Greengage

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Client: Muse Places and Wythenshawe Community Housing Group

Project: Wythenshawe, Brotherton House

Report: Biodiversity Net Gain Assessment

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd (Greengage) was commissioned by Muse Places and Wythenshawe Community Housing Group (WCHG) in August 2025 to undertake a Biodiversity Net Gain Assessment (BNGA), using the Statutory Biodiversity Metric (SBM), for an area of land known as Brotherton House in Wythenshawe, Greater Manchester, hereafter referred to as 'the site'.

The BNGA aims to quantify the predicted change in biodiversity value of the site in light of the proposed development to assess compliance against national and local planning policy and against the BNG mandate set out in the Environment Act 2021, which states that all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain.

The site extends to 1.77 hectares (ha) and comprised modified grassland, ornamental lake or pond, developed land; sealed surface, introduced shrub, vegetated garden, urban trees and non-native and ornamental hedgerow as identified from a site walkover undertaken on 20th August 2025, alongside data received from a desk study.

Proposed habitat creation includes 0.0870 ha of modified grassland, 0.0819 ha of other neutral grassland, 0.0449 ha of mixed scrub, 0.0016 ha of ground level planters, 0.1687 ha of introduced shrub, 0.0458 ha of vegetated garden, 0.2524 ha of urban trees, 0.0084 ha of ground based green wall, 0.185 km of native hedgerow and 0.197 km of non-native and ornamental hedgerow. The development seeks to retain 0.0800 ha of modified grassland, 0.2931 ha of urban trees and 0.115 km of non-native and ornamental hedgerow and enhance 0.1057 ha of modified grassland to other neutral grassland.

The locations, extents, conditions and habitat parcel reference numbers of the pre-development (baseline) and post development habitats are mapped in Figure A.1 and Figure B.1. The habitat values are split into three categories: area-based 'Habitat Units' (HU), linear-based 'Hedgerow Units' (HeU) and aquatic linear-based 'Watercourse Units' (WU) respectively, where applicable to the site.

The pre-development baseline values are 7.10 HU and 0.28 HeU.

The 10% BNG targets are therefore 7.81 for HU and 0.31 for HeU, ideally delivered fully on-site.

The post-development design proposals are predicted to deliver 6.05 HU. This is a net loss of 1.06 HU (equivalent to -14.88 % for HU).

The post-development design proposals are predicted to deliver 0.66 HeU. This is a net gain of 0.38 HeU (equivalent to +137.33 % for HeU).

The design proposals do not meet the BNG Trading Rules for urban trees and low distinctiveness habitats. Engagement regarding off site compensation are taking place and will be agreed prior to commencement.

The proposed development will include enhancements that will significantly contribute to the biodiversity value of the site due to creation of other neutral grassland, mixed scrub and urban trees, and enhancement occurring on the site. Therefore, a Habitat Management and Monitoring Plan (HMMP) for the habitat retention/enhancement, creation and long-term management over 30 years (minimum)

will be required for submission to the Local Planning Authority (LPA). When these recommendations are adhered to, the proposals stand to be compliant with legislation and current planning policy.

This BNGA accompanies the submission of a Biodiversity Gain Plan (BGP) to the LPA will be required. This BGP has included details of the proposed off-site BNG compensation, including the Biodiversity Gain Site Register Reference.

Alongside the BNGA, qualitative ecological enhancement recommendations have also been provided which contribute to further increasing the ecological value of the scheme. Refer to the Preliminary Ecological Appraisal for further details of these enhancement recommendations.[1]

2.0 INTRODUCTION

Greengage Environmental Ltd (Greengage) was commissioned by Muse Places and Wythenshawe Community Housing Group (WCHG) in August 2025 to undertake a Biodiversity Net Gain Assessment (BNGA), using the Statutory Biodiversity Metric (SBM), for an area of land known as Brotherton House in Wythenshawe, Greater Manchester, hereafter referred to as 'the site'.

Under the Environment Act 2021, developments are mandated to achieve a 10% biodiversity net gain (BNG). Manchester City Council Local Planning Authority (LPA) and the National Planning Policy Framework also requires a 10% net gain delivered against a site's pre-development (baseline) value. This is determined through assessing the condition of pre-development habitats on the site, i.e. calculating the baseline at the BNGA Baseline stage, followed by comparison against the anticipated changes in biodiversity value based on the development proposals.

This BNGA aims to quantify the predicted change in biodiversity value of the site in light of the proposed development, to assess compliance against national and local planning policy and against the BNG mandate set out in the Environment Act 2021, which states that all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain.

This BNGA has been undertaken in July 2026 using the 'General Arrangement' produced by Planit, dated 16.07.2026 (Drg. No. 18704-PLA-XX-XX-D-L-0001. Rev P04). Any further changes to the design will impact upon the BNG score and the SBM calculations will need to be updated to reflect such changes. This also carries forward throughout the entire lifetime of the project, including after planning permission has been granted, in and throughout the construction phase. BNG aims to give an accurate reflection of the changes happening on site.

2.1 SITE DESCRIPTION

The site extends to approximately 1.77 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 82256 87190 OS Co-ordinates 382256, 387190.

The site comprises of seven buildings, two of which are large multi-storey structures. The remaining buildings consist of smaller sheds and residential structures. Habitats within the site consist of areas of developed land; sealed surface, modified grassland, introduced scrub, scattered trees, an ornamental pond, vegetated garden, and hedgerows associated with the site boundaries.

The site is located off Cornfield Drive, situated within residential estates. Within the immediate surroundings Wythenshawe Civic shopping centre situated 0.25 kilometres (km) to the east, Wythenshawe bus interchange is located 0.17 km to the east of the site and Kirkup Gardens, an open access greenspace and children's play area, is located 0.28 km to the south west of the site.

2.2 PROPOSED DEVELOPMENT

The proposed development includes the "*Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings*".

It is understood that hedgerow and trees will be partially retained in the west and south western areas of the site, within the site boundary, however it is expected that development will necessitate the removal of some hedgerow and trees in the east and south eastern areas of the site. To compensate for habitat loss, landscaping will be incorporated into design.

The 'General Arrangement' produced by Planit, dated 16.07.2026 (Drg. No. 18704-PLA-XX-XX-D-L-0001. Rev P04), has been used as the basis for information regarding the proposed post-development habitats and has been used to inform the comparison between the baseline[2] and post-development values.

Proposed habitat creation includes 0.0870 ha of modified grassland, 0.0819 ha of other neutral grassland, 0.0449 ha of mixed scrub, 0.0016 ha of ground level planters, 0.1687 ha of introduced shrub, 0.0458 ha of vegetated garden, 0.2524 ha of urban trees, 0.0084 ha of ground based green wall, 0.185 km of native hedgerow and 0.197 km of non-native and ornamental hedgerow. The development seeks to retain 0.0800 ha of modified grassland, 0.2931 ha of urban trees and 0.115 km of non-native and ornamental hedgerow and enhance 0.1057 ha of modified grassland to other neutral grassland.

3.0 METHODOLOGY

3.1 PRE-DEVELOPMENT (BASELINE)

Statutory Biodiversity Metric Calculation Tool

This BNGA was completed using the government mandated methodology within the 'Statutory Biodiversity Metric User Guide' (SBM User Guide), distributed by Department for Food Environment and Rural Affairs (Defra), February 2024[3].

BNG uses habitat type and condition as a proxy for overall biodiversity value, measured in Biodiversity Units (BU) which are calculated using the SBM. The BU are separated into area-based Habitat Units (HU), linear-based Hedgerow Units (HeU) and aquatic linear-based Watercourse Units (WU), as applicable to a site. For this site, HU and HeU are applicable.

