufficiently mitigated for onsite.

9.1.1.5 Consequently, the development does not meet all local and national planning policy and off-site mitigation will be necessary.

9.1.1.6 As the potential for biodiversity has been maximised onsite, an additional 23.91 area habitat units and 0.26 watercourse habitat units will need to be created through offsite mitigation to achieve a 10% net gain.

9.1.1.7 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

9.1.1.8 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2026a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

10 Offsite Mitigation

10.1 Requirements

10.1.1.1 Offsite mitigation will be required for this site – at least 23.91 area habitat units and 0.26 watercourse habitat units will need to be created through offsite mitigation to achieve a 10% net gain.

10.1.1.2 The trading rules were not satisfied for the onsite area habitats and watercourse habitats have not been sufficiently mitigated for onsite.

10.1.1.3 Requirements for offsite mitigation to ensure the trading rules are satisfied have been summarised in Table 10 below.

Table 10 – Offsite mitigation requirements

Habitat Type	Distinctiveness	Total Units Required	Habitat Required
Area habitats			
Woodland and Forest - Lowland mixed deciduous woodland	High	1.31	High distinctiveness lowland mixed deciduous woodland.
Grassland - Other neutral grassland	Medium	16.07	A medium distinctiveness grassland habitat, or any habitat of high or very high distinctiveness.
Heathland and Scrub - Bramble scrub	Medium	1.17	A medium distinctiveness scrub habitat, or any habitat of high or very high distinctiveness.
Individual trees - Urban tree	Medium	2.77	Individual trees, or any habitat of high or very high distinctiveness.
Woodland and forest - Other woodland; broadleaved	Medium	0.52	A medium distinctiveness woodland habitat, or any habitat of high or very high distinctiveness.
Any habitat to reach 10%	Any	2.07	A habitat of any type and distinctiveness
	Total	23.91	
Watercourse habitats			
Ditches	Medium	0.23	Medium distinctiveness ditch, or any habitat of high or very high distinctiveness.
Any watercourse	Any	0.03	A watercourse habitat of any type and distinctiveness
	Total	0.26	

10.2 Offsite Suppliers

10.2.1.1 The site falls within the Manchester City Council Local Planning Authority (LPA) and the Manchester Conurbation National Character Area (NCA).

10.2.1.2 Offsite units will be secured via a local habitat bank, if available, through a Section 106 or conservation covenant agreement, once planning permission has been granted.

10.2.1.3 If no suitable local habitat banks are available, Statutory Credits may need to be purchased from Natural England.

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APPENDIX 1 – NATIONAL BNG LEGISLATION

URBAN GREEN

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1)This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2)Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2023) supports the requirements of the Environment Act:

Paragraph 180 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

APPENDIX 2 – BASELINE HABITAT MAP

URBAN GREEN

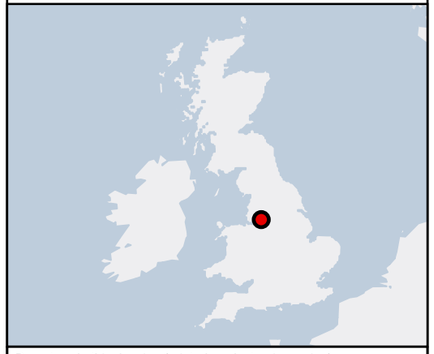


U R B A N G R E E N

N

- Red Line Boundary
- Bramble scrub
- Developed land; sealed surface
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Mixed scrub
- Lowland mixed deciduous woodland
- Ditch
- Urban Tree
- Target Note
  - TN1 - Three cornered garlic
  - TN2 - Variegated Yellow Archangel
  - TN3 - Bird Box
  - TN4 - Bug hotel - Timber Pallets
  - TN5 - Culvert
  - TN6 - Compost heap

0 15 30 60 Meters



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Client: Step Places		
Project: Ryebank Fields		
Title: UKHAB Habitat Map		
Issue: 01		
Drawn: CL	Checked: SP	Approved: SB
Project: UG1910	Scale @ A3: 1:1250	Date: 08/01/2025
Dwg No: UG_1910_ECO_HM_01		Revision: 01

