BNG Exemption Statement

Site Address:	Caddick Site Office, Raby Street, Moss Side, Manchester, M14 4ST
Client Name:	Mosscare St Vincent's (MSV) / Caddick Construction (NW) Ltd
Reference:	Biodiversity Net Gain
Date:	31/07/2026

Background

An ecological walkover was carried out on the above site on the 28th of May 2026 by Arbtech Consulting Ltd, which confirmed that the site comprises hardstanding, 2 utility/welfare units, 5 metal storage containers, scrub, ruderal vegetation and scattered trees. The proposal is for a temporary welfare compound / site parking.

Habitats present are as follows:

Sparsely vegetated land (u1f) - Ruderal (81)

Bordering the gravel hardstanding which dominates the site, to the northwest and southeast of the site are sections of sparsely vegetated land. The sward height is varied and appears unmanaged. It is in **good** condition.

Mixed scrub (h3h)

The western corner of the site is dominated by mixed scrub in **poor** condition.

Artificial unvegetated, unsealed surface (u1c)

The site is dominated by gravel hardstanding and is utilised as a site compound.

Other developed land (u1b6)

2 utility/welfare cabins and 5 metal storage containers are present within the western section of the site.
In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Scattered Trees (h3h-32) and (u1f-32)

Six scattered trees were noted across the site, all of which are native to the UK. These include a medium-sized wild cherry *(Prunus avium)* labelled T1, and a smaller wild cherry, T2, both exhibiting loose bark. A small bird cherry *(Prunus padus)* designated T5, appearing young or semi-mature, is also present, alongside a mature silver birch *(Betula pendula)* of medium stature, T4. Finally, a small mature bird cherry, T3, completes the scattered tree assemblage. These are in Good condition (T1-T5) and moderate condition (T6).

Exemption

As the area impacted by the development is <0.2ha, the proposal is exempt from demonstrating a 10% biodiversity net gain (https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments). The development is not anticipated to directly impact any of the on site trees or any off-site habitats, and the sparsely vegetated land can be restored to its former condition. Any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate a 10% net gain.

Therefore the site is considered exempt from needing to demonstrate a 10% net gain of biodiversity.

Author

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Appendix 1 - Maps

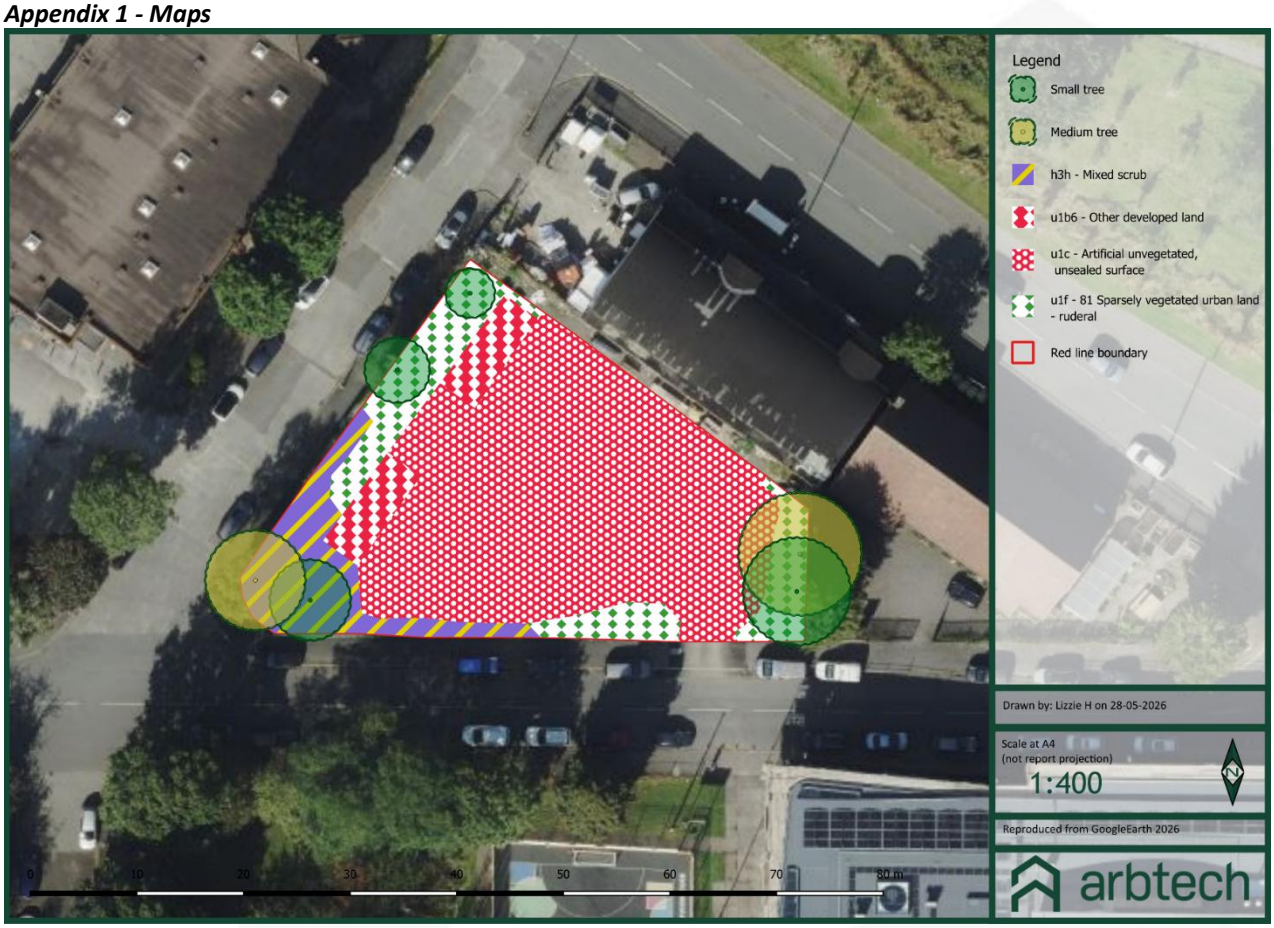


Figure 1: Habitat map of Caddick Site Offices, taken from the Ecological Walkover produced by Arbtech Consulting Ltd 2026.

