BIODIVERSITY NET GAIN ASSESSMENT

CHORLTON HIGH SCHOOL SOUTH
451 MAULDETH ROAD WEST
MANCHESTER
M21 7SX

JUNE 2026

Biodiversity Net Gain Assessment

Chorlton High School South
H451 Mauldeth Road West
Manchester
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A report for

Prospere Learning Trust

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EXECUTIVE SUMMARY

PENNINE Ecological were commissioned by Prospere Learning Trust in May 2026 to undertake to undertake a Biodiversity Net Gain (BNG) assessment of the land at Chorlton High School South, Manchester.

The assessment is to support the submission of a planning application that will see the construction of an outdoor dining/social area as well as two permeable areas to support ping pong tables.

The assessment includes the use of Natural England's/Defra's Statutory Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025) to determine whether the proposals would result in a biodiversity net gain or loss. The assessment was completed using standard methodologies and there was no deviation from the recognised guidance.

During the field survey undertaken in May 2026, the habitats identified on-site comprised the following;

- g4 Modified grassland
- u1b Developed land; sealed surface
- u1c Artificial unvegetated, unsealed surface
- N/A Urban tree

The habitat retention, enhancement and creation proposals (where applicable) for the development would result in an overall biodiversity net loss of +0.04 habitat units, equivalent to +11.04%. The Habitat Trading Rules have been satisfied.

Table 1: BNG Metric Results

	Habitat Units	Habitat Units % Change
On-site Baseline	0.32	-
On-site Post-intervention	0.36	-
On-site Net Change	+ 0.04	+ 11.04%
Trading Rules Satisfied	Yes	

1. INTRODUCTION

1.1 BACKGROUND

PENNINE Ecological were commissioned by Prospere Learning Trust in May 2026 to undertake to undertake a Biodiversity Net Gain (BNG) assessment of the land at Chorlton High School South, Manchester (hereafter referred to as 'the site').

The assessment is to support the submission of a planning application that will see the construction of an outdoor dining/social area as well as two permeable areas to support ping pong tables. The assessment follows the completion of a habitat survey undertaken by PENNINE ecological in May 2026 (Pennine Ecological 2026).

The assessment has been undertaken to determine whether or not the development demonstrates an overall net gain or loss of biodiversity, in line with the current National Planning Policy Framework, 2021.

1.2 SITE LOCATION

The site is located along Mauldeth Road West, Manchester, M21 7SX. The site is a high school located in south Manchester. The site is located 2.5km northeast of the M60 motorway. The development area is surrounded by residential estates, the associated playing fields and other school to the west of the site, Chorlton high School, located approximately 250m west of the development area.

The central grid reference for the site is SJ 82905 93384.

1.3 PURPOSE OF THIS REPORT AND BNG BACKGROUND

This document provides the results of the BNG assessment which includes Natural England's/Defra's Statutory Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025) to determine whether the proposals on-site would result in an overall net gain or net loss; this result can be expressed in habitat units and/or a percentage. A habitat will contain a number of biodiversity units, depending on the following: size, quality, location, and type. Biodiversity units can be lost through development or generated through work to create and/or enhance habitats.

As can be read in https://www.gov.uk/guidance/understanding-biodiversity-net-gain the purpose of Biodiversity Net Gain is "a way of creating and improving natural

habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development."

Through site selection and layout, developers should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG (unless agreed otherwise with the Local Authority), as measured by the statutory biodiversity metric. There are three ways a developer can achieve BNG.

1. They can create biodiversity on-site (within the red line boundary of a development site).

2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.

3. If developers cannot achieve on or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

As of 12th February 2024 BNG became mandatory (unless exempt) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% unless otherwise agreed with the relevant Local Authority.

