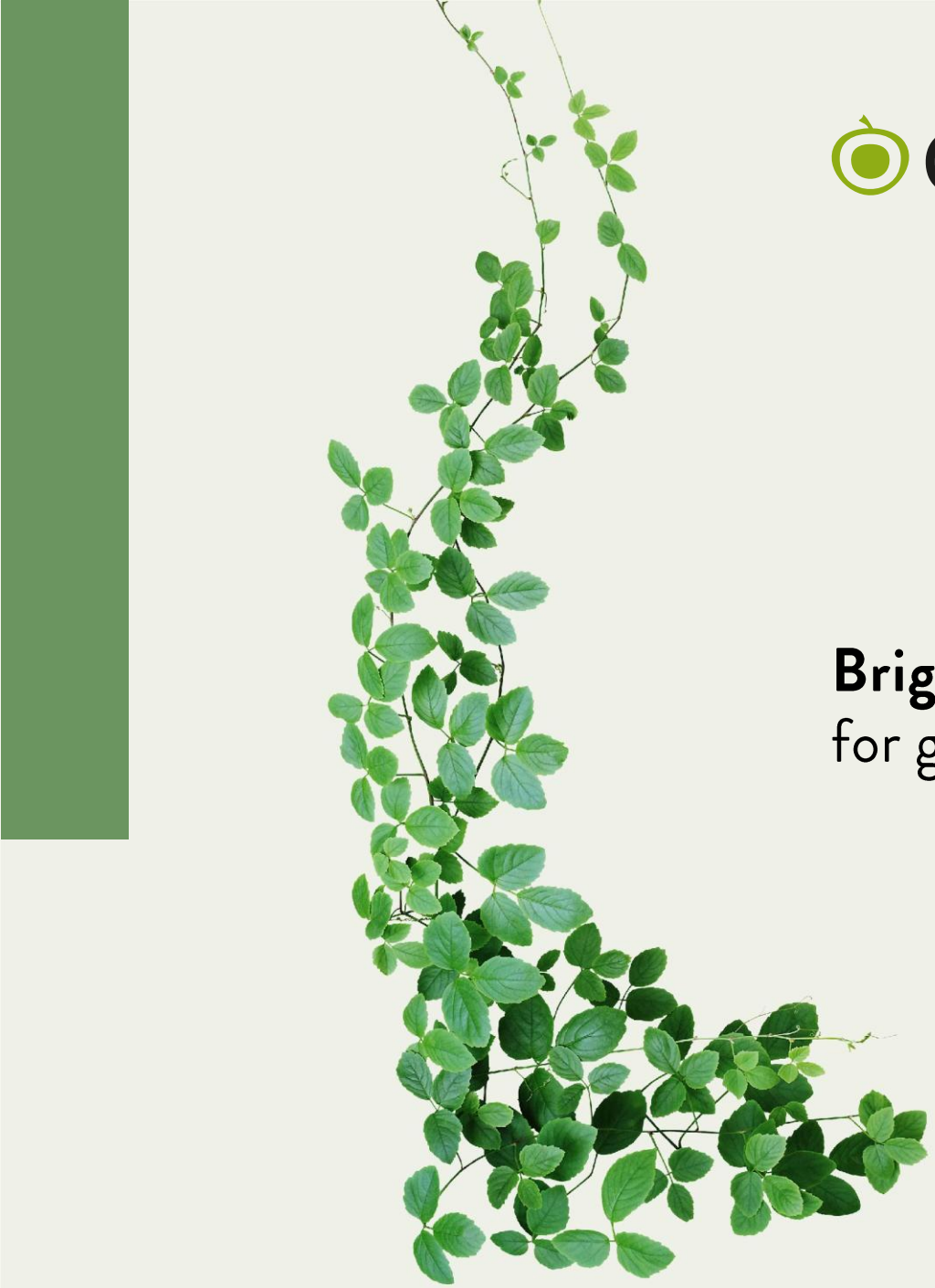
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Client: Muse Developments