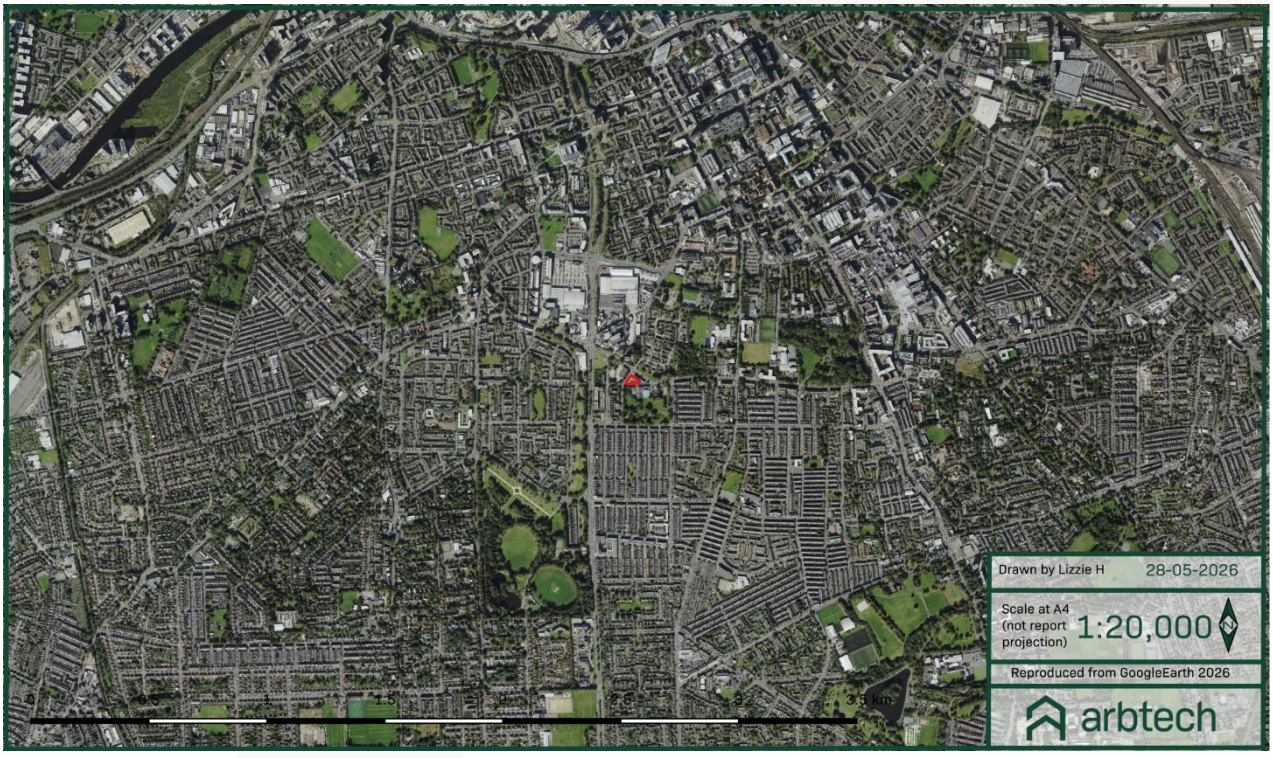


Figure 2: Location plan of Caddick Site Offices, taken from the Ecological Walkover produced by Arbtech Consulting Ltd 2026.



Proposal site plan

All habitats must be restored to (at least) this condition within 12 months of the development

Sparsely vegetated land (u1f) condition assessment.

	Criteria Description	Criteria Passed?
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.	**Y**
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.	**Y**
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	**Y**
BONUS	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement).	**Y**
		Total 4/4
	Condition **good** due to passing 4 of 4 criteria.	

Mixed scrub (h3h) condition assessment.

	Criteria Description	Criteria Passed?
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). At least 80% of scrub is native; There are at least three native woody species2; And 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).	**N**
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	**N**
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	**N**
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	**N**
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	**N**
		Total 0/5
	Condition **poor** due to passing 0 of 5 criteria.	

Scattered trees (T1, T2) condition assessment.

	Criteria Description	Criteria Passed?
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).	**Y**
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.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**
		Total 5/6
	Condition **good** due to passing 5 of 6 criteria.	

Scattered trees (T3, T4, T5) condition assessment.

	Criteria Description	Criteria Passed?
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).	**Y**
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.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition **good** due to passing 6 of 6 criteria.	

Scattered trees (T6) condition assessment.

	Criteria Description	Criteria Passed?
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).	**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.	**N**
		Total 3/6
	Condition **moderate** due to passing 3 of 6 criteria.	