The following information on each habitat type are required SBM inputs:

- Type;
- Area/length;
- Condition; and,
- Strategic significance.

The areas of each habitat parcel were measured and assigned a 'Distinctiveness', 'Condition' and 'Strategic Significance' score.

Distinctiveness is a default score for the habitat classification, representing its inherent biodiversity value, whereas condition refers to the state each habitat parcel is in relative to a predetermined set of criteria outlined in the SBM User Guide. Strategic significance draws upon priorities and objectives within local plans and strategies, and is measured by providing habitats with a score from low to high as follows:

- Low - "area / compensation not in local strategy";
- Medium - "location ecologically desirable but not in local strategy"; and,
- High - "formally identified in local strategy".

To calculate the pre-development (baseline) BU value, habitat data collected during the PEA was used and a BNGA habitat map created, based on the data collected in the field using Coreo[4] software. The area extents for each habitat type shown in the BNGA habitat map were then measured using Quantum Geographical Information System (QGIS) software. See Appendix A.

To calculate the HU associated with trees on site, stem diameters of each tree were used to assign each tree a rating of 'small', 'medium', 'large' or 'extra large', in line with the User Guide. The rating corresponds to an area value to be used.

Distinctiveness values were automatically calculated for the site and habitat conditions were assessed both in the field, and retrospectively using site photos.

Type and Area/Length

A Preliminary Ecological Appraisal (PEA)[1] undertaken by Greengage in August 2025.

The PEA was carried out in accordance with guidance in the UK Habitat Classification System (UKHab)[5] and the Chartered Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal[6], in accordance with British Standard (BS) 42020: 2013: Biodiversity[7].

The PEA included a site walkover which identified and mapped the extent and distribution of different habitat types on the site according to the standard UKHab classification methodology, i.e. using Primary Codes, and supplemented with Secondary Codes. Habitats were also subject to Condition Assessments, where relevant, in accordance with the SBM Condition Assessments. (See 'Habitat Condition' below).

Habitat types documented in the PEA use UKHab classifications and primary codes supplemented by secondary codes, where applicable. The SBM uses a classification system based mainly on the UKHab Classification System[5] but with input also from other systems including the Water Framework Directive (WFD) Lakes Typology[8], the European Nature Information System (EUNIS) habitat definitions[9], Habitats Directive Annex 1 definitions[10].

As such, UKHab classifications used in the PEA do not always translate directly into the SBM habitat types that are available for selection within the pre-set drop-down menus. Occasionally UK Hab secondary codes provide the key information to be able to allocate the SBM 'best fit' selection for the UKHab habitat type. Habitat conversions that are applicable to the site are listed in Table 3.1 below. The SBM classifications are hereafter used throughout the report.

Table 3.1 UKHab to SBM habitat conversions

UKHab Habitat Type	SBM Habitat Type	Reasoning
Developed land; sealed surface (u1b)	Developed land; sealed surface	Direct translation from UKHab to SBM
Buildings (u1b5)	Developed land; sealed surface	Buildings in UKHab are a subcategory of Developed land; sealed surface u1b)
Build up areas and gardens (u1) [847 - Introduced shrub] [828-Vegetated Garden] [46 - Ornamental lakes or ponds]	Introduced shrub	The UKHab secondary code best describes the habitats in the SBM.
	Vegetated garden	The UKHab secondary code best describes the habitats in the SBM.
	Ornamental lake or pond	The UKHab secondary code best describes the habitats in the SBM.

UKHab Habitat Type	SBM Habitat Type	Reasoning
Modified grassland (g4) [Scattered scrub] [16-Tall forbs] [32-Scattered trees] [81-Ruderal or ephemeral] [521-Unmanaged]	Modified grassland	Direct translation from UKHab to SBM.
	Urban tree	The UKHab secondary code best describes this habitat in the SBM.
Non-native and ornamental hedgerow (h2b)	Non-native and ornamental hedgerow	Direct translation from UKHab to SBM.

A habitat parcel reference has been applied to each area-based, hedgerow-based and/or watercourse-based habitat type on the site, which is cross-referenced within the SBM calculation tool and Figure A.1.

For individual trees present on the site, the area extent attributed to individual trees has been calculated using the 'Tree helper' within the SBM calculation tool. This is based upon using Diameter at Breast Height (DBM) in centimetres (cm). The DBH measurements for individual trees within the site have been taken from the Tree Survey Schedule[11]. In accordance with the SBM User Guide, based on 'Diameter at breast height (centimetres (cm)), tree sizes have been recorded as follows:

- Small is less than 30 cm diameter,
- Medium is greater than 30 cm, to less than or equal to, 60 cm;
- Large is greater than 60 cm, to less than or equal to 90 cm; and,
- Extra large is greater than 90 cm.

A desk study was also undertaken to compare the habitats identified within the PEA with those that are listed within the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulation 2024[12]. Where irreplaceable habitat is present within a site bespoke compensation is required and the loss of the irreplaceable habitat is not accounted for within the enhancement or creation sheets of the SBM.

Habitat Condition

Where applicable, habitats were subject to a condition assessment in accordance with the SBM Condition Assessments. Formalised copies of the Condition Assessments for the Baseline habitats are provided as Appendix C.

Habitats must be quantified using criteria set out by the SBM Condition Assessments to determine their relative condition.

The condition of a habitat is a measure of the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat.

The condition of each habitat type was assessed against pre-set criteria and categorised as either 'Good', 'Fairly Good', 'Moderate', 'Fairly Poor' or 'Poor'. Where a habitat type varies in condition within the site this was recorded and mapped.

Strategic Significance

The SBM calculation tool accounts for whether the habitat is situated in an area locally identified as significant for nature.

Data on areas and habitats locally identified as significant for nature were obtained from the following:

- Greater Manchester Combined Authority (GMCA) Local Nature Recovery Strategy (LNRS)[13]
- A desk study undertaken within the PEA[1].

Using the SBM calculation tool, habitat values have been calculated based on whether they occur commonly or whether they are rare, their area (ha) (or length (km) for linear features such as hedgerows), condition and importance within the local area, usually identified from local relevant planning policies or documents.

3.2 POST- DEVELOPMENT (PROPOSED)

To calculate the post-development BU value, the area extents for each habitat type were measured based on the Planit 'General Arrangement' using QGIS software, see Appendix B.

Habitat types were inferred from the 'General Arrangement' and discussion with landscape architect (Planit) and the client (Muse Developments). Where justification for habitat types is required, this has been included in Section 4.0.

Targeted condition scores were assigned by Greengage, using the SBM habitat condition criteria, whilst considering the likely future use of each area on the 'General Arrangement' and what was considered feasible to reach.

In accordance with the BNG Trading Rules, changes in broader habitat types (for example, 'Urban', 'Woodland' and 'Grassland' habitats) are also tracked, and trading habitats is discouraged unless specifically targeted within a local strategy. Trading down of habitats is not permitted.

The definition of 'significant enhancements', in accordance with government guidance is 'areas of habitat enhancement which contribute significantly to the proposed development's BNG, relative to the biodiversity value before development'.[14]

Retention of existing habitat does not count as an on-site enhancement.

What counts as a significant enhancement will vary depending on the scale of development and existing habitat, but these would normally be:

- Habitats of medium or higher distinctiveness in the SBM;
- Habitats of low distinctiveness which create a large number of BU relative to the biodiversity value of the site before development;

- Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development;
- Areas of habitat creation or enhancement which are significant in area relative to the size of the development; or,
- Enhancements to habitat condition, for example from poor or moderate to good.

