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Biodiversity Net Gain Assessment

Site Address:

Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ

Client:

Greyslow Limited

Assessment Date:

6th April 2026

Project:

This report is prepared to inform a planning application with the Manchester City Council**.** The proposal is described as:

The partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works.

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

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

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Amal Waheed, BSc (Hons), MSc, Graduate Ecologist	28/11/2025
Reviewed	0.2	Harry Brindle, BSc (Hons) Consultant Ecologist	28/11/2025
Final	1.0	Amal Waheed, BSc (Hons), MSc, Graduate Ecologist	28/11/2025
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Site Location and Context

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

The survey site is centred on National Grid Reference SJ 85527 94329 and has an area of approximately 0.84ha. The site comprises four buildings; B1-2 are disused office blocks and B3-4 are associated outbuildings. There is woodland, introduced shrubs, grassland, and hardstanding on site. The site is surrounded by built-up urban infrastructure to the south and dominating the surrounding landscape. There are wooded areas to the north extending to the northeast and northwest of the site.

Platt Fields Park is situated ~100m west of the site. This landscape feature comprises of grassland, hardstanding, woodland areas and watercourses. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles

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

- Statutory BNG Metric – 188 Wimslow Road, M14 6LJ- v1 (Arbtech Consulting Ltd., 2025)
- Proposed Plan (Nick Moss Architects, 2025)
- Preliminary Ecological Appraisal (PEA) - 188 Wimslow Road, M14 6LJ- v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

Arbtech Consulting Limited was instructed by Grey Slow Limited to undertake a Biodiversity Net Gain (BNG) Assessment Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ (hereafter referred to as "the site"). The assessment was required to inform full planning application for the partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works. (Hereafter referred to as "the proposed development").

Baseline Habitat Value

- The baseline habitat value of the site is 3.57 units, comprising of 0.23 units of modified grassland, 0.17 units of introduced shrub, 0.02 units of willow scrub, 0.34 units of mixed; broadleaved woodland, 0.09 units of rhododendron scrub, and 2.73 units of individual trees.

- To achieve 10% net gain for habitat units, a minimum of 3.93 units post -development is required.

Post Development Habitat Value

- The post development habitat value of the site is 4.00 units, comprising of 2.57 units of retained individual trees, 0.22 units of vegetated garden, 0.10 units of introduced shrub, 0.14 units of modified grassland, 0.48 units of other neutral grassland and 0.04 units of other woodland; broadleaved and 0.45 units of individual trees.

- This results in a habitat value net loss of **+ 0.43** and **+ 11.90 %,** with unmet trading rules.

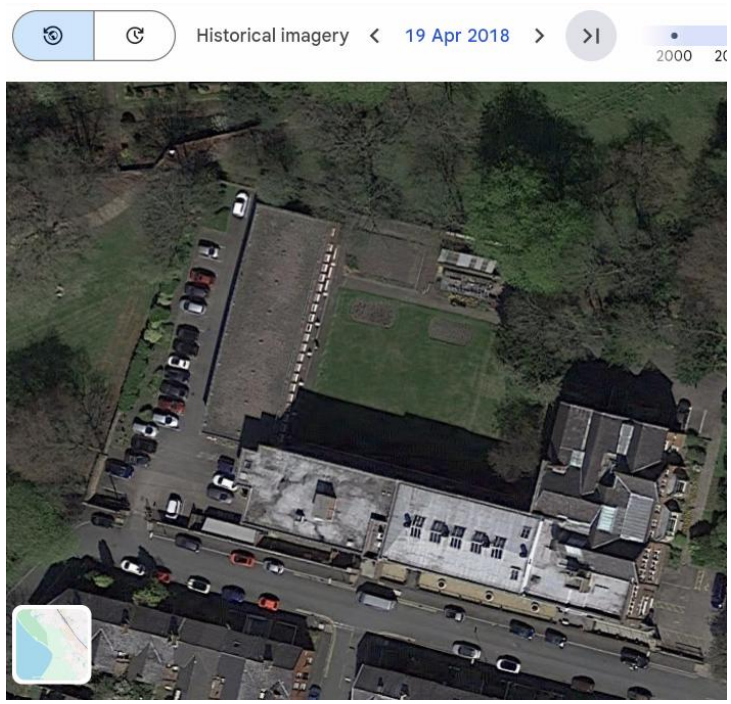
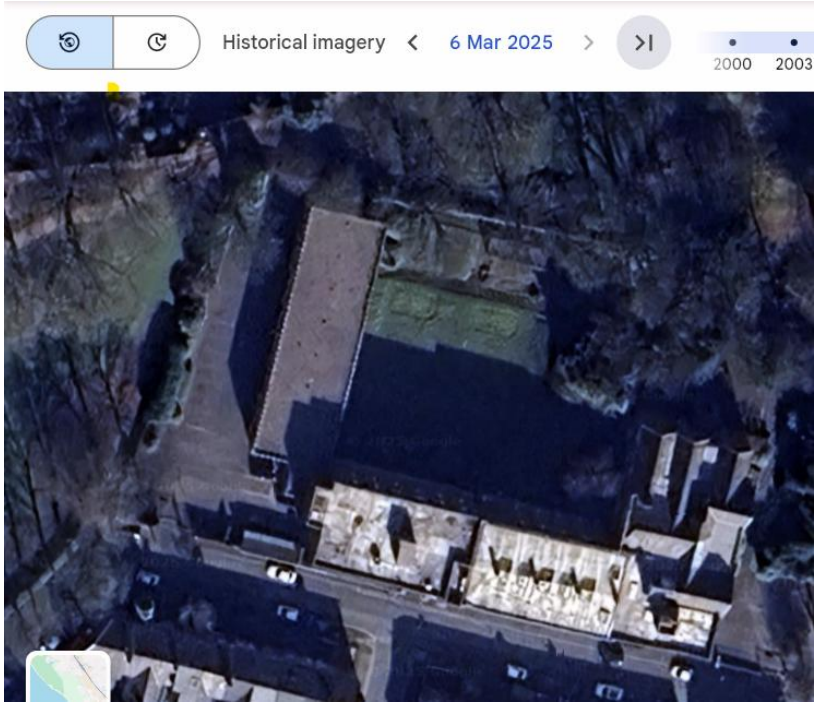
Recommendations to meet net gain:

The proposed development currently achieves a net gain of +11.90% for area-based habitat units; however, **trading rules are not satisfied** due to the loss of medium distinctiveness habitats, specifically willow scrub and other broadleaved woodland, resulting in a **shortfall of 0.31 units**. As such, the scheme is not compliant with biodiversity net gain requirements at this stage.

There is limited scope to address this deficit fully on site under the current layout. However, increasing the extent of woodland planting within the site potentially through the partial conversion of areas of other neutral grassland, would help to offset the loss of woodland habitats and reduce the number of off-site units required.

Despite this, it is unlikely that the full requirement can be met entirely on site without significant design changes. As such, a combination of on-site habitat changes and off-site biodiversity units is likely to be required to achieve compliance.

The BNG Assessment will require updating to reflect any design changes prior to determination.

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	28th November 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 19th April 2018 and 6th March 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.  	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025.	

BNG Target Uplift	+10%
National Character Area (NCA)	55 – Manchester Conurbation
Strategic Significance	Greater Manchester Local Nature Recovery Strategy (LNRS): https://www.greatermanchester-ca.gov.uk/media/2bpiowl5/27766_gmca-local-nature-recovery-strategy_v15.pdf The site is not located within a core or opportunity area and there for post development habitats have been assigned low strategic significance.

Limitations
There were no specific limitations to the assessment.

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified Grassland	0.11297	To the centre of the site is a parcel of modified grassland (Fig.4). Sward height was varied and tussocky ranging from 20-35cm. There was no evidence of recent management or damaged/bare ground.	***Poor***: passes 5 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Buildings	0.20267	There are four buildings present on site (B1-4).	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Developed Land, Sealed Surface	0.27942	Dominating the site is a habitat of tarmacked hardstanding utilised as footpaths and carparking.		
Introduced Shrubs	0.08711	There are scattered parcels of introduced shrubs focused to the eastern and western site boundary, scattered to the south and surrounding the grassland.		
Rhododendron Scrub	0.04491	There were several parcels of rhododendron scrub Rhododendron ponticum situated within the woodland parcel.		
Willow Scrub	0.00194	here are two scattered parcels of willow scrub on site surrounding the grassland.	***Moderate***: passes 3 of 5 criteria. Assessed using the 'Willow Scrub' habitat type condition sheet.	

Other Woodland; Broadleaved	0.08462	To the northeastern aspect of the site is a parcel of other broadleaved woodland.	***Poor***: scores 25 of 39 criteria. Assessed using the 'Woodland and forest – Other woodland, broadleaved habitat condition sheet Distinctiveness' habitat type condition sheet.	
Urban Tree	Moderate: 0.3411	There are fifteen scattered trees on site.	***Moderate***: passes 4 of 6 criteria. 2no. small (T03 and T04,) 9 no. medium (T02, T05, T06, T07, T08, T09, T10, T11 and T12.) 3 no. large (T13, T14 and T15) 1 no. extra-large (T01)	

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Individual Trees	0.3207	2 trees are removed from baseline, T2/T3. All other trees are retained.	***Moderate***: passes 4 of 6 criteria.	**Low** Strategic Significance
Created (A-2)	Vegetated Garden	0.1154	Created garden space behind buildings.	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Developed Land, Sealed Surface	0.31576	Paving, driveway areas throughout the site.		
	Buildings	0.23082	Newly created buildings.		
	Introduced Shrubs	0.05245	Planted shrub throughout the site.		
	Modified Grassland	0.02908	Created modified grassland in the eastern area of the site.	**Poor**: passes 5 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low	

				Distinctiveness' habitat type condition sheet	
	Other Neutral Grassland	0.05728	Created grassland with wildflower planting across the eastern area of the site.	***Poor***: passes 5 of 7 criteria failing essential criteria A. Assessed using the 'Grasslands Medium, High, Very High Distinctiveness' habitat type condition sheet	
	Broadleaved; Mixed Woodland	0.01285	Created areas of native whip planting along eastern and western boundary.	***Poor***: scores 25 of 39 criteria. Assessed using the 'Woodland