

From: [Robert Griffin](#)
To: [Phil Grant](#)
Subject: Planning application reference 142223/FO/2025
Date: 30 May 2025 14:21:40

Dear Phil,

I am now in receipt of comments from the Greater Manchester Ecology Unit who are the Council's specialist ecology advisors on planning applications. The comments raise concerns with the proposals and matters that will require a response from you, please let me know if you intend to address these matters and a timescale that you will need in order to respond.

The comments of GMEU are set out below:

Impact on Designated Sites

The development will not affect any sites statutorily designated for their nature conservation value. The site has not been identified in the emerging Local Nature Recovery Strategy as a priority part of the Strategy.

Impact on Notable Habitats

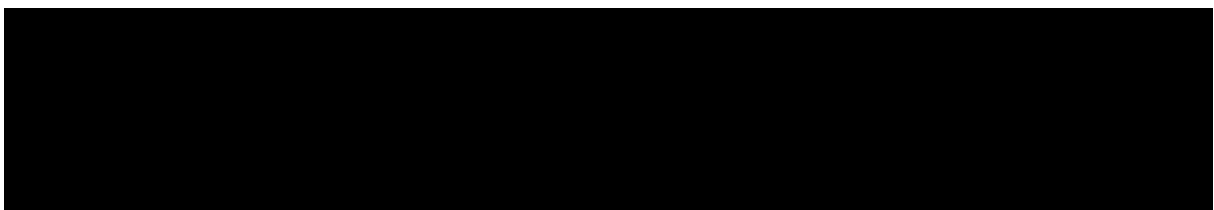
The application site supports a locally valuable mosaic of semi-natural habitats, including neutral grassland, scrub, woodland, scattered trees and hedgerows. The habitats present appear to have developed naturally over a number of decades and have consequently developed a reasonable level of species diversity.

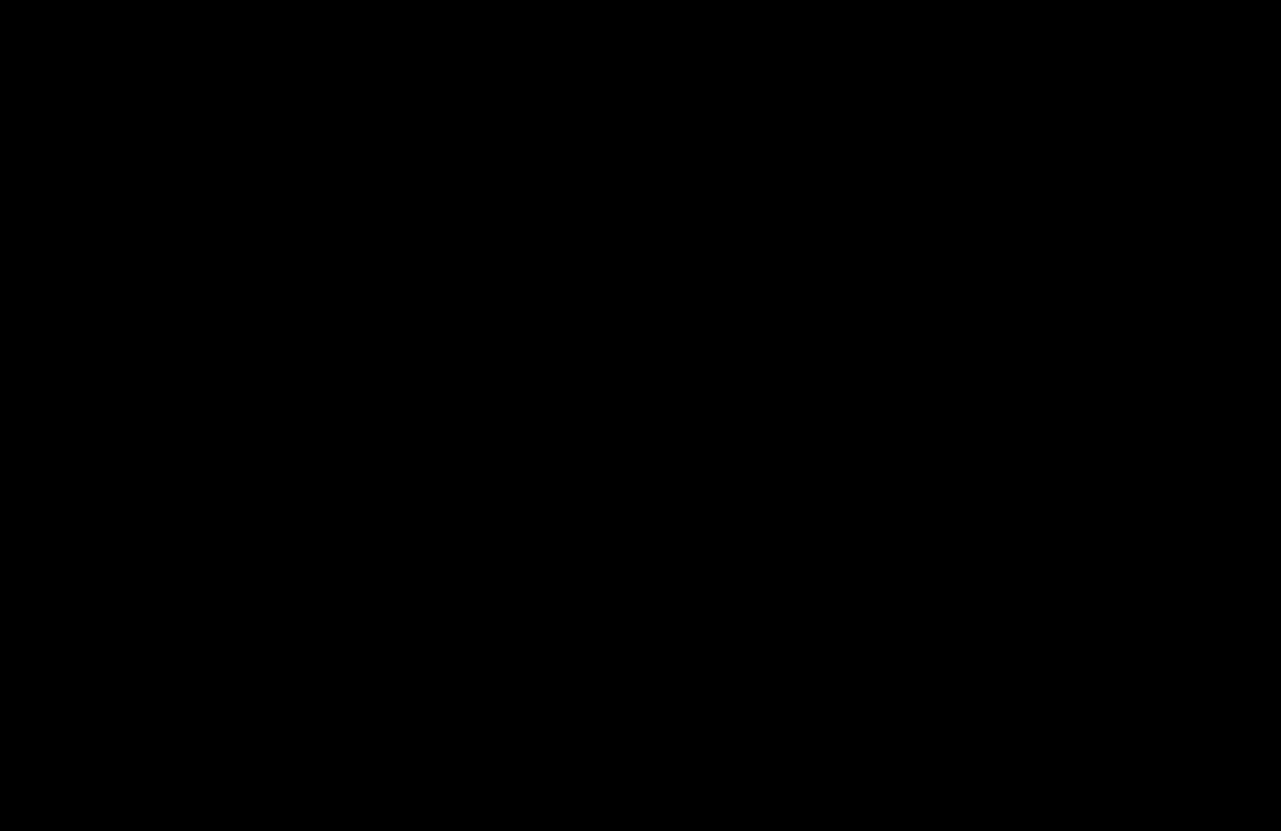
GMEU note that valuable trees (black Poplars) and boundary hedgerows, which are priority species and habitats for conservation, will be retained, but also note that there will be significant losses to neutral grassland.

The neutral grassland on the site is of more than local value, supporting amongst other species Meadow Vetchling, Early Marsh Orchid, Bee Orchid, Northern Marsh Orchid and Goat's-beard. The presence of these plants is an indication that the sward is at least moving towards a species-rich community, and also that with appropriate management good quality, sustainable species rich grasslands would be achievable.

Currently GMEU would regard the compensation proposed for the loss of the grassland (and other habitats) to be inadequate. The Biodiversity Gain Metric provided as part of the application shows a significant loss in local biodiversity, and the Metric may have undervalued parts of the site. It is stated that habitat compensation (and a required gain in biodiversity) will be achieved off-site, but no details of this off-site provision appear to have been provided.

Impact on Notable Species





Bats

The site is used as a local foraging resource for bats and the loss of semi-natural habitats on the site may reduce this available foraging habitat. However, GMEU note that –

- Some of the habitat of most value to bats (trees and hedgerows) will be retained,
- There is extensive high-value bat foraging habitat in the wider area, including Longford Park and the Mersey Valley,
- New landscaping is planned which will have some value for foraging bats,
- It would be possible to install features of value to roosting bats on the site, including bat boxes and features integrated into buildings.

GMEU conclude that it ought be possible to allow the development without causing long-term harm to local bat populations.

GMEU advise that the development should avoid overly intrusive lighting of habitats of most value to bats and should incorporate opportunities for bat roosting (bat boxes and integrated features for bats).

Amphibians

The site is considered likely to support amphibians including common toads, common frogs and newts, although the specially protected species great crested newt is considered to be absent.

While it is considered unlikely that the development will significantly affect amphibian breeding habitats, there will be losses to terrestrial habitat used by amphibians and there

is a risk that amphibians could be harmed during site clearance and construction works.

Regarding the loss of habitats, GMEU would refer you to comments above in respect of habitats.

GMEU advise that if permission is to be granted to the development a reasonable avoidance method statement should be required to be prepared providing details of measures to be taken to avoid harm to amphibians during construction works.

Nesting Birds

A range of relatively nesting birds have been recorded across the site. Precautions will need to be taken throughout any site clearance works and groundworks to avoid harm to nesting birds. All nesting birds their eggs and young are protected under the terms of the Wildlife and Countryside Act 1981. It should be possible to install a range of bird nesting boxes throughout the site, post-completion, as part of any detailed landscaping proposals.

Invasive Plants

The invasive non-native species three cornered garlic (*Allium triquetrum*) and two small areas of variegated yellow archangel (*Lamium galeobdolon* subsp. *argenteum*). The spread of these plants is prohibited under the terms of the Wildlife and Countryside Act 1981 (as amended).

Precautions should therefore be taken to avoid the spread of this species during the course of any approved works.

Biodiversity Net Gain (BNG)

The development is required to achieve at least a 10% gain in Biodiversity as measured using a statutory Metric. Losses to semi-natural habitats will be significant. It has been demonstrated that the habitat and landscape enhancements planned for the site will not be able to meet the 10% gain, and therefore it is proposed that off-site Biodiversity units will be sought. Habitat losses are significant, with 26.42 area-based habitat units and 0.26 watercourse habitat units required in order to achieve an overall gain.

However, no details appear to have been supplied as to how and where these off-site Units will be provided. GMEU would prefer it if details of off-site provision for BNG could be provided before the application is decided, in order to give confidence that the BNG Condition which will apply to any permission granted to the application will be able to be met.

In any case a comprehensive Biodiversity Gain Plan and a long-term Habitat Management and Monitoring Plan (HMMP) should be required to be provided by Condition, to secure the required Biodiversity Gain.

GMEU current advise that the application is refused on nature conservation grounds, because of –

- Inadequate compensation for loss of local biodiversity, notably losses to species-rich

neutral grassland, with no details of off-site habitat creation/enhancement provided,

• [REDACTED]

· Lack of information concerning proposed off-site provision for the development to achieve an overall net gain in biodiversity.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

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The Wildlife Trust for Lancashire Manchester & North Merseyside



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Planning
Growth and Development
Manchester City Council
PO Box 532
Manchester
M60 2LA

2nd April 2025

FAO Robert Griffin

Dear Mr Griffin

**RE: PLANNING APPLICATION 142223/FO/2025 | ERECTION OF A RESIDENTIAL DEVELOPMENT
COMPRISING 120 DWELLINGS, LONGFORD ROAD/RYEBANK ROAD, MANCHESTER**

I have had the opportunity to view the above planning proposal on behalf of the Lancashire Wildlife Trust and would like to make know the following observations, concerns and current opposition to the proposed development.

I note that a number of botanical surveys have been undertaken on the site, although two of the surveys were undertaken outside of the optimal time of year for such surveys. The latest surveys dated the 3rd and 18th July 2024 were however conducted within the recognised good practice survey period and all UKHabs and BNG assessments should be based on these surveys, as surveying plants at a sub-optimal time of year would lead to species being missed and an under-estimation of the habitat quality.

With regard to the botanical surveys themselves, I note that the methodology highlighted with the survey report indicates that a systematic random sampling methodology was employed, with the 15 1m quadrats being randomly distributed between the sites habitats. I would question this methodology, as it would appear that the many of the quadrats used to assess the condition of the grasslands, identified as quadrats 1 to 10 within appendix 10, are located within non-grassland habitats. Appendix 7 identifies the location of the 15 quadrats and indicates that for the 10 listed grassland quadrats, quadrats 1, 5 and 6 are located with areas identified as Bramble scrub. Quadrat 2 is situated on the edge of a grassland parcel, but is next to a track and is therefore likely to be heavily influenced by disturbance. Quadrat 8 is located within an area of woodland and quadrats 10 and 11, whilst within grassland areas are situated within narrow grassland strips, sandwiched between two blocks of woodland and are unlikely to be representative. Only quadrats 3, 4, 7, 9 and 15 appear to be appropriately sited. I feel that some clarification is required as to the precise location of the grassland quadrats and an assurance that these are representative of the grasslands present. In terms of methodology, Natural England often advise an 'M' pattern so that a full representation of the habitat is assessed. As it stands, I believe that the random nature of the quadrats methodology could seriously undermine the accuracy of the grassland condition assessments. It would also be helpful to provide the list of species identified within each quadrat, rather than just the number of species recorded.

I feel that there is a contradiction within the botany survey report and the BNG assessment report. Section 4.2, paragraph 4.2.1.1 of the botany survey report states that *'the site's habitats were species-rich, structurally diverse, and in good condition'*. This is then contradicted within paragraph 3.5.3.16 of the BNG assessment, which states that the grasslands were not considered species rich and that no BAP indicator species had been recorded. Whilst I accept that being currently unmanaged, tall grasses might dominate grassland habitats, reducing species diversity, the species lists within the reports identify two species; Meadow Vetchling and Early Marsh Orchid that are indicative of lowland meadow. Whilst certainly not suggesting it is of that quality, I also understand that a separate survey, commissioned by the friends of Ryebank Fields, also identified three other species indicative of lowland meadow; Bee Orchid, Northern Marsh Orchid and Goat's-bead. An unidentified sedge species recorded within the developers PEA survey might also be a species indicative of meadows. The presence of these plants suggest that species interest within the grassland is persistent and that with appropriate management good quality species rich grasslands would be achievable.

I also have some queries regarding the BNG metric and the classification of some of the woodland habitat. Only the western woodland has been classified as lowland mixed deciduous woodland (w1f), with all the other blocks being classified as 'other woodland, broadleaved' (w1g), including the Aspen grove. It is my understanding that the 'other woodland broadleaved' category is used primarily for stands of non-native trees. Aspen is recognised within the UKHabs as a native species and so this area of woodland should be classified as w1f; lowland mixed deciduous woodland. Given that in most of the condition assessments of the woodlands, the majority of trees and shrub tend to be native with at least a 50-80% native cover, I would also query the categorisation of these woodlands' as other woodland broadleaved. It is interesting to note that within the ecological assessment of the site commissioned by the friends of group, the ecologist identified the woodlands as semi-natural broadleaved woodland, which translates into UKHabs as w1f; lowland mixed deciduous woodland. I would therefore recommend that the Greater Manchester Ecology Units (GMEU) view be sought on this matter.