Project: Wythenshawe Alpha House

Report: Biodiversity Net Gain Assessment

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd (Greengage) was commissioned by Muse Developments in September 2025 to undertake a Biodiversity Net Gain Assessment (BNGA), using the Statutory Biodiversity Metric (SBM), for an area of land known as Alpha House, 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 0.36 hectares (ha) and comprised 'Developed land; sealed surface', 'Modified grassland', 'Introduced shrub', 'Mixed scrub', 'Non-native and ornamental hedgerow' and 'Urban trees' as identified from a site walkover undertaken by third-party consultancy E3P in June 2024. A report of these habitats had not been supplied as part of the application; however, findings were discussed between E3P and Greengage on 25th September 2025.

Proposed habitat creation includes 0.0193 ha of 'Intensive green roof', 0.0447 ha of 'Introduced shrub', 0.0448 ha of 'Urban trees' (equivalent to 11 small trees), 0.057 km of 'Native hedgerow with trees' and 0.044 km of 'Native hedgerow'. The development will not retain any baseline habitats.

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, with HU and HeU being applicable to this site.

The pre-development baseline values are 1.04 HU and 0.01 HeU.

The 10% BNG targets are therefore 1.15 for HU and 0.01 for HeU, ideally delivered fully on-site.

The post-development design proposals are predicted to deliver 0.28 HU. This is a net loss of 0.76 HU (equivalent to -73.09 % for HU).

The post-development design proposals are predicted to deliver 0.30 HeU. This is a net gain of 0.29 HeU (equivalent to +2949.40 % for HeU).

The design proposals do not meet the BNG Trading Rules 'Mixed scrub' and 'Urban trees'.

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 0.87 HU, inclusive of 0.72 HU of 'Urban trees' and 0.02 HU of 'Mixed scrub' or higher distinctiveness habitat to meet the Trading Rules.

The proposed development will include areas that will significantly contribute to the biodiversity value of the site, including 'Urban trees' and 'Native hedgerow with trees'. 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 submission of a Biodiversity Gain Plan (BGP) to the LPA.. This BGP includes details of the proposed off-site BNG compensation, including the Biodiversity Gain Site Register Reference.

Offsite compensation will be provided by the Environment Bank and has been secured via a Conservation Covenant.

2.0 INTRODUCTION

Greengage Environmental Limited (Greengage) was commissioned by Muse Developments in September 2025 to undertake a Biodiversity Net Gain Assessment (BNGA), using the Statutory Biodiversity Metric (SBM), for an area of land known as Alpha House, 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), and they may also be required to under local policy. Most Local Planning Authorities (LPA) require 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. 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 0.36 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 82827 86990, OS Co-ordinates 382827 386990. The site can be seen in Appendix A.

The site comprised of a building, known as Alpha House, and an elevated section of building which connects Alpha House to a building to the north of the site. Hardstanding around the site consisted of a car park to the south of Alpha House, with pedestrianised hard surface walking paths running across the site. The habitats within the site consisted of areas of grassland, scrub, shrub, and scattered trees, in addition to hedgerows. However, it should be noted that as of September/October 2025, the buildings present onsite were the process of being demolished, with evidence that disturbance of surrounding habitat had occurred in the process.

The site is located off Rowlandsway, with the immediate surroundings set within Wythenshawe Civic shopping centre located directly to the west of the site, and residential estates to the east of the site. A large area of derelict land is located approximately 60 meters (m) to the south of the site. Robinswood Road Tram top is located approximately 265 meters (m) to the south of the site, with the M56 located approximately 1.14km to the west of the site.

2.2 PROPOSED DEVELOPMENT

The Proposed Development is in relation to the construction of a residential development, to facilitate which, all the habitats within the baseline are due to be lost.

Habitat creation includes 0.0193 ha of 'Intensive green roof', 0.0447 ha of 'Introduced shrub', 0.0448 ha of 'Urban trees' (equivalent to 11 small trees), 0.057 km of 'Native hedgerow with trees' and 0.044 km of 'Native hedgerow'.

