Luther King Centre, Rusholme, Manchester M14 5JP

ASSESSMENT OF BIODIVERSITY NET GAIN

July 2026

ERAP (Consultant Ecologists) Ltd Reference: 2026-039b

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Document Control

Survey Type:	Surveyors	Survey Date(s)
UK Habitat Classification Survey (including Condition Assessments of habitats) for On-site Habitats	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM	23rd March 2026
Reporting	**Personnel**	**Date**
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Checked by	Jamie Knight	3rd July 2026
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Report issued to	HPA Architects	
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1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by HPA Architects to carry out an assessment of Biodiversity Net Gain (BNG) for the land at the Luther King Centre, Rusholme, Manchester M14 5JP (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 85558 94830.

1.1.2 The assessment was requested to inform a planning application proposing the modification of the building entrance and grounds at the Luther King Centre. The works will involve the removal of a single storey lean-to and a Weeping Willow tree (T6).

1.1.3 This BNG assessment has been prepared to provide an assessment of the baseline biodiversity value of the site, an assessment of the value of post intervention habitats based on the site proposals and landscape strategy, and provides guidance in relation to the requirements to attain a net gain in accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).

1.1.4 This report also advises on how compliance with Chapter 15, paragraph 193(d) of the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)[1] can be achieved, which states '*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'*.

1.2 Site Description

1.2.1 An aerial image of the site is appended at **Figure 1**. The total site area is **0.0353 hectares**[2].

1.2.2 The habitats present within the site are described and assessed in *ERAP Ltd 2026-039 Luther King Centre Ecology v1 16.06.26* (ERAP (Consultant Ecologists) Ltd, 2026), hereafter referred to as the 'ecology report'.

1.2.3 A summary of the habitats present within the site is presented at **Section 3.1** of this report.

1.3 Proposed Development Description

1.3.1 The assessment was requested to inform a planning application proposing the modification of the building entrance and grounds at the Luther King Centre. The works will involve the removal of a single storey lean-to and a Weeping Willow tree (T6). The proposals are shown on the *Proposed Landscaping Plan* (HPA Chartered Architects, 2026), hereafter referred to as the 'proposals plan'.

1.4 Scope of Study

1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Statutory Biodiversity Metric Calculation Tool* (Natural England, 2025). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named '*ERAP Ltd 2026-039b Luther King Centre, Manchester Statutory BNG Metric v1_03.07.26'*, hereafter referred to as the 'BNG Metric'.

[1] Hereafter the NPPF

[2] As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**. It has been considered suitable in this instance to measure the area habitats in hectares to four decimal places (i.e. to a m^2 level of accuracy).

1.4.2 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Section 2.3**). This approach has been applied on a number of other sites that ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

2.0 METHOD OF SURVEY

2.1 Habitat Assessment and Mapping

Baseline Habitats

2.1.1 A Phase 1 Habitat Survey including an assessment in accordance with the UK Habitat Classification (UKHab)and condition assessments of the habitats present was carried out by Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM on 23rd March 2026. The weather conditions were dry and overcast with a light air (Beaufort scale 1) and an air temperature of 12°C.

2.1.2 On site habitat mapping was assisted via use of GPS technology using the *As Existing Site Plan* (HPA Chartered Architects, 2026) as a baseplan. The plan was provided to ERAP (Consultant Ecologists) Ltd as a .pdf file, which has been converted to a .dxf, inputted to QGIS and resized to match the *ESRI World Imagery*.

2.1.3 Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.

2.1.4 The UKHab has been designed to function at two scales: fine scale (25m^2 or 5 metres length) and large scale (400m^2 or 20m^2 length). It has been considered for the purposes of this survey (where the UKHab has been used to inform the BNG calculation of a relatively small area) that a finer scale of 5m^2 is appropriate for the classification of habitats.

2.1.5 A plan showing the baseline habitats present within the site is appended at **Figure 2**. Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, July 2025) and are appended at **Section 7.2**.

Post Intervention Habitats

2.1.6 The post intervention habitats have been calculated using the proposals plan. This plan has been provided to ERAP (Consultant Ecologists) Ltd as a .pdf file, which has been converted to a .dxf, inputted to QGIS.

2.1.7 A plan showing the proposed post intervention habitats is appended at **Figure 3** and target condition assessments for each of the proposed habitats are appended at **Section 7.3**.

2.2 Survey and Reporting Limitations

2.2.1 All measurements within this report are approximate only, and have been estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

2.2.2 No other limitations on the intended scope of survey were experienced.

2.3 Evaluation Methods and Rules Applied

Habitats and Assessment

2.3.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).

