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[redacted]
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Biodiversity Net Gain Assessment

Site Address:
Abraham Moss Community School, Crescent Road, Crumpsall, Manchester, Greater Manchester, M8 5UF

Client:
Oliver Pennington

Assessment Date:
19th February 2026

Project:
This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as: *refurbishment of existing Artificial Grass Pitch, replacement floodlights, replacement fencing, hardstanding.*

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

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

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Kayleigh Davies, BSc (Hons), MSc; Consultant Ecologist	25/02/2026
Reviewed	0.2	Elen Griffin BSc (Hons), MRSB, Senior Ecologist	27/02/2026
Final	1.0	Kayleigh Davies, BSc (Hons), MSc; Consultant Ecologist	27/02/2026
Updated	1.1	Kayleigh Davies, BSc (Hons), MSc; Consultant Ecologist	09/03/2026

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Site Location and Context

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

The site is located at National Grid Reference SD 84497 01671 and has an area of approximately ~0.695ha in the development boundary (~3.12ha ownership) comprising modified grassland and developed land; sealed surface.

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

- Statutory BNG Metric – Abraham Moss Community School, M8 5UF – v1 (Arbtech Consulting Ltd., 2026)
- Proposed Plan (Appendix 3)
- Preliminary Ecological Appraisal (PEA) - Abraham Moss Community School, M8 5UF – v1 (Arbtech Consulting Ltd., 2026)
- Tree Survey Report - Abraham Moss Community School, M8 5UF - (ACR., 2026)

Executive Summary

- The current landscaping proposal generates a net loss of area-based habitat units (-46.15%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of areas of modified grassland (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Manchester Local Plan 2012–2027.

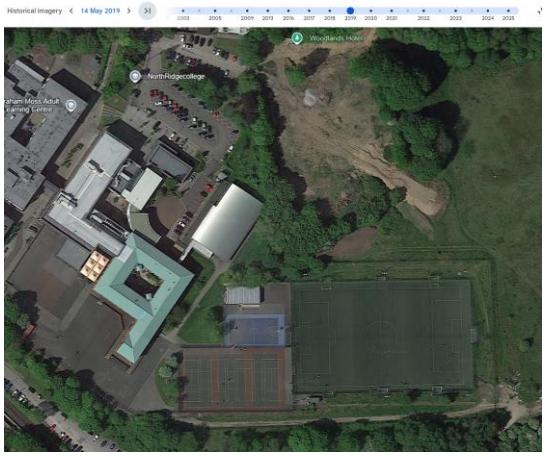
- In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.03 will need to be achieved. At present, there is a unit deficit of 0.01 units.
- There is limited scope on site and this provision may not be possible to achieve on site (within the redline boundary) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel.

- As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.

- A summary as to what off-site units will be required is detailed in the table below.

	Distinctiveness	Broad Habitat Group	Habitat	Units Required
	Low	Any	Any	0.3
			Total	**0.3**

Introduction

<table>
<tr><th colspan="3">BNG Informative</th></tr>
<tr><td rowspan="2">Habitat Degradation Statement</td><td>Date reflected by BNG calculations</td><td>10th February 2026</td></tr>
<tr><td colspan="2">The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from Google Earth dated 14th May 2019 and 6th May 2026, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.

</td></tr>
<tr><td>Irreplaceable Habitat Statement</td><td colspan="2">No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.</td></tr>
<tr><td>Metric Version & Publication Date</td><td colspan="2">Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.</td></tr>
<tr><td>BNG Target Uplift</td><td colspan="2">+10%</td></tr>
<tr><td>National Character Area (NCA)</td><td colspan="2">55 – Manchester Conurbation</td></tr>
</table>

Strategic Significance	Greater Manchester Local Nature Recovery Strategy: What does our plan for nature cover? - Greater Manchester Combined Authority According to the guidance provided in the user guide, all baseline strategic significance values for habitat parcels have been classified as having low strategic significance, due to the LNRS now being published.

Limitations
There were no specific limitations to the assessment.

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified Grassland	0.013	The site has several patches of modified grassland, which consists of grass verges and lawns. The section of modified grass to be impact has large sections of bare ground due to the use of the site as a school and the grass regularly used by the school as a playground. The grass is regularly maintained by mowing and kept to a ~10cm uniform height.	***Poor**: passes 4 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Developed Land Sealed Surface	0.682	The site largely consists of developed land, sealed concrete roads, car park, paths and playground.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Modified grassland	0.007	Small section of grassland removed to the northwest for the access path and small section of grassland to the south of the football pitch removed for the new pitch. All remaining modified grassland is retained.	***Poor**: passes 4 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
	Developed land sealed surface	0.664	Paths and playground retained.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Created (A-2)	Developed land sealed surface	0.017	New football access path. The location of the proposed pitch is within an existing area of developed land therefore no new sealed surface is to be created.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	