The 'Landscaping Planting Plan - Ground Floor' (Drg. No. 18703 - SLD - ZZ - XX - D - L - 200003 Rev P03) and 'Landscape Planting Plan - First Floor' (Drg. No. 18703-SLD-ZZ-XX-D-L-200004 Rev P03) produced by Saville Landscape, dated July 2026 have been used as the basis for information regarding the proposed post-development habitats and has been used to inform the comparison against the baseline values. These are hereafter referred to as the 'Landscape Plans'.

3.0 METHODOLOGY

3.1 PRE-DEVELOPMENT (BASELINE)

Habitat Data

A site walkover was undertaken by third-party consultancy E3P on the 26th June 2024 whilst undertaking a Preliminary Roost Assessment for the building previously present at the site for planning application 141628/DEM/2024. A report of these habitats had not been supplied as part of the application; however, findings were discussed between E3P and Greengage on 25th September 2025. Greengage were able to attend the site on the 10th November 2025, but have not been able to fully corroborate these habitats as, at the time of writing, the building is being demolished. As such the habitat assessment was made from viewing into the site through the perimeter construction fencing present around the red line boundary of the site. The habitats were identified and mapped according to the SBM User Guide methodology[1]. A habitat map was produced to illustrate the results, which is provided as Appendix A.

During the site walkover by E3P, the habitats were also subject to Condition Assessments, where relevant, in accordance with the SBM Condition Assessments as such assumptions by Greengage were made using information provided by E3P during discussions. (See 'Habitat Condition' below).

Statutory Biodiversity Metric Calculation Tool

This BNGA uses 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[1].

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, respectively. For this site, HU and HeU are applicable.

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

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

The areas of each habitat parcel are measured, with each habitat parcel 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 site walkover by E3P has been used. A baseline habitat map has been created based on the data collected in the field using Coreo[2] software. The area extents for each habitat type shown in the baseline 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

The SBM uses a classification system based mainly on the UKHab Classification System[3] with input also from other systems including the Water Framework Directive (WFD) Lakes Typology[4], the European Nature Information System (EUNIS) habitat definitions[5], Habitats Directive Annex 1 definitions[6].

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 'BS5837 Plan' and accompanying 'Tree Survey Schedule' by Mulberry. 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.

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 within 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)[7]

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 'Landscape Plans', using Quantum Geographical Information System (QGIS) software. See Appendix B.

Habitat types were inferred from the species list provided as part of the 'Landscape Plans' and a discussion with Saville Landscape. 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 'Landscape Plans' 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 (www.gov.uk) is 'areas of habitat enhancement which contribute significantly to the proposed development's BNG, relative to the biodiversity value before development'.

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 biodiversity metric;

- habitats of low distinctiveness which create a large number of biodiversity units 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;
- 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.

Ryan Evans, Senior Consultant, who has a BSc (Hons) in Geography and is an Associate member of CIEEM. Ryan has over seven years' experience as an ecologist, holds a Natural England GCN licence, is a certified tree climber and is accredited to undertake RCA.

Mark Wingrove, Associate Consultant, who has a degree in Biological Sciences (BSc Hons), is a Chartered Environmentalist and is a Full member of CIEEM with 19 years' experience in ecological survey and assessment. He holds a Natural England Level 2 (CL18) class licence for bats and has acted as Alternative Named Ecologist on multiple Natural England bat mitigation licences.

This report was written by Francesca, reviewed by Ryan and verified by Mark 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

General

A site walkover was undertaken by third-party consultancy E3P on the 26th June 2024 whilst undertaking a Preliminary Roost Assessment for the building previously present at the site for planning application 141628/DEM/2024. A report of these habitats had not been supplied as part of the

application. Greengage were able to attend the site on the 10th November 2025, but have not been able to fully corroborate these habitats as at the time of writing the building was being demolished and as such access to the site was only made behind construction fencing that is present around the red line boundary of the site. However, findings were discussed between E3P and Greengage on 25th September 2025 and as habitats have been disturbed during the demolition of the building it is unlikely that habitats will be of the same condition as they were prior to demolition. As such, it has been assessed by Greengage that the habitat types and conditions on the site are appropriate for the context of the site and will be the basis of the baseline.

