

Biodiversity Net Gain Assessment

Site Address:

Westwood Nursing Home, 69 Crumpsall Lane, Manchester, M8 5SR

Client:

My Property Survey

Assessment Date:

30th June 2026

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

‘Provision of new KS2 accommodation including all associated external and ancillary works’

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft 1	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	21/11/2025
Proof	0.2	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	24/11/2025
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Updated	2.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	17/12/2025
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Updated with plans	4.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	03/02/2026
Updated	5.0	Katie Whitfield BSc (Hons) MSc, Consultant Ecologist	22/04/2026
Updated	6.0	Katie Whitfield BSc (Hons) MSc, Consultant Ecologist	30/06/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference SD 84150 02413 and has an area of approximately 0.1077ha. The site is characterised by one dwelling (B1), with modified grassland, hardstanding, scattered trees, and a vegetated garden. The site is surrounded by various housing stock in all directions. The wider landscape comprises a residential landscape.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Westwood Nursing Home, M8 5SR – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (Debtal Architecture, No. 004, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Westwood Nursing Home, M8 5SR – v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The current landscaping proposal generates a net loss of area-based habitat units (**-59.97%**) with a unit deficit of **1.08** and a net gain of linear-based habitat units (+43.86%).
- ❖ Trading conditions for linear-based habitats have been satisfied.
- ❖ A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
- ❖ Additional compensation may be required to offset area-based habitat losses considered retrospectively. This is to be agreed with the local planning authority.

Introduction

BNG Informative	
Habitat Degradation Statement	Date reflected by BNG calculations14th May 2019 The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 14th May 2019 and 6th March 2025, the site has undergone degradation. Such degradation was undertaken prior to the purchase of the site. Historical imagery < 14 May 2019 > >I  Historical imagery < 6 Mar 2025 > >I 
	Irreplaceable Habitat Statement No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.
	Metric Version & Publication Date Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.

BNG Target Uplift	+10%
National Character Area (NCA)	55 – Manchester Conurbation
Strategic Significance	Greater Manchester Local Nature Recovery Strategy: What does our plan for nature cover? - Greater Manchester Combined Authority According to the guidance provided in the user guide, all baseline strategic significance values for habitat parcels have been classified as having low strategic significance, due to the LNRS now being published.
Limitations	
Evidence of habitat clearance was identified through analysis of aerial imagery, supported by on-site observations undertaken during the Preliminary Ecological Appraisal (PEA). This included the removal of vegetation from an area of unsealed ground to the south of the site, which historical Google Earth imagery indicates was formerly vegetated garden, likely similar to the modified grassland retained in the northern part of the site. In addition, tree felling was recorded along the margins of the retained southern grassland, within the formerly vegetated garden to the southwest, and within the vegetated garden to the north of the site, comprising a total of 8no. trees. The identified clearance occurred prior to the client's purchase of the site. As such compensation requirements for area-based habitats will require agreement with the local planning authority.	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.0765	The land to the south of B1 comprises a hardstanding car park. There are also paved areas to the east and north of B1. B1 is made up of half a traditional Victorian semi-detached dwelling and a late 1980 two-storey extension to side and rear.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Artificial unvegetated, unsealed surface	0.0284	The western half of the site to the north is dominated by gravel and former building foundations. A few sparse plants such as common nettle, dandelion, and creeping buttercup are present.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Vegetated Garden	0.0368 (part-retrospective)	The land to the north of B1 was formally a private residential garden belonging to the care home. The area is dominated by grass cover and small immature trees. There are also tree stumps just before the boundary wall. Species noted amongst the garden include Yorkshire fog (A), white clover (A), ribwort plantain (F), dandelion (F), cocksfoot (F), creeping buttercup (O), herb Robert (O), bitter dock (O), common nettle (O), bramble (O), mouse eared chickweed (O), and ragwort (O). An additional area of vegetated garden is considered retrospectively to the south of the site, historically comprising amenity grassland and introduced shrubs.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Modified grassland	0.012	At the south boundary and entrance to the site, and immediately south of B1 there is modified grassland. The sward height of the grassland is approx. ~10cm across the separate areas. Species recorded within the grassland include: Yorkshire fog (A), perennial rye grass (F), common nettle (F), cocks foot (O), meadow grass Poa sp. (O), bitter dock (O),	Poor: passes 5 of 7 criteria excluding essential criterion A.	