2. METHODOLOGY

2.1 UK HABITAT CLASSIFICATION BASELINE SURVEY

For a BNG assessment to be completed a UK Habitat Classification (UKHabs) Survey (UKHab Ltd, 2023) has to be undertaken of the site's baseline habitats (refer to PENNINE ecological, 2026). The UKHab classification survey and condition assessments were undertaken in May 2026 by Luke Pilling who is a Qualifying member of the Chartered Institute of Ecology and Environmental Management. The BNG assessment was also undertaken by Luke Pilling who is a Qualifying Member of CIEEM. All survey and BNG results were reviewed by Stuart Macpherson who is an associate member of CIEEM with over 14 years' experience in ecological survey and evaluation (refer to section 2.3 for experience).

2.2 BIODIVERSITY METRIC CALCULATOR TOOL

All habitats recorded within the footprint of the site during the field survey were included in the Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025). The statutory (official) biodiversity metric is a way of measuring biodiversity value for the purposes of BNG. It measures all types of habitat, including:

- grassland
- hedgerows
- lakes
- woodland
- watercourses such as rivers and streams

For BNG, biodiversity is measured in standardised biodiversity units. The metric measures the biodiversity value of habitats by calculating the number of biodiversity units. It calculates:

- how many units a habitat contains before development takes place.
- how many units are needed to replace the units of habitat lost and to achieve 10% BNG (unless agreed otherwise the Local Authority), through the creation or enhancement of habitat .

The formula takes different factors into account, including the habitat's:

- size
- quality
- location
- type

For created or enhanced habitats, the formula also takes account of:

- difficulty of creation or enhancement
- the time it takes a habitat to reach its target condition
- distance from the habitat loss

The statutory (official) biodiversity metric calculation tool must be used in order to demonstrate that the ecologist/assigned person has calculated the number of biodiversity units for existing habitat or habitat enhancements in accordance with the metric. This enables an assessment of the baseline condition, expected habitat losses arising from the development and proposed on-site habitat mitigation following construction.

This metric calculation has been undertaken following the standard methodology (Natural England, 2023) and in accordance with CIEEM good practice guidelines (CIEEM, 2019).

2.3 SURVEYOR EXPERIENCE

The surveys and report have been undertaken by Luke Pilling who is a Qualifying Member of CIEEM. Luke's key skills include;

- Experience of writing technical reports including Preliminary Ecological Appraisals and Biodiversity Net Gain reports.
- Experienced bat surveyor of three years undertaking Preliminary Roost Assessments and dusk emergence surveys.
- Experience in Ecological Clerk of Works.
- Experienced in a wide range of ecological surveys including great crested newts, reptiles, badger, and riparian mammals.

The survey findings and report have been reviewed by Stuart Macpherson. Stuart is an associate member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has over 14 years' experience in ecological survey and evaluation. Stuarts key skills include;

- Extended Phase 1 Habitat Survey / UKHabs Survey on both small planning applications and Nationally Significant Infrastructure Projects (NSIPs).
- Licensed bat surveyor (2021-10079-CL18-BAT) and Named Ecologists on bat mitigation licences.
- Licensed barn owl surveyor (CL29/0477).
- Licensed great crested newt surveyor (2015-16213-CLS-CLS).
- NPTC qualified tree climber (Units 206 and 306 Tree climbing and Aerial Rescue).
- Proficient field botanist.
- Breeding and wintering bird surveyor on a range of habitats including coastal, farmland and moorland habitats.

- Mammal surveys including badger.
- Riparian corridor and mammal surveys.

Ecological Evaluation and Impact Assessments in association with large scale infrastructure project.

2.4 LIMITATIONS

The survey was undertaken on 19/05/2026 which is within the optimal botanical survey season.

There are considered to be no limitations with this report.

3. BIODIVERSITY NET GAIN ASSESSMENT RESULTS

3.1 ON-SITE HABITAT BASELINE RESULTS

The habitats recorded on site were of the following distinctiveness';

- Very low; Developed land; sealed surface, and Artificial unvegetated; unsealed surface
- Low; Modified grassland.
- Medium; Urban tree.

In total, the baseline habitats surveyed have a total habitat value of 0.32 habitat units

The habitats and their respective areas, distinctiveness, condition etc. are included in Table 3.1 below.