Change of Biodiversity Value

		Biodiversity Units
		Area-Based
On-Site	Baseline	❖ Modified grassland - 0.03 ❖ Developed land sealed surface (building, hardstanding) - 0 ❖ Total - 0.03
	Post-Development	❖ Modified grassland - 0.01 ❖ Developed land sealed surface (building, hardstanding) - 0 ❖ Total – 0.1
Overall Net Change		**-0.01** **-46.15%**

Results, Discussion, and Next Steps

<table>
<tr><th colspan="2">BNG Informative</th></tr>
<tr><td>Results</td><td>The current landscaping proposal generates a net loss of area-based habitat units (-46.15%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of areas of modified grassland (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Manchester Local Plan 2012–2027.

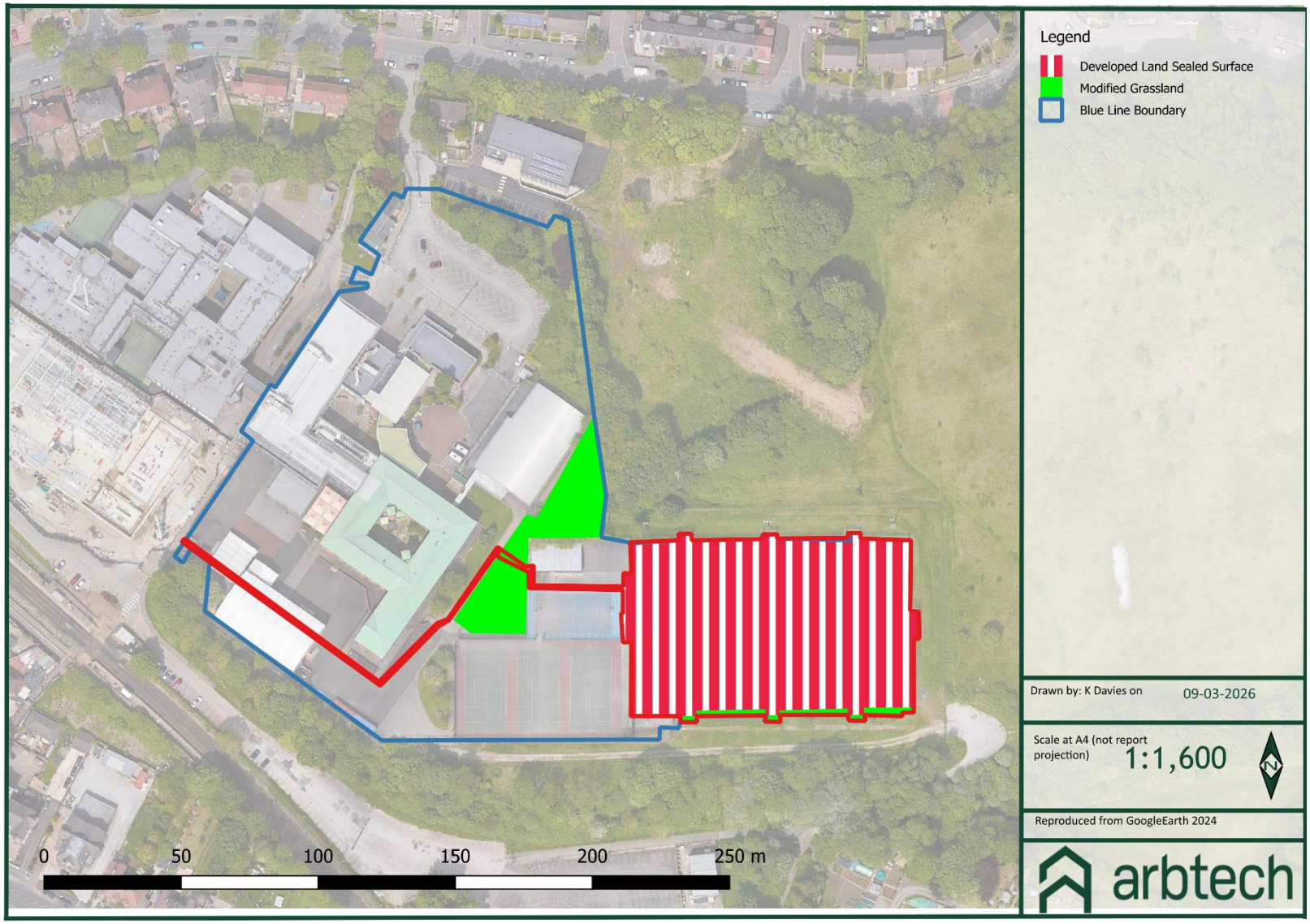
In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.03 will need to be achieved. At present, there is a unit deficit of 0.1 units.</td></tr>
<tr><td>Recommendations and Next Steps</td><td>There is limited scope on site and this provision may not be possible to achieve on site (within the redline boundary) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel.