It is worth noting that survey commissioned by the Friends of Ryebank Fields also recorded the presence of the rare native Black Polar tree and that a survey undertaken by the GMEU identified the presence on site of an important hedgerow (Grid ref. SJ80949446 –SJ81089473). Whilst this would appear to be on the western, edge of the site, within an area proposed for retention within the development, its presence needs to be recognised within the BNG metric. Currently no hedgerow habitat has been identified within the baseline calculation, although, I would accept that as the hedgerow is being retained, there might well be no net difference in the post development BNG calculation.

The BNG metric itself shows that the proposed development would result in a huge loss of biodiversity within the local area, with a loss of 21.09 (-38.59%) area based biodiversity units (BU). There will also be a loss of 0.23 (-81%) in watercourse BU. The metric also shows that the trading rules for a variety of habitats such as woodland and grassland are not met. The BNG report concludes that as BNG has been maximised on site, then off-site delivery will be required to provide the mandatory 10% BNG uplift. I would however query if all efforts have been undertaken/identified to increase BNG delivery on-site. The metric indicates that whilst some habitats are to be retained, the only proposed enhancement is to the areas of Bramble scrub. There is no proposed enhancement to any of the retained woodland habitats nor to the retained grasslands. There will be some limited creation of modified grassland habitat, which is referred to as wildflower meadow and a rain garden within the BNG report, but overall this would appear to be a very unambitious approach to on-site BNG delivery. Buffer zones between existing habitats and any hard standing development need to be incorporated within the design proposal, with a greater area of retained habitat that can then be enhanced to promote on-site biodiversity.

I note and query that the watercourse metric indicates that encroachment into the watercourse and riparian habitats is set at minor, however if there is to be an 81% loss of watercourse habitat this should surely be set at major encroachment.

I also note that currently, whilst off-site compensation has been recognised as being needed to deliver the mandatory 10% BNG increase, no offsetting site has so far been identified. A number of options are suggested as to how the 10% BNG might be delivered, however, no clear indication of how the uplift is to be achieved has been provided. Whilst full details can be conditioned, it is important that enough information be provided to reassure the LPA that the mandatory 10% BNG uplift is deliverable. If the information supplied is insufficient to provide this reassurance, then further detail is required. I feel that in this case, a more detailed biodiversity strategy should be provided that identifies a definite pathway for BNG delivery, rather than just a list of possible alternatives. The strategy should include how the red flags identified within the metric are to be resolved and how the development complies with all the metric rules and principles. Details of how the BNG mitigation hierarchy have influenced the layout and design of the development also needs to be described. If off-site provision is required, the applicant needs to provide evidence of liaison with a third party, including written documentation and an agreement in principle that the necessary biodiversity units are available to purchase. If the developer plans to use statutory biodiversity credits, then this too should also be stated clearly and the pathway identified. Currently, I feel that there is some uncertainty in delivering the BNG uplift and that further information as outlined above is required in order to determine the application. Again, I would recommend that GMEUs advice be sought on this matter.

The location of any off-site compensation is also an issue that needs to be considered carefully. The ecological reports reference that the site has not been included within the Greater Manchester Local Nature Recovery Strategy (GMLNRS) as an opportunity area. However, both the Cheshire and Lancashire Wildlife Trusts are calling for Ryebank Field to be included as both woodland and grassland opportunity areas. The Trust feel that the site supports an important mosaic of grassland and scrub habitats that makes a significant contribution to the local ecological network. Ryebank Fields is contiguous with Longford Park, an amenity site that itself is included within the opportunity mapping of the GMLNRS. Ryebank Field helps to form part of the ecological corridor in this locality and is potentially of greater habitat quality than the included Longford Park. The PEA report agreed with this assessment of Longford Park within the section on ecological constraints. The report states that the habitat contained within Longford Park are open playing fields and were assessed as having low ecological value. Ecological thinking should dictate that those areas of better habitat quality should be included within the GMLNRS if the Lawton principle of creating bigger, better and more joined up landscapes are to be achieved. This is especially important for grassland habitats, as within Greater Manchester their distribution is so restricted that any grassland habitat of moderate interest capable of restoration to species rich grassland should be included in order to create a functioning ecological network.

[REDACTED]

[REDACTED]

Concerning the presence of bats, I feel that given the adverse weather conditions during some of the survey period, together with the malfunction of one of the static detectors, the surveys may have underestimated bat numbers on site. The bat survey report identified that there would be large amounts of suitable foraging habitat for bats that would be lost, but concluded that the site was assessed as supporting a low level of bat activity. I am concerned that the wet weather and the failure of one of the detectors contributed to the low activity recorded. It is also worth noting the PEA report for the development concluded that the site was of moderate value to commuting bats, whilst the PEA report commissioned for the Friends of Ryebank Fields concluded that the habitat was assessed as having high potential for foraging and commuting bats. Clearly there is some dispute on the value of the site for bats, I recommend that a precautionary approach be taken, and the site assessed as high value for commuting bats. I would also recommend that advice from the local bat group be sought on this matter.

Concerning the sites bird interest, it is clear that the mosaic of grassland and scrub provides nesting and feeding opportunities for a range of bird species, many of which are Section 41 priority species. This includes the Willow Tit, a rare endemic bird that is now listed on the draft GMLNRS as a bird requiring particular conservation effort. It is the diversity of habitat types and mosaics of grass and scrub that make this site valuable to wildlife, providing complimentary edge habitat to the areas of woodland surrounding the site. These habitat interfaces provide specialised niches for both birds and insects and the loss of which will certainly result in a loss of wildlife within the local area.

It is also clear that the site is of huge amenity and community value. The site provides an important area of good quality open greenspace, rich in wildlife within the urban environment. The GMLNRS has identified that the management for wildlife and people of our urban greenspaces is one of the main priorities of the strategy. The LNRS states that *'Our urban green spaces already provide vital refuges for wildlife and spaces for people to relax. These spaces have significant potential to become more nature-rich and at the same time better adapted to climate change'*. Priority action identified for our urban green spaces include;

- Better parks and open spaces, enhanced and managed to be nature-rich and climate-adapted, with a range of habitats for wildlife **supported by local communities**.
- Town and city regeneration and development driving new and **enhanced nature-rich green space creation**, building more biodiverse, accessible and climate-adapted places.
- More **community-led** creation of new nature-rich green spaces

GMLNRS also identifies that there are huge opportunities to make the urban areas where we live and work greener and more wildlife friendly. The strategy acknowledges that creating space for

nature has knock-on benefits in our everyday lives, improving our health and wellbeing, as well as helping to adapt the city-region to climate change. Clearly, Ryebank Fields is a site where the community interest and involvement is already manifest, with an established Friends of Group and a rich wildlife interest. The site should therefore be viewed as a priority area for the delivery of the GMLNRS actions.

In conclusion, I feel that as it stands, the proposed development would lead to a loss of biodiversity within the local area, currently without any identified pathway as to how this loss can be compensated. The site currently supports significant wildlife interest including protected and priority species and habitats. Whilst acknowledging that inclusion within the GMLNRS opportunity mapping, which the Wildlife Trust is currently advocating, does not preclude development; I feel that given the current biodiversity and community interest that this is a prime site for the delivery of the actions identified within the GMLNRS. Ryebank Fields would be best viewed as a habitat bank that can receive BNG credits from development elsewhere within the city rather than having to seek off-site BNG due to large losses in on-site biodiversity. As I have stated above, ecological thinking should dictate that those areas of better habitat quality should be included within the GMLNRS if the Lawton principle of creating bigger, better and more joined up landscapes are to be achieved. This is especially important for grassland habitats, as within Greater Manchester their distribution is so restricted that any grassland habitat of moderate interest capable of restoration to species rich grassland should be included in order to create a functioning ecological network. The current proposal would lead to a loss of biodiversity within an area that provides an important contribution to the local ecological network. The site supports vulnerable protected species and biodiversity assets that would be adversely impacted by the development. I therefore feel that the application as it stands should be refused.

I hope that my comments prove useful to you in reaching your decision. If you have any queries or require clarification, please do not hesitate to contact me

Yours Sincerely

M C Walker (signed electronically)

Martyn C Walker (Senior Conservation Officer for Greater Manchester)

[REDACTED]

[REDACTED]



Ecology Team

Greater Manchester Ecology Unit,
Council Offices,
Wellington Road,
Ashton-under-Lyne,
Tameside,
OL6 6DL

Date: 21st May 2026

RE: Ryebank, Chorlton, Manchester, M21 9WW

Planning Application Reference: 142223/FO/2025

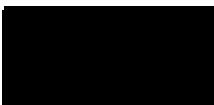
Dear Ecology Team,

Thank you for your comments on the Ecology and Biodiversity Net Gain documents provided by Urban Green to support the planning application for the proposed development of the Ryebank, Manchester by Step Places.

Please find a summary of how we have actioned each point below.

I hope this letter provides sufficient information, however if you require anything further, please let us know.

Kind regards,



Shannon Brady

Principal Biodiversity Net Gain Consultant



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Manchester, M3 7BF

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Urban Green Space Ltd is registered
in England and Wales.

Ryebank, Chorlton, Manchester – BNG Responses

Impact on Notable Habitats

The application site supports a locally valuable mosaic of semi-natural habitats, including neutral grassland, scrub, woodland, scattered trees and hedgerows. The habitats present appear to have developed naturally over a number of decades and have consequently developed a reasonable level of species diversity.

GMEU note that valuable trees (black Poplars) and boundary hedgerows, which are priority species and habitats for conservation, will be retained, but also note that there will be significant losses to neutral grassland.

The neutral grassland on the site is of more than local value, supporting amongst other species Meadow Vetchling, Early Marsh Orchid, Bee Orchid, Northern Marsh Orchid and Goat's-beard. The presence of these plants is an indication that the sward is at least moving towards a species-rich community, and also that with appropriate management good quality, sustainable species rich grasslands would be achievable.

Currently GMEU would regard the compensation proposed for the loss of the grassland (and other habitats) to be inadequate. The Biodiversity Gain Metric provided as part of the application shows a significant loss in local biodiversity, and the Metric may have undervalued parts of the site. It is stated that habitat compensation (and a required gain in biodiversity) will be achieved off-site, but no details of this off-site provision appear to have been provided.

Urban Green Response -

We agree that the on-site grassland has the potential to be enhanced into species-rich habitat (i.e., good condition other neutral grassland) with appropriate management, such as annual hay cutting or grazing, and supplementary seeding with a locally appropriate wildflower mix. However, the site is not currently managed in this way. In addition, the presence of over 5% cover of species associated with suboptimal condition (e.g., creeping thistle and nettle), combined with frequent dog walking leading to ground disturbance and nutrient enrichment, means the grassland would not be expected to achieve good condition without targeted intervention.

Mitigation for the loss of this grassland is addressed within a later section in this document.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[illegible]

The development is required to achieve at least a 10% gain in Biodiversity as measured using a statutory Metric. Losses to semi-natural habitats will be significant. It has been demonstrated that the habitat and landscape enhancements planned for the site will not be able to meet the 10% gain, and therefore it is proposed that off-site Biodiversity units will be sought. Habitat losses are significant, with 26.42 area-based habitat units and 0.26 watercourse habitat units required in order to achieve an overall gain.

However, no details appear to have been supplied as to how and where these off-site Units will be provided. GMEU would prefer it if details of off-site provision for BNG could be provided before the application is decided, in order to give confidence that the BNG Condition which will apply to any permission granted to the application will be able to be met.

In any case a comprehensive Biodiversity Gain Plan and a long-term Habitat Management and Monitoring Plan (HMMP) should be required to be provided by Condition, to secure the required Biodiversity Gain.

Urban Green Response -

Urban Green has prepared an Offsite Mitigation Letter outlining quotes from four habitat banks with suitable BNG units available to fully offset habitat losses associated with the proposed development. Currently, there are no habitat banks within the Manchester or Trafford Local Planning Authorities (LPAs) or the Manchester Conurbation National Character Area (NCA); therefore, all quotes have been sourced from habitat banks in neighbouring LPAs or NCAs where feasible. Should a suitable habitat bank become available within the same LPA or NCA, it will be prioritised in line with the client's preference for local mitigation.

A draft Habitat Management and Monitoring Plan (HMMP) has been submitted and will be finalised and submitted alongside the Biodiversity Gain Plan to discharge the relevant condition following planning approval.

We have also summarised the main comments from Lancashire Wildlife Trust and provided our responses below.

Grassland classification concerns: Botanical surveys partly undertaken outside optimal periods; quadrat placement questioned as unrepresentative and possibly undermining accuracy of habitat assessment.

Urban Green Response -

Urban Green used a systematic random sampling approach to ensure an even, unbiased distribution of quadrats across the grassland areas, as part of a wider botanical survey covering grassland, woodland, and scrub habitats.