Statutory Biodiversity Metric Calculation Tool

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.

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.

It should be noted that three trees that were present in the courtyard of the building at the time of the site walkover by E3P are no longer present on the site as they were removed in 2024 prior to demolition of the building on the site for health and safety considerations. It has been assessed by Greengage that the loss of these trees is degradation of the site and therefore whilst absent in the 'BS5837 Plan' have been included within this BNGA.

4.0 RESULTS

4.1 PRE-DEVELOPMENT (BASELINE)

Irreplaceable Habitats

No irreplaceable habitats were identified on the site at the time of the site walkover by E3P.

Statutory Biodiversity Metric Calculation Tool

Using the SBM calculation tool the baseline biodiversity values of the site been identified to be 1.03 HU and 0.01 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	0.0788	Low	Poor	0.16
Heathland and shrub	Mixed scrub	0.0039	Medium	Poor	0.02
Urban	Developed land; sealed surface	0.26	Very Low	N/A - Other	0.00
Urban	Introduced shrub	0.0123	Low	Condition Assessment N/A	0.02
Individual trees	Urban tree	0.0977*	Medium	Moderate	0.78
Individual trees	Urban tree	0.0163*	Medium	Poor	0.07
***Individual trees are not included in the total site area to avoid double counting**				TOTAL	1.04

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

Table 4.2 Baseline Hedgerow Units

Habitat Type	Length (Km)	Distinctiveness	Condition	Hedgerow Units
Non-native and ornamental hedgerow	0.01	Very Low	Poor	0.01
			TOTAL	0.01

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

- In accordance with the SBM User Guide, 'Developed land; sealed surface' and ' Introduced shrub' 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 failed essential criterion A. The habitat did not have 6-8 vascular plant species per m^2. As such the habitat cannot score higher than 'Poor'.
- The 'Urban trees' on the site had scored both 'Moderate' and 'Poor' conditions. Where 'Urban trees' were of 'Moderate' condition they passed criteria A as they were native species, criteria B as they had continuous canopies and criteria F as 20% of the canopies over sailed vegetation. Where 'Urban trees' scored a 'Poor' condition similar condition criteria were passed with the exception of criteria A as they were non-native.
- 'Mixed shrub has a condition score of 'Poor' as the habitat failed four out of the five criteria. The only criteria passed was criterion C as no invasive non-native plant species or species indicative of sub optimal condition were identified within the habitat. The habitat was too small to be able to have a range of plant ages, well developed edges or clearings.

4.2 POST-DEVELOPMENT (PROPOSED)

Using the SBM calculation tool, the proposed development is predicted to deliver 0.28 HU and 0.30 HeU respectively, as shown in Table 4.3 and Table 4.4 below.

Table 4.3 Post-Development Habitat Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Created					

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Habitat Units
Urban	Developed land; sealed surface	0.291	Very Low	N/A - Other	0.00
Urban	Intensive green roof	0.0193	Low	Moderate	0.07
Urban	Introduced shrub	0.0447	Low	Condition Assessment N/A	0.09
Individual trees	Urban tree	0.0448	Medium	Poor	0.13
***Individual trees are not included in the total site area to avoid double counting ** Note the sum of HU 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	**0.28****

Table 4.4 Post-Development Hedgerow Units

Habitat Type	Length (Km)	Distinctiveness	Condition	Hedgerow Units
Native hedgerow with trees	0.057	Medium	Poor	0.22
Native hedgerow	0.044	Low	Poor	0.08
**** Note the sum of HU 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	**0.30****

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

- The metric calculation assumes that no habitats on the site are being retained.
- '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.