3.3 COMPETENICES

In accordance with 'British Standard: 8683 (BS:8683) Process for designing and implementing biodiversity net gain – Specification', this BNGA and all associated condition assessments have been completed by competent, suitability trained and qualified ecologists.

Francesca Thorley, Senior Consultant, holds a BSc (Hons) in Geography, a MSc in Biodiversity and Conservation, a Natural England Great Crested Newt (GCN) *Triturus cristatus* licence, is a Field Identification Skills Certification (FISC) Level 4 botanist, is Certified to undertake River Condition Assessments (RCA) and is an Associated Member of CIEEM. Francesca has over eight years' experience in the commercial sector.

Sophie Trigg, Senior Consultant, has a BSc (Hons) in Zoology and has over seven years of experience in ecological consultancy. Sophie holds a Natural England GCN licence and is a Level 3 botanist, as accredited by FISC. She has experience in a wide range of ecological survey and assessment types.

Jennie Caddick, Associate Consultant, who verified and authorised this document, holds a BSc (Hons) in Ecology and full CIEEM membership. She has 20 years consultancy experience working for a varied client base, with a focus on complex schemes where requirement for consultation and bespoke surveying has been used and holds Natural England survey licences for bats (Class 2), GCN, water vole and white-clawed crayfish. In addition, she has also held mitigation licences for otter.

This report was written by Francesca Thorley, reviewed by Sophie Trigg and verified by Jennie Caddick who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and,
- Avoids invalid, biased, and exaggerated statements.

3.4 ASSUMPTIONS

Strategic significance for the baseline has been determined to be "area / compensation not in local strategy" for all habitats following a review of the GMCA LNRS.

Strategic significance post-development has been determined to be "area / compensation not in local strategy".

The condition of the habitats, either for the baseline or that a habitat is considered to be able reach post-development, has been assessed using information within the SBM User Guide and based upon the ecologist's judgement of the habitats/input from the landscape architect.

Where there was no suitable UKHab or SBM habitat classification for a habitat, a 'best fit' alternative has been used with an explanation given to justify its use.

Note the sum of the values shown in columns within the Biodiversity Units tables may differ from the total units stated. This is due to rounding and is not considered significant. The totals stated reflect those calculated within the SBM calculation tool, based on the SBM User Guide.

4.0 RESULTS

4.1 PRE-DEVELOPMENT (BASELINE)

Desk Study

Statutory Designated Sites

The desk study identified no statutory designated sites within 2km of the site, however did return two internationally designated sites within 10 km, relating to Rostherne Mere Ramsar which is located 7.6 km from the site and Midland Mere & Mosses Phase 1 Ramsar which is located 9.08 km from the site. Full details of the statutory designated sites are shown in the PEA[1].

For best practice, it is acknowledged that measures to protect these designated sites from impacts by any future development should be undertaken and are fully detailed in the PEA.

Non-statutory Designated Sites and/or Local Nature Reserves

The desk study identified five non-statutory designated sites within 2km of the site. These comprise Park Wood Site of Biological Importance (SBI) approximately 0.8 km east of the site, Big Wood SBI 0.9km southeast of the site, Painswick Park Meadow SBI 1.1km southwest of the site, Blackcarr Wood & Baguley Bottoms SBI 1.1km north of the site and Heald Green Marsh SBI 1.8km east of the site.

For best practice, it is acknowledged that measures to protect these designated sites from impacts by any future development should be undertaken and are fully detailed in the PEA[1].

Irreplaceable Habitat

No irreplaceable habitats were identified within the site as demonstrated within the PEA.

Statutory Biodiversity Metric Calculation Tool

Using the SBM calculation tool the baseline biodiversity values of the site have been identified to be 7.10 HU and 0.28 HeU.

A breakdown of the baseline calculations for HU is provided in Table 4.1 below:

Table 4.1 Baseline Habitat Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Grassland	Modified grassland	0.5404	Low	Poor	1.08
Lakes	Ornamental lake or pond	0.0048	Low	Poor	0.01
Urban	Developed land; sealed surface	1.1583	Very Low	N/A - Other	0.00

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Urban	Introduced shrub	0.0602	Low	Condition Assessment N/A	0.12
Urban	Vegetated garden	0.0139	Low	Condition Assessment N/A	0.03
Individual trees	Urban tree	0.3624*	Medium	Good	4.35
Individual trees	Urban tree	0.1791*	Medium	Moderate	1.43
Individual trees	Urban tree	0.0204*	Medium	Poor	0.08
***Individual trees are not included in the total site area to avoid double counting**				TOTAL	7.11

A breakdown of the baseline calculations for HeU is provided in Table 4.2 below:

Table 4.2 Baseline Hedgerow Units

Broad Habitat	Habitat Type	Length (Km)	Distinctiveness	Condition	Hedgerow Units
Hedgerow	Non-native and ornamental hedgerow	0.279	Very low	Poor	0.28
				TOTAL	0.28

The above tables have been completed based on the methodologies detailed in Section 3.0 and on application of the below points:

- In accordance with the SBM User Guide, 'Developed land; sealed surface', 'Introduced shrub', and 'Vegetated Garden' have no condition assessment;
- 'Non-native and ornamental hedgerow' is automatically assigned a 'Poor' condition score in accordance with SBM User Guide;
- 'Modified grassland' has a condition score of 'Poor' as the habitat parcels all failed Criterion A, which is an essential criterion for achieving a 'Moderate' condition or higher. The 'Modified grassland' parcels passed a range of criteria, as seen in Appendix C, passing between two and four criteria;

- 'Ornamental lake or pond' has a condition score of 'Poor' as the habitat parcel failed on Criteria A, B, E and H. This is due to lack of semi-natural habitat within 10 m from the pond edge, the presence of a small pipe, lack of emergent, submerged or floating plants and shading of the pond by adjacent trees and shrubs. The remaining criteria were passed, however it should be noted that criteria A and C were assumed to pass as there was no water present in the pond to ascertain whether the water would have been a good water quality, or that the pond would have less than 10% surface coverage of duckweed *Lemna spp.* or filamentous algae; and,
- 'Urban tree' as a habitat on the site are found in 'Good', 'Moderate' and 'Poor' condition. A total of 60 trees are on the site, three large trees, 18 medium trees and 39 small trees. Due the number of trees and combinations of criteria passed, details of condition assessments are in Appendix C. It should be noted that to be consistent with the Tree Retention and Removal Plan for the site, trees have not been given individual tree reference numbers, as such, if specific condition assessments for trees are required these can be given on request.

4.2 POST-DEVELOPMENT (PROPOSED)

Using the SBM calculation tool, the proposed development is predicted to deliver 6.05 HU and 0.66 HeU respectively, as shown in Table 4.3 and Table 4.4.