As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.

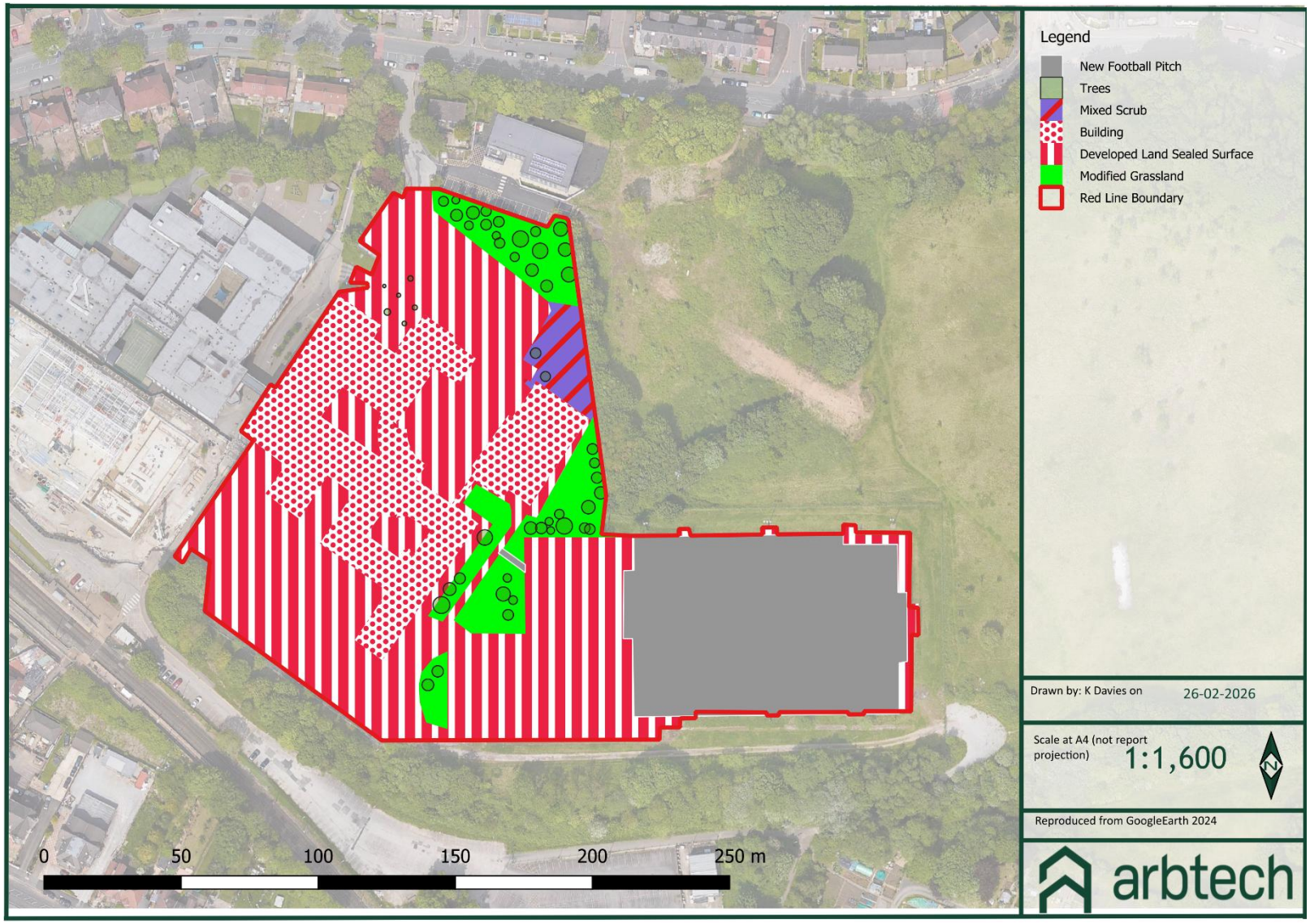
A summary as to what off-site units will be required is detailed in the table below.
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<tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr>
<tr><td></td><td>Low</td><td>Any</td><td>Any</td><td>0.3</td></tr>
<tr><td></td><td colspan="2"></td><td>Total</td><td>0.3</td></tr>
</table>
</td></tr>
<tr><th colspan="2">BNG Mitigation Hierarchy</th></tr>
<tr><td>Avoidance</td><td rowspan="2">Impacts to notable habitats (i.e. trees) have been avoided, with all trees retained in ownership boundary.</td></tr>
<tr><td>Minimisation</td></tr>
<tr><td>Mitigation</td><td>Enhancement of retained modified grasslands is considered unfeasible due to the usage of such amenity areas by students.</td></tr>
</table>

	To address the loss of the grassland, other neutral grassland creation has been provisioned to satisfy trading rules.
Offset	The remaining loss is to be offset via a financial contribution to a suitable habitat bank.