		creeping buttercup (O), and creeping thistle (O). No invasive or non-native species are present, scrub and bracken cover accounts for less than 20% of total area, and there is no evidence of adverse anthropogenic damage. Small areas of bare ground are present around the gate entrance but account for less than 5% of total area.	Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
Urban Tree (part-retrospective)	Moderate: 0.0041	8no. trees were considered in the baseline, 3no. of which present at the time of the PEA survey. Of the 3no. extant trees, all achieved 'good' condition by passing 5 of 6 criteria. Of the 6no. retrospective trees, 1no. achieved 'moderate' condition by passing 3 of 6 criteria, while the remaining 5no. achieve 'good' condition by passing 5 of 6 criteria. See PEA for more information.	Moderate: passes 3 of 6 criteria <i>Retrospective trees:</i> 1no. small	
	Good: 0.1181		Good: passes 5 of 6 criteria. <i>Extant trees:</i> 2no. medium, 1no. small <i>Retrospective trees:</i> 5no. medium Assessed using the 'Individual Trees' habitat type condition sheet.	
Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Non-native and ornamental hedgerow	0.011	Two small sections of non-native hedgerow found to the south of the site, comprising Leyland cypress (D).	Habitat condition pre-determined as 'Poor' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Sealed surfaces	0.0376	B1 is retained.	N/A.	Low Strategic Significance
	Urban trees	0.0366	3no. extant trees retained in full.	Good.	
Created (A-2)	Sealed surfaces	0.1004	Created areas of hardstanding comprising of a drop off zone, car park and play areas. For ease, all sealed surfaces, albeit the retained building, have been marked as lost and recreated as such habitats generate no biodiversity value.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Urban tree	0.0326	Planting of 8no. native trees. Trees will be newly planted and as such 'small' sized.	Moderate: passes 4 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet.	
	Modified grassland	0.0082	Creation of a small parcel of modified grassland via an appropriate seed mix (such as EM2 general purpose mix and EG1 general purpose meadow grass mix). It is anticipated that the grassland will have a short sward due to anticipated management practices. Some areas may be subject to bare ground due to pedestrian access.	Moderate: passes 5 of 7 criteria including essential criterion A. Assessed using the 'Grasslands Low	

				Distinctiveness' habitat type condition sheet.	
Enhanced (A-3)	Modified grassland	0.012	Grassland to be retained in full and enhanced to good condition, through the reseedling of grassland via an appropriate seed mix (such as EM2 general purpose mix and EG1 general purpose meadow grass mix). It is anticipated that the grassland will maintain a short sward due to anticipated management practices. Areas of grassland should be fenced off via stock fencing for instance, to minimise impacts from human footfall and vehicle usage.	Good: passes 6 of 7 criteria including essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
Post-Development Biodiversity Value: On-Site					
Linear-Based Habitats					
	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Non-native and ornamental hedgerow	0.011	Hedgerow retained in full.	Poor.	Low Strategic Significance
Created (B-2)	Non-native and ornamental hedgerow	0.005	Planted section of hedgerow. Species could include common hawthorn, common blackthorn, dog rose, English oak and common hazel. The hedgerow will average ~1.5m in height and width.	Habitat condition pre-determined as ' Poor ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.50 ❖ Sealed/unsealed surfaces (0) ❖ Vegetated garden (0.07) ❖ Modified grassland of poor condition (0.02) ❖ 1no. urban trees of moderate condition (0.03) ❖ 8no. urban trees of good condition (1.42)	0.01 ❖ Non-native and ornamental hedgerow (0.01)	N/A
	Post-Development	0.55 ❖ Retained sealed surfaces (0) ❖ Retained 3no. urban trees of good condition (0.44) ❖ Enhanced modified grassland of good condition (0.05) ❖ Created 8no. urban trees of moderate condition (0.10) ❖ Created modified grassland of moderate condition (0.03) ❖ Created sealed surfaces (0)	0.03 ❖ Retained non-native and ornamental hedgerow (0.01) ❖ Created non-native and ornamental hedgerow (0)	
	Overall Net Change	-0.93 -59.97%	+43.86%	

