30/08/2026

BIODIVERSITY NET GAIN REPORT YEW TREE LANE MANCHESTER M23 0EE

TREESURE

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1. Executive Summary

1.1 The site was surveyed on 8th May 2026. The proposal is for the redevelopment of the site and the erection of three detached and 12 semi-detached detached dwellings with associated parking

1.2 Treesure were commissioned to carry out a Biodiversity Net Gain (BNG) assessment of the Proposed Development. BNG is the desired result of a process applied to developments so that overall, there is a positive or 'net gain' outcome for biodiversity. This report sets out the BNG assessment, providing both a quantitative and qualitative assessment. The Biodiversity Net Gain exercise has been completed using the Natural England Biodiversity Metric Calculation Tool (4.0) and has been completed with reference to the Biodiversity Net Gain Good Practice Principles for Development.

1.3 The Metric has been used to quantify and compare the baseline biodiversity value of existing habitats on-site and the proposed post-development biodiversity value based on the current proposed plans to provide an indication of quantitative net loss, no net loss, or a net gain for biodiversity on-site.

1.4 The purpose of this report is to provide a preliminary BNG assessment within the red line boundary, to inform the planning application required for the erection of new new dwelling.

1.5 Based on an assessment of habitats to be lost and those to be retained and habitat creation proposals, there is an overall biodiversity net loss of -25.35 % for habitats and a 12.66 % net gain for hedgerows.

1.6 This BNG assessment provides a predicted BNG calculation for the Proposed Development.

1.7 Any amendments to the Proposed Development's landscape post intervention plan that was used for this BNG assessment will necessitate re-running the biodiversity

unit calculations. Developers in England are required to provide 10% BNG on all habitats within the redline boundary of their development, whether or not they are impacted.

1.8 For developments, the minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area- based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. This means delivering 10% gain for area base habitats and 10% net gain for hedges and 10% for rivers if any of these habitats are present on the site. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either on site or outside the development boundary).

1.9 Potential areas for habitat creation should also be identified at this stage. This can include an outline calculation of the potential compensation activities (on and offsite) that will be required to deliver net gain for biodiversity

1.10 The change in biodiversity units is calculated by comparing the pre-development biodiversity units with the post-development biodiversity units. This should be done for each broad habitat type and each Habitat of Principal Importance as well as for the project as a whole. This is to ensure that any one broad habitat is not replaced with a different habitat type.

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

2. Introduction

2.1 The site of the Proposed Development within the redline boundary is 0.37 hectare (ha) based on its design at the time of this assessment and is defined by the Proposed

Development's boundary shown in Appendix 1 and is hereafter referred to as "the Site".

2.2 The proposals are for the development of the site with dwellings and associated parking. The purpose of this report is to inform the client of the BNG requirements and to support the planning application before the Proposed Development can commence.

2.3 The restaurant garden has been classified as Urban – Private Garden in accordance with the Statutory Biodiversity Metric 4.0 methodology. Under this habitat classification, only individual trees with a diameter at breast height (DBH) of 30 cm or greater are entered into the biodiversity metric.

2.4 As a result, the number of trees shown within the metric is lower than the total number of trees recorded during the baseline site survey. Trees with a DBH of less than 30 cm were recorded as part of the baseline ecological assessment but are not individually included within the Statutory Biodiversity Metric, in accordance with the Metric 4.0 guidance.

2.5 New tree planting is proposed within the communal landscaped areas of the development. These trees will contribute to the site's biodiversity value, strengthen habitat connectivity, and provide long-term ecological enhancement alongside the wider landscape proposals.

2.6 The site, as assessed within the red line boundary, covers an area of approximately 0.37 ha. This is based on the designs provided at the time of assessment. The site red line boundary is shown in both the pre and post development BNG maps provided within the drawings in Appendix 1.

3 Biodiversity Net Gain

3.1 The revised NPPF (2026) states that 'The National Planning Policy Framework (2026) requires planning decisions to contribute to and enhance the natural environment by

conserving, restoring and enhancing biodiversity, supporting the Nature Recovery Network and Local Nature Recovery Strategies, protecting and recovering priority habitats and species, and securing measurable biodiversity net gains where applicable.