- 'Intensive green roof' is proposed on the first floor of the building within the development and will be used by residents. The habitat therefore can only reach a 'Moderate' condition. Whilst the species mix includes different structures, the ability to provide pollinator interest and does not include any invasive species, it does not include native wildflowers.
- Both hedgerow types within the development proposals are proposed to be 'Poor'. This is due to site constraints. The hedgerows will not be at least 1.5 m in height or width are likely to have a gap at the base of the hedgerows, will not have undisturbed ground beneath the hedgerows and are likely to be damaged by human activities as they border the development and public footpaths within a busy town centre.
- 'Introduced shrub' will consist of the planting designated as Wavell Road edge planting, Mews planting and Rowlandsway edge planting as the plant species given within these mixes do not comprise native species. In line with the SBM, this habitat has a pre-set condition of 'Condition assessment N/A'.
- A total of 11 'Urban trees' will be planted throughout the site and comprise non-native species. Due to site constraints, they are unlikely to reach maturity, and anthropogenic activities are likely to have an adverse effect on their health and as such have been assumed to reach a 'Poor' condition.

5.0 EVALUATION AND DISCUSSION

Under the proposals, as set out in the Landscaping Plans and in the absence of additional enhancement measures and habitat creation, the development is predicted to deliver 0.28 HU, which is a decrease of 0.76 HU. This corresponds to an equivalent net loss of -73.09%. The development is also predicted to deliver 0.30 HeU, which is an increase of 0.29 HeU. This corresponds to an equivalent net gain of 2949.40%. BNG Trading Rules have not been satisfied for 'Urban trees' and 'Mixed scrub'.

A copy of the SBM calculation tool outputs is provided within 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 'Urban trees' and 'Native hedgerow with trees'
Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development	Absent	Prior to development low distinctiveness habitats accounted for 0.18 HU, compared to post-development low distinctiveness habitats accounting for 0.16 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 to be created accounts for 30 % of the site area. This is not considered significant.
Enhancements to habitat condition, for example from poor or moderate to good	Absent	No enhancements are occurring within the development.

The habitats that will be present on site post-development will comprise common habitat types be of limited extent, however some habitats are of a medium distinctiveness and as such these are considered a significant enhancement.

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 the 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.

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. The off-site compensation required to meet 10% BNG is 0.87 HU and to satisfy the BNG Trading Rules these HU should comprise 0.72 HU of 'Urban trees' and 0.02HU of 'Mixed scrub' or higher distinctiveness habitat.

Offsite compensation will be provided by the Environment Bank and has been secured via a Conservation Covenant.

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 1.04 HU and 0.01 HeU.

The 10% BNG targets are therefore 1.15 for HU and 0.01 for HeU, ideally delivered fully on-site.

The post-development design proposals are predicted to deliver 0.28 HU. This is a net loss of 0.76 HU (equivalent to -73.09 % for HU).

The post-development design proposals are predicted to deliver 0.30 HeU. This is a net gain of 0.39 HeU (equivalent to +2949.40 % for HeU).

The design proposals do not meet the BNG Trading Rules 'Mixed scrub' and 'Urban trees'.

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 0.87 HU, inclusive of 0.72 HU of 'Urban trees' and 0.02 HU of 'Mixed scrub' or higher distinctiveness habitat to meet the Trading Rules.

Offsite compensation will be provided by the Environment Bank and has been secured via a Conservation Covenant.

The proposed development will include areas that will significantly contribute to the biodiversity value of the site, including 'Urban trees' and 'Native hedgerow with trees'. 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 submission of a Biodiversity Gain Plan (BGP) to the LPA. This BGP includes details of the proposed off-site BNG compensation, including the Biodiversity Gain Site Register Reference.

APPENDIX A PRE-DEVELOPMENT (BASELINE) HABITAT MAP

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

WYTHENSHAWE ALPHA HOUSE

Key

- Red Line Boundary

Habitats

- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Non-native and ornamental hedgerow
- Existing Medium Urban Tree
- Existing Small Urban Tree