APPENDIX 3 – PRIMARY AND SECONDARY CODES

URBAN GREEN

Primary Code	Definition
g3c	Other neutral grassland
g4	Modified grassland
h3d	Bramble scrub
h3h	Mixed scrub
r2b	Other rivers and streams
u1b	Developed land; sealed surface
w1f	Lowland mixed deciduous woodland
w1g	Other woodland; broadleaved
Secondary code	**Definition**
10	Scattered scrub
14	Scattered rushes
16	Tall forbs
30	Semi-natural woodland
32	Scattered trees
33	Line of trees
50	Ditch
521	Unmanaged
522	Native
532	Scattered grass

APPENDIX 4 – PROPOSED LANDSCAPE DESIGNS

URBAN GREEN

0 25m

SCALE 1:500

LEGEND

SOFT LANDSCAPE

- Existing Trees
- Proposed Large Trees in Soft Landscape
- Proposed Large Trees in Hard Landscape
- Proposed Small Ornamental Trees
- Proposed Orchard Trees
- Proposed Lawn
- Proposed Ornamental Shrubs
- Proposed Hedgerow
- Proposed Wildflower Meadow
- Proposed Ornamental Grass Swathe
- Proposed Rain Garden
- Proposed Native Scrubs
- Proposed Bulbs
- Proposed Existing Vegetation
- Proposed Ecological Basin/Nico Ditch

HARD LANDSCAPE

- Proposed Asphalt for Adopted Vehicle Road
- Proposed Asphalt for Adopted Footpath
- Proposed Color Asphalt for Unadopted Road
- Proposed Color Asphalt for Car Parking
- Proposed Block Paving for Footpath
- Proposed Color Homogeneous Asphalt for Shared Pedestrain and Cycle Path
- Proposed Color Asphalt for Community Space
- Proposed Grass Grid Car Parking
- Proposed Private Back Gardens
- Proposed Tactile Paving
- Exsiting/Proposed Informal Footpath

FURNITURE

- Proposed Grow Planters
- Proposed Patio Furniture Sets (Specification to Residents)
- Proposed Pergola
- Proposed Social Picnic Sets
- Proposed Picnic Sets
- Proposed Wildlife Interventions and Interpretation
- Proposed Seating
- Proposed Informal Play

GENERAL NOTES:

1. DIMENSIONS GOVERN
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION
4. SQUAREYARD SHALL BE NOTIFIED OF ANY DISCREPANCIES

SQUARE YARD

Landscape Architecture - Urban Design - Masterplanning

Email - studio@sqryrd.co.uk
Web - www.squareyard.info
Tel - 0161 943 6053

Address:
SQR YRD LTD.
Kingfisher Business Centre,
Rossendale, BB4 8EQ

DRAWING NOTES: *(NB: ALL PREVIOUS REVISIONS UNDERTAKEN BY TPM LANDSCAPE)*

REV	DESCRIPTION	DRAWN	CHECKED	DATE
C	TPM LANDSCAPE LANDSCAPE LAYOUT - PLANNING	TPM	TPM	09.01.25

PROJECT TITLE: RYEBANK FIELDS	SCALE: 1:500 @ A1	
DRAWING TITLE: LANDSCAPE LAYOUT	DATE CREATED: 30.04.2026	
PROJECT NUMBER: 26_22	DRAWING No.: 101_LANDSCAPE LAYOUT	REVISION: /

APPENDIX 5 – POST-DEVELOPMENT HABITAT MAP

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Native hedgerow
- Building
- Built up areas and gardens
- Developed land sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Rain garden
- Other woodland broadleaved
- Other neutral grassland
- Lowland mixed deciduous woodland
- Tree

N

0 15 30 60 Meters



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Client: Step Places		
Project: Ryebank Fields		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG1910	Scale @ A3: 1:1250	Date: 13/02/2025
Dwg No: UG_1910_BNG_PDHM_01		Revision: 01

APPENDIX 6 – POST-DEVELOPMENT CONDITION MAP

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Good
- Moderate
- Poor
- N/A