Table 4.3 Post-Development Habitat Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Retained					
Grassland	Modified grassland	0.0800	Low	Poor	0.16
Individual trees	Urban tree	0.1995*	Medium	Good	2.39
Individual trees	Urban tree	0.0936*	Medium	Moderate	0.75
Created					
Grassland	Modified grassland	0.0870	Low	Poor	0.17
Grassland	Other neutral grassland	0.0819	Medium	Moderate	0.55
Heathland and shrub	Mixed scrub	0.0449	Medium	Poor	0.17
Urban	Developed land; sealed surface	1.1620	Very Low	N/A - Other	0.00

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Urban	Ground level planters	0.0016	Low	Condition Assessment N/A	0.00
Urban	Introduced shrub	0.1687	Low	Condition Assessment N/A	0.33
Urban	Vegetated garden	0.0458	Low	Condition Assessment N/A	0.09
Individual trees	Urban tree	0.2443*	Medium	Moderate	0.75
Individual trees	Urban tree	0.0081*	Medium	Poor	0.02
Urban	Ground based green wall	0.0084*	Low	Poor	0.01
Enhanced					
Grassland	Other neutral grassland	0.1057	Medium	Moderate	0.66
*Individual trees and Ground based green walls are not included in the total site area to avoid double counting				TOTAL	6.05

Table 4.4 Post-Development Hedgerow Units

Broad Habitat	Habitat Type	Length (Km)	Distinctiveness	Condition	Hedgerow Units
Retained					
Hedgerow	Non-native and ornamental hedgerow	0.115	Very low	Poor	0.12
Created					
Hedgerow	Native hedgerow	0.185	Low	Poor	0.36

Broad Habitat	Habitat Type	Length (Km)	Distinctiveness	Condition	Hedgerow Units
Hedgerow	Non-native and ornamental hedgerow	0.197	Very low	Poor	0.19
* Note the sum of the values shown in columns within the Biodiversity Units tables may differ from the total units stated. This is due to rounding and is not considered significant. The totals stated reflect those calculated within the SBM calculation tool, based on the SBM User Guide.				TOTAL	0.66*

The above tables have been completed based on the methodologies detailed in Section 3.0 and on application of the below points:

- The metric calculation reflects area-based and hedgerow habitats only as no river habitats are proposed within the post-development design;
- 'Developed land; sealed surface' relates to all areas of hardstanding, building and impermeable surfaces within the proposed development design. The habitat has a pre-set condition within the SBM and does not contribute any biodiversity units to the calculation;
- Where habitat is retained, it has been assumed that it will be retained in the same condition as identified in the baseline;
- In accordance with the SBM User Guide, 'Ground level planters', 'Introduced shrub', and 'Vegetated Garden' have no condition assessment;
- 'Non-native and ornamental hedgerow' is automatically assigned a 'Poor' condition score in accordance with SBM User Guide;
- 'Modified grassland' is expected to reach a 'Poor' condition as this habitat is likely to be used for amenity purposes and as such is likely to not have 6-8 species per m^2, is likely to not have a varied sward height, likely to have more than 5% physical damage and more than 10% bare ground. It therefore will only pass three out of seven criteria and not pass essential criterion A;
- 'Other neutral grassland' is expected to reach a 'Moderate' condition as this habitat is assumed to be created for biodiversity interest within the site and not amenity grassland. As such, it is expected that when created, the grassland will be a good representation of an 'Other neutral grassland' passing essential criteria A and also passing four other criteria including B, C, D and E as bracken and scrub levels will be managed, invasive and undesirable species will also be managed, bare ground will be kept to 1-5% and the sward height will be varied. It is also expected that where grassland is enhanced from 'Modified grassland' to 'Other neutral grassland' the same criteria will be passed;

- 'Mixed scrub' is expected to reach a 'Poor' condition as it is not expected that there will not be a range of age classes including seedlings, saplings, young shrubs or mature shrubs due to the managed nature of the site. It is also not able to have rides and glades or clearings, or the ability to have a well-developed edge. It is however expected to pass Criteria A and C as it will be 80% native and have at least three native woody species present but not have invasive non-native species or species of suboptimal condition within the species mix;
- 'Urban trees' are expected to achieve both a 'Moderate' and a 'Poor' condition. This is due to the difference between the trees that will be planted and whether they are non-native or native species. Native species are expected to pass criteria A, B and F and the non-native trees are expected to pass criteria B and F. All trees will have at least 20% of the tree canopy oversailing vegetation beneath, but are unlikely to be mature, or provide natural ecological niches;
- 'Ground-based green wall' is expected to reach a 'Poor' condition as it is expected that only one out of three criteria will be passed. This is because it is expected that the vegetation structure will not be varied and that the species mix will not contain a range of plant species that are beneficial for wildlife. It will however not include invasive non-native species or others that are to the detriment of native wildlife; and,
- 'Native hedgerow' is expected to reach a 'Poor' condition as it is expected that it will only pass three criteria. It is not expected to reach a 1.5 m width, nor is it expected to have less than a 0.5 m gap at the base of the hedgerow. It is also not expected to have at least 1 m width of undisturbed ground on at least one side for at least 90% of its length. It is also not expected to have less than 20% of the length dominated by plant species indicative of nutrient enrichment.

5.0 EVALUATION AND DISCUSSION

Under the proposals, as set out in the Planit 'General Arrangement' drawing, and in the absence of additional enhancement measures and habitat creation, the development is predicted to deliver 6.05 HU, which is a decrease of -1.06 HU. This corresponds to an equivalent -14.88% BNG in HU. The development is predicted to deliver 0.66 HeU, which is an increase of 0.38 HeU. This corresponds to an equivalent 137.33% BNG in HeU. BNG Trading Rules have not been satisfied for 'Urban trees' and low distinctiveness habitats.

A copy of the SBM calculation tool outputs is provided as Appendix D. The proposals are therefore not currently in compliance with local and national planning policy (see Appendix E).

Table 5.1 below evaluates whether the habitat types that will be present post-development will contribute 'significant enhancements'.

Table 5.1 Significant Enhancements Evaluation

Criteria	Present/Absent	Comments
Habitats of medium or higher distinctiveness in the biodiversity metric (created)	Present	Through creation of 'Other neutral grassland' and 'Mixed scrub' and planting of 'Urban trees'.
Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development	Absent	Units associated with low distinctiveness post-development both created and retained is 0.76 HU compared to baseline of 1.24 HU.
Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development	Absent	Pre = Medium, Low, Very Low Post = Medium, Low, Very Low
Areas of habitat creation or enhancement which are significant in area relative to the size of the development	Absent	Habitat present in the baseline equates to approximately 35% of the site area, which identical proportion at post-development.
Enhancements to habitat condition, for example from poor or moderate to good	Present	Modified grassland is being enhanced to other neutral grassland.

The development is evaluated as providing significant enhancements and the production of a Habitat Management and Monitoring Plan (HMMP) is appropriate to set out the actions required to manage and maintain the habitats to maximise their biodiversity value over the long term (30 years minimum).

Further qualitative ecological enhancement should ideally also be targeted on site through the provision of invertebrate habitat features (such as pollinator posts or bee bricks), bird boxes (such as for garden

birds) and bat boxes, to help protect nationally and locally important species, including those specified in national, regional and local Biodiversity Action Plans. Refer to the Preliminary Ecological Appraisal for further details of these enhancement recommendations.[1]

6.0 OFF-SITE COMPENSATION

It was identified in Section 4.0 that a 10% BNG on-site was not achievable with the post-development proposals. As such off-site compensation will be required to provide a 10% BNG for the proposals. The off-site compensation required to meet 10% BNG is 1.77 HU however, to satisfy the BNG Trading Rules 1.95 HU of 'Urban trees' are required in off-site compensation.

Off-site compensation options should be investigated following the BNG mitigation hierarchy order i.e. Off-site (within the client's ownership), Off-site (outside of the client's ownership), Local Market Analysis or Purchasing Statutory Credits (as a last resort). Engagement regarding off site compensation are currently taking place between Muse Developments, Greengage, Greater Manchester Ecology Unit and Manchester City Council and will be agreed prior to commencement.

7.0 SUMMARY AND CONCLUSIONS

In accordance with the Environment Act 2021, the National Planning Policy Framework and local policy (Appendix E), developments (with a few exemptions) have to deliver at least a 10% net gain in biodiversity, which should be evidenced through a complete BNGA using the SBM.

