Land Adjacent 4 Sandy Lane, Chorlton-Cum-Hardy, Manchester M21 8TN

BIODIVERSITY NET GAIN STATEMENT **Revised 29 March 2026**

Application number: 144626/FO/2025
Applicants: James De Santis and Hilary Philipson
The statement aligns with the policies of Manchester City Council which are based on the 2021 Environment Act and requires a 10% net increase in biodiversity value. The strategy references the Manchester City Council/Combined Authority document - "Biodiversity Strategy 2022-2030, The City of Manchester's Nature Recovery".

INTRODUCTION

The proposal is for two new-build semi-detached three-bedroomed 3-storey dwellings on a vacant/derelict plot on Sandy Lane close to the centre of Chorlton. The pre-development site plan is shown on drawing 2025 11A, which includes the regions that have been allocated to each biodiversity category on the SSM. The post-development proposed site plan is shown on drawing 2025 31C.

The site of area 200 sq m, is for a development of two houses. The Small Sites Metric (version 1.2.3 released date 3rd July 2025) was therefore used to calculate the existing "baseline biodiversity" units and the units required to achieve the 10% gain. The gain requires the purchase of off-site units (as the site will be covered by dwellings and their private gardens). The SSM shows the existing pre-development biodiversity units as 0.0376, the proposed post-development units as 0.0098, giving a reduction of 0.0278 units. To achieve a 10% gain a further 0.0315 of local off-site units would be purchased by the eventual developer, who would submit the Biodiversity Net Gain Plan as a post-permission document.

There are no "irreplaceable habitats" on the site and there will be no effects beyond the site boundary. There are no hedgerows and no watercourses.

The existing biodiversity survey was carried out on 22 November 2025 by James De Santis (Architect) and Hilary Philipson (Architect).

BIODIVERSITY

Existing site – baseline biodiversity value

The existing site is as shown on drawing 2025/11A. It is cleared/maintained periodically to keep any weed growth and rubbish accumulation under control. The biodiversity remains "unchanged" (and therefore there has been no biodiversity degradation since January 30th 2020), because the site is covered with Tarmac and compacted brick rubble/hardcore with only sporadic weed growth/sproutings, which are periodically cleared from this surface.

The frontage between the fence and the footpath of Sandy Lane is raised by approximately 300mm above the footpath. It is covered with Tarmac paving and has a concrete flag edging as shown in Figure 1. The Tarmac continues to the south of the fence for around 1.5m as shown on drawing 2025 11A. (The "planters" are noted below).



Figure 1: Tarmac surfacing to the Sandy Lane frontage which extends approximately 1.5m behind the fence, two small planters with sycamore sproutings, November 2025.

Tarmac also covers areas of the site to the south and east, which also have the remains of a few overhead timbers and posts. Parts of the Tarmac area are exposed as in Figure 2, whilst others have a thin covering (approximately 15-25mm thick) of soil/debris, as in Figure 3. These areas have therefore been classified as “sealed surfaces”. (There are also areas of Tarmac to the east, within the curtilage, but these are outside the application site).



Figure 2: Tarmac surface exposed to the south and east of the site November 2025



Figure 3: Tarmac surfacing with sparse layer of soil/debris November 2025

Although the site is periodically maintained, these hard surfaces are exposed in places but largely have a sparse covering of approximately 15-25mm debris/soil/some rubbish which supports weed growth between clearances (mainly bramble and grass), and the occasional “sprouting” of sycamore. At the time of the survey and drawing 2025 11A, these sproutings included some sycamore (centrally) and a Buddleia (to the SW corner) which were approximately 600mm high (as there had been no recent clearance) and some ivy was beginning to grow over the garden wall from the adjacent dwelling. Drawing 2025/11A shows the approximate location of the areas of hard surfacing below this sporadic 25mm layer.

Between the areas of Tarmac surfacing, the site is covered by densely packed hardcore/brick rubble (possibly from the demolition of the houses that it is believed occupied the site prior to 1954) and further compacted when briefly used for motor vehicle salvage. There are also two large piles of rubbish on the site (plastic/metal/timber/organic matter), including to the north some items which have been deposited over the fences. These areas with hardcore and the rubbish are classified as “derelict/vacant site” in the SSM (with the survey carried out in November 2025).



Figure 4: The site facing east July 2025



Figure5: The site facing west November 2025



Figure 6: Rubbish pile to the south November 2025.



Figure 7: Rubbish pile to the north November 2025.

There are two small unused planters on the raised Tarmac area fronting onto Sandy Lane. These are classified as “ground level planters” although currently (November 2025) they contain only sycamore sproutings of about 300mm in height as Figure 9.



Figure 8: Tarmac frontage with concrete flag edging And small planter (detail shown in Figure 1).



Figure 9: Tarmac frontage extends approx. 1.5 m into site, behind fence, November 2025.

Proposed site – post-development biodiversity value

The proposals are shown on drawing 2025/31C. Approximately half of the site will be covered by the floor plan of the dwellings, 110 sq m, classified as “developed land sealed surface”. The remainder will be “urban garden”. Of this approximately 39 sq m, will be dry-jointed paving for paths/hardstanding (but allowing water penetration) classified as “unvegetated garden” and 51 sq m, will be shrub planted/grassed and classified as “vegetated garden”. The net gain will be achieved by implementing this scheme and by the eventual developer purchasing 0.0315 local registered off-site biodiversity net gain units.

Biodiversity Net Gain Plan

The detailed Biodiversity Net Gain Plan will be a post-permission document identifying the exact details of the 0.0315 units being purchased.