N

0 15 30 60 Meters



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Client: Step Places		
Project: Ryebank Fields		
Title: Post Development Habitat Condition		
Issue: 01		Figure: 00
Drawn: CL	Checked: SP	Approved: SP
Project: UG1910	Scale @ A3: 1:1250	Date: 08/05/2026
Dwg No: UG_1910_BNG_PDC_01		Revision: 01

APPENDIX 7 – QUADRAT SURVEY LOCATIONS

URBAN GREEN



U R B A N
G R E E N

N

Red Line Boundary

Quadrats

Invasive Species
TN1 - Three cornered garlic
TN2 - Variegated Yellow Archangel

0 15 30 60 Meters



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Client: Step Places		
Project: Ryebank Fields		
Title: Quadrat Location		
Issue: 01		
Drawn: CL	Checked: SP	Approved: SB
Project: UG1910	Scale @ A3: 1:1250	Date: 08/01/2025
Dwg No: UG_1910_ECO_BOT_01		Revision: 01

APPENDIX 8 – PHOTOGRAPHS OF THE SITE

URBAN GREEN



Photograph 1: Hardstanding with litter



Photograph 2: Path with compost bins



Photograph 3: Hardstanding path into site



Photograph 4: Dense bramble adjacent to path



Photograph 5: Dense bramble with mature trees



Photograph 6: Woodland to south-east



Photograph 7: Mixed scrub to south



Photograph 8: Large area of other neutral grassland to south



Photograph 9: Smaller area of other neutral grassland to south-west



Photograph 10: Orchids within grassland



Photograph 11: Bramble scrub to east



Photograph 12: Woodland to west



Photograph 13: Yellow archangel in woodland



Photograph 14: Woodland to west



Photograph 15: Ivy clad trunks within woodland



Photograph 17: Dense raspberry and bramble with scattered young trees



Photograph 18: Dense bramble scrub to west



Photograph 19: Other neutral grassland to north



Photograph 20: Scattered fruit trees



Photograph 21: Dense bramble scrub to east



Photograph 22: Concentration of rosebay willowherb



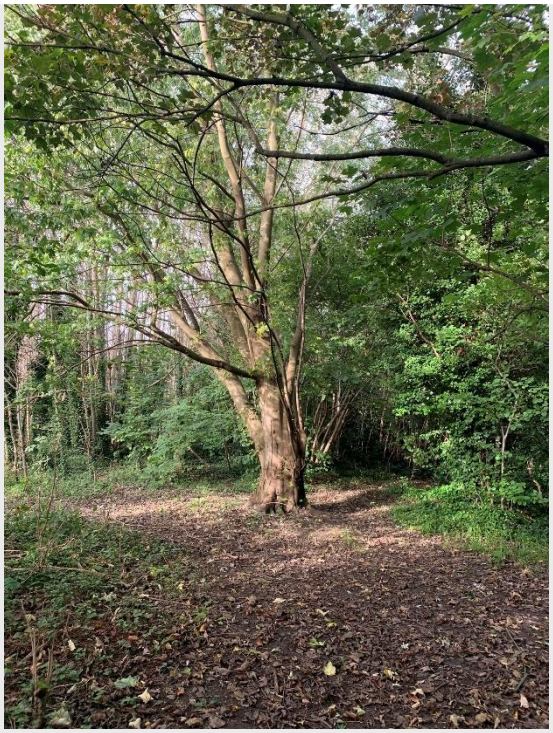
Photograph 23: Woodland parcel to east



Photograph 24: Bramble scrub in north-east



Photograph 25: Aspen grove to north of site



Photograph 26: Woodland to the north

APPENDIX 9 – FULL SITE SPECIES LIST

URBAN GREEN

Common Name	Latin Name	Grassland	Woodland	Scrub
Annual Meadowgrass	*Poa annua*	X		
Apple	*Malus domestica*	X		
Ash	*Fraxinus excelsior*		X	X
Aspen	*Populus tremula*		X	
Beech	*Fagus sylvatica*		X	
Black Poplar (Hybrid)	*Populus nigra*		X	
Bramble	*Rubus fruticosus*		X	X
Brome	*Bromus*	X		
Cherry	*Prunus*	X		X
Cherry Laurel	*Prunus laurocerasus*		X	X
Cleavers	*Galium aparine*		X	X
Cock's Foot	*Dactylis glomerata*	X		
Common Bent	*Agrostis capillaris*	X		
Common Ivy	*Hedera helix*		X	
Common Nettle	*Urtica dioica*		X	X
Common Vetch	*Vicia sativa*	X		
Compact Rush	*Juncus conglomeratus*	X		
