

United Environmental Services Ltd

1 Booths Park,
Chelford Road,
Knutsford,
Cheshire
WA16 8QZ

www.ues.org.uk

enquiries@ues.org.uk

01565 757788



BIODIVERSITY NET GAIN - BIODIVERSITY STATEMENT

At

Land at Chapman Street

Gorton

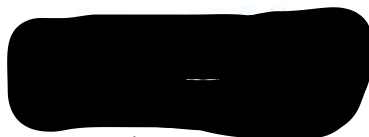
Manchester

Greater Manchester

M18 8LS

NGR: SJ 88837 96323

Prepared for: Centrepont
Written by: James Stubbs, UES Graduate Ecologist
Approved by: Mark Halliwell, UES Senior Ecologist



Date: 22nd September 2025
V2 (updated): 20th February 2026
V3 (updated): 28th April 2026
UES reference: UES04947/03





CONTENTS

1	INTRODUCTION	3
1.1	Author and qualifications	3
1.2	Proposed development.....	3
1.3	Survey objectives	3
2	PLANNING POLICY	4
3	METHODOLOGY	5
4	RESULTS	6
4.1	Baseline assessment.....	6
4.2	Post-development assessment.....	6
5	EVALUATION AND RECOMMENDATIONS	7
5.1	Biodiversity net gain requirements	7
5.2	Recommendations.....	7
6	CONCLUSION.....	9
	APPENDICES.....	10
	Appendix 1 – UK Habitat Baseline Classification Plan	10
	Appendix 2 – UK Habitat Post Development Classification Plan.....	11
	Appendix 3 – Proposed landscaping plan.....	12

1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by James Stubbs BSc MRes, UES Graduate Ecologist for United Environmental Services Ltd (UES). James holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab surveys and national vegetation classification (NVC) surveys.

The report has been verified by Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 BSBI FISC, which certifies him as competent to undertake phase 1 habitat surveys, UKHab surveys and NVC surveys.

1.2 Proposed development

The proposed development is understood to entail an independent living scheme with the construction of 34 no. self-contained apartments for single occupancy use.

The need for Independent Living Schemes for young people and in particular those leaving care in Manchester is acute. In October 2025, across Manchester, there were 129 care leavers within Band 1 of the Social Housing register awaiting rehoming on Manchester Moves. This is the highest priority group for social housing allocations. As such, the proposed development will contribute to alleviating housing pressures for the city's most vulnerable young people, relieve demand on social housing registers, support better transitions into work and adulthood, and help prevent and reduce youth homelessness in line with local and national priorities. To fulfil these targets and considering the space requirements given the relatively small area of the development site, it has been proposed that the entire site will be repurposed towards the scheme.

1.3 Survey objectives

This biodiversity statement has been produced for the proposed development at Land at Chapman Street, Gorton. UES was commissioned in April 2025 to prepare the Biodiversity Statement as part of a Biodiversity Net Gain Assessment of the proposed development. This was completed in order to:

- Establish the baseline value of the site by calculating the number of habitat, hedgerow and watercourse units at the site of the proposed development.
- If detailed or indicative plans are available, establish the post development value of the development by calculating the number of habitat, hedgerow and watercourse units which will be created, retained and / or enhanced as part of the proposals.
- Provide guidance on habitat retention, creation and enhancement measures to inform proposed site layout and landscaping proposals and to maximize potential gains in biodiversity.
- Provide details of how offsite compensation will be used when a 10% biodiversity net gain cannot be achieved on site.



2 PLANNING POLICY

Paragraphs 187(d), 192(b) and 193(d) of the National Planning Policy Framework (NPPF) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections



3 METHODOLOGY

The BNG assessment has been undertaken using the DEFRA Statutory Biodiversity Metric. The metric was used to calculate baseline habitat, hedgerow and watercourse units. A UK Habitat Classification survey was undertaken as part of a Preliminary Ecological Appraisal (PEA) of the site, undertaken by James Stubbs on 15th July 2025.

Habitats recorded within the proposed development site were mapped on a UK Habitat Classification plan provided at Appendix 1.



4 RESULTS

4.1 Baseline assessment

The proposed development site has an area of approximately 0.16ha and mainly comprises hardstanding and grassland, with areas of mixed scrub. An ornamental non-native hedgerow is present onsite, plus a number of scattered trees.

The baseline value of the site has been calculated as 2.81 habitat units, 0.05 hedgerow units and 0 watercourse units using DEFRA's Statutory Biodiversity Metric.