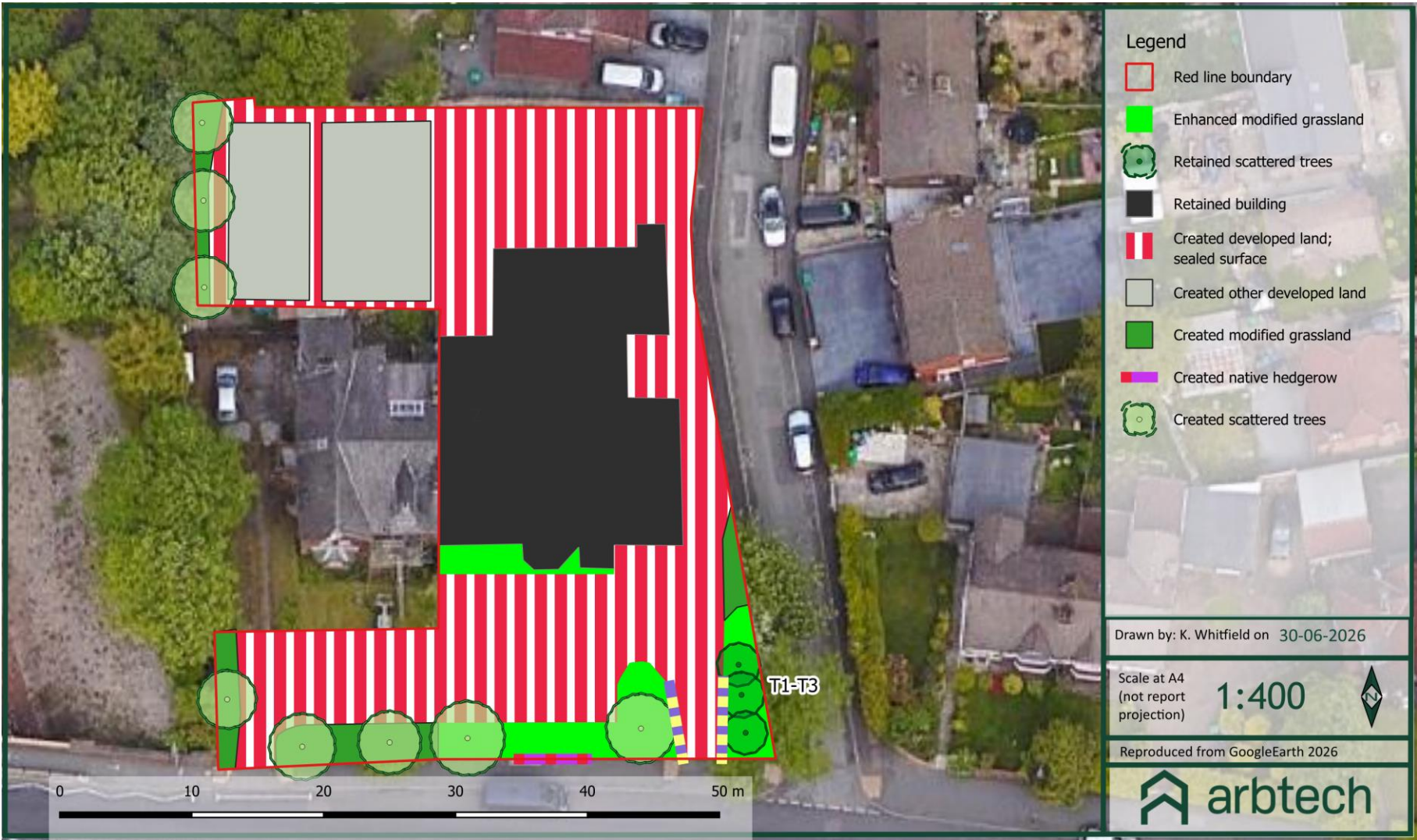
Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net loss of area-based habitat units (-59.97%) with a unit deficit of 1.08 and a net gain of linear-based habitat units (+43.86%). As such the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). The net loss in area-based habitat units is a result of degradation which occurred prior to the purchase of land. Appropriate compensation is to be agreed upon with the local planning authority. Trading conditions have been satisfied for linear-based habitats. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	Impacts to extant trees, hedgerows, and grassland have been avoided in full, with impacts isolated to vegetated garden only.
Minimisation	
Mitigation	Enhancement of retained modified grassland to good condition as well as the planting of 8no. native trees and creation of further grassland is proposed to address losses of vegetated garden and urban trees.
Offset	N/A: additional compensation may be required to offset habitat losses considered retrospectively. This is to be agreed with the local planning authority.