Cow Parsley	*Anthriscus sylvestris*	X		X
Creeping Bent	*Agrostis stolonifera*	X		
Creeping Buttercup	*Ranunculus repens*	X		
Creeping Soft-grass	*Holcus mollis*	X		
Creeping Thistle	*Cirsium arvense*	X		X
Crested Dog's Tail	*Cynosurus cristatus*	X		
Cut-leaved Crane's Bill	*Geranium dissectum*	X		
Dandelion	*Taraxacum officinale*	X		
Dogwood	*Cornus*			X
Early Marsh Orchid	*Dactylorhiza incarnata*	X		
Elder	*Sambucus nigra*		X	X
Enchanter's Nightshade	*Circaea lutetiana*		X	
False Oat-grass	*Arrhenatherum elatius*	X		
Field Woodrush	*Luzula campestris*	X		
Goat Willow	*Salix caprea*	X		
Greater Plantain	*Plantago major*	X		X
Greater Willowherb	*Epilobium hirsutum*	X		
Ground Elder	*Aegopodium podagraria*			X
Hairy Sedge	*Carex hirta*	X		
Hawthorn	*Crataegus monogyna*		X	X
Hazel	*Corylus avellana*		X	
Hedge Bindweed	*Calystegia sepium*			X
Herb Robert	*Geranium robertianum*	X		X
Hogweed	*Heracleum sphondylium*			X
Holly	*Ilex aquifolium*		X	X
Hornbeam	*Carpinus betulus*		X	
Italian Ryegrass	*Lolium multiflorum*	X		

Common Name	Latin Name	Grassland	Woodland	Scrub
Lawson Cypress	*Chamaecyparis lawsoniana*		X	
Lime	*Tilia*		X	
London Plane	*Platanus × acerifolia*		X	
Meadow Buttercup	*Ranunculus acris*	X		
Meadow Foxtail	*Alopecurus pratensis*	X		
Meadow Vetchling	*Lathyrus pratensis*	X		
Norway Maple	*Acer platanoides*		X	
Pedunculate Oak	*Quercus robur*		X	
Perennial Ryegrass	*Lolium perenne*	X		
Pineapple Chickweed	*Cerastium fontanum*	X		
Poplar Sp.	*Populus*		X	
Ragwort	*Senecio jacobaea*	X		X
Red Fescue	*Festuca rubra*	X		
Reed Canary-grass	*Phalaris arundinacea*	X		
Ribwort Plantain	*Plantago lanceolata*	X		X
Sessile Oak	*Quercus petraea*	X	X	
Silver Birch	*Betula pendula*		X	
Sorrel	*Rumex acetosa*	X		
Southern Marsh Orchid	*Dactylorhiza praetermissa*	X		
St John's Wort	*Hypericum*			X
Sycamore	*Acer pseudoplatanus*		X	
Three-cornered Garlic	*Allium triquetrum*		X	
Timothy	*Phleum pratense*	X		
Variegated Yellow Archangel	*Lamium galeobdolon subsp. argentatum*		X	
White Clover	*Trifolium repens*	X		
White Poplar	*Populus alba*		X	
White Willow	*Salix alba*		X	
Willowherb Sp.	*Epilobium*	X		X
Wood Avens	*Geum urbanum*		X	
Wych Elm	*Ulmus glabra*		X	
Yorkshire Fog	*Holcus lanatus*	X		

APPENDIX 10 – GRASSLAND QUADRAT RESULTS

URBAN GREEN

Grassland Quadrat No.	Total Number of Species	Excluding Sub-optimal Species*
1	12	11
2	7	6
3	7	7
4	6	6
5	10	9
6	6	6
7	11	11
8	10	8
9	14	12
10	10	9
	Average	8.5

* Within the Statutory Metric Condition Assessment Sheets, species indicative of suboptimal condition include: 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*. There may be additional relevant species local to the region and or site.