The DEFRA Statutory Biodiversity Metric used to calculate the baseline value of the site has been submitted with this report and provides full details of the calculations.

4.2 Post-development assessment

Detailed landscaping plans have been used to calculate the post development value of the site (see 25043-EXA-ZZ-ZZ-DR-L-00101 06.02.2026 P01 and the *Land at Chapman Street, Gorton Design & Access Statement* for concept layout and orientation).

The habitat units onsite, as a result of the proposed development, will decrease to 0.33 units with an associated loss of 2.48 units (a net loss of 88.09%), hedgerow units will increase to 0.09 units (a net gain of 87.96%), and watercourse units remain unchanged at 0 units due to the baseline value of zero.

The DEFRA Statutory Biodiversity Metric used to calculate the post-development value of the site has been submitted with this report and provides full details of the calculations.

5 EVALUATION AND RECOMMENDATIONS

5.1 Biodiversity net gain requirements

The baseline value of the site has been calculated as 2.81 habitat units and 0.05 hedgerow units. As a result of the proposed development, habitat units will decrease to 0.33 units with an associated loss of 2.48 units (a net loss of 88.09%), hedgerow units will increase to 0.09 units (a net gain of 87.96%), and watercourse units remain unchanged at 0 units due to the baseline value of zero.

In order to achieve a 10% net gain in biodiversity, the post development value would need to be 3.09 habitat units; a unit deficit of 2.76 units. Sufficient gains have been fulfilled in terms of hedgerow units, and no gain in watercourse units is required due to the baseline value of zero.

In addition to providing the 10% net gain in habitat and hedgerow units required to adhere to national planning policy, the metric's trading rules must also be met to provide an acceptable net gain. This is a function of the metric that has been designed to ensure habitats are compensated for sufficiently.

To adhere to the metric's trading rules, losses must be replaced by habitat, hedgerow and watercourse units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. Based on the proposed development plan, additional biodiversity units required to meet the trading rules are:

- 0.12 habitat units of medium distinctiveness grassland, or any habitat from a higher distinctiveness band (from any broad habitat type).
- 0.05 habitat units of medium distinctiveness heathland and shrub, or any habitat from a higher distinctiveness band (from any broad habitat type).
- 2.07 habitat units of medium distinctiveness individual trees, or any habitat from a higher distinctiveness band (from any broad habitat type).
- 0.13 habitat units of low distinctiveness modified grassland, or any habitat group and distinctiveness.
- 0.21 habitat units of low distinctiveness sparsely vegetated land, or any habitat group and distinctiveness.

5.2 Recommendations

Where possible, onsite habitat creation and enhancement will be prioritised to maximise net gain within the proposed development site. However, it is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As part of early feasibility work, attempts were made to retain the existing trees onsite. However, the constraints on the residual buildable area when factoring in the tree exclusion zone and trying to work with the existing levels meant that the trees would affect the overall number of homes and therefore the viability of the scheme.

As such, any deficit in units will be provided through offsite compensation. This will either be secured on land within the developer ownership, or through a payment to a third-party landowner acting as a habitat bank. Based on the information provided to UES at this stage, the development will aim contribute to the ecological network of the local area through gaining appropriate permissions for habitat creation on third-party land in proximity to the development site. This would principally take place within urban parks and other areas of greenspace in the



local area around Gorton, and would primarily comprise native tree and hedgerow planting. Any remaining deficit in units would need to be secured through payment to a habitat bank.

All compensatory offsite habitat units secured will need to be registered on the Biodiversity Gain Site Register.

As a last resort and where offsite compensation cannot be secured in the local area, statutory credits will be purchased as compensation.

The information contained within this Biodiversity Statement is considered to be sufficient to allow the local planning authority to grant planning permission, with regards to statutory biodiversity net gain requirements. Following approval of planning permission, the biodiversity gain condition will be applied to the permission, which must be discharged prior to the commencement of works.

A Biodiversity Gain Plan (BGP) must be prepared to discharge this condition. The BGP must include baseline and post-development Statutory Metric calculations based on the finalised site layout and landscaping proposals. It must also contain full details of secured offsite compensation (where necessary) and a Habitat Management and Monitoring Plan (HMMP), detailing the proposed establishment, management and monitoring of all offsite compensation and any significant enhancements onsite.

All retained, creation or enhanced habitats that constate offsite compensation or onsite significant enhancements will need to be managed and monitored for a period of at least 30 years. This can be secured through a section 106 agreement or a conservation covenant.

Following submission of the Biodiversity Gain Plan, the local planning authority will have up to eight weeks to discharge the biodiversity gain condition.