2.3.2 QGIS has been used to calculate the total area of each baseline habitat present within the site and the area of the proposed habitats at the site.

2.3.3 Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in NPPF as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen'.* The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.

Relevant Guidance

2.3.4 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration.

Strategic Significance

2.3.5 The site has no allocation on the Greater Manchester Nature Network Map (the Local Nature Recovery Strategy), nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of 'Area / compensation not in local strategy / no local strategy' has been applied at the BNG Metric for the area habitat units and hedgerow units.

Assumptions

2.3.6 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.3**. Long-term management of the proposed habitats is required to secure the proposed condition.

3.0 BASELINE HABITATS

3.1 Site Description

3.1.1 Refer to **Figure 2**. The site is described in the ecology report as follows:

'*The approximately 0.0353 hectare (ha) site is located within the grounds of the Luther King Centre in the Rusholme area of Manchester. The site comprises hardstanding, a cycle shelter, a single storey lean-to attached to the main building, beds of introduced shrubs and mown lawns of modified grassland with a*

mature Weeping Willow tree. Off-site habitats within the wider ground comprise areas of mown amenity / modified grassland, beds of introduced shrubs and scattered mature and semi-mature trees.'

3.2 Assessment of Baseline Habitats

3.2.1 **Tables 3.1** and **3.2** provide a summary of the habitats present, their condition assessment result and their area within the site. Photographs of the habitats are appended at **Section 7.1**. Condition assessments for each habitat are appended at **Section 7.2**.

Table 3.1: Summary of Baseline Area Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)[3]
Habitat 1 Building	u1b5 buildings	Urban – developed land; sealed surface	V.low	N/a - other	0.0071
Habitat 2 Modified grassland	g4 modified grassland with the secondary code 107 mown and collected	Grassland – modified grassland	Low	Moderate	0.0057
Habitat 3 Hardstanding	u1b6 other developed land	Urban – developed land; sealed surface	V.low	N/a - other	0.0209
Habitat 4 Introduced shrub	u1 urban with the secondary code 847 introduced shrubs	Urban – introduced shrubs	Low	Condition assessment – N/a	0.0016
				Total:	**0.0353**

Table 3.2: Summary of Individual Tree Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 5 T6: Weeping Willow (large)	200 tree	Individual tree – urban tree	Medium	Moderate	0.0366
				Total	**0.0366**

3.2.2 The baseline BNG score for the site is provided at **Section 5.0**.

4.0 POST INTERVENTION HABITATS

4.1 Consideration of Mitigation Hierarchy and Target Condition Assessments

4.1.1 To accommodate the proposals it is necessary to remove the large Weeping Willow tree (Habitat 5: T6). All other habitats to be impacted by the proposals are of very low or low distinctiveness. No irreplaceable habitats or Priority Habitats will be impacted.

[3] Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

4.1.2 Due to the small size of the site and the limited space available it is not feasible to accommodate any replacement trees or sufficient areas of other habitats to contribute to 10% statutory net gain. The area of habitat creation is limited to reinstatement of 0.0009 ha of modified grassland (Habitat B) and beds of introduced shrubs (Habitat D).

4.1.3 Condition Assessments for each of the proposed habitats as specified on the proposals plan are presented at **Section 7.3**. A long-term habitat management plan with an appropriate monitoring regime is required to secure the condition of these habitats in the long-term.

4.2 Consideration of Post Intervention Habitats

4.2.1 **Table 4.1** presents the proposed post-intervention habitats. The habitats are shown at **Figure 3** and the target condition assessments are at **Section 7.3**.

Table 4.1: Summary of Area-based Habitats to be Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Area (ha)
Proposed Habitats				
Habitat A Buildings	Urban – developed land; sealed surface	V.Low	N/A - other	0.0133
Habitat B Modified grassland	Grassland – modified grassland	Low	Moderate	0.0005
Habitat C Hardstanding	Urban – developed land; sealed surface	V.low	N/A - other	0.0206
Habitat D Introduced shrub	Urban – introduced shrub	Low	Condition assessment - N/a	0.0009
			Total	**0.0353**

5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

5.1 The headline results of the BNG Metric are presented at **Table 5.1** below.

Table 5.1: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Area habitat units	0.32	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site Post Intervention	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On—site net change (units % percentage)	Area habitat units	-0.32	-98.91%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Total Net Unit Change	**Area habitat units**	**-0.32**
	Hedgerow units	**0.00**
	Watercourse units	**0.00**
Total Net % Change	**Area habitat units**	**-98.91%**
	Hedgerow units	**0.00%**
	Watercourse units	**0.00%**

Trading Rules Satisfied?	**No**

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10%	0.32	0.35	0.35
Hedgerow units	10%	0.00	0.00	0.00
Watercourse units	10%	0.00	0.00	0.00

5.2 A net gain for area-based habitats is not demonstrated by the BNG Metric for area habitats and the trading rules are not satisfied.