APPENDIX 11 – TREE CONDITIONS AND RETENTION

URBAN GREEN

Tree Location	Species	No. of Trees	Size in Metric	Condition Criteria*						Overall Condition	No. Retained
				A	B	C	D	E	F		
G1	Ash (*Fraxinus excelsior*)	3	Medium	Pass	Pass	Fail	Pass	Fail	Pass	Moderate	0
G2	Silver birch (*Betula pendula*)	2	Medium	Pass	Pass	Fail	Fail	Pass	Pass	Moderate	0
G6	Goat willow (*Salix caprea*)	2	Small	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	0
T8	Sessile oak (*Quercus petraea*)	1	Small	Pass	Pass	Fail	Pass	Fail	Pass	Moderate	1
G13	Goat willow (*Salix caprea*)	2	Medium	Pass	Pass	Fail	Pass	Fail	Pass	Moderate	2
G31	English oak (*Quercus robur*)	2	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	2
T32	English oak (*Quercus robur*)	1	Small	Pass	Pass	Fail	Pass	Fail	Pass	Moderate	1
G33	English oak (*Quercus robur*)	2	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	0
G38	English oak (*Quercus robur*)	5	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	1
T40	London plane (*Platanus x hispanica*)	1	Medium	Fail	Pass	Fail	Fail	Fail	Pass	Poor	1
T41	London plane (*Platanus x hispanica*)	1	Large	Fail	Pass	Fail	Fail	Fail	Pass	Poor	1
G42	Lawson cypress	2	Small	Fail	Pass	Fail	Pass	Fail	Pass	Moderate	2
G43	Mixed native	15	Medium	Pass	Pass	Fail	Pass	Fail	Pass	Moderate	15
G44	White willow	3	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	0
G45	Sycamore	8	Medium	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	8
G46	Mixed	7	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	1

T48	Goat willow (*Salix caprea*)	1	Large	Pass	Pass	Pass	Fail	Fail	Pass	Moderate	0
T49	Lime (*Tilia* sp.)	1	Large	Pass	Pass	Pass	Pass	Fail	Pass	Good	0
T50	Wild cherry (*Prunus avium*)	1	Medium	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	0
T51	Lime (*Tilia* sp.)	1	Large	Pass	Pass	Fail	Fail	Pass	Pass	Moderate	0
G54	English oak (*Quercus robur*)	9	Small	Pass	Fail	Fail	Pass	Fail	Pass	Moderate	0
G57	Cherry laurel (*Prunus laurocerasus*	17	Small	Fail	Pass	Fail	Fail	Fail	Pass	Poor	12

Condition Criteria A = The tree is a native species (or more than 70% within the block are native species); Condition Criteria B = 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); Condition Criteria C = The tree is mature (or more than 50% within the block are mature); Condition Criteria 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; Condition Criteria E = Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; Condition Criteria F = More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Key: Pass = Fail =