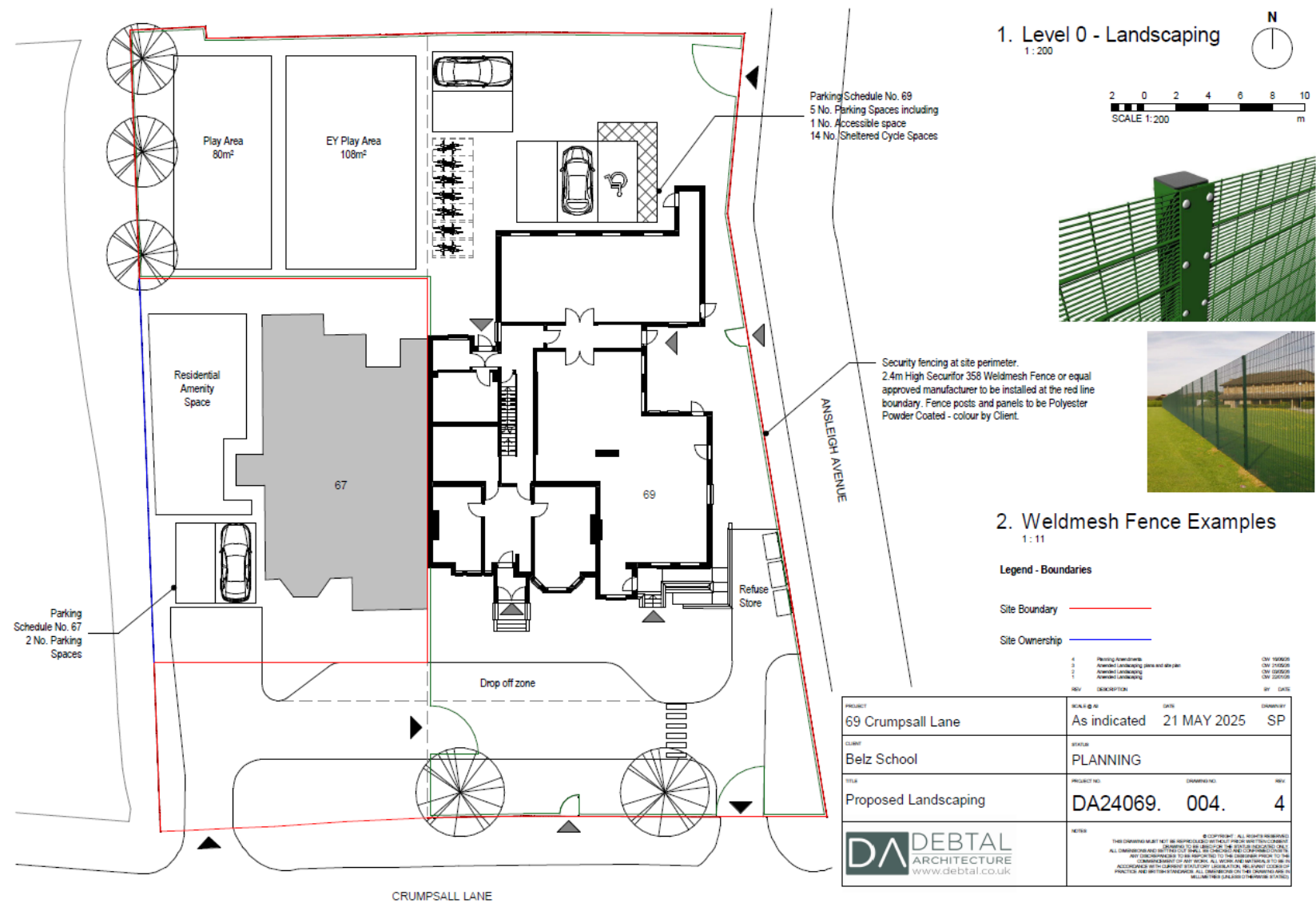
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.93	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-59.97%	Total net gain achieved is less than target set ▲
	Hedgerow units	43.86%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.55	1.70	1.08
Hedgerow units	10.00%	0.01	0.01	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)				
		T01	T02	T03	T04 (Retro)	T05-T09 (Retro)
A	The tree is a native species (or more than 70% within the block are native species).	Y	Y	Y	N	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	N	Y
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	Y	N
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	N	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y
Number of criteria passed		G	G	G	M	G
Condition Assessment Result		Condition Assessment Score		Score Achieved ✓		
Passes 5 or 6 of 6 criteria		Good (3)		✓		

Passes 3 or 4 of 6 criteria	Moderate (2)	✓		
Passes 0, 1 or 2 of 6 criteria	Poor (1)			

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Less than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Sward height is uniform being ~10cm across the separate areas.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub present for <20% of habitat parcel.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Tree species anticipated to be native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Trees are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site. Trees will be newly planted.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts anticipated; all trees have anticipated to retain >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None anticipated.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Over 20% of the tree canopy area anticipated to have vegetation underneath (i.e., modified grassland)
Number of criteria passed			4
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 5 or 6 of 6 criteria	Good (3)		
Passes 3 or 4 of 6 criteria	Moderate (2)	✓	
Passes 0, 1 or 2 of 6 criteria	Poor (1)		

Modified Grassland (enhanced); assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	More than 6 vascular plant species per m ² via reseeding with appropriate seed mix.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Sward height is uniform being ~10cm across the separate areas. Management is anticipated to remain.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub present for <20% of habitat parcel.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area. This will be maintained via fencing.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%. This will be maintained via fencing.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			Y
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	✓
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	

Modified Grassland (created); assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	More than 6 vascular plant species per m ² via reseeding with appropriate seed mix.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Sward height anticipated to be uniform via associated management.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub present for <20% of habitat parcel.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground anticipated to exceed 10% via pedestrian access.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			Y
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)	✓	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)		