Table 3-1: Summary of the Baseline Habitats and Habitat Value

Broad Habitat	Habitat Type	Habitat Area (ha)	Distinctiveness	Condition	Total Habitat Units (Ecological Baseline)	Area Retained – ha / units	Area Enhanced – ha / units	Habitat Area (ha) Lost	Units Lost (before mitigation)
Urban	Developed land; sealed surface	0.5648	Very Low	N/A - Other	0.00	0.55/ 0.00	0.00	0.01	0.00
Urban	Artificial unvegetated, unsealed surface	0.006	Very Low	N/A - Other	0.00	0.006/ 0.00	0.00	0.00	0.00
Grassland	Modified grassland	0.0928	Low	Poor	0.19	0.00	0.00	0.09	0.19
Individual trees	Urban tree	0.0244	Medium	Poor	0.10	0.0244/ 0.10	0.00	0.00	0.00
Grassland	Modified grassland	0.02	Low	Poor	0.04	0.02/ 0.04	0.00	0.00	0.00
Total		0.68			0.32	0.60/ 0.14	0.00	0.11	0.19

*Individual trees do not count towards the total site area.

3.2 ON-SITE HABITAT CREATION RESULTS

The habitats to be created on site (Table 3.2) are of the following distinctiveness':

- Very low; Developed land; sealed surface.
- Low; Modified grassland.
- Medium; Urban tree.

The total number of habitat units delivered is 0.22.

The habitats and their respective areas, distinctiveness, condition etc. are included in Table 3.2 below.

Table 3-2: Summary of the On-Site Habitat Creation and Habitat Value

Broad Habitat	Habitat	Habitat Area (ha)	Distinctiveness	Condition	Habitat Units Delivered
Urban	Developed land; sealed surface	0.036	Very low	N/A - Other	0.00
Grassland	Modified grassland	0.076	Low	Poor	0.15
Individual tree	Urban tree	0.0244	Medium	moderate	0.07
Total		0.14			0.22

4. CONCLUSION AND HEADLINE BNG ASSESSMENT RESULTS

4.1 CONCLUSION AND BNG ASSESSMENT RESULTS

The following section summarises the Biodiversity Net Gain assessment results.

Baseline habitats of very low, low and medium distinctiveness were assessed as being present on-site in May 2026. The habitats to be 'created' are of very low (Developed land; sealed surface), low (modified grassland), and medium (urban trees) distinctiveness.

The habitat retention, enhancement and creation proposals (where applicable) for the development would result in an overall biodiversity net gain of +0.04 habitat units, equivalent to +11.04%.

The results of which are included within Table 4.1 below.

No other habitats were recorded on site.

The Habitat Trading Rules have also been satisfied.

Table 4-1: BNG Metric Results

	Habitat Units	Habitat Units % Change
On-site Baseline	0.32	-
On-site Post-intervention	0.36	-
On-site Net Change	+ 0.04	+ 11.04%
Trading Rules Satisfied	Yes	

Table 4.2: Extract of BNG Headline Results

On-site baseline	*Area habitat units*	0.32	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.36	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	0.04	11.04%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	11.04%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.32	0.36	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

5. BNG PROPOSALS

This report and supporting documentation provides the LPA with sufficient evidence that this proposal can achieve the required 10% net gain in line with local and national policies.

In order for the planning application to be approved, the client will need to provide a Habitat Management and Maintenance Plan (HMMP), along with supporting figures, which will provide the details of the habitat proposals, planting specifications and future monitoring and management requirements. The proposals include planting 6 trees. The HMMP will cover areas shown in Appendix A, Figure 2.

It is recommended that a HMMP is provided as a planning conditions to any granted application.

6. REFERENCES

CIEEM (2019). Biodiversity net gain. Good practice principles for development; a practical guide. CIRIA publications

Natural England, 2023. Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025).