5.3 As net gain cannot be attained at the site and there is no space available for additional tree planting, then it will be necessary to agree a biodiversity payment for the loss of area habitat units associated with the site with a habitat bank or other similar provider.

5.4 Note that trading rules will still need to be satisfied even if an overall gain of 10% is attained[4].

5.5 It is essential that, in addition to the BNG Metric results, the assessment should describe any additional biodiversity enhancement measures proposed for the site. These measures may deliver wider biodiversity benefits but should be considered separately from the statutory biodiversity net gain calculation and should not be relied upon to offset any metric deficit.

[4] Trading rules requirements:

Habitat Distinctiveness Category	Trading Rules Requirement
Low	Same distinctiveness or better habitat required
Medium	Same broad habitat or a higher distinctiveness category required
High	Same habitat required.
Very high	Same habitat required – bespoke compensation will be necessary.

5.6 At this site it is advised that the following measures (as described in detail in the ecology report) are also considered as part of the assessment of biodiversity net gain:

a. Incorporation of opportunities for roosting bats comprising the installation of 1No. bat box on a retained tree which lies outside the red line boundary but within the same ownership;

b. Installation of opportunities for nesting birds comprising the installation of 2No. bird nest boxes on suitable trees within the wider grounds of the Luther King Centre.

6.0 REFERENCES

CIEEM, 2016. *Biodiversity Net Gain: Good Practice Principles for Development,* Winchester: CIEEM.

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7.0 APPENDIX: PHOTOGRAPHS, CONDITION ASSESSMENTS AND FIGURES

7.1 Photographs

Table 7.1: Photographs of the Site



Photo 1: Habitat 1: Building



Photo 2: Habitat 2: Modified grassland



Photo 3: Habitat 3: Hardstanding and Habitat 4: Introduced shrub



Photo 4: Habitat 5: T6 (right) Weeping Willow

7.2 Condition Assessments of Baseline Habitats

Note: Condition assessments are not required for Habitat 1: Building, Habitat 3: Hardstanding and Habitat 4: Introduced shrub

Table 7.2: Condition Assessments for Habitat 2: Modified Grassland

Habitat Reference	A	B	C	D	E	F	G	Total No. of Criterion Passed	Condition Assessment Result[1]
Habitat 2: Modified grassland	Yes	No	Yes	No	Yes	Yes	Yes	5	Moderate
Good: Passes 6 or 7 criteria including essential criterion A									
Moderate: Passes 4 or 5 criteria including essential criterion A									
Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A									

Condition Assessment Criteria
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in below). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed below), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. *Plant Species:* Creeping Thistle (*Cirsium arvense*), Spear Thistle (*Cirsium vulgare*), Curled Dock (*Rumex crispus*), Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Greater Plantain (*Plantago major*), White Clover (*Trifolium repens*) and Cow Parsley (*Anthriscus sylvestris*).
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
D. Physical damage 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.
E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover
F. Cover of Bracken less than 20%.
G. There is an absence of invasive non-native species as listed on Schedule 9 of *Wildlife and Countryside Act 1981* (as amended). This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement

Table 7.3: Condition Assessments for Habitat 5: Individual Tree

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat 5: T6 (large)	Willow	No	Yes	Yes	No	Yes	Yes	Large	4	Moderate
										Good: Passes 5 or 6 criteria
										Moderate: Passes 3 or 4 criteria
										Poor: Passes 2 or fewer criteria

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: *Keepers of time: ancient and native woodland and trees policy in England* (publishing.service.gov.uk) and *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions* (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

7.3 Condition Assessments of Created Habitats

Note: Condition assessments are not required for Habitat A: Building, Habitat C: Hardstanding and Habitat D: Introduced shrubs

Table 7.4: Condition Assessments for Habitat B: Modified Grassland

Habitat Reference	A	B	C	D	E	F	G	Total No. of Criterion Passed	Condition Assessment Result[1]
Habitat B: Modified grassland	Yes	No	Yes	Yes	No	Yes	Yes	5	Moderate
								Good: Passes 6 or 7 criteria including essential criterion A	
								Moderate: Passes 4 or 5 criteria including essential criterion A	
								Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A	