This BNGA has been completed to identify the pre-development (baseline) biodiversity value of the site and compare against the predicted post-development biodiversity value.

The pre-development baseline values are 7.10 HU and 0.28 HeU.

The 10% BNG targets are therefore 7.81 for HU and 0.31 for HeU, ideally delivered fully on-site.

The post-development design proposals are predicted to deliver 6.05 HU. This is a net loss of 1.06 HU (equivalent to -14.88 % for HU).

The post-development design proposals are predicted to deliver 0.66 HeU. This is a net gain of 0.38 HeU (equivalent to +137.33 % for HeU).

The design proposals do not meet the BNG Trading Rules for urban trees and low distinctiveness habitats.

The BNGA has identified that the 10% BNG target will not be fully delivered on-site. Off-site compensation is therefore required to deliver the residual units, totalling 1.77 HU, however, to satisfy the BNG Trading Rules 1.95 HU of 'Urban trees' are required in off-site compensation.

Off-site compensation options should be investigated following the BNG mitigation hierarchy order, i.e. Off-site (within the client's ownership), Off-site (outside of the client's ownership), Local Market Analysis or Purchasing Statutory Credits (as a last resort). Engagement regarding off site compensation are currently taking place between Muse Developments, Greengage, Greater Manchester Ecology Unit and Manchester City Council and will be agreed prior to commencement.

The proposed development is predicted to deliver significant enhancements due to creation of other neutral grassland, mixed scrub and urban trees and enhancement occurring on the site. Therefore, a Habitat Management and Monitoring Plan (HMMP) for the habitat retention/enhancement, creation and long term management over 30 years (minimum) will be required for submission to the LPA. When these recommendations are adhered to, the proposals stand to be compliant with legislation and current planning policy.

This BNGA accompanies the submission of a Biodiversity Gain Plan (BGP) to the LPA will be required. This BGP has included details of the proposed off-site BNG compensation, including the Biodiversity Gain Site Register Reference.

Qualitative habitat enhancement recommendations have also been given to further increase the ecological value of the scheme.

APPENDIX A PRE-DEVELOPMENT (BASELINE) HABITAT MAP

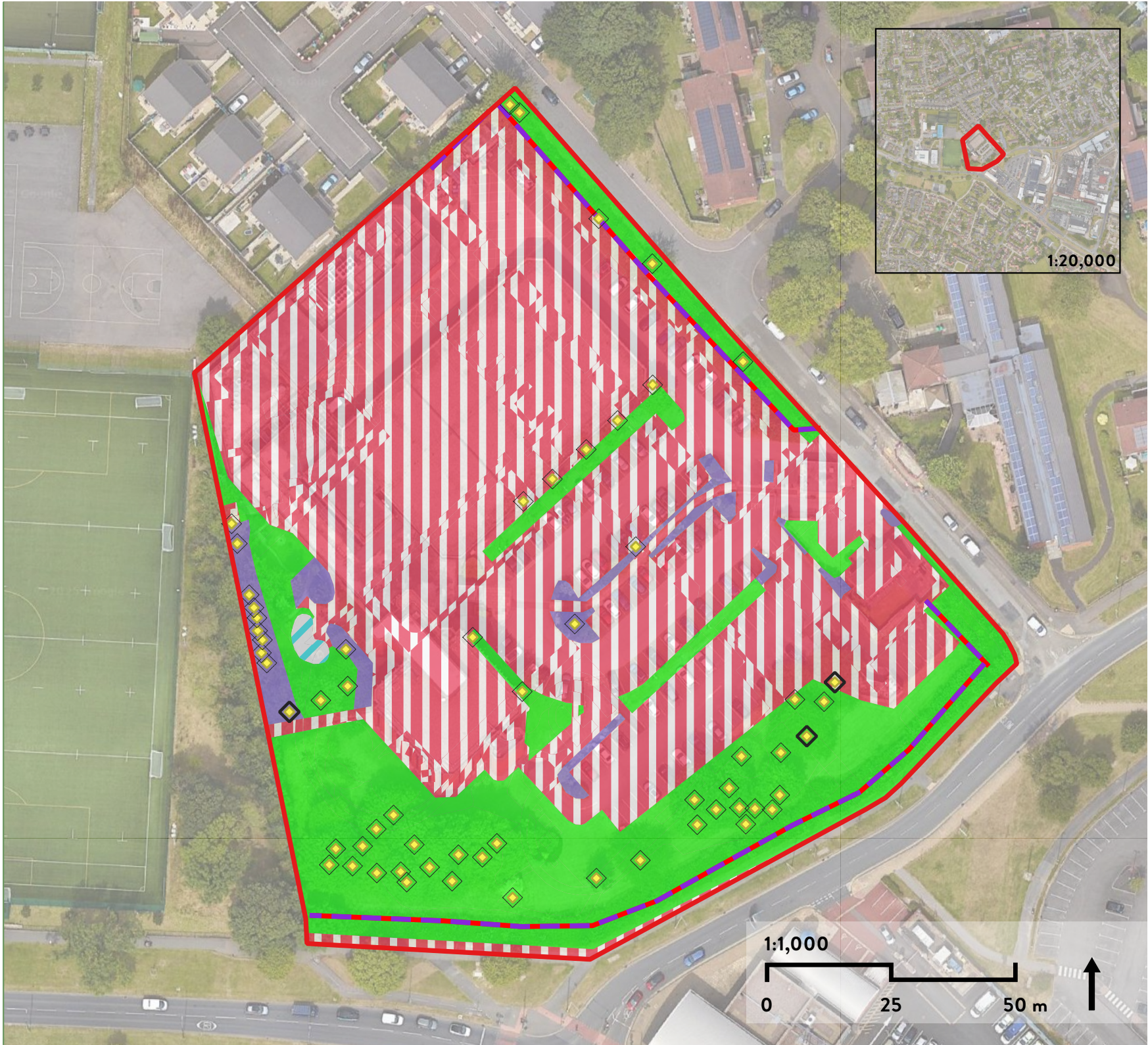
Figure A.1 Pre-development (Baseline) Habitat Map

WYTHENSHAWE
BROTHERTON HOUSE

Red Line Boundary

HABITATS

- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Ornamental lake or pond
- Vegetated garden
- Non-native and ornamental hedgerow
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree



Title: Figure A.1 Pre-development (Baseline) Habitats Map

Drawn by: FT
Date: 21/11/2025

Reviewed by: ST
Date: 21/11/2025

Project number: 553439
Sources: ESRI World Topo

Greengage

APPENDIX B POST-DEVELOPMENT HABITAT MAP

Figure B.1 Post-development Habitat Map

WYTHENSHAWE
BROTHERTON HOUSE

- Red Line Boundary

HABITATS

- Developed land; sealed surface
- Ground level planters
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Vegetated garden
- Green walls
- Non-native and ornamental hedgerow
- Native hedgerow
- Proposed Small Urban Tree
- Retained Medium Urban Tree
- Retained Small Urban Tree
- Lost Urban Tree