6 CONCLUSION

The proposed development site has an area of approximately 0.16ha and mainly comprises hardstanding and grassland, with areas of mixed scrub. An ornamental non-native hedgerow is present onsite, plus a number of scattered trees.

The baseline value of the site has been calculated as 2.81 habitat units and 0.05 hedgerow units. In order to achieve a 10% net gain in biodiversity, the post development value would need to be 3.09 habitat units; a unit deficit of 2.76 units. Sufficient gains have been fulfilled in terms of hedgerow units, and no gain in watercourse units is required due to the baseline value of zero.

To satisfy the trading rules within the metric, any habitats that are to be lost as part of the proposed development must be compensated for with habitats of the same distinctiveness and same broad habitat type, or any habitat of a higher distinctiveness.

It is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation.



APPENDICES

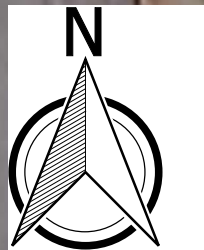
Appendix 1 – UK Habitat Baseline Classification Plan

Target Note 1 – Invasive *Cotoneaster integrifolius* growing over old wooden fence.

Target Note 2 – Spreading invasive *Cotoneaster integrifolius* on edge of scrub.

Target Note 3 – Spreading invasive *Cotoneaster integrifolius* across south-eastern area of sparsely vegetated urban land.

Target Note 4 – Invasive *Cotoneaster integrifolius* growing over old wooden fence.



UK Habitat Classification Plan

Site: Land off Chapman
Street, Gorton
NGR: SJ 88838 96321
Author: James Stubbs
Date: 17/09/2025



Key

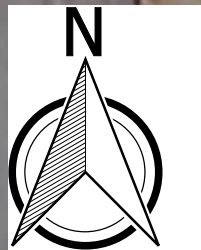
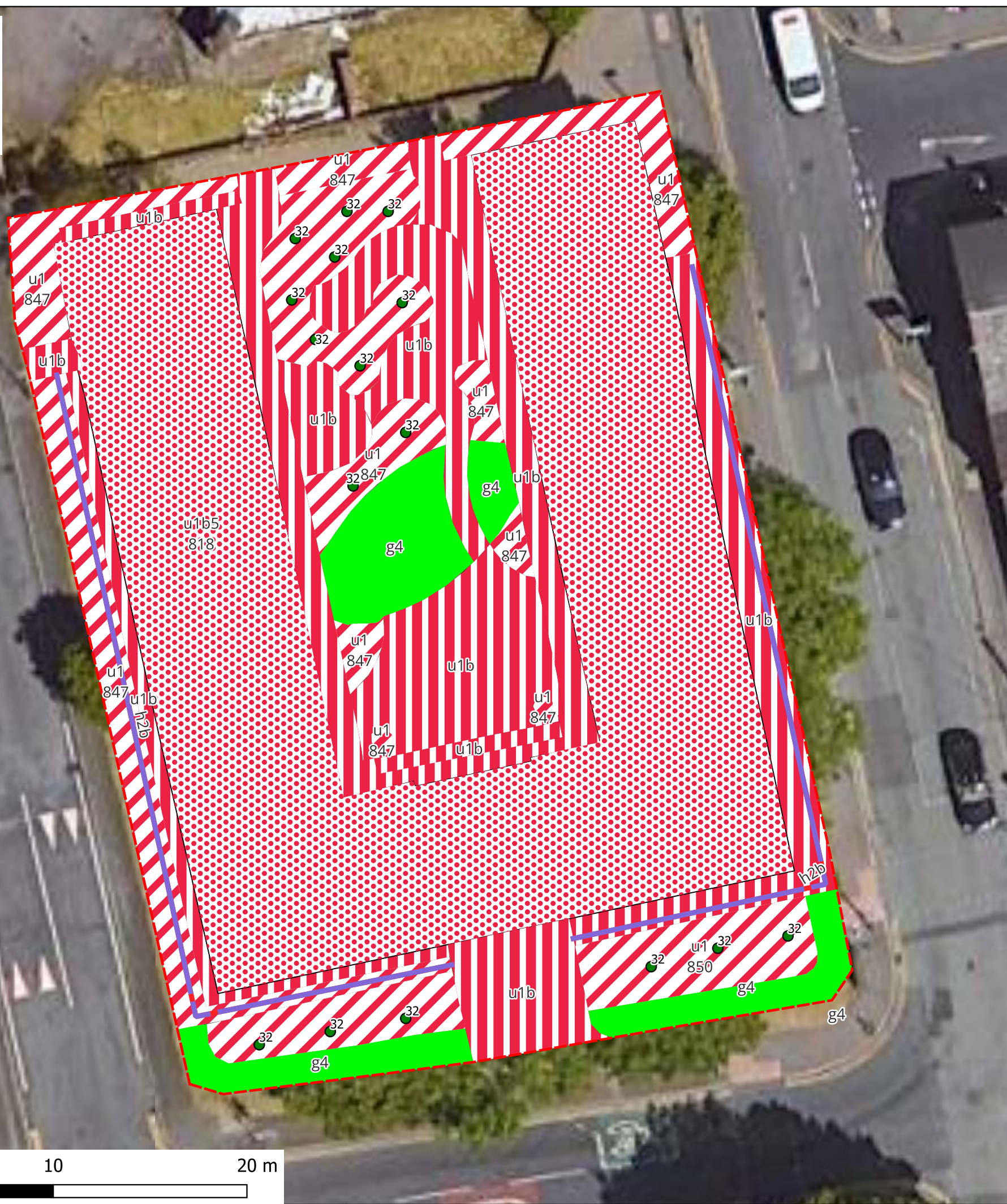
- g3c - other neutral grassland
- g4 - modified grassland
- h2b - non-native and ornamental hedgerow
- h3h - mixed scrub
- u1b6 - other developed land
- u1f - sparsely vegetated urban land
- 32 - scattered trees
- Target notes
- Survey boundary