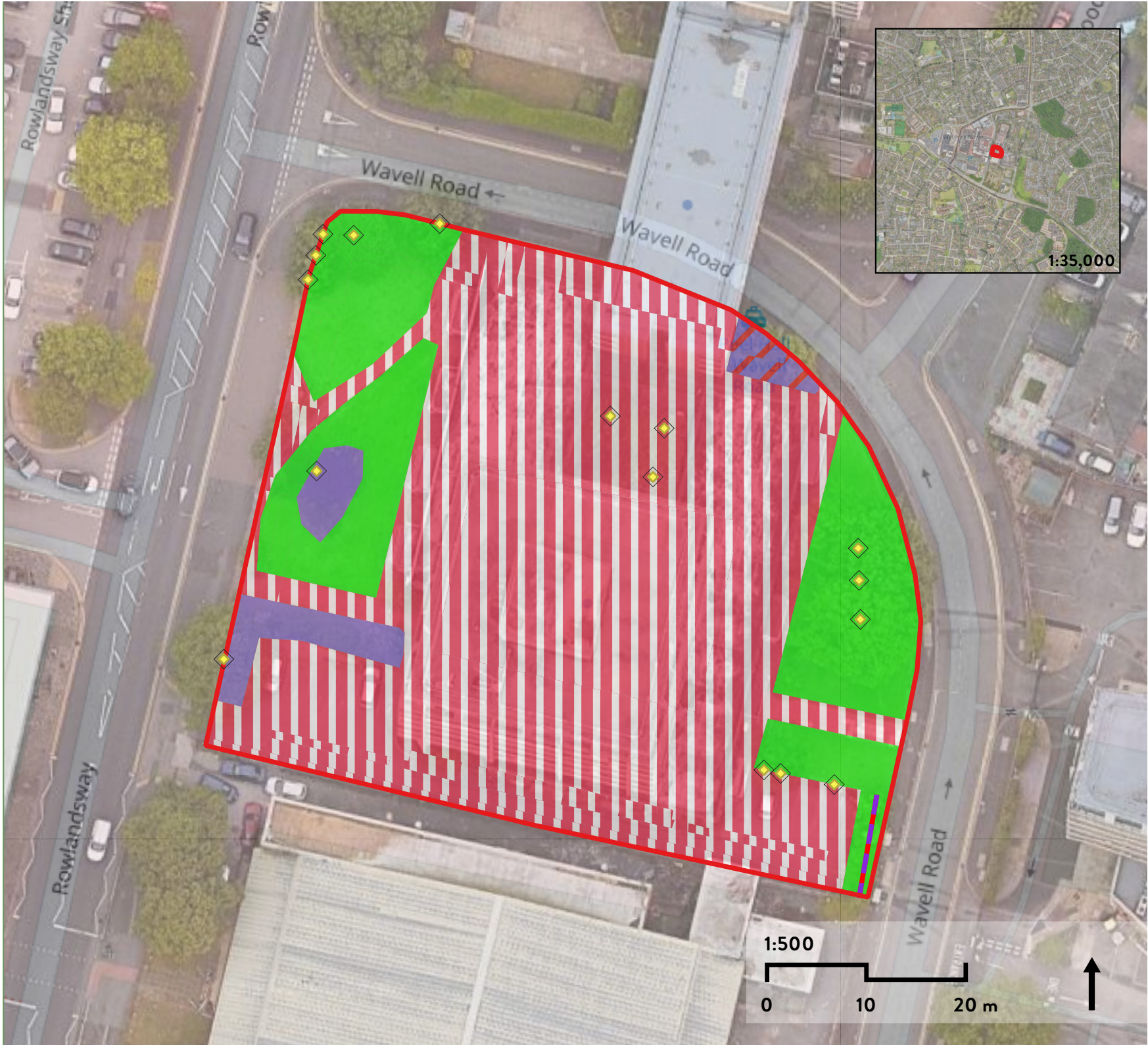
Title: Figure A.1 Pre-development (Baseline) Habitat Map

Drawn by: FT
Date: 05/11/2025

Reviewed by: RE
Date: 05/11/2025

Project number: 553619
Sources: Open Street Map, Google Satelitte

Greengage



APPENDIX B POST-DEVELOPMENT HABITAT MAP

Figure B.1 Post-development Habitat Map

WYTHENSHAWE ALPHA HOUSE

Key

- Red Line Boundary

Habitats

- Developed land; sealed surface
- Intensive green roof
- Introduced shrub
- Native hedgerow
- Native hedgerow with trees
- Proposed Small Urban Tree