APPENDIX 12 – TREE LOCATIONS PLAN

URBAN GREEN

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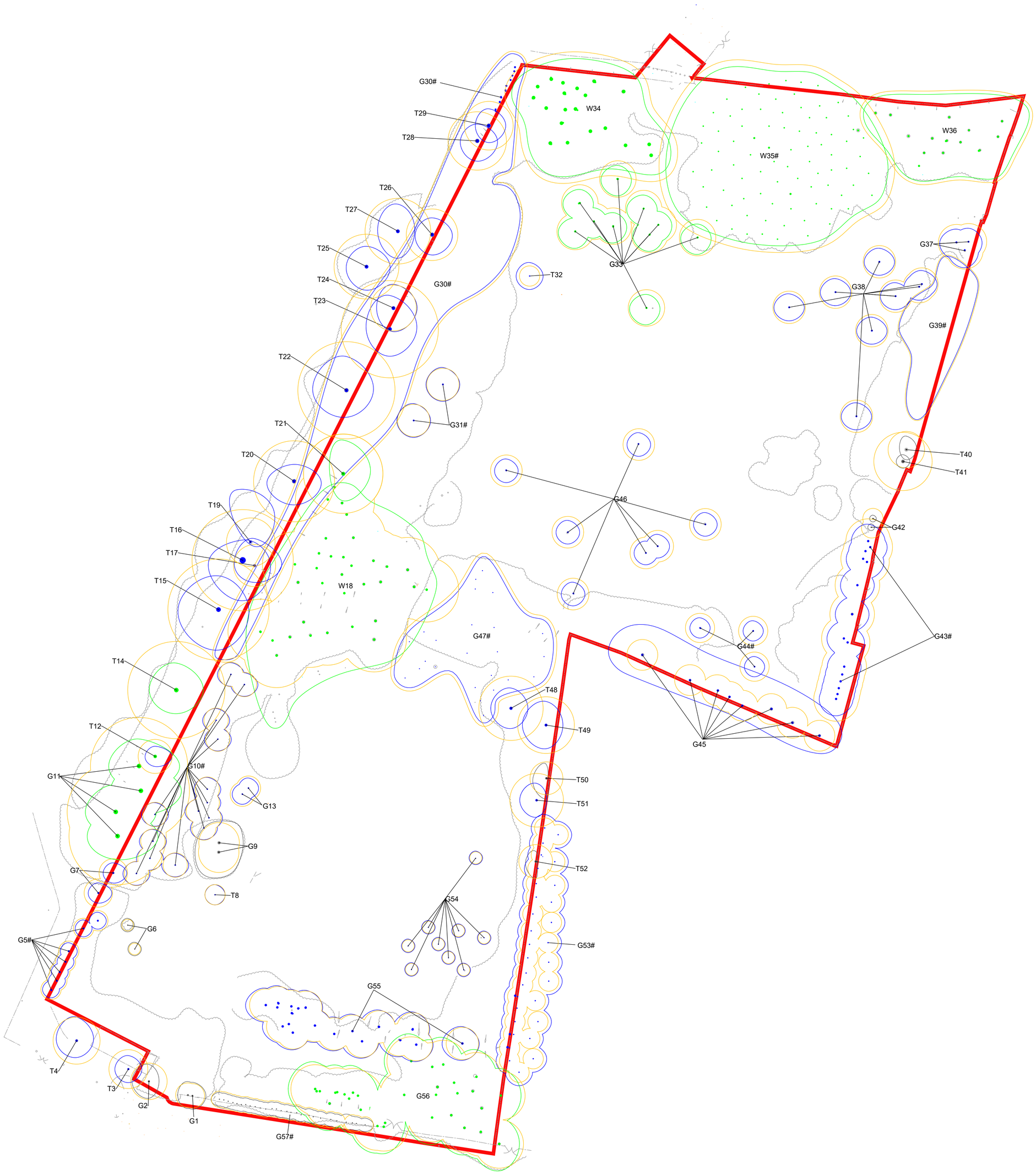
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Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Root Protection Area (RPA)
#	Position Estimated on Site
	Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client:	Project:	Drawn:	Checked:	Approved:	Date:
STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY	RYEBANK, CHORLTON	AB	AH	AB	21/11/23
Issue:	**Title:**	**Dwg No:**		**Scale @ A0:**	**Revision:**
PLANNING	TREE CONSTRAINTS PLAN	UG_1910_ARB_TCP_01		1:500	00

U R B A N G R E E N

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

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APPENDIX 13 – HABITAT RETENTION AND LOSS PLAN

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Retained
- Lost

N

0 15 30 60 Meters



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Client: Step Place		
Project: Ryebank		
Title: Habitat Retention		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG1910	Scale @ A3: 1:1250	Date: 13/01/2025
Dwg No: UG_1910_BNG_HR_01		Revision: 01