MAP DATA FROM ©2025 GOOGLE, IMAGERY FROM ©2025 GOOGLE

THIS PLAN IS ISSUED BY UNITED ENVIRONMENTAL SERVICES LTD SUBJECT TO THE CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN AUTHORISATION IS GIVEN.



Appendix 2 – UK Habitat Post Development Classification Plan



UK Habitat Post Development Classification Plan

Site: Land off Chapman
Street, Gorton
NGR: SJ 88838 96321
Author: James Stubbs
Date: 19/02/2026



Key

- 32 - scattered trees
- h2b - non-native and ornamental hedgerow
- g4 - modified grassland
- u1 - built-up areas and gardens
- u1b - developed land. sealed surface
- u1b5 - buildings
- Survey boundary

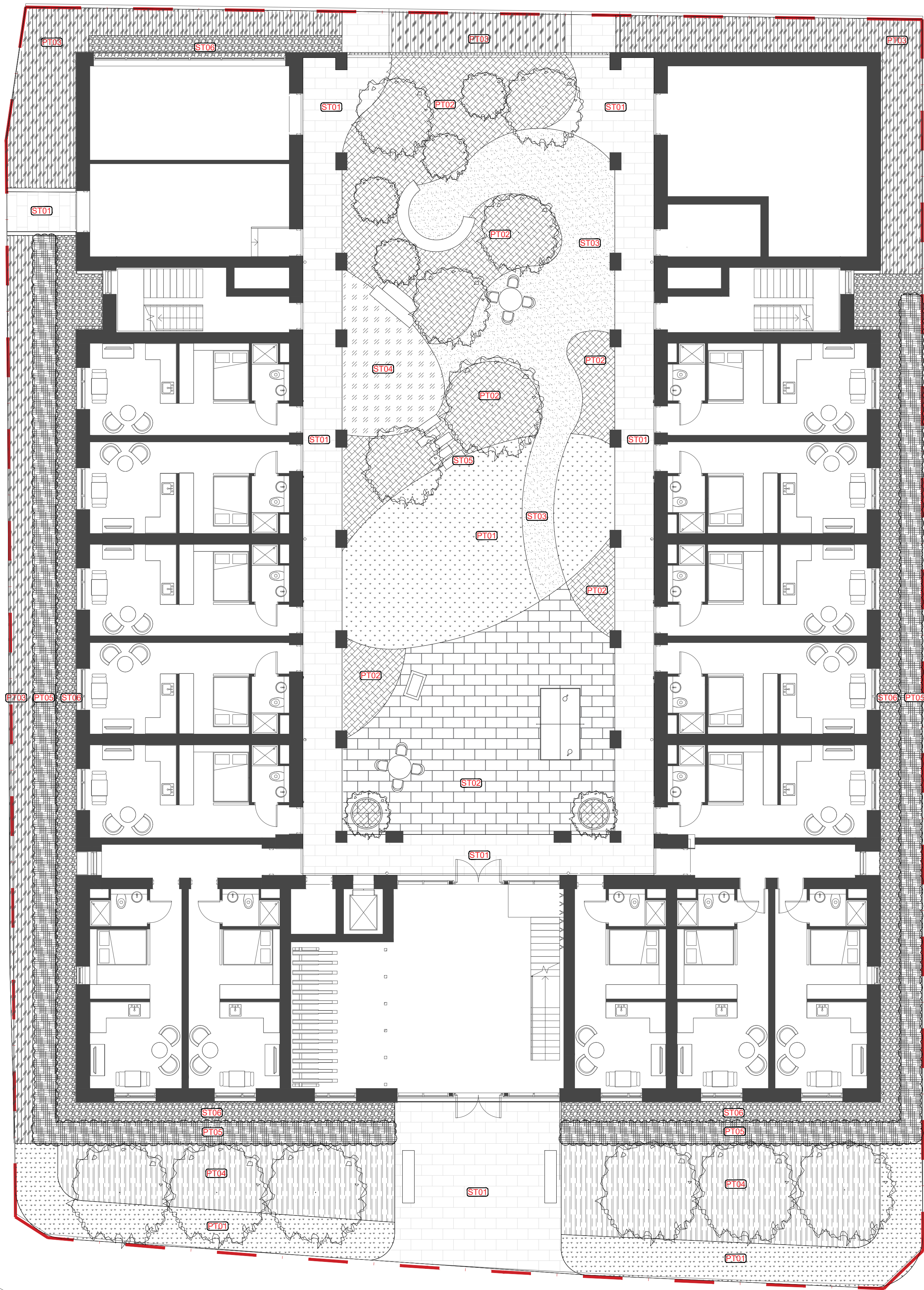
MAP DATA FROM ©2025 GOOGLE, IMAGERY FROM ©2025 GOOGLE