Title: Figure B.1 Post-development Habitat Map

Drawn by: FT
Date: 08/07/2026

Reviewed by: RE
Date: 08/07/2026

Project number: 553619
Sources: Open Street Map, Google Satelitte

Greengage

APPENDIX C CONDITION ASSESSMENTS

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

C.1 BASELINE HABITATS

Individual Trees - Urban Trees

Table C.1 Baseline Individual Tree (Urban Tree) Condition Assessment

Condition Assessment Criteria		Criterion Passed (Yes or No)		
		T1, T2, T4, T5, T6, T7, G2	T3, G1	G3
A	The tree is a native species (or more than 70% within the block are native species).	Yes	No	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
C	The tree is mature (or more than 50% within the block are mature) (Footnote 1).	No	No	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.	No	No	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	Yes
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	No
Number of criteria passed		3	2	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)

Condition Assessment Criteria		Criterion Passed (Yes or No)		
		T1, T2, T4, T5, T6, T7, G2	T3, G1	G3
Passes 2 or fewer of 6 criteria	Poor (1)			
Footnotes				
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. 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)				

Grassland - Modified Grassland

Table C.2 Baseline Modified Grassland Condition Assessment

Condition Assessment Criteria		Criterion Passed (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

Condition Assessment Criteria		Criterion Passed (Yes or No)
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)
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).

Heathland and shrub - Mixed Scrub

Table C.3 Baseline Mixed Scrub Condition Assessment

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,	No

Condition Assessment Criteria		Criterion Passes (Yes or No)
	- 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).	
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
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Number of criteria passed		1

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

Condition Assessment Criteria	Criterion Passes (Yes or No)
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.	

Hedgerow - Non-native and Ornamental Hedgerow

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

C.2 POST-DEVELOPMENT HABITATS

Urban - Intensive Green Roof

Table C.4 Post-development Intensive Green Roof Condition Assessment

Condition Assessment Criteria		Criterion Passed (Yes or No)
Core Criteria - must be assessed for all urban habitat types:		
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.	Yes
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.	Yes

Condition Assessment Criteria		Criterion Passed (Yes or 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
Additional Criteria - must be assessed for Open mosaic habitat on previously developed land only:		
D1	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	N/A
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:		
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife (Footnote 4).	N/A
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A
Additional Criterion - must be assessed for Intensive green roofs only:		
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	No
Additional Criterion - must be assessed for Biodiverse green roofs only:		
G	The roof has a varied depth of 80 - 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note - to achieve Good condition some additional habitat, such as sand piles, stones, logs etc are present.	N/A
Essential criteria relevant for habitat type achieved (Yes or No)		No
Number of criteria passed		3

Condition Assessment Result	Condition Assessment Score
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):	
Passes all 3 criteria;	Good (3)

Condition Assessment Criteria	Criterion Passed (Yes or No)
AND Meets the requirements for Good condition within criterion C	
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)
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):	
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)
Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)
Passes 0 or 1 of 4 criteria.	Poor (1)
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):	
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)
• Passes 3 or 4 of 5 criteria; OR	Moderate (2)

Condition Assessment Criteria		Criterion Passed (Yes or No)
• Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		
• Passes 2 or fewer of 5 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: 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. Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants » NNSS (nonnativespecies.org)		

Individual Trees - Urban Trees

Table C.5 Post-development Individual Tree (Urban Tree) Condition Assessment

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

Condition Assessment Criteria		Criterion Passed (Yes or No)
C	The tree is mature (or more than 50% within the block are mature) (Footnote 1).	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.	Yes
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)

Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. 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)

Hedgerow - Native Hedgerow

Table C.6 Post-development Native Hedgerow Condition Assessment

Hedgerow favourable condition attributes			Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.			