A total of 10 quadrats were surveyed across two grassland parcels, meeting Defra's recommendation of at least five per parcel. While the quadrat numbering in the BNG report may differ slightly from the botany report, it refers specifically to the 10 grassland quadrats (1, 2, 3, 4, 7, 8, 9, 10, 11, and 15). Some quadrats were placed near habitat edges to capture representative samples, including ecotones. Urban Green has also undertaken multiple surveys and seasonal walkovers over several years. Surveyors were suitably qualified, and we are confident the data accurately reflects site conditions.

Regarding condition, the grassland showed >5% cover of suboptimal species (e.g., creeping thistle, nettle), and frequent dog walking has led to ground damage and nutrient enrichment. As such, the grassland is unlikely to reach good condition under current management, and Urban Green is confident in the assessment.

We acknowledge the presence of some meadow indicator species, which is why the grassland passed Condition Criterion A. However, as noted by the consultee, it is dominated by grasses, has <30% broadleaved herb cover, >10% ryegrass/white clover, and <15 species per m²—thus, it does not meet the UKHab criteria for lowland meadow.

While the grassland could be enhanced through appropriate management (e.g., hay cutting, grazing, seeding), it is not currently maintained in this way. Without targeted interventions, achieving good condition is unlikely.

Woodland classification concerns: *Misclassification of other broadleaved woodland and aspen grove and omission of hedgerow and certain species.*

Lowland mixed deciduous woodland, as defined in the UK Priority Habitat list, typically consists of a mix of native broadleaved species and a varied structure. The smaller woodland parcels on site have been classified as *Other broadleaved woodland* due to the dominance of sycamore, and presence of non-native species such as silver maple and Norway maple. Although sycamore is often treated as native in UKHab, its inclusion in *Other broadleaved woodland* is appropriate where it arises from recent succession, such as in verge or edge habitats. Many trees in these parcels appear young and self-set, only recently forming woodland.

The aspen grove is a near-monoculture of suckering aspen, lacking species diversity and structural variation. As such, it does not meet the criteria for lowland mixed deciduous woodland.

Therefore, Urban Green believe the current classification of these areas as *Other broadleaved woodland* is accurate, and reclassifying them would not reflect the habitat characteristics.

Regarding the hedgerow, Urban Green ecologists and arboricultural surveyors did not identify a distinct hedgerow habitat during the survey, nor was one shown on the topographical survey. It may have lapsed into the woodland or, if part of a private garden boundary, would typically be excluded from the BNG assessment.

Biodiversity Net Gain issues: *Contradictions between botany and BNG reports; questionable habitat classifications; significant biodiversity losses (-38.59% area units, -81% watercourse units); lack of clear pathway or identified site for mandatory 10% BNG uplift.*

Urban Green Response -

From the outset, the design team, ecologists, and client have proactively aimed to maximise biodiversity on site. A BNG Feasibility Report (July 2024) identified key habitats to retain or enhance, informing a design that incorporates existing scrub, woodland, and trees to create a green corridor along the western boundary and maintain habitat connectivity.

The lowland mixed deciduous woodland is already in good condition, with no scope for enhancement, though the HMMP includes recommendations to control invasive variegated yellow archangel. Other woodland areas are small, self-set, and provide screening, with limited enhancement potential. Natural progression may improve condition over time but does not qualify as BNG enhancement.

Enhancement of the aspen grove would require thinning and planting a diverse native mix, which would change its classification and remove its identity as an aspen grove.

Retained neutral grassland also has limited enhancement potential due to planned amenity use. Targeted management (e.g., hay cutting and reseeded) would be required; however, this would not be feasible due to the size and function of the space. However, new areas of neutral grassland are proposed around the periphery of the site to partially offset losses.

Overall, biodiversity has been maximised on site while ensuring the development remains functional and accessible for future residents.

For off-site mitigation, quotes have been obtained from several habitat banks in neighbouring LPAs and NCAs (e.g., Rochdale LPA and Shropshire, Cheshire & Staffordshire NCA). These habitat banks offer to replace lost neutral grassland with equivalent or higher-distinctiveness habitat (e.g., lowland meadow).

No suitable habitat banks currently exist in the Manchester or Trafford LPAs or the Manchester Conurbation NCA. If any do become available locally, the applicant is committed to pursuing these options as a priority.

Longford Park has also been considered for off-site delivery, but constraints related to long-term management, space, and potential impacts on recreational use make it unlikely to be a viable option.

Overall, Urban Green have explored all options available for offsite mitigation and identified those suitable to the project. These have been provided as a technical note.

[REDACTED]

Urban Green is confident in its assessment of the potential risks to bat and bird species, including conditions under which the surveys were undertaken. Precautionary measures will be detailed within a CEMP and followed during the construction phase of the works (specifically targeting habitat clearance and nesting birds) which is assessed as sufficient to safeguard these species.

***Community and strategic value:** Site forms part of a wider ecological corridor, supports local ecological networks, and has strong amenity value for the community. Suggested inclusion in Greater Manchester Local Nature Recovery Strategy (GMLNRS) as a habitat opportunity area.*

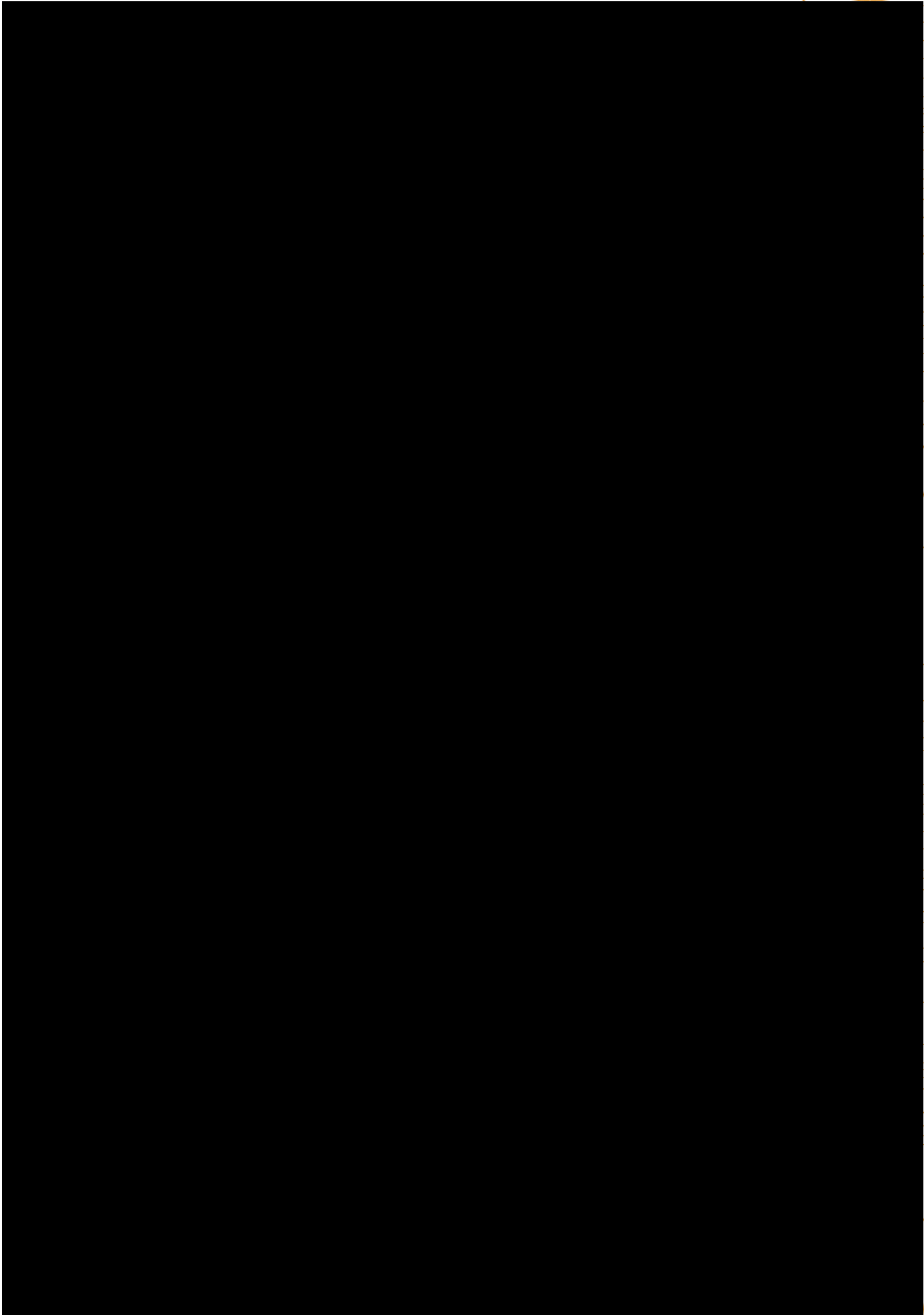
Urban Green Response -

Since the initial assessment was carried out, the Greater Manchester Local Nature Recovery Strategy (GM LNRS) has been published. The metric and report have therefore been updated in line with this and strategic significance allocated accordingly.

***Overall position:** Development risks significant biodiversity loss without adequate mitigation or compensation, conflicting with local and national ecological principles (e.g., Lawton principles). Recommendation to refuse application or repurpose site as a biodiversity “bank”.*

Urban Green Response -

Urban Green believe this is also outside our scope to comment on overarching suitability of site as habitat bank vs development.



the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999. The number of people in the public sector who are employed in the health sector has increased by 1.2 million, from 1.3 million in 1980 to 2.5 million in 1999.

There is a growing emphasis on the need for the public sector to be more cost-effective and to provide better value for money. This has led to a number of initiatives to improve the efficiency of the public sector, including the introduction of competition, the restructuring of public services, and the introduction of new management practices.

One of the main challenges facing the public sector is the need to reduce costs while maintaining the quality of services. This is a difficult task, as the public sector is often seen as a natural monopoly, and it is difficult to introduce competition in this sector.

Another challenge is the need to improve the efficiency of public services. This can be done by introducing new management practices, such as the use of performance indicators, and by restructuring public services to eliminate duplication and overlap.

The public sector is also facing a number of other challenges, including the need to improve the quality of services, the need to increase transparency, and the need to improve the accountability of public officials.

Despite these challenges, the public sector remains an important part of the UK economy, and it is essential that it continues to provide high-quality services to the public.

The public sector is also a source of employment, and it is important that it continues to provide good jobs for its employees. This can be done by investing in training and development, and by providing a good working environment.

The public sector is also a source of revenue, and it is important that it continues to provide a good return on investment. This can be done by introducing new services, and by improving the efficiency of existing services.