THIS PLAN IS ISSUED BY UNITED ENVIRONMENTAL SERVICES LTD SUBJECT TO THE CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN AUTHORISATION IS GIVEN.



Appendix 3 – Proposed landscaping plan

P:\LONDON PROJECTS\2025\25043 CHAPMAN STREET, GORTON\01 BIM\02 CAD\03 SHEET LAYOUT\01 RIBA 1-3 PLANNING\25043-EXA-ZZ-DR-L-00101 GROUND FLOOR GENERAL ARRANGEMENT PLAN.DWG



- SITE BOUNDARY
- SURFACES
SURFACE TYPE 01
PAVING
- SURFACE TYPE 02
PERMEABLE PAVING
- SURFACE TYPE 03
COMPACTED GRAVEL
- SURFACE TYPE 04
RUBBER CRUMB
- SURFACE TYPE 05
STEPPING STONE PAVERS
- SURFACE TYPE 06
GRAVEL MAINTENANCE STRIP
- SOFT LANDSCAPE
PROPOSED TREES
- PLANTING TYPE 02
AMENITY LAWN
- PLANTING TYPE 02
ORNAMENTAL PLANTING
- PLANTING TYPE 03
DEFENSIBLE SHRUB PLANTING
- PLANTING TYPE 04
RAIN GARDEN
- PLANTING TYPE 05
HEDGE
- FURNITURE
FURNITURE TYPE 01
TABLE TENNIS TABLE
- FURNITURE TYPE 02
FIXED SEATING BOOTH
- FURNITURE TYPE 03
STEPPED SEATING
- FURNITURE TYPE 04
MOVABLE FURNITURE
- FURNITURE TYPE 05
BBQ PLINTH

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner
without permission from Exterior Architecture Ltd.

Client
CENTREPOINT

P03	ADJUSTMENTS TO NEW LAYOUT	06.02.2026
P02	DRAFT PLANNING ISSUE	22.01.2026
P01	STAGE 2 ISSUE	11.12.2025
Rev	Description	Date

EXTERIOR
ARCHITECTURE

LONDON
Unit 17.2, The Leather Market, 11-13 Weston Street, London, SE1 3ER
MANCHESTER
Studio 537, The Royal Exchange, St Anns Square, Manchester, M2 7DH
E-MAIL office@exteriorarchitecture.com
WEB www.exteriorarchitecture.com

Project title
**LAND AT CHAPMAN STREET,
GORTON**

Drawing title
**GROUND FLOOR GENERAL
ARRANGEMENT PLAN**

Issued By	London	T: 020 7978 2101
Scale	1:100 @ A1	Drawn ExA
Status	STAGE 2	Checked SL
Date	06.02.2026	Approved SM

Drawing number
25043-EXA-ZZ-DR-L-00101

Revision
P01