Hedgerow favourable condition attributes				Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**		
This assessment is based on the Hedgerow Survey Handbook (Footnote 1) and Favourable Conservation Status document (Footnote 2). For further clarification please refer to the Hedgerow Survey Handbook. Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Core groups - applicable to all hedgerow types				
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).	No
A2	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding	No

Hedgerow favourable condition attributes				Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**		
			gaps and isolated trees. 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	This is the horizontal 'gappiness' of the woody	Yes

Hedgerow favourable condition attributes				Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**		
		length; and No canopy gaps >5 m	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).	
C1	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	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 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	No

Hedgerow favourable condition attributes				Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**		
			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.	Yes
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 (Footnote 3)) 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 (Footnote 4), as well as the BSBI website (Footnote 5) where the 'Online Atlas of the British and Irish Flora' (Footnote 6) contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native	Yes

Hedgerow favourable condition attributes				Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**		
			Secretariat website (Footnote 7).	
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No
Additional group- applicable to hedgerows with trees only				
E1	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient (Footnote 8)), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N/A
E2	Tree health	At least 95% of hedgerow trees are	This criterion identifies if the trees are subject to	N/A

Hedgerow favourable condition attributes				Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**		
		in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	damage which compromises the survival and health of the individual specimens.	
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.				
Category	**Category Requirements**	**Metric Score**		
Condition categories for hedgerows without trees				
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3		
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example,	2		

Hedgerow favourable condition attributes			Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	
	fails attributes A1, A2, B1 and C2 = Moderate condition).		
Poor	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).	1	
Score achieved:	1		
Category	**Category Requirements**	**Metric Score**	
Condition categories for hedgerows with trees			
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example,	2	

Hedgerow favourable condition attributes			Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	
	fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:	N/A		

Footnotes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Hedgerow favourable condition attributes			Criterion Passed (Yes or No)
Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. 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)			

Hedgerow - Native Hedgerow with Trees

Table C.7 Post-development Native Hedgerow with Trees Condition Assessment

Condition Assessment Criteria				Pass
Core groups - applicable to all hedgerow types				
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).	No
A2	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding	No

Condition Assessment Criteria				Pass
			gaps and isolated trees. 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	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for	No

Condition Assessment Criteria				Pass
	vegetation	· Is present on one side of the hedgerow (at least).	at least 90% of the hedgerow 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 (Footnote 3)) 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 (Footnote 4), as well as the BSBI website (Footnote 5) where the 'Online Atlas of the British and Irish Flora' (Footnote 6) 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 (Footnote 7).	Yes
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	No

Condition Assessment Criteria				Pass
			This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	
Additional group- applicable to hedgerows with trees only				
E1	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient (Footnote 8)), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	No
E2	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Yes

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Category	Category Requirements	Metric Score
Condition categories for hedgerows without trees		
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	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).	2
Poor	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).	1

Condition Assessment Criteria		Pass
Score achieved:		N/A
Category	**Category Requirements**	**Metric Score**
Condition categories for hedgerows with trees		
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		1

Footnotes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org)
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient

Condition Assessment Criteria	Pass
woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)	

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.

APPENDIX D STATUTORY BIODIVERSITY METRIC OUTPUT

Wythenshawe Alpha House

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	1.04		
	Hedgerow units	0.01		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.28		
	Hedgerow units	0.30		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-0.76	-73.09%	On-site net gain is less than target set ⚠
	Hedgerow units	0.29	2949.40%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.46		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	1.62		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area habitat units*	1.16	251.21%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.40		
	Hedgerow units	0.29		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.29		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.11	
	Hedgerow units	0.29	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	10.17%	
	Hedgerow units	2949.40%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	1.04	1.15	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.01	0.01	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 ✓

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); and
- 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[8] 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[9] 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.

REFERENCES

[1] *Department for Environment Food and Rural Affairs (2024) The Statutory Biodiversity Metric User Guide. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides#:~:text=The%20statutory%20biodiversity%20metric%20tool,the%20statutory%20biodiversity%20metric%20tool*

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[3] *UKHab Ltd (2023). UK Habitat Classification Version 2.0. Available at: https://www.ukhab.org*

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