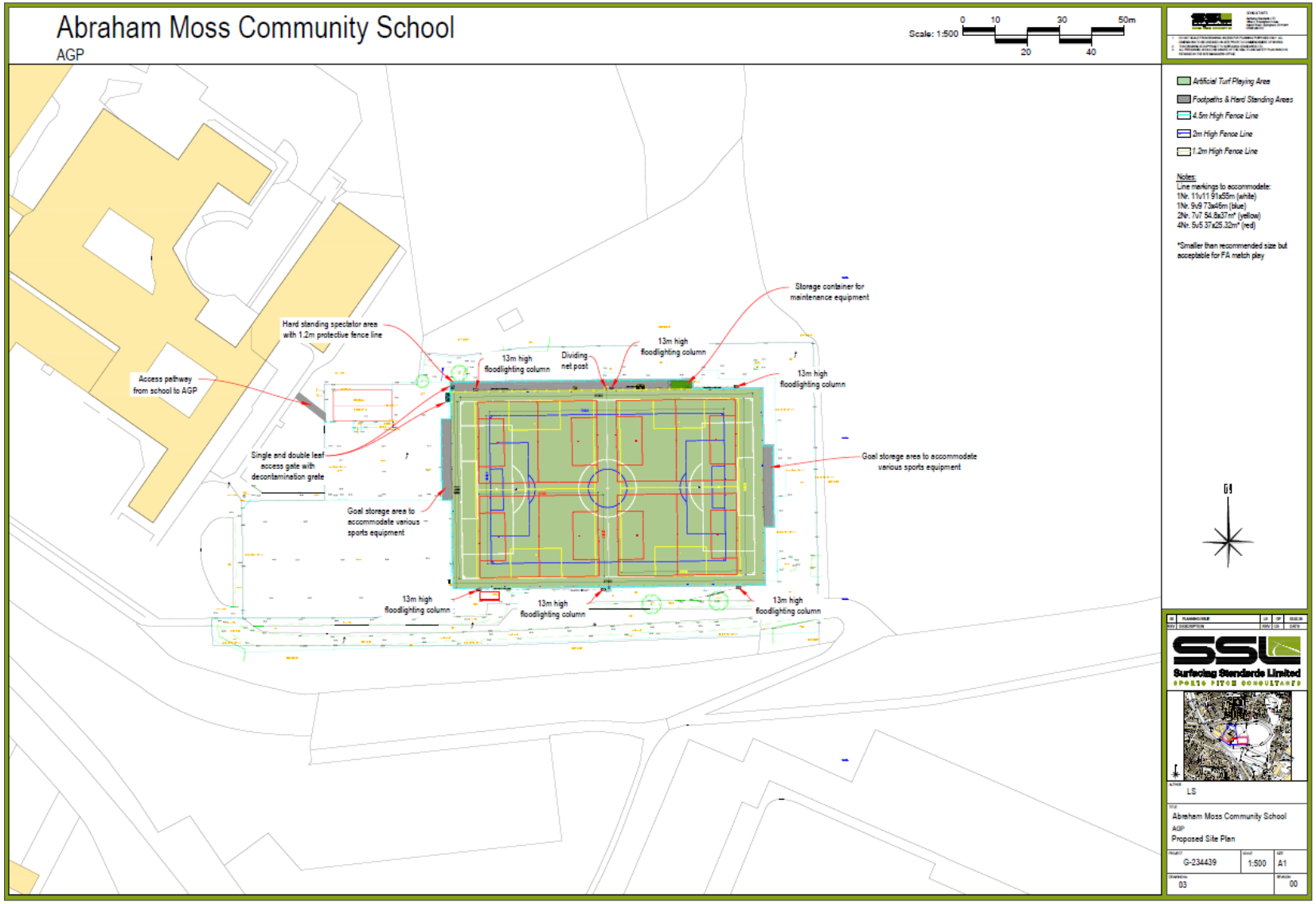
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.01
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-46.15%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Condition assessment trees

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature)[1].	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Number of criteria passed		4

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Condition assessment – modified grassland

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.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N			

B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N			
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y			
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.	N			
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	N			

F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y			
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y			
	Essential criterion achieved (Yes or No)	No			
	Number of criteria passed	3			

Condition Assessment Result (out of 7 criteria)	**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)	✓			

Condition assessment – mixed scrub

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	No	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Yes	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	No	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	

		Number of criteria passed	
Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			