3.2 The calculation of Biodiversity Net Gain (BNG) was undertaken using 'The Biodiversity Metric 4.0 published by Natural England (2023). The metric uses site habitats, as areas and linear lengths, to calculate a score for the site. Each habitat is scored according to its relative biodiversity value. This value is then adjusted depending on various factors, to calculate the 'biodiversity units' for each habitat.

3.3 The process follows the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore / rehabilitate losses of biodiversity on-site. Only as a last resort, residual losses are compensated for using offsite habitat enhancement or creation. The baseline habitat map from the Preliminary Ecological Appraisal is used to calculate the individual parcels of habitats on the site, such as terrestrial areas (e.g. woodland, grassland), terrestrial lengths (e.g. hedgerows) and aquatic lengths (e.g. streams, rivers). Each area is measured in hectares and each linear feature in kilometres. This report uses the Metric and the Principles to produce an assessment report that:

- Establishes the total number of Area Habitat Units, Hedgerow Units and River Units which will be retained, lost, enhanced, and created.
- Determines whether the Proposed Development is predicted to result in a quantitative net loss, no net loss, or a net gain for biodiversity;
- Provides a qualitative assessment evidencing compliance of the Proposed Development with the Principles; and
- Provides recommendations where necessary for amendments to the current design of the Proposed Development's landscape mitigation plan to achieve a net gain.

3.4 The existing base line plan indicates the Red Line Boundary (RLB) which determines the footprint for assessment. For the purposes of post development calculations, any

proposed habitat creation or enhancement outside of the RLB is considered as offsite within the Metric. If needed offsite enhancement and/or creation of habitats can be carried out and assessed. The site, and if needed the offsite enhancement, are then managed for at least 30 years via legal agreements, such as planning obligations or conservation covenants.

4. Methodology

4.1 A UK Hab habitat survey undertaken in May 2026 following best practice guidelines. This survey provided a baseline habitat database which details the habitat types present on-site, their area (ha) and their geographic distribution.

- This BNG assessment is informed by the following industry recognised good practice guidance:
- CIEEM, IEMA & CIRIA (2019) Biodiversity Net Gain: Good Practice Principles for Development.
- Natural England (2022) Biodiversity Metric 4.0 (herein referred to as the Metric), following the methodology set out within the Metric 4.0 User Guide and Technical Supplement.
- British Standard 8683 Process for designing and implementing Biodiversity Net Gain – Specification (2021).
- CIEEM (2021) Biodiversity Net Gain Reporting and Audit Templates.

4.2 Desktop Search

A search was conducted for irreplaceable habitats and priority habitats using publicly available information.

4.3 Limitations

The BNG calculates habitats and only provide a score to represent the biodiversity on site. As a result, compensation and mitigation should be designed using appropriate expertise.

Habitat surveys were carried out at a suitable time of year, but surveys were not exhaustive and may not have recorded all species present on site.

4.4 Only habitats are calculated using the metric calculator. The creation of hibernacula, bird, bat, insect boxes can significantly enhance the ecosystems on a site, but these enhancements are not calculated by the BNG calculator. The BNG calculator is an important tool to help increase biodiversity but habitats need both flora (plants) and

fauna (animals) enhanced to ensure healthy and sustainable ecosystems. Biodiversity enhancements have been provided in the Preliminary Ecological Appraisal Report.

4.5 The calculator cannot take account of all site-specific features and circumstances that may affect the true value of certain habitats or dictate the nature of habitat creation and enhancement. Such features and circumstances may make it impossible to satisfy trading rules for medium and high distinctiveness habitats, even where a clear net gain for biodiversity is being delivered. Under the Metric 4.0 meeting the Trading Rules is a requirement and irreplaceable habitats cannot be lost on site.

4.6 Only direct impacts within the planning submission boundary of the Proposed Development are considered for BNG. Any impacts on protected species, and indirect habitat impacts (e.g. noise disturbance, dust and shading) have been addressed in the PEA and are not considered within this report

5. Results

5.1 This section provides a summary of the quantitative assessment, with full results available in the Metric calculation tool appended to this report (Appendix 1).