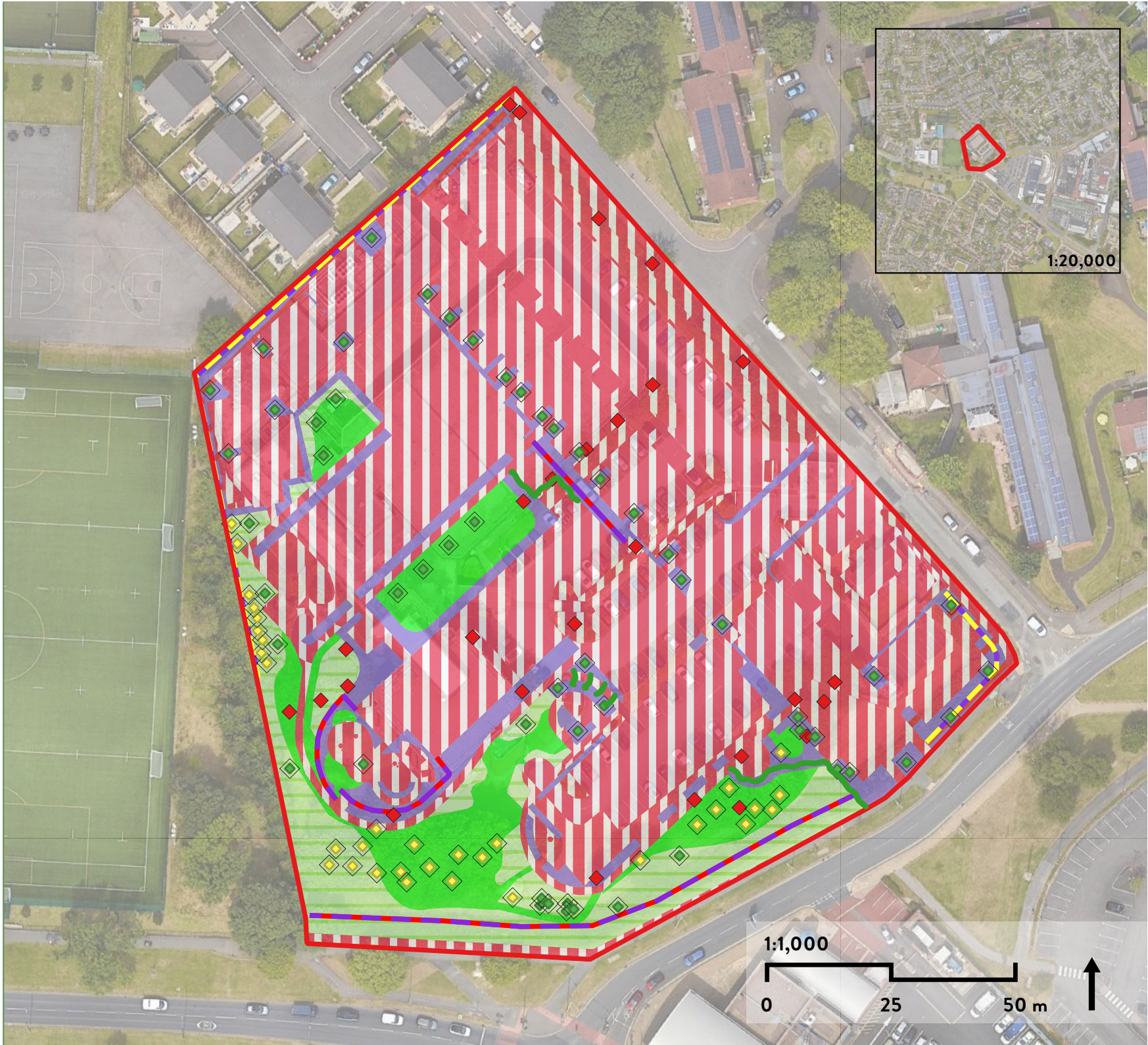
Title: Figure B.1 Post Development Habitat Map

Drawn by: FT
Date: 27/07/2026

Reviewed by: ST
Date: 27/07/2026

Project number: 553439
Sources: ESRI World Topo

Greengage



APPENDIX C CONDITION ASSESSMENTS

The highlighted green text below indicates which condition has been achieved for each habitat.

Baseline Habitats

Individual Trees - Urban Trees - Poor Condition

Condition Assessment Criteria		Pass
A	The tree is a native species (or more than 70% within the block are native species).	Yes
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).	Yes
C	The tree is mature (or more than 50% within the block are mature).	No
D	There is little or no evidence of an adverse impact on tree health by anthropogenic 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.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No
Number of criteria passed		2

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 2 or fewer of 6 criteria	Poor (1)

Individual Trees - Urban Trees - Moderate Condition

Condition Assessment Criteria		Pass					
A	The tree is a native species (or more than 70% within the block are native species).	No	No	No	No	Yes	Yes
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).	Yes	Yes	Yes	Yes	Yes	Yes

Condition Assessment Criteria		Pass					
C	The tree is mature (or more than 50% within the block are mature).	No	No	Yes	Yes	No	No
D	There is little or no evidence of an adverse impact on tree health by anthropogenic 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.	Yes	Yes	Yes	Yes	No	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Yes	No	No	Yes	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	No	Yes	Yes	Yes
Number of criteria passed		3	4	3	4	4	4

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 2 or fewer of 6 criteria	Poor (1)

Individual Trees - Urban Trees - Good Condition

Condition Assessment Criteria		Pass				
A	The tree is a native species (or more than 70% within the block are native species).	Yes	Yes	Yes	Yes	No
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).	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature).	No	Yes	Yes	Yes	Yes
D	There is little or no evidence of an adverse impact on tree health by anthropogenic 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.	Yes	Yes	Yes	Yes	Yes

Condition Assessment Criteria		Pass				
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	No	Yes	Yes	Yes
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	No	Yes	Yes
Number of criteria passed		5	5	5	6	5

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 2 or fewer of 6 criteria	Poor (1)

Modified Grassland

Condition Assessment Criteria		Criterion Passes (Yes or No)					
		1	2	3	4	5	6
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	No	No	No	No	No
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.	Yes	No	Yes	Yes	No	No
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered	No	Yes	Yes	Yes	Yes	No

Condition Assessment Criteria		Criterion Passes (Yes or No)					
		1	2	3	4	5	6
	scrub such as bramble *Rubus fruticosus agg.* may be present).						
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 (Footnote 2).	No	No	No	No	No	No
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes	No	No	No	No	No
F	Cover of bracken Pteridium aquilinum is less than 20%.	Yes	Yes	Yes	Yes	Yes	Yes
G	There is an absence of invasive non-native plant species (Footnote 3) (as listed on Schedule 9 of WCA (Footnote 4)).	No	Yes	Yes	Yes	Yes	Yes
Essential criterion achieved (Yes or No)		No	No	No	No	No	No
Number of criteria passed		3	3	4	4	3	2

Condition Assessment Result	Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A	Good (3)
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)
Passes 3 or fewer criteria; OR Passes 4 -6 criteria (excluding criterion A)	Poor (1)

Footnotes

Condition Assessment Criteria	Criterion Passes (Yes or No)					
	1	2	3	4	5	6
Footnote 1 - 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*. Footnote 2 - For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 - Assess this 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. Footnote 4 - Wildlife and Countryside Act 1981 (as amended).						

Lakes - Ornamental lake or pond

Condition Assessment Criteria		Criterion Passes (Yes or No)
Core Criteria - applicable to all ponds (woodland (Footnote 1) and non-woodland):		
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No
C	Less than 10% of the water surface is covered with duckweed Lemna spp. or filamentous algae.	Yes
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams (Footnote 2), pumps or pipework.	No
F	There is an absence of listed non-native plant and animal species (Footnote 3).	Yes
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes
Additional criteria - must be assessed for all non-woodland ponds:		

Condition Assessment Criteria		Criterion Passes (Yes or No)
H	Emergent, submerged or floating plants (excluding duckweed) (Footnote 4) cover at least 50% of the pond area which is less than 3 m deep.	No
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	No
Number of criteria passed		5
Condition Assessment Result		**Condition Assessment Score**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria		Good (3)
Passes 5 or 6 criteria		Moderate (2)
Passes 4 or fewer criteria		Poor (1)
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria		Good (3)
Passes 6 or 8 criteria		Moderate (2)
Passes 5 or fewer criteria		Poor (1)

Footnotes

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.
Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.
Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) Classification of aquatic alien species according to their level of impact [online]. Available from:
UKTAG classification of alien species working paper v8.pdf (wfduk.org)

- Frequently occurring non-native plant species include water fern *Azolla filiculoides*, Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides* and Japanese knotweed *Reynoutria japonica*, giant hogweed *Heracleum mantegazzianum* (on the bank).
- Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussels *Dreissena polymorpha*, killer shrimp *Dikerogammarus villosus*, demon shrimp *Dikerogammarus haemobaphes*, carp *Cyprinus carpio*.