Condition Assessment Criteria
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in below). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed below), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. *Plant Species:* Creeping Thistle (*Cirsium arvense*), Spear Thistle (*Cirsium vulgare*), Curled Dock (*Rumex crispus*), Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Greater Plantain (*Plantago major*), White Clover (*Trifolium repens*) and Cow Parsley (*Anthriscus sylvestris*).
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
D. Physical damage 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.
E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover
F. Cover of Bracken less than 20%.
G. There is an absence of invasive non-native species as listed on Schedule 9 of *Wildlife and Countryside Act 1981* (as amended). This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement

7.4 Figures

Figure 1: Aerial Image of the Site



Figure 2: UKHab: Baseline Habitats

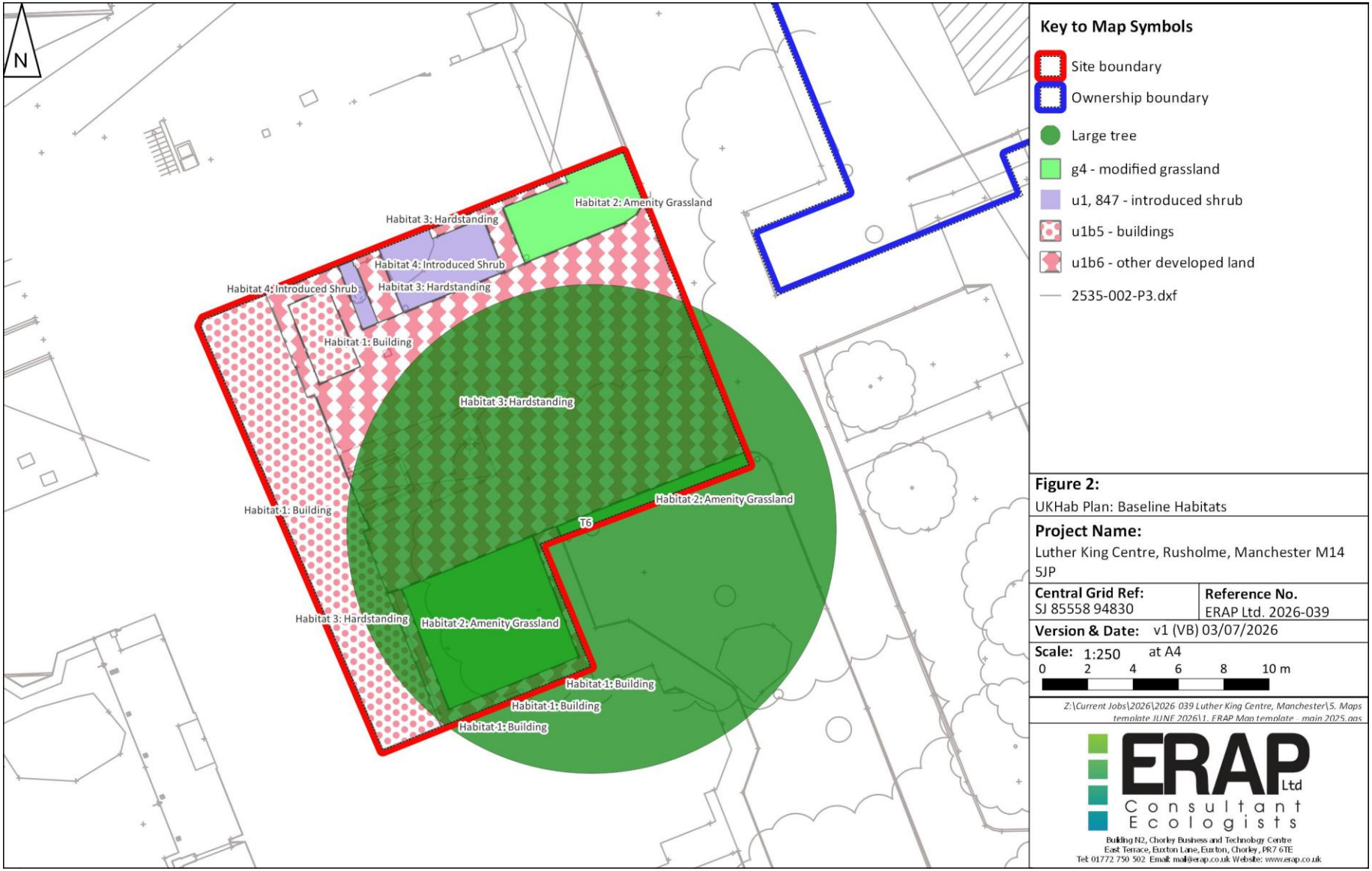


Figure 3: BNG: Post intervention Habitats