5.2 Baseline Habitats

The site encompasses approximately 0.37 hectares. The baseline map displays the existing habitats and the habitats are listed below.

The existing habitats identified on site during the Preliminary Ecological Appraisal were:

- Modified grassland g4
- Scattered trees g4 32
- Native hedgerow h2b
- Developed land, sealed surface u1b
- Buildings u1b5
- Introduced shrub u187

The existing baseline habitat map can be seen in Appendix 1.

The following habitats will be created:

Buildings, developed land. vegetated garden, other neutral grassland, trees and species rich native hedgerow (Post Intervention Plan - Appendix 1)

Figure 5.3 Headline Results

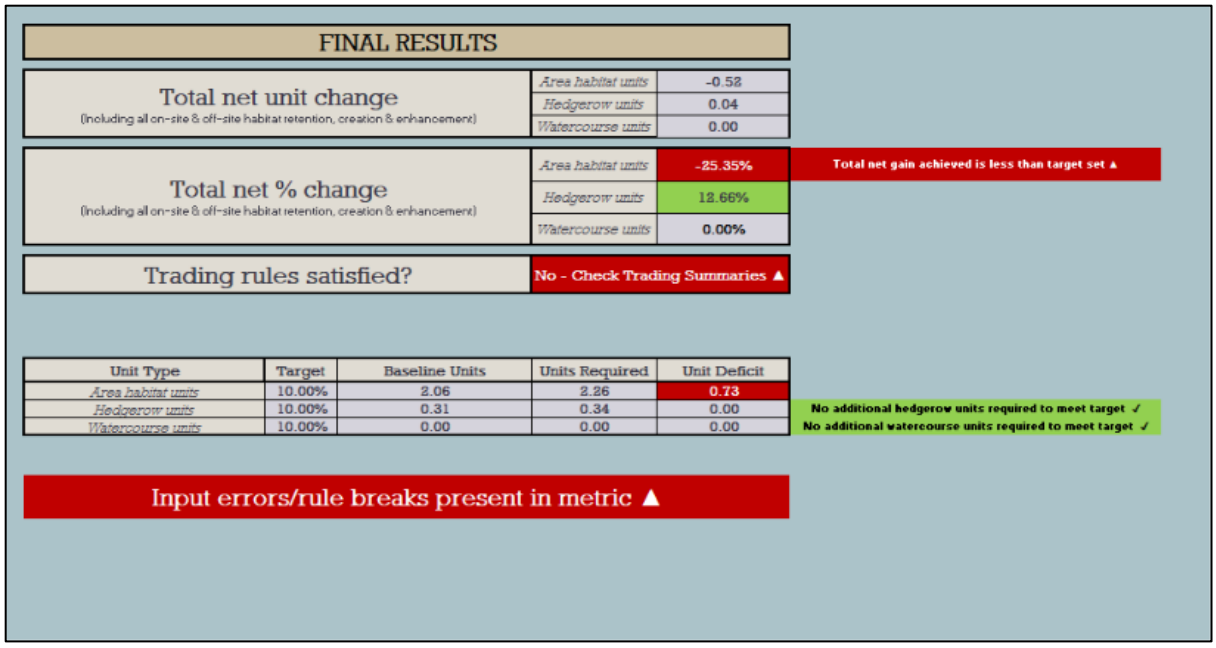


Figure 5.3 shows the headline results from the Metric and summarises the changes in Habitat Units generated for the broad habitat categories present on and off-site during the baseline and post-development mapping, and the percentage change in units for all area and length-based habitats, along with details on the overall quantitative outcome.

The existing area habitats on the site are considered by the Biodiversity Net Gain assessment to have a value of 2.06 units. The post-development area habitats are considered by the Biodiversity Net Gain Assessment to have a value of 1.54 units.

The existing hedgerow on the site is considered by the Biodiversity Net Gain assessment to have a value of 0.31 units. The post-development length for

hedgerows are considered by the Biodiversity Net Gain Assessment to have a value of 0.35 units. This is a 12.66% net gain.