Footnote 4 - If the pond is seasonal (as in, it dries out in most summers) then emergent species alone are likely to be found.

Urban - Developed Land; Sealed Surface

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Urban - Introduced Shrub

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Urban - Vegetated Garden

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Hedgerow - Non-native and Ornamental Hedgerow

No assessment is required for this habitat as the condition is fixed within the SBM as Poor.

Post-development Habitats

Individual Trees - Urban Trees

Condition Assessment Criteria		Pass	
		Moderate Condition	Poor Condition
A	The tree is a native species (or more than 70% within the block are native species).	Yes	No
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).	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature).	No	No
D	There is little or no evidence of an adverse impact on tree health by anthropogenic 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.	No	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes
Number of criteria passed		3	2

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)

Condition Assessment Criteria	Pass	
	Moderate Condition	Poor Condition
Passes 2 or fewer of 6 criteria	Poor (1)	

Grassland - Modified Grassland

Condition Assessment Criteria		Criterion Passes (Yes or No)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No
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.	No
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus agg.* may be present).	Yes
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 (Footnote 2).	No
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	No
F	Cover of bracken Pteridium aquilinum is less than 20%.	Yes
G	There is an absence of invasive non-native plant species (Footnote 3) (as listed on Schedule 9 of WCA (Footnote 4)).	Yes
Essential criterion achieved (Yes or No)		No
Number of criteria passed		3
Condition Assessment Result		**Condition Assessment Score**
Passes 6 or 7 criteria including passing essential criterion A		Good (3)

Condition Assessment Criteria	Criterion Passes (Yes or No)
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)
Passes 3 or fewer criteria; OR Passes 4 -6 criteria (excluding criterion A)	Poor (1)

Footnotes

Footnote 1 - 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*.
Footnote 2 - For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.
Footnote 3 - Assess this 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.
Footnote 4 - Wildlife and Countryside Act 1981 (as amended).

Grassland - Other Neutral Grassland

Condition Assessment Criteria		Criterion Passes (Yes or No)	
		Enhanced	Created
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). (Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Yes
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.	Yes	Yes
C	Cover of bare ground is between 1% and 5%, including localised areas (for example, a concentration of rabbit warrens). (Footnote 2)	Yes	Yes
D	Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble *Rubus fruticosus agg.*) is less than 5%.	Yes	Yes

Condition Assessment Criteria		Criterion Passes (Yes or No)	
		Enhanced	Created
E	Combined cover of species indicative of suboptimal condition (Footnote 3) and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (Footnote 4) (as listed on Schedule 9 of WCA (Footnote 5)) are present, this criterion is automatically failed.	Yes	Yes
	Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	No
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No
Number of criteria passed		5	5

Condition Assessment Result		Condition Assessment Score
	Non-acid grassland types (Result out of 6 criteria)	
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good (3)
Passes 3 - 5 criteria, including essential criterion A.		Moderate (2)
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor (1)

Footnotes

Footnote 1 - Professional judgement should be used alongside the UKHab description.
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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

Condition Assessment Criteria	Criterion Passes (Yes or No)	
	Enhanced	Created
Plantago major, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site. Footnote 4 – Assess this 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).		

Heathland and Shrub - Mixed Scrub

Condition Assessment Criteria		Criterion Passes (Yes or No)
A	The parcel represents a good example of its habitat type: - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). (Footnote 1); - At least 80% of scrub is native; - There are at least three native woody species (Footnote 2); - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran (Footnote 3)) shrubs are all present.	No
C	There is an absence of invasive non-native plant species (Footnote 4) (as listed on Schedule 9 of WCA (Footnote 5)) and species indicative of suboptimal condition (Footnote 6) make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No

Condition Assessment Criteria		Criterion Passes (Yes or No)
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Number of criteria passed		2
Condition Assessment Result		**Condition Assessment Score**
Passes 5 criteria		Good (3)
Passes 3 or 4 criteria		Moderate (2)
Passes 2 or fewer criteria		Poor (1)

Footnotes

Footnote 1 – Professional judgement should be used alongside the UKHab description.
Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).
Footnote 3 – See gov.uk standing advice on ancient and veteran species. 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 - GOV.UK (www.gov.uk).
Footnote 4 – Assess this 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.
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).
Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos spp.*, shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja spp.*, cotoneaster *Cotoneaster spp.*, Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Urban - Ground-Based Green Wall

Condition Assessment Criteria		Criterion Passes (Yes or No)
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No
C	Invasive non-native plant species (listed on Schedule 9 of WCA (Footnote 1)) and others which are to the detriment of native wildlife (using professional judgement)(Footnote 2) cover less than 5% of the total vegetated area (Footnote 3). Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes
Number of criteria passed		1

Condition Assessment Result	Condition Assessment Score
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C.	Good (3)
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)
Passes 0 or 1 of 3 core criteria.	Poor (1)

Footnotes

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information:

Condition Assessment Criteria	Criterion Passes (Yes or No)
Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk) For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years. Footnote 3 – Assess this 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.	

Hedgerow - Native Hedgerow

Condition Assessment Criteria				Criterion Passes (Yes or No)
A1	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
A2	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.	No

Condition Assessment Criteria				Criterion Passes (Yes or No)
			Outgrowths (such as blackthorn Prunus spinosa suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	
B1	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No
B2	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes
C1	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow	No

Condition Assessment Criteria				Criterion Passes (Yes or No)
		· Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	
C2	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles Urtica spp., cleavers *Galium aparine* and docks Rumex spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Yes
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	No

Condition Assessment Criteria				Criterion Passes (Yes or No)
		caused by human activities.	This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	
Number of criteria passed				3
Condition Assessment Result				**Condition Assessment Score**
No more than 2 failures in total; AND No more than 1 failure in any functional group.				Good
No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).				Moderate
Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).				Poor

Urban - Developed Land; Sealed Surface

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Urban - Introduced Shrub

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Urban - Vegetated Garden

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Urban - Ground Level Planters

No assessment is required for this habitat as the condition is fixed within the SBM as N/A.

Hedgerow - Non-native and Ornamental Hedgerow

No assessment is required for this habitat as the condition is fixed within the SBM as Poor.

APPENDIX D STATUTORY BIODIVERSITY METRIC OUTPUT

Wythenshawe Brotherton House

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	7.10		
	Hedgerow units	0.28		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	6.05		
	Hedgerow units	0.66		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-1.06	-14.88%	On-site net gain is less than target set ⚠
	Hedgerow units	0.38	137.33%	
	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*	-1.06		
	Hedgerow units	0.38		
	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*	-1.06	
	Hedgerow units	0.38	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-14.88%	Total net gain achieved is less than target set ▲
	Hedgerow units	137.33%	
	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%	7.10	7.81	1.77	
Hedgerow units	10.00%	0.28	0.31	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 ✓

Input errors/rule breaks present in metric ▲

APPENDIX E RELEVANT LEGISLATION AND POLICY

E.1 LEGISLATION

The BNGA has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- UK Government's 25 Year Environment Plan (DEFRA, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
- National Planning Policy Framework (NPPF) (MHCLG, 2024);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006);
- The Environment Act (DEFRA, 2021);
- Greater Manchester Biodiversity Strategy 2022-2030;
- Greater Manchester Combined Authority Places for Everyone; and Manchester Core Strategy 2012 - 2027.