The UK Habitat Classification (2023) System (https://ukhab.org/)

Appendix A - Figures

Figure 1: Baseline Habitats Map

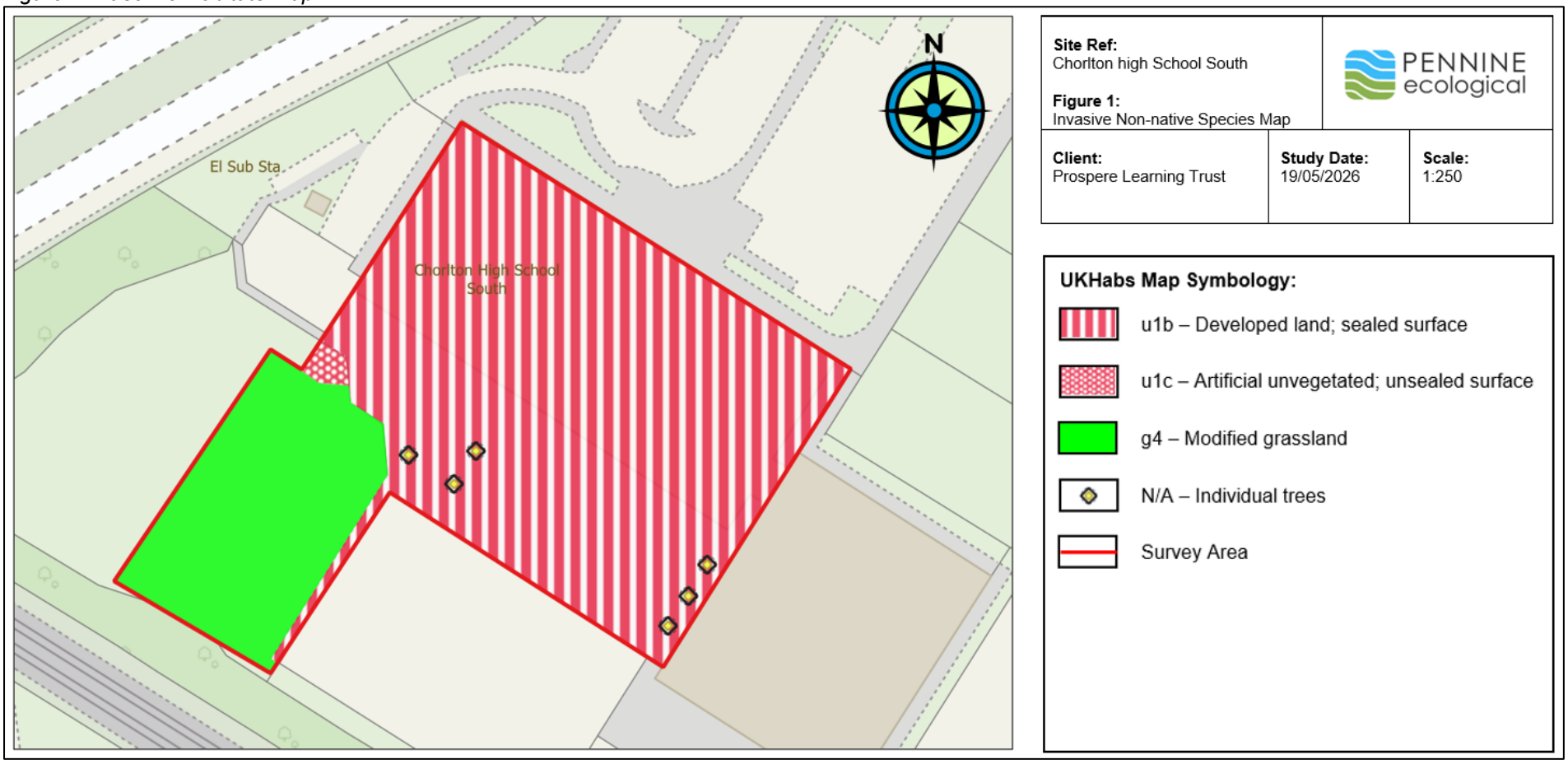


Figure 2: Proposed Site Plan