The area habitat unit deficit is 0.73 and a net gain loss of -25.35%. No additional hedgerow units are required.

8. Conclusions and Recommendations

The Proposed Development (as currently designed) is not predicted to achieve the required target of a minimum 10% BNG for habitats.

If net gain cannot be achieved on site there are 2 other options:

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

The land owner is legally responsible for creating or enhancing habitat, and managing that habitat for at least 30 years to achieve the target condition. This applies if you make on-site gains or sell off-site gains on a site you own. For off-site gains and significant on-site gains, you must maintain the habitats you create or enhance for a minimum of 30 years. The responsibilities will be set out in a legal agreement.

9. References

CIEEM, CIRIA, IEMA. Biodiversity net gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019. Available at: https://cieem.net/wp-content/uploads/2019/02/ C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf

CIEEM. Guidelines for ecological impact assessment in the UK and Ireland. 2018. Available at: https://cieem.net/wp-content/uploads/2019/02/Combined-EclA-guidelines-2018-compressed.pdf

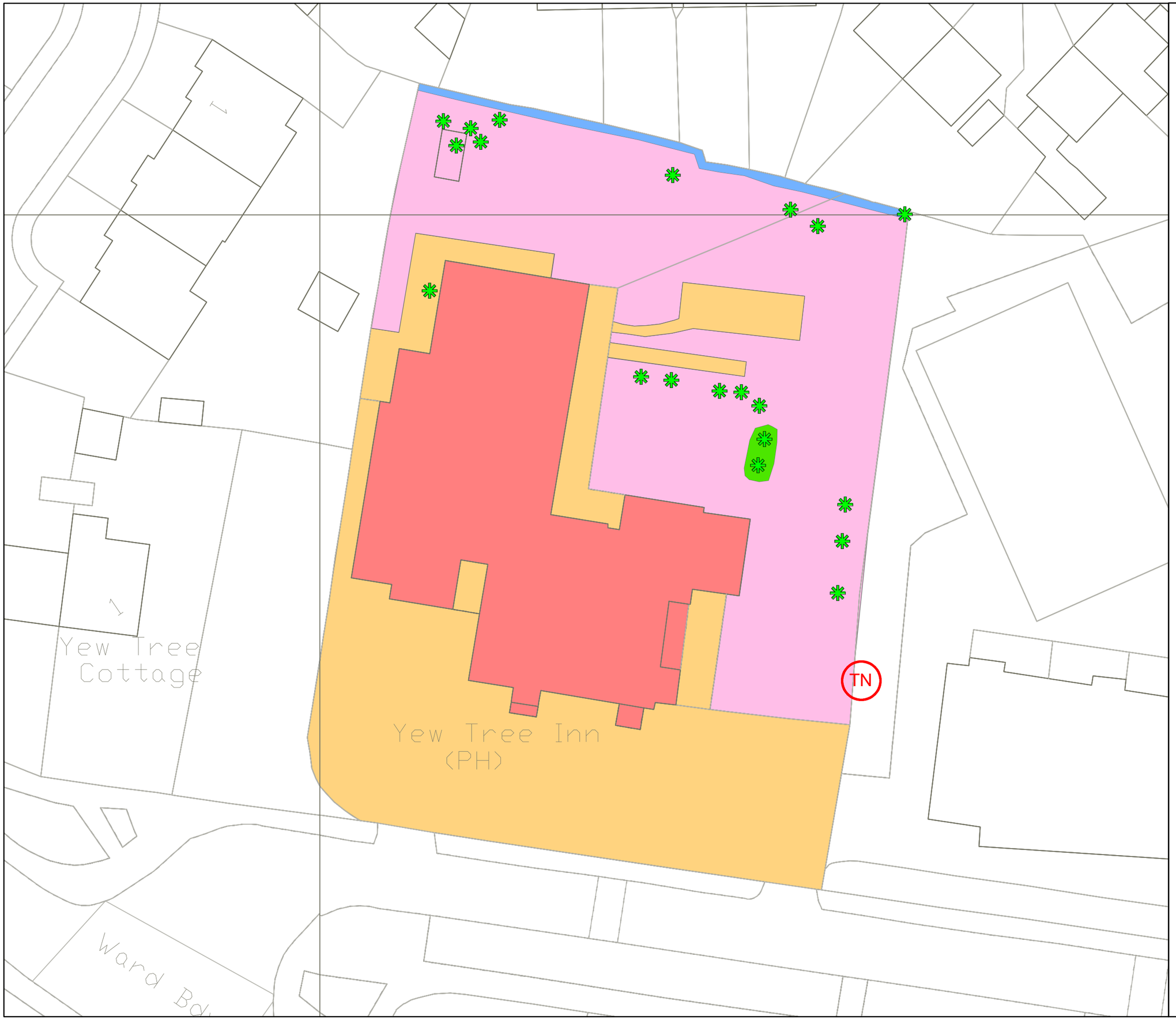
DEFRA The Statutory Biodiversity Metric https://naturalengland.blog.gov.uk/2023/03/28/measuring-biodiversity-net-gain-publication-of-biodiversity-metric-4-0/ (Accessed on 1/08/2026)