The Environment Act, 2021

Under the Environment Act, 2021, as of 12th February 2024 and 2nd April 2024, it is mandatory in England for new developments (with a small number of exceptions) to deliver a minimum 10% biodiversity net gain (BNG), as measured by the Statutory Biodiversity Metric or Small Sites Metric (SSM) respectively, secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of off-site compensation, or the purchase of statutory credits.

The Act introduces the condition that no development may begin unless a Biodiversity Gain Plan (BGP) has been submitted and approved by the LPA.

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

Under the Act, the enhancements must be maintained for at least 30 years.

E.2 PLANNING POLICY

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2024[15] sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

Regional

Greater Manchester Biodiversity Strategy 2022-2030

Objective 1 -Managing and understanding biodiversity

Key Priorities

- A Nature Recovery Network Strategy, which is contextualised for the urban character of Manchester, must be developed for Greater Manchester. This should guide the focus of all future habitat management work.
- All priority wildlife sites must be in active management by 2030.
- Key indicator species must be identified and action plans for each key indicator species written. These action plans should sit alongside the Nature Recovery Network Strategy to guide any habitat management work across the Recovery Network. Key indicator species will also need to be recorded regularly to measure our impact.

Objective 2 -Involving people

Key Priorities

- We must find creative ways to connect and involve new audiences with nature and the natural environment in Manchester.
- The Manchester Biodiversity Action Group (MBAG) must support and empower local communities to take meaningful action for nature in the city.
- Land managers and practitioners in the city must be provided with the necessary knowledge and skills to protect and recover biodiversity.

Greater Manchester Combined Authority Places for Everyone

GMCA adopted the PfE[16] in 2022. Places for Everyone combines nine districts; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan to create a long-term plan for jobs, new homes, and sustainable growth. Modifications to the plan were made in 2023 and are currently inviting views on the modifications.

There are ten Strategic Objectives set out in Places for Everyone which include:

- Objective 1: Meet our housing need;
- Objective 2: Create neighbourhoods of choice;
- Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester;
- Objective 4: Maximise the potential arising from our national and international assets;
- Objective 5: Reduce inequalities and improve prosperity;
- Objective 6: Promote the sustainable movement of people, good and information;
- Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region;
- Objective 8: Improve the quality of our natural environment and access to green spaces;
- Objective 9: Ensure access to physical and social infrastructure; and
- Objective 10: Promote the health and wellbeing of communities.

The following strategies and policies have been identified as of relevance for the Assessment matrix and the socio-economic impacts of new developments:

Access to Open Space:

Objective 8: Improve the quality of our natural environment and access to green spaces

This objective works to enhance special landscapes, green infrastructure, biodiversity and geodiversity, improve access to the natural environment and green spaces (including parks), and promoting the role of green space in resilience to climate change and reducing flood risk. This objective therefore aims to improve the access to open space for local residents.

Policies:

- Policy JP-Strat 13: Strategic Green Infrastructure
    - River valleys and waterways, lowland wetlands and mosslands, uplands, and trees and woodland will be protected and enhanced as strategic green infrastructure assets.
- Policy JP-G 2: Green Infrastructure Network
    - A strategic approach will be taken to the protection, management and enhancement of our Green Infrastructure in order to protect and enhance the ecosystem services. The protection,

management and enhancement of Green Infrastructure will contribute to the development of a Nature Recovery Network for Greater Manchester.

- Policy JP-G 3: River Valleys and Waterways
  - River valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment.
- Policy JP-G 4: Lowland Wetlands and Mosslands
  - The distinctive flat, open landscape and network of habitats of ecologically valuable lowland wetlands and mosslands will be protected, enhanced and restored, with a strong emphasis on reconnecting local communities to the natural and historic environments.
- Policy JP-G 5: Uplands
  - Our upland areas contain important component parts of the green infrastructure network, including significant areas of blanket bog priority habitat, Sites of Biological Importance (SBIs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), woodlands and habitats vulnerable to climate change.
- Policy JP-G 6: Urban Green Space
  - To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions:
    - existing urban green space will be protected and enhanced in balance with other considerations; and
    - we will work with developers and other stakeholders to deliver new high quality urban green spaces which meet accessibility standards.
- Policy JP-G 7: Trees and Woodland
  - In making planning decisions and carrying out other associated activities, we will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.
- Policy JP-G 8: Standards for Greener Places
  - We will develop standards in relation to 'Access to natural green space', and 'A "Green Factor"'.

Climate Change and Sustainable Construction:

Objective 2: Create neighbourhoods of choice

This objective works towards the prioritisation of the use of brownfield land, the location of housing within close proximity to town centres and public transport, and the facilitation of sustainable modes of transport, allows for targets towards the reduction in carbon emissions to supports the tackle for climate change.

Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region

This objective works towards promoting the carbon neutrality of development by 2028, promoting sustainable patterns of development that minimise the need to travel and contribute to cleaner air, creating development to reduce car dependency, provisioning of infrastructure for cleaner vehicles, and improving energy efficiency and the generation of renewable and low carbon energy.

Policies:

- Policy JP-S 1: Sustainable Development
    - Development should aim to maximise economic, social and environmental benefits, minimise adverse impacts, utilise sustainable construction techniques and seek opportunities to secure net gains. Preference will be given to using previously developed, brownfield land and vacant buildings.
- Policy JP-S 2: Carbon and Energy
    - The aim to deliver a carbon neutral Greater Manchester no later than 2038 with a dramatic reduction in greenhouse gas emissions by following a range of measures.
- Policy JP-S 3: Heat and Energy Networks
    - Provision of decentralised energy infrastructure in order to deliver low carbon growth, carbon reductions and increase in local energy generation by following a range of measures.
- Policy JP-S 4: Resilience
    - Development will be managed to increase the capacity of citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change, by following a range of measures.
- Policy JP-S 5: Flood Risk and the Water Environment
    - An integrated catchment based approach will be taken to protect the quantity and quality of water bodies and managing flood risk by following a range of measures.
- Policy JP-S 7: Resource Efficiency
    - A range of measures will allow Greater Manchester to create a circular economy and zero-waste economy to become a leading green city region by 2038.
- Policy JP-G 9: A Net Enhancement of Biodiversity and Geodiversity
    - Across the plan as a whole, a net enhancement of biodiversity resources will be sought.
- Policy JP-G 10: The Green Belt
    - The Green Belt as defined on the Policies Map will be afforded strong protection in accordance with the National Planning Policy Framework. The Green Belt will continue to be managed positively to serve the five purposes set out in national policy.
- Policy JP-G 11: Safeguarded Land

  - Safeguarded land where an area of open land, outside the urban area and not in the Green Belt, is identified on the Policies Map and protected from development.
- Policy JP-P 1: Sustainable Places
  - We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with the detailed measures.

Manchester Core Strategy 2012 - 2027 Policy EN 15 - Biodiversity and Geological Conservation The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Sites that are recognised for their geological importance;
- The Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- The Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- The Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- The Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- The Strategic Flood Risk Assessment (SFRA) for Manchester;

- The Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- The River Basin Management Plan for the North West;
- The Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.

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