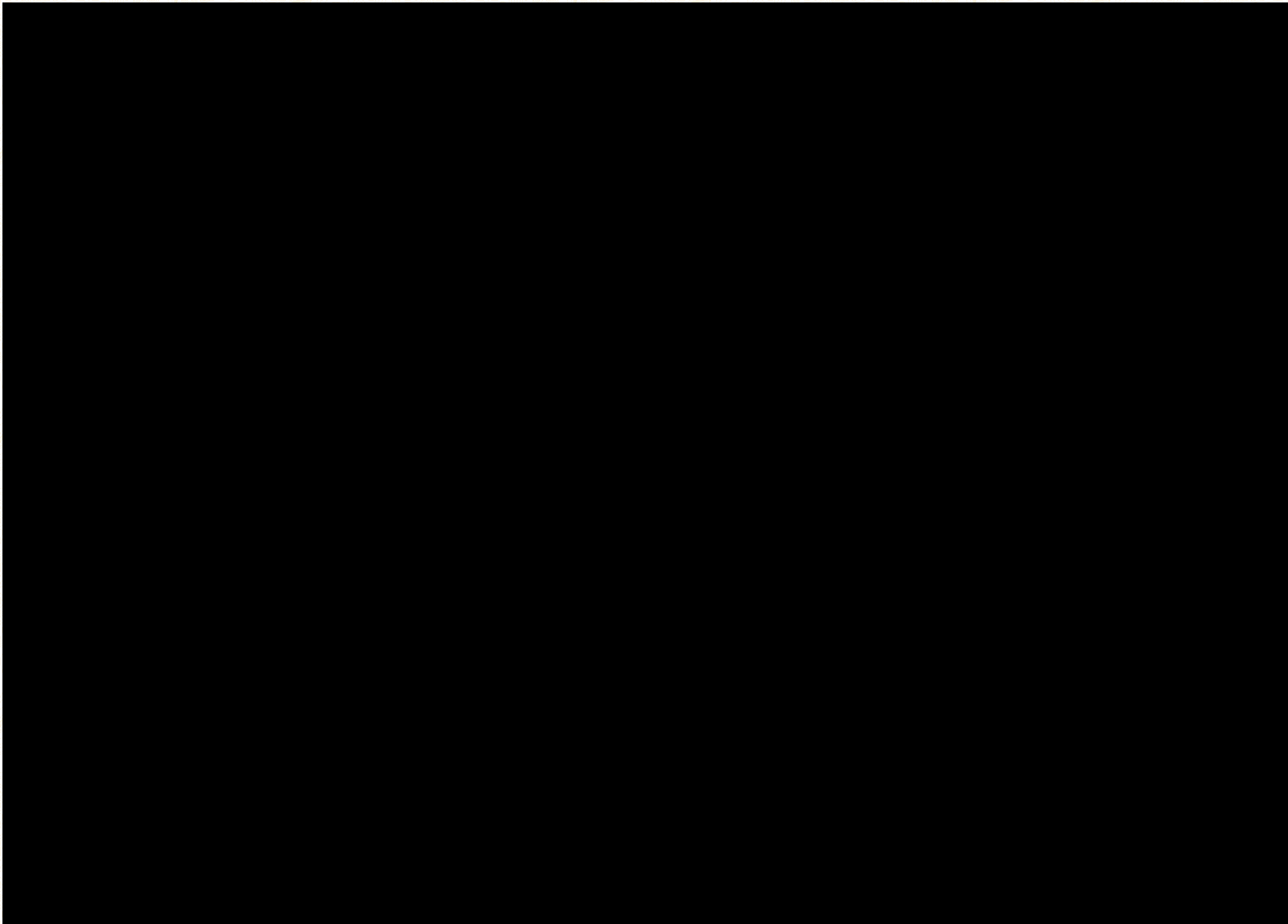
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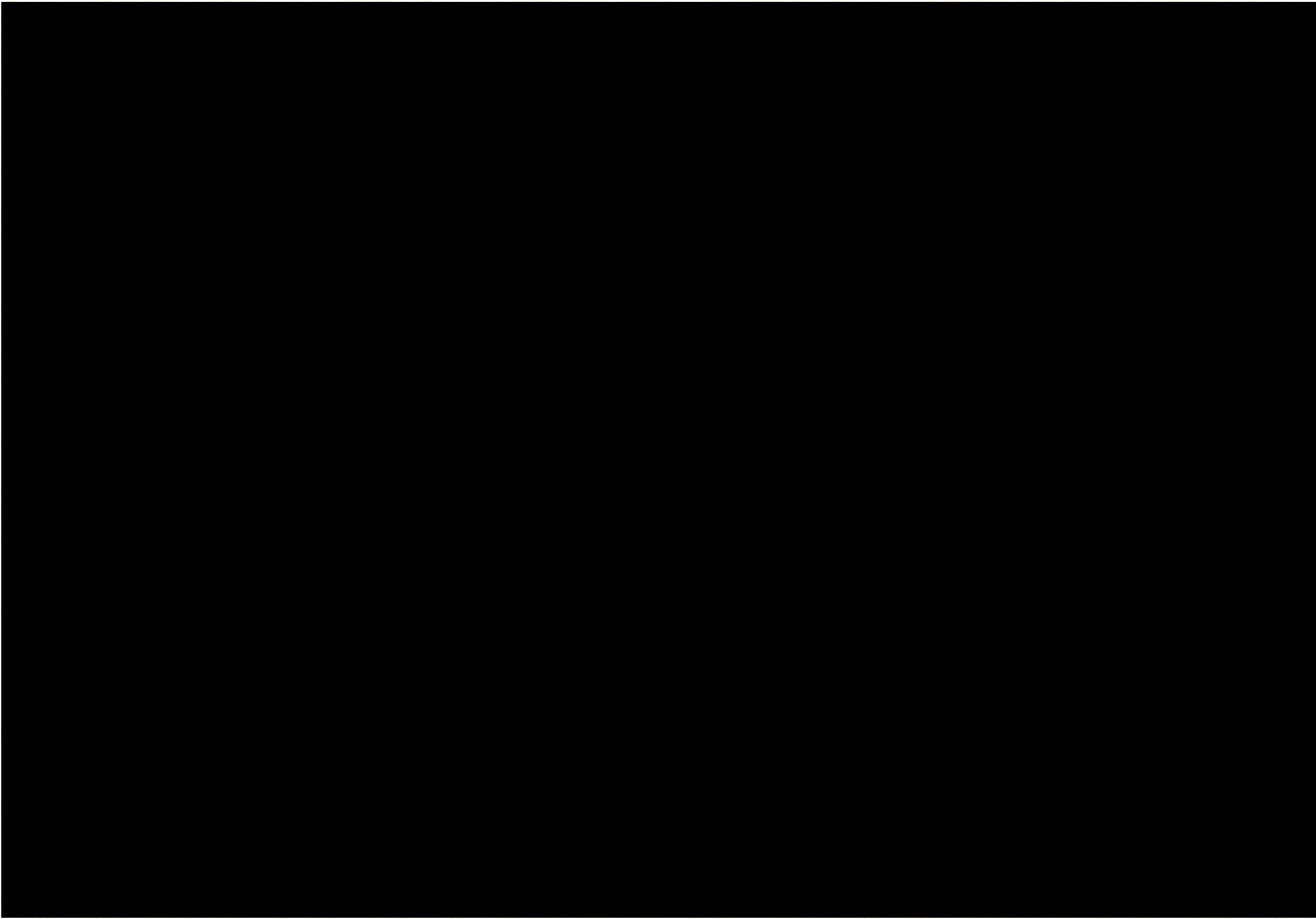
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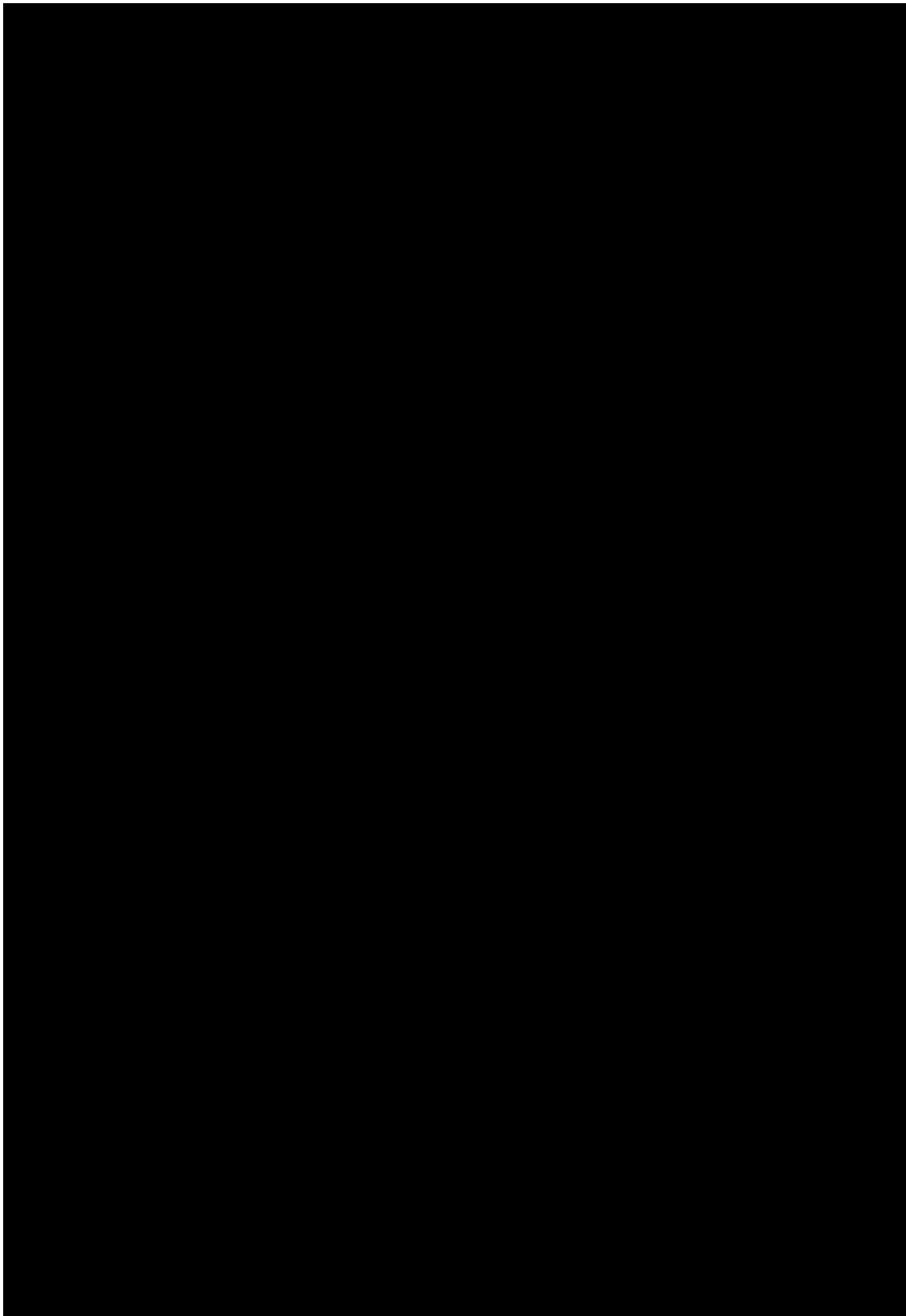
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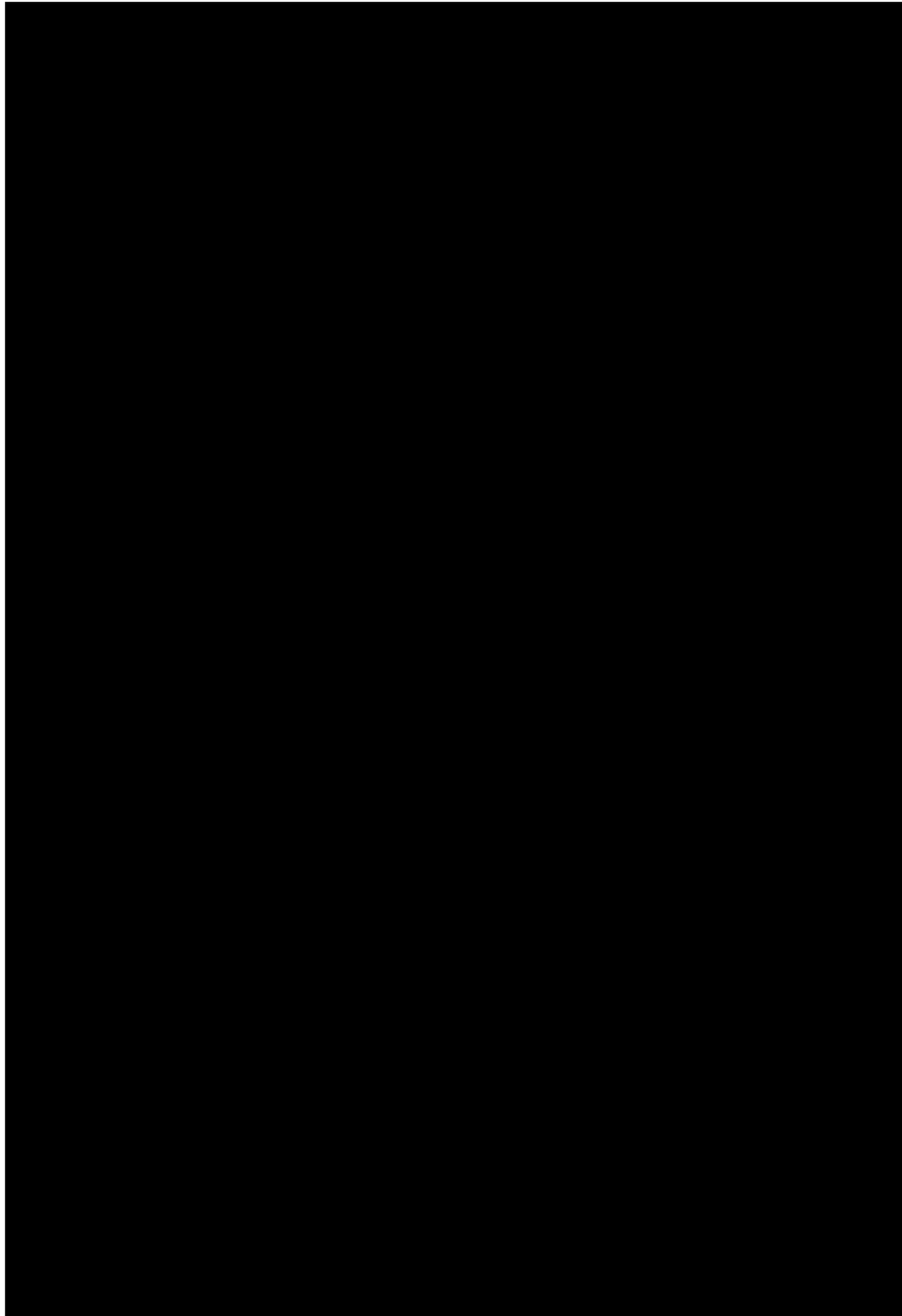


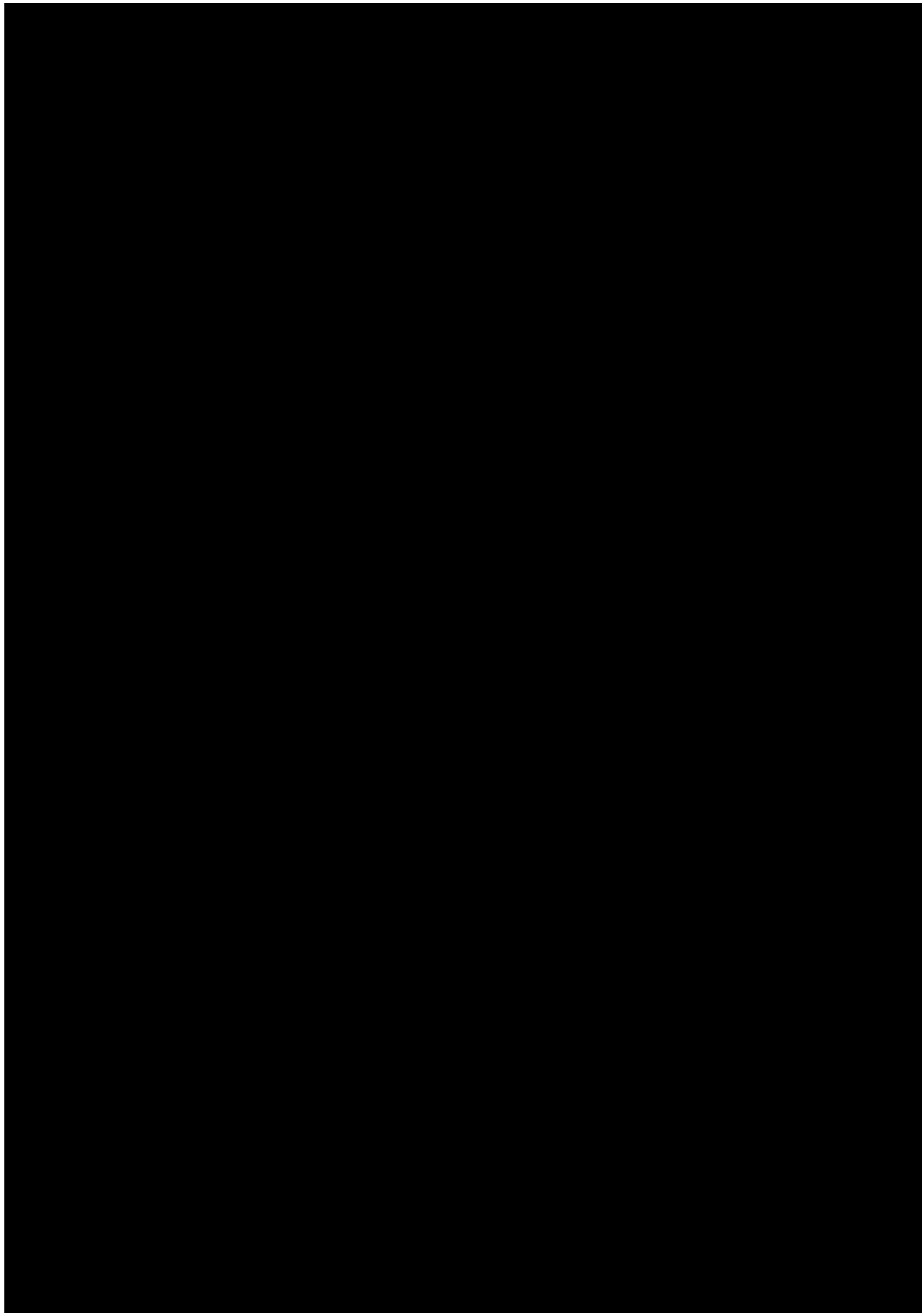












Date 26/08/2025
Project Ref UG1910 – Ryebank Fields

A Biodiversity Net Gain Assessment was completed for the proposed development at Ryebank, Chorlton. Overall, the proposed development produces a 21.09 unit (39.59%) net loss in biodiversity for area habitats, a 0.32 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.

Consequently, the development does not meet all local and national planning policy and off-site mitigation will be necessary for area and watercourse habitats. Based on the provided layout, the potential for biodiversity has been maximised onsite. Therefore, offsite mitigation will be necessary for the development.

This letter statement will provide evidence of suitable local offsite mitigation providers to support the planning approval decision for this development.

Offsite Mitigation Requirements

At least 26.42 area habitat units and 0.26 watercourse habitat units will need to be created through offsite mitigation to achieve a 10% net gain.

The trading rules were not satisfied for lowland mixed deciduous woodland, ditches and medium distinctiveness grassland, woodland, scrub and individual tree habitats.

Requirements for offsite mitigation to ensure the 10% is achieved and trading rules are satisfied have been summarised in Table 1 below.

Table 1 – Offsite mitigation requirements

Habitat Type	Distinctiveness	Total Units Required	Habitat Required
Area habitats			
Woodland and Forest - Lowland mixed deciduous woodland	High	1.50	High distinctiveness lowland mixed deciduous woodland or any habitat of very high distinctiveness
Grassland - Other neutral grassland	Medium	17.67	A medium distinctiveness grassland habitat, or any habitat of high or very high distinctiveness.
Heathland and Scrub - Bramble scrub	Medium	1.25	A medium distinctiveness scrub habitat, or any habitat of high or very high distinctiveness.
Individual trees - Urban tree	Medium	3.05	Individual trees, or any habitat of high or very high distinctiveness.
Woodland and forest - Other woodland; broadleaved	Medium	0.58	A medium distinctiveness woodland habitat, or any habitat of high or very high distinctiveness.
Any habitat	Any	2.37	Habitat of any distinctiveness to achieve the 10% threshold
Total		26.42	
Watercourse habitats			
Ditches - Ditches	Medium	0.23	Medium distinctiveness ditch, or any habitat of high or very high distinctiveness.

Any habitat	Any	0.03	Habitat of any distinctiveness to achieve the 10% threshold
Total		0.26	

Offsite Suppliers

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

Offsite units are secured separately by the habitat bank themselves and their local authority or a registered responsible body, which is regulated by the Natural England Register. Habitat banks with availability of the required habitat units have been summarised in Table 2 below.

There are currently no suitable habitat banks located within the same LPA or NCA. However, if any are brought forward during the process, the applicant is committed to pursuing them as a priority.

Table 2 – Habitat bank providers

Supplier/Organisation	Location	Additional Information	Total Price*
Environmental Trading Platform (supplier TBC)	LPA: Cheshire East LPA (adjacent) NCA: Shropshire, Cheshire & Staffordshire Plain (adjacent) National for Lowland mixed deciduous woodland	- Standard Risk Multiplier 0.75 applied for adjacent and 0.5 for national - Units available immediately - Site is committed to nature preservation in perpetuity (>30 years)	£885,250
Environmental Trading Platform (supplier TBC)	LPA: Cheshire East LPA and Wigan LPA (both adjacent) NCA: Shropshire, Cheshire & Staffordshire Plain & Mersey Valley (both adjacent) National for Lowland mixed deciduous woodland	- Standard Risk Multiplier 0.75 applied for adjacent and 0.5 for national - Units available immediately (except woodland which is available autumn 2025)	£927,995
Environment Bank	LPA: Rochdale Metropolitan Borough Council (adjacent) National for Lowland mixed deciduous woodland	- Standard Risk Multiplier 0.75 applied for adjacent and 0.5 for national - Units available immediately - Partially supplied by partner unit provider (£17,600 for Lowland Mixed Deciduous Woodland) - Reservation recommended due to high demand, particularly for ditch units	£944,220
Biofarm	NCA: Shropshire, Cheshire & Staffordshire Plain (adjacent)	- Standard Risk Multiplier 0.75 applied - Units available 6-9 months	£972,314

* All prices are excluding VAT.

Quotes from the suitable habitat banks have also been included at the end of this letter as evidence of their availability. Once planning approval has been provided, the habitat units will be purchased from the supplier and allocated to the development on the Natural England Biodiversity Gain Register.

Kind regards,



Sarah Pendle, Senior Biodiversity Net Gain Consultant

T: +44 (0) 161 312 3131



Environmental Trading Platform Ltd
Sallyfield Lane
Stanton
Ashbourne
Derbyshire
DE6 2DA

enquiries@environmentaltradingplatform.com

Subject: BNG Quote for Development in Manchester Council LPA/Manchester Conurbation NCA

Thank you for the opportunity to provide a Biodiversity Net Gain estimate for your client's development in Manchester Council LPA/Manchester Conurbation NCA.

Based on the metric you provided, we have provided 2 quotes. Notably, Quote 1 is a site committed to nature preservation in perpetuity, exceeding the standard 30-year commitment.

Should these requirements change, please don't hesitate to reach out, and we will promptly provide an updated quote.

For alternative options or further assistance with this site, feel free to contact ETP. We are always happy to help.

Lydia Clare
Director

[Redacted signature block]

ESTIMATE

Estimate for We are Urban Green
Issue Date 08/07/2025
Estimate ID BNG01038
LPA Manchester Council LPA
Metric Type Statutory Metric



Quote 1 - Ready immediately includes SRM.

Habitats Impacted	Distinctiveness	# of Units	Habitats Supplied	Location	Distinctiveness	Price per Unit	Offsetting Cost
Area Habitats							
Lowland mixed deciduous woodland	High	1.5	Lowland mixed deciduous woodland	National	High	£69,000	£103,500
Grassland	Medium	17.67	Other neutral grassland	Adjacent	Medium	£21,000	£371,070
Heathland and shrub	Medium	1.25	Mixed Scrub	Adjacent	Medium	£21,000	£26,250
Individual Trees	Medium	3.05	Traditional Orchard	Adjacent	High	£30,000	£91,500
Woodland and forest	Medium	0.58	Traditional Orchard	Adjacent	High	£30,000	£17,400
10% net gain	Any	2.37	Mixed Scrub	Adjacent	Medium	£21,000	£49,770
Spatial Risk Multiplier (Adj)	Any	8.31	Mixed Scrub	Adjacent	Medium	£21,000	£174,510
Spatial Risk Multiplier (Nat)	Any	1.5	Mixed Scrub	Adjacent	Medium	£21,000	£31,500
Watercourses							
Ditches	Medium	0.23	Ditches	Adjacent	Medium	£55,000	£12,650
10% net gain	Any	0.03	Ditches	Adjacent	Medium	£55,000	£1,650
Spatial Risk Multiplier	Any	0.09	Ditches	Adjacent	Medium	£55,000	£4,950
Planning conditions discharge service pack							£500
Total		36.58					£885,250

Quote 2 – Ready now except Lowland Mixed Deciduous – ready Sep/Oct 2025

We have included the 10% net gain and the SRM in the number of grassland units.

Habitats Impacted	Distinctiveness	# of Units	Habitats Supplied	Location	Distinctiveness	Price per Unit	Offsetting Cost
Area Habitats							
Lowland mixed deciduous woodland	High	1.5	Lowland mixed deciduous woodland	National	High	£55,000	£82,500
Grassland	Medium	29.85	Other neutral grassland	Adjacent	Medium	£22,000	£656,700
Heathland and shrub	Medium	1.25	Mixed Scrub	Adjacent	Medium	£29,500	£36,875
Individual Trees	Medium	3.05	Traditional Orchard	Adjacent	High	£29,000	£88,450
Woodland and forest	Medium	0.58	Traditional Orchard	Adjacent	High	£34,000	£19,720
Ditches	Medium	0.35	Ditches	Adjacent	Medium	£125,000	£43,750
Total		36.58					£927,995

This is an estimate only, we will need to meet with the client to discuss the project in more detail before formal quotation.

All figures exclude VAT.



Why Choose BNG Offsets from ETP?

At ETP, our leadership team are currently successfully managing over £32 million in Biodiversity Net Gain and Nutrient Neutrality projects. Our strong relationships with landowners and developers enable us to deeply understand and address the challenges developers face, ensuring our products are tailored to meet their needs.

We have developed a user-friendly website that levels the playing field for all providers, regardless of their marketing budget. This platform allows developers to effortlessly find exactly what they need, enhancing accessibility and convenience.

Our expertise in interpreting metrics ensures accurate input and application of BNG tools. This enables developers to maximize environmental gains while minimizing development costs.

Most of our nature gains from offsets are protected in perpetuity, surpassing the mandatory 30-year requirement.

Environmental



A number of our offsets are permanent, we guarantee that these sites are for nature forever, beyond the 30 year requirement.



We can deliver bespoke high-distinctiveness offsets/habitats.



All habitats are fully insured.

Social



A number of our sites offer Free access to all schemes for local education and charities and, where possible, the wider public.



Commitment to good working conditions and fair pay across all contractors.

Governance



Detailed market knowledge and expertise.



All schemes independently monitored and verified.



None of our land is leased, our clients all own the land giving them complete control over the establishment and management of each scheme.

The Company



We operate nationally and in constrained LPAs.



Option contracts for future certainty and flexibility.

Biodiversity Units: Supporting your development

Development at M21 9WW

July 2025

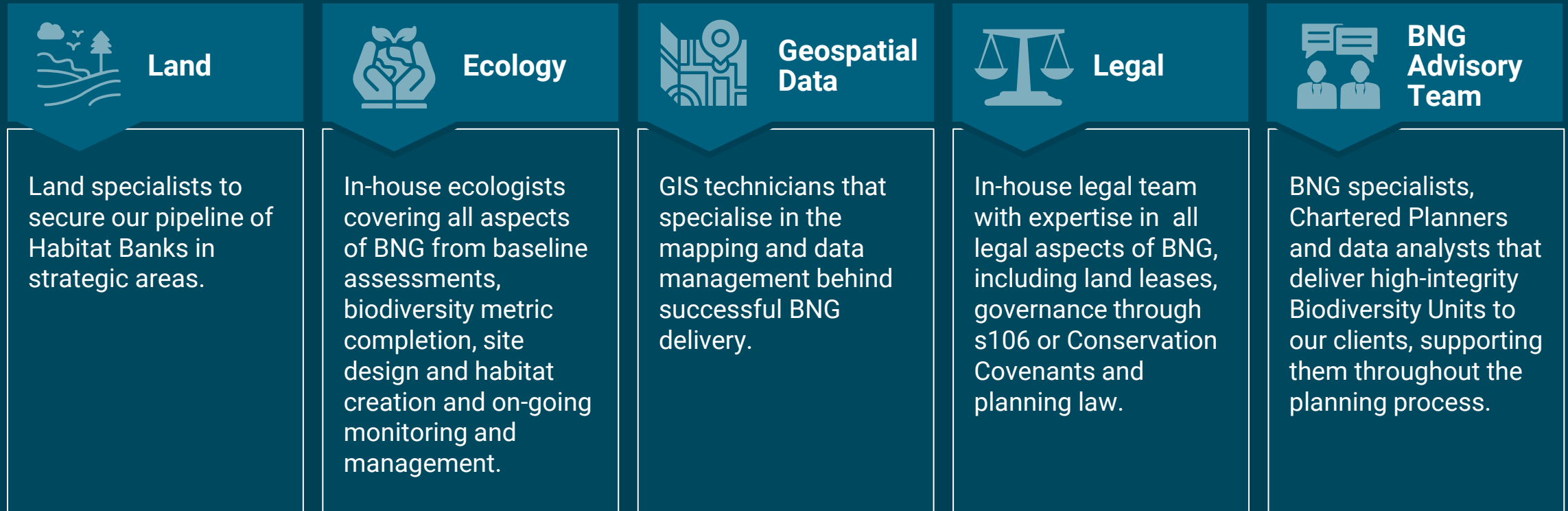
The biodiversity experts



Our off-site BNG solution



Our expert multidisciplinary team cover all aspects of BNG delivery and support



B-MANC2515 - BNG Unit Requirement (M21 9WW)

The quote overleaf depicts our availability of units from the closest available habitat banks to the proposed development.

In this option, we have quoted for all medium habitat losses, net gain target and spatial risk offset adjacently from our Newhey Habitat Bank (RCHD2301-R) which is in the adjacent LPA to the proposed site (Rochdale Metropolitan Borough Council). This site is legally secured via a conservation covenant and has been accepted on the Gain Sites Register: BGS-100225001.

Due to our coverage of Lowland Mixed Deciduous Woodland, (LMDW) we would provide the required lowland mixed deciduous woodland units nationally across our Harrogate, Ardingly, Ludlow and Winnington Habitat Banks. Our Harrogate (HAR11), Ardingly (MSUS04), and Ludlow (SHROP15) Habitat Banks are all legally secured and listed on the Gain Site Register. However, our Winnington Habitat Bank (SHROP10) is due to be accepted onto the register in September 2025.

As LMDW is a unit in low supply, and as you can see overleaf, the requirement falls outside of our availability. However, we work with a separate unit provider who would be able to provide for this unit at £55,000 per unit. If you were to progress through us, we would assist with the provision of this unit through our contact. For reference, this other unit provider's units are fully legally secured, and are on the Gain Site Register. For the LMDW units that fall outside of our coverage, the remaining fee due to this separate provider would be £17,600 ($0.32 \times £55,000$).

For the required watercourse units, we can provide these nationally from our Horwich (BOLT02) and Witchampton (DOR03) Habitat Banks which again, are both legally secured, and on the Gain Site Register. Please note, while this quote is reflective of our unit availability today, the 0.54 Ditch units quoted for make up more than 90% of our remaining stock.

As such, we would recommend reserving these units to ensure the units are not taken by another development. Please see further information on reservations on the next page.

The units shown are subject to availability and contract. This quote is relevant for 30 days from the date of this email.

B-MANC2515 - BNG Unit Requirement (M21 9WW)

Table 1 - Habitat Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Unit Price (exc. VAT)	Total Price (exc. VAT)
Lowland mixed deciduous woodland	High	0.53	Lowland mixed deciduous woodland	High	HARR11	N/A	National	0.53	£49,000.00	£25,970.00
Lowland mixed deciduous woodland	High	0.11	Lowland mixed deciduous woodland	High	MSUS04	N/A	National	0.11	£49,000.00	£5,390.00
Lowland mixed deciduous woodland	High	0.49	Lowland mixed deciduous woodland	High	SHROP10	N/A	National	0.49	£49,000.00	£24,010.00
Lowland mixed deciduous woodland	High	0.06	Lowland mixed deciduous woodland	High	SHROP15	N/A	National	0.06	£49,000.00	£2,940.00
Lowland mixed deciduous woodland	High	0.32	No Stock	N/A	Partner	N/A	National	0.32	£0.00	£0.00
Grassland	Medium	17.68	Upland acid grassland	Medium	RCHD2301-R	LPA	Adjacent	17.68	£23,500.00	£415,480.00
Heathland and shrub	Medium	1.26	Mixed scrub	Medium	RCHD2301-R	LPA	Adjacent	1.26	£30,000.00	£37,800.00
Individual trees	Medium	3.05	Lowland meadows	Very high	RCHD2301-R	LPA	Adjacent	3.05	£30,000.00	£91,500.00
Woodland and forest	Medium	0.58	Lowland meadows	Very high	RCHD2301-R	LPA	Adjacent	0.58	£34,000.00	£19,720.00
Net gain target habitat (10%)	N/A	2.34	Upland acid grassland	Medium	RCHD2301-R	LPA	Adjacent	2.34	£23,500.00	£54,990.00
	Subtotal	26.42					Subtotal	26.42		£677,800.00
Spatial risk offset habitat	N/A	0.00	Upland acid grassland	Medium	RCHD2301-R	LPA	Adjacent	8.52	£23,500.00	£200,220.00
	TOTAL	26.42					TOTAL	34.94		£878,020.00

Table 3 - Watercourse Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Unit Price (exc. VAT)	Total Price (exc. VAT)
Ditches	Medium	0.24	Ditches	Medium	BOLT02	N/A	National	0.24	£90,000.00	£21,600.00
Net gain target watercourse (10%)	N/A	0.03	Ditches	Medium	DOR03	N/A	National	0.03	£90,000.00	£2,700.00
	Subtotal	0.27					Subtotal	0.27		£24,300.00
Spatial risk offset watercourse	N/A	0.00	Ditches	Medium	DOR03	N/A	National	0.27	£90,000.00	£24,300.00
	TOTAL	0.27					TOTAL	0.54		£48,600.00

The above units are subject to availability and contract. This quote is relevant for 30 days from the date of this email.

Grand Total (Excluding LMDW from a Partner) £926,620.00

Payment options to suit your development timeframe



Reservation and Support

Biodiversity Units can be reserved with a reservation fee and signed Reservation and Support Terms.

The cost of the reservation fee is negotiable depending on the duration and unit value but is generally 7.5% for 6 months or 15% for 12 months of the total unit cost and is deductible from the final balance.

We provide a letter of support to submit to the Local Planning Authority (LPA) to provide evidence of the reservation and to support your development through the planning process.

As part of our reservation agreement, our legal, planning, and ecology teams will provide you with dedicated support throughout the planning process

Following planning approval and payment of the final balance, we will issue the developer with the following:

- An updated biodiversity metric that includes our offsite biodiversity units
- Details required to complete Section 7 of the Biodiversity Gain Plan
- An allocation of the units from the Government's Biodiversity Gain Sites Register to the development / planning permission
- A Certificate of Purchase

When the BNG condition is discharged, the development can commence (subject to other conditions etc.)

In the event planning is unsuccessful due to refusal / Judicial Review etc. it may be possible to transfer the value of the units to a future scheme subject to agreement.



Full Purchase and Support

Biodiversity Units can be purchased from us immediately

As part of our reservation agreement, our legal, planning, and ecology teams will provide you with dedicated support throughout the planning process

Following planning approval, we will issue the developer with the following:

- An updated biodiversity metric that includes our offsite biodiversity units
- Details required to complete Section 7 of the Biodiversity Gain Plan
- An allocation of the units from the Government's Biodiversity Gain Sites Register to the development
- A Certificate of Purchase

When the BNG condition is discharged, the development can commence (subject to other conditions etc.)

In the event planning is unsuccessful due to refusal / Judicial Review etc. it may be possible to transfer the value of the units to a future scheme, subject to agreement.

We are trusted by leading brands to deliver their biodiversity solutions

We have generated over 2,500 Biodiversity Units and are supporting over 1,000 development projects across multiple sectors, including government departments, utilities, major corporates, property developers and housebuilders.





Why work with Environment Bank

Industry pioneers



National network of 30+ high-integrity Habitat Banks aligned with recovery strategies.



Maximising biodiversity across a variety of habitats using strategic land management.



Leading expert team across ecology, planning, land, data, and legal specialisations.



Habitat Banks legally secured via long-term leases, with funding for 30+ years held in secure bonds through Gresham House.



Respected authority consulted by government and policymakers on nature recovery.



Fully funded projects with guaranteed 30-year ecological management and monitoring.



Rigorous monitoring, reporting, and third-party verification (MRV).



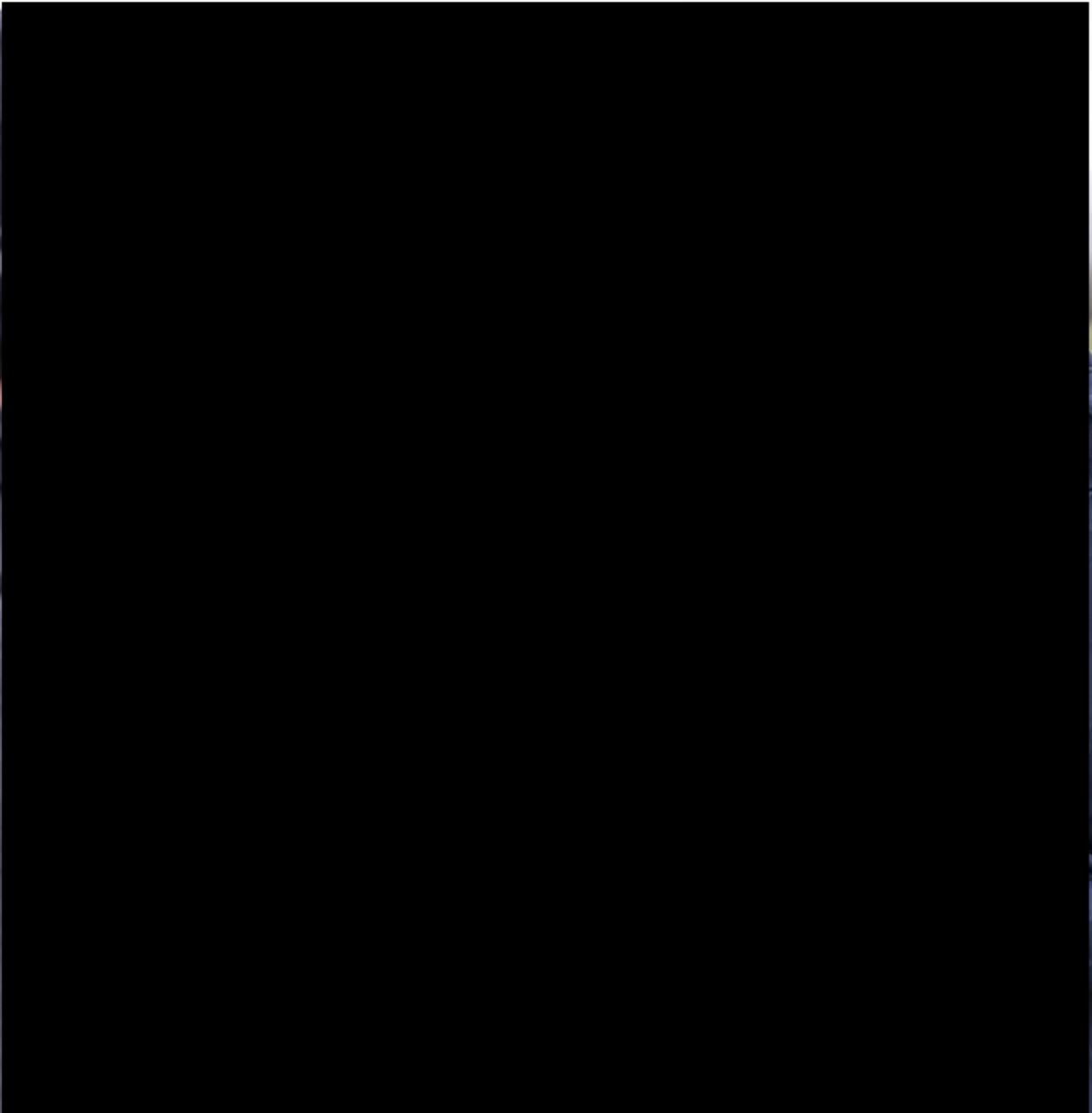
Early leaders in habitat banking for BNG with a large network of Habitat Banks designed for ecological connectivity



UK's fastest growing network with 4,000+ readily available units across thousands of acres.



Recognised by a fast-growing number of customers as a leading provider of Biodiversity solutions.

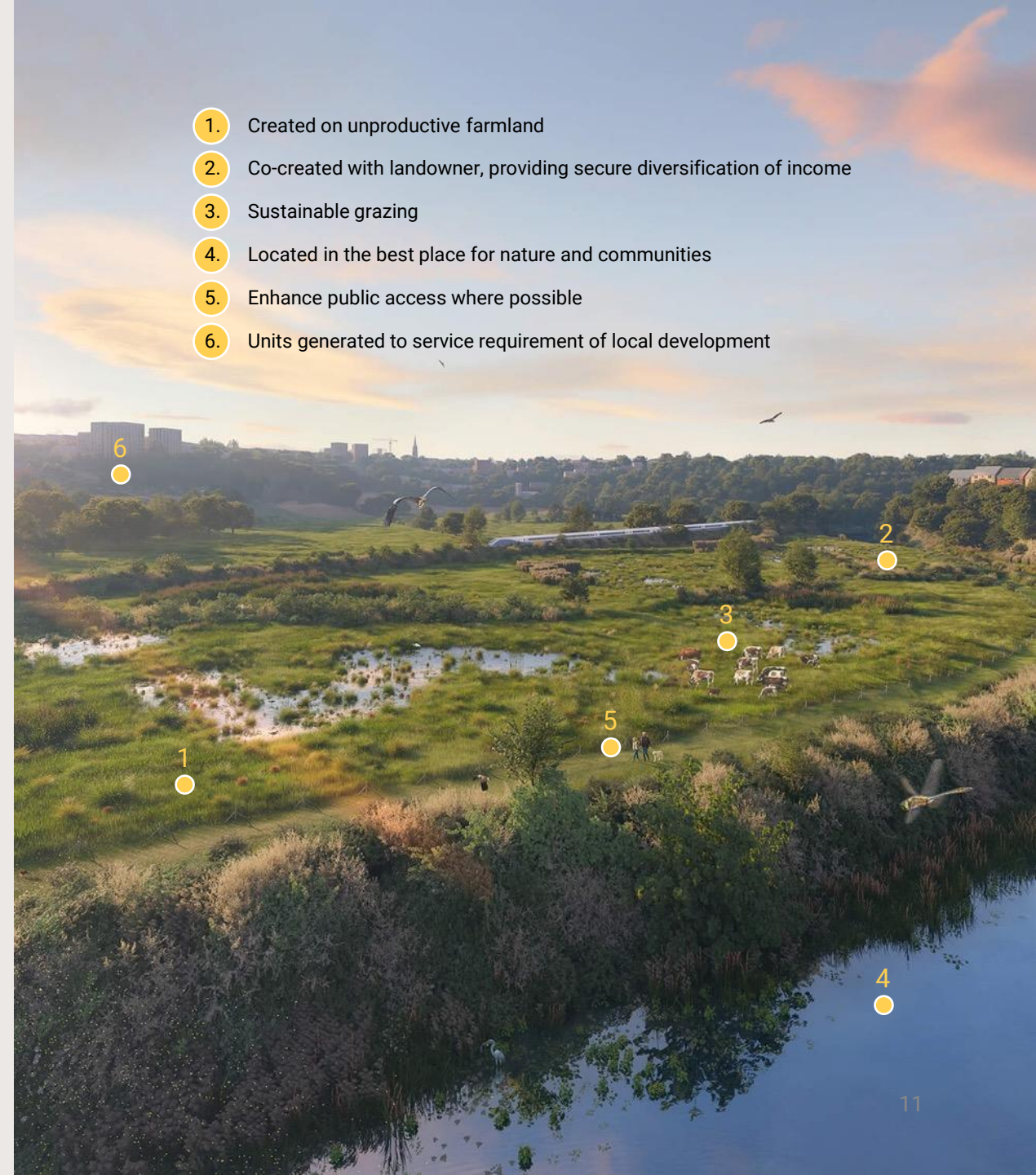


How our Habitat Banks support the rural economy

- Funding is secured in a Green Bond for 30-years, securing a new income for multi-generational farms across England
- Habitat Banks are principally located on agricultural land, often creating a bridge to regenerative agriculture
- Typically, landowners manage their Habitat Banks, and where possible, capital works are carried out by local contractors
- By leasing the land, we keep the land with families over generations

Habitat Banks: secure and long-term habitat delivery

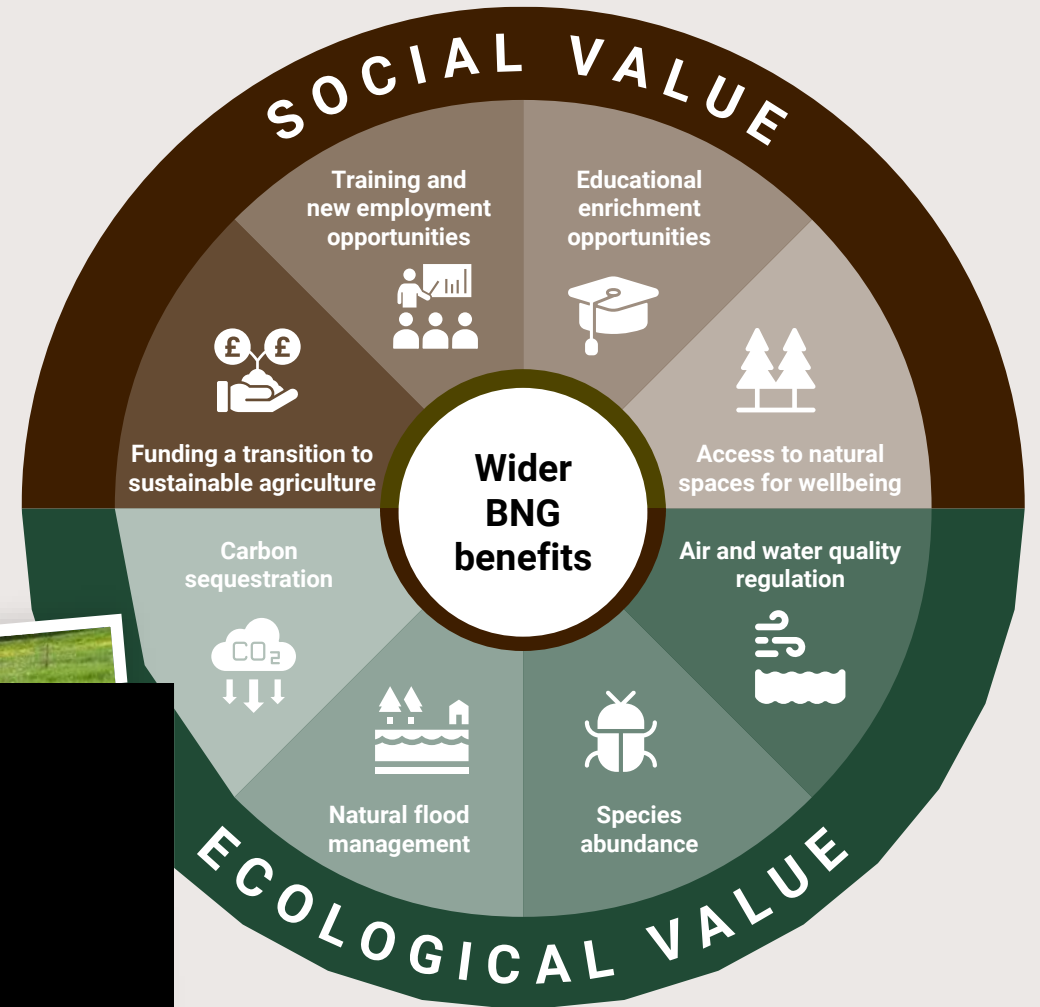
- Lifetime of funding locked in an Evergreen Bond from day one
- Impactful scale maximising environmental impact
- Located in areas of ecological significance and aligned with local nature recovery strategies
- Legally secured through a S106 with the local authority or Conservation Covenant with a Natural England verified responsible body



1. Created on unproductive farmland
2. Co-created with landowner, providing secure diversification of income
3. Sustainable grazing
4. Located in the best place for nature and communities
5. Enhance public access where possible
6. Units generated to service requirement of local development

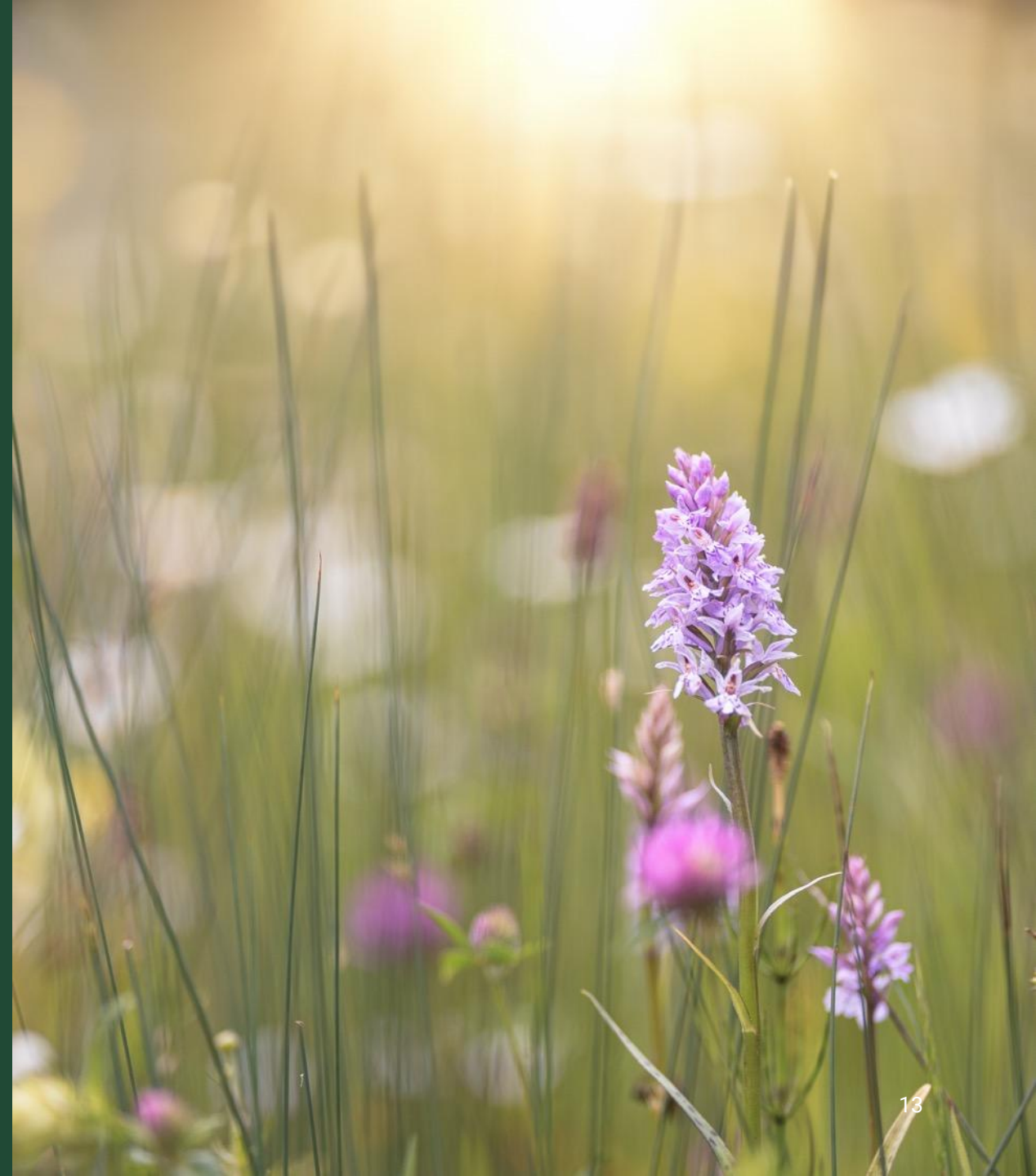
Delivering added social and ecological value

- Using innovative technologies and robust scientific techniques, our ecologists monitor the progress of each Habitat Bank to demonstrate outcomes for nature, the wider environment, and local communities
- The data provides valuable quantifiable evidence for corporate reporting on Environmental, Social, and Governance (ESG) to stakeholders such as customers, investors, and regulators
- Our Habitat Banks offer local community outreach opportunities to educate on the value of habitat creation and regenerative land management



Funded for 33 years of biodiversity gains

- Each Habitat Bank is fully funded for its life team by asset management specialist Gresham House through their Sustainable Infrastructure Fund – providing solutions to the UK's biggest environmental and social challenges
- Once a lease is legally agreed upon with the land owner, all monies are drawn down and locked in An EverGreen Bond, which provides 33 years of payments for leases, capital works, management, reporting, and monitoring.



Shaping nature recovery in England

Environment Bank is actively engaged in shaping the BNG agenda with leading investors, technical working groups and bodies.

As a respected authority on nature restoration it is frequently consulted by government and policymakers on BNG and nature recovery.





Helping you deliver Biodiversity Net Gain

U R B A N
G R E E N

Manchester (Manchester City) BNG Offset Proposal

July 2025

Strictly Private & Confidential

Contents

1. Biofarm Service Offering
2. Commercial Proposal
3. Team
4. Appendix – Case Study



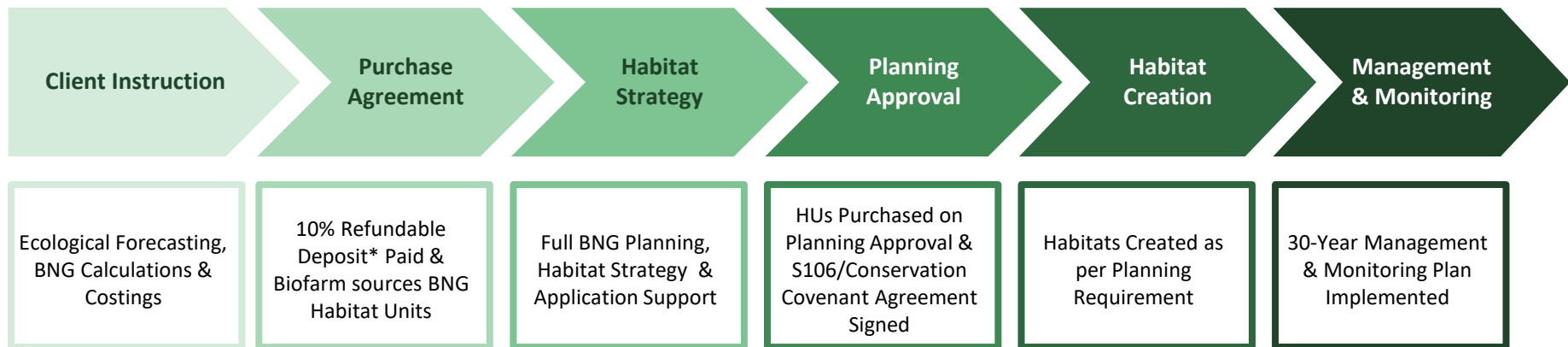
1. Biofarm Service Offering

Biofarm provides an end-to-end Biodiversity Net Gain (BNG) service. If we have the required Habitat Units (HUs) in our inventory, we are able to support a planning application immediately. In the event that the HUs need to be sourced from our network of landowners, we operate to a 3-month lead time.

We understand that planning is an uncertain process and developers need to minimise their risk. We request a small, fully refundable deposit on the signing of our Unit Purchase Agreement, after which we will assist you with all of your BNG planning submissions. If your application is rejected on the grounds of off-site BNG, the deposit is returned in full, meaning we are completely aligned to help you to achieve planning. The balancing payment is only due upon planning approval.

Having sourced the off-site BNG units, Biofarm creates and implements the Habitat Management Strategy and is a signatory to the S106 / Conservation Covenant. The full liability and responsibility for delivering and monitoring the Habitats over the 30-year period rests with Biofarm.

We are responsible for all reporting to our clients, the LPA and responsible bodies, and we can tailor our management, monitoring and reporting strategies to suit each individual client, depending on the level of involvement you require. We treat every requirement as unique and bespoke.



** Deposit returned in the event planning permission is not granted*



2. Commercial Proposal

- Based on the metric calculations shared with us, and our metric calculations for an appropriate and deliverable off-site mitigation, the client must deliver 26.44 Habitat Units (HUs) and 0.26 Watercourse Units (WUs), to meet the trading rules and satisfy their BNG requirements of a 10% net gain.
- Biofarm has a mitigation site with suitable land for delivery (currently in legals), located in the neighbouring National Character Area (NCA) from the site of impact, the 'Shropshire, Cheshire & Staffordshire Plain' NCA. We anticipate being in a position to place this requirement with fully registered units in 6-9 months.
- In accordance with the statutory guidance, this delivery site would attract a negative 'spatial risk' multiplier of 0.75 due to distance from the site of impact. The number of units required for delivery would have to be 33% higher, to achieve the BNG requirement. Based on the above HU requirement, Biofarm will need to deliver 36.10 HUs comprising; 29.09 HUs targeting 'medium distinctiveness' other neutral grassland (ONG), 3.06 HUs targeting 'medium distinctiveness' individual trees, 1.51 HUs targeting 'high distinctiveness' lowland mixed deciduous woodland, 1.41 HUs targeting mixed scrub, and 1.04 HUs targeting 'very high distinctiveness' lowland meadow (trading up to offset the woodland); and 0.53 WUs targeting 'medium distinctiveness' ditches, at this delivery site.
- Our ONG units at this site will cost £18,000 per unit, and delivery of 29.09 HUs would equate to £523,620. Our individual tree units at this site will cost £20,600 per unit, and delivery of 3.06 HUs would equate to £63,036. Our lowland mixed deciduous woodland units at this site will cost £37,800 and delivery of 1.51 HUs would equate to £57,078. Our mixed scrub units at this site will cost £18,000 per unit, and delivery of 1.41 HUs would equate to £25,380. Our lowland meadow units at this site will cost £24,300 per unit, and delivery of 1.04 HUs would equate to £25,272. Our ditches units at this site will cost £36,000 per unit, and delivery of 0.53 WUs would equate to £19,080.
- In addition to this, management and monitoring costs to cover the full 30-year period, which are ring-fenced, are priced at £6,800 per unit for ONG units, £10,000 per unit for individual tree units, £6,800 per unit for woodland units, £6,000 per unit for mixed scrub units, £8,200 per unit for lowland meadow units, and £6,000 per unit for ditches units. This would total £258,848.
- The result is a total cost incurred of £972,314.**

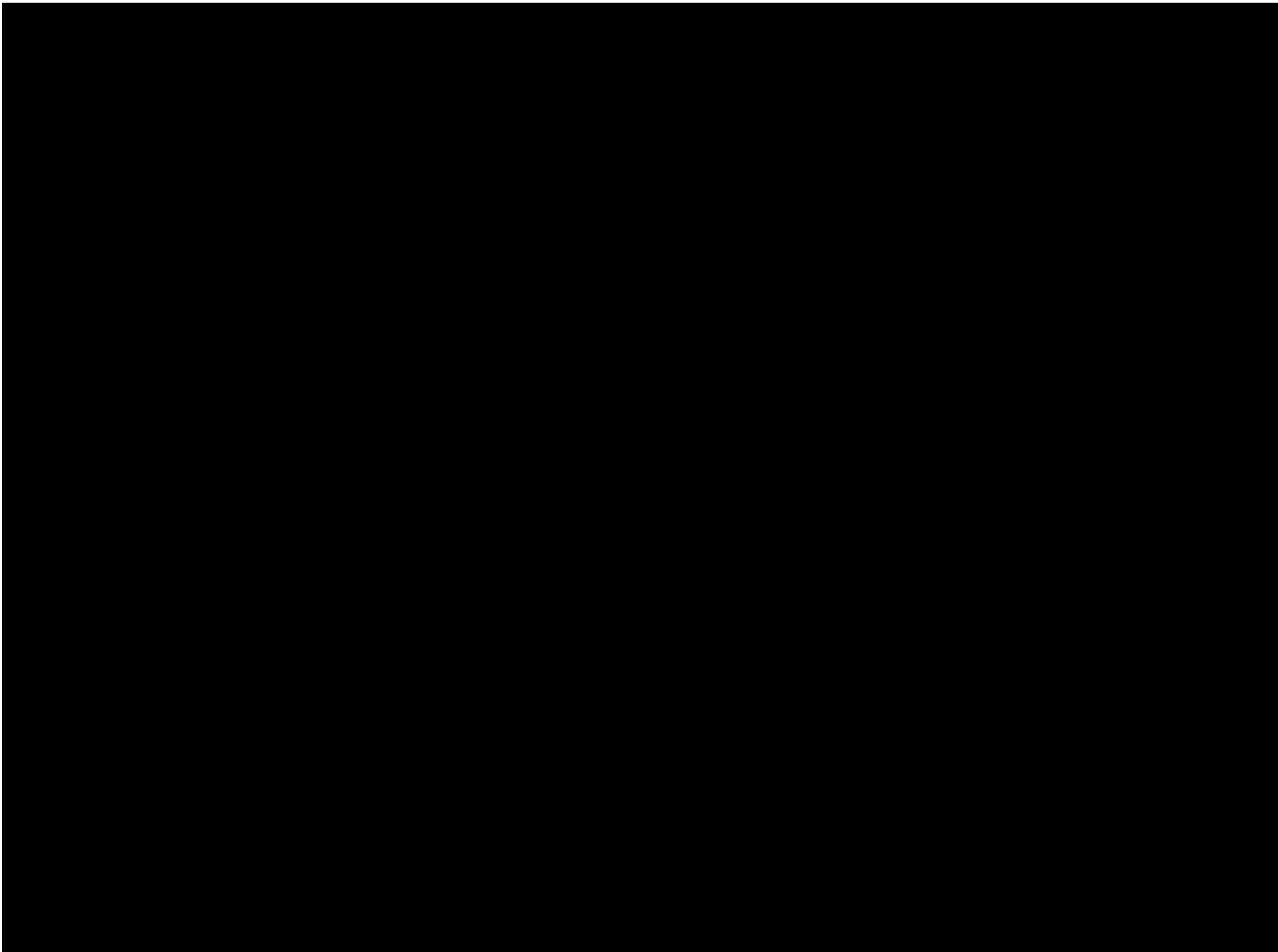
Fee Schedule:

On signing of a Unit Purchase Agreement (UPA) a fully refundable 10% deposit, amounting to £97,231.40 is payable. The balancing payment of £875,082.60 is due on receipt of planning permission.

Units Required	Unit Type	Distinctiveness	Cost Per Unit	Management Per Unit	Total Cost	Refundable Deposit (10%)	Balance
29.09	Grassland (ONG)	Medium	£ 18,000.00	£ 6,800.00	£ 721,432.00	£ 72,143.20	£ 649,288.80
3.06	Individual Trees	Medium	£ 20,600.00	£ 10,000.00	£ 93,636.00	£ 9,363.60	£ 84,272.40
1.51	Lowland Mixed Deciduous Woodland	High	£ 37,800.00	£ 6,800.00	£ 67,346.00	£ 6,734.60	£ 60,611.40
1.41	Mixed Scrub	Medium	£ 18,000.00	£ 6,000.00	£ 33,840.00	£ 3,384.00	£ 30,456.00
1.04	Lowland Meadow	Very High	£ 24,300.00	£ 8,200.00	£ 33,800.00	£ 3,380.00	£ 30,420.00
0.53	Ditches	Medium	£ 36,000.00	£ 6,000.00	£ 22,260.00	£ 2,226.00	£ 20,034.00
					£ 972,314.00	£ 97,231.40	£ 875,082.60

The quotation is valid for 12 months from receipt. The figures exclude VAT.





4. Appendix 1: Case study - Bath and North East Somerset

Sleight Farm

Bath & North-East Somerset

Ecological restoration of 70 ha of ex-arable to:

- ∅ Create a connected network of species-rich grassland
- ∅ Conserve veteran trees and re-create a wood-pasture system
- ∅ Create a mosaic of wetland scrapes and ponds
- ∅ Restore a robust natural boundary and hedge network



Restoring natural processes through interventions including:

- ∅ Removal of internal fencing to let the land breathe and reduce barriers to wildlife movement. Physical boundaries to be replaced with NoFence GPS management.
- ∅ Implementation of a 'cut and take' regime to reduce nutrient pools within the soil, creating germination gaps for wildflower growth.
- ∅ Selective grazing using proxies for native species, such as Longhorn cattle, Tamworth pigs and Exmoor ponies.
- ∅ Green hay transfer using local wildflower seed banks to preserve the local genotype, promoting climate resilience.
- ∅ Selective tree planting that will go on to provide a seed source for future natural colonisation in fields and hedgerow margins
- ∅ Using the opportunity of the multiple springs and the water courses at the lowest part of the site to restore hydrological cohesiveness and create a mosaic of ponds, reed beds and wetland scrapes.
- ∅ Creation of microclimates, such as deadwood piles, which have high invertebrate interest and will subsequently attract small mammals and birds of prey.

Target fauna:

Otter, Peregrine Falcon, Adder, Greater Horseshoe Bat, Dormouse, Beaver, Turtle Dove, Small Pearl-Bordered Fritillary, Marsh Fritillary.

Target flora:

Betony, orchids, yellow rattle, common knapweed, birds-foot trefoil, cuckoo flower, crested dog's tail, meadow foxtail, hawthorn, dogrose, elm, English oak, birch.