Department for Communities and Local Government (2026) National Planning Policy Framework (NPPF) (on-line). Available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf [Accessed on 30/08/2026]

Appendix 1

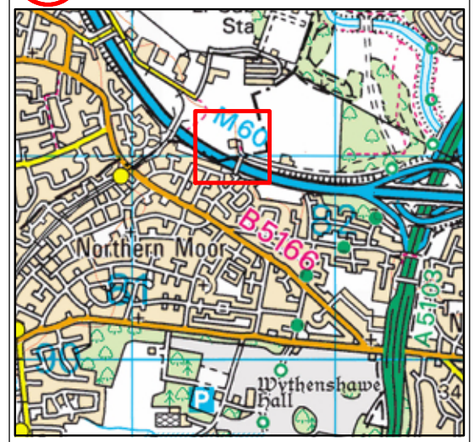
Onsite Baseline Plan

Onsite Post Intervention Plan



Key

- Trees
- u1b5 - Buildings
- g4 - Modified grassland
- u1b - Developed land sealed surface
- u187 - Introduced shrubs
- h2 - Native hedgerow
- TN Target Note



Scale: 1:353 @ A3 Scale

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Onsite Baseline Plan

Yew Tree Inn, Wythenshawe, Manchester, M23 0FF

Drawing No	BNG_Existing_Rev4
Date	30 August 2026

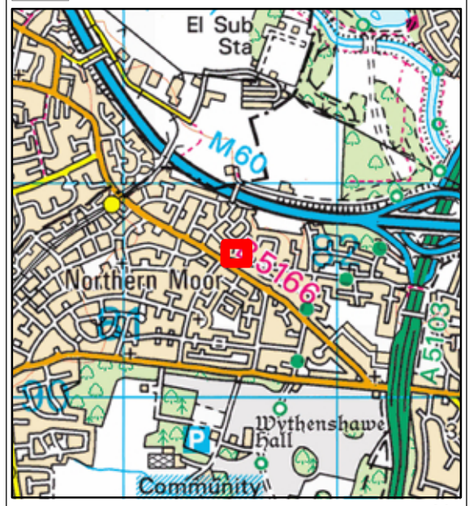
The Old Chapel, Orchard Lane,
Puddington, Cheshire,
CH64 5SG

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Key

- Proposed Urban Trees (17 No.)
- Retained Urban Trees (11 No.)
- g3c - Other Neutral Grassland
- bng231 - Urban Vegetated Garden
- h2a5 - Species Rich Native Hedgerow (retained)
- h2a5 - Species Rich Native Hedgerow (proposed)
- u1b5 - Buildings
- u1b - Developed Land Sealed Surface



N

Scale: 1:320 @ A3 Scale

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Post Intervention Plan

Yew Tree Inn, Wythenshawe, Manchester, M23 0FF

Drawing No	BNG_Post_Rev7
Date	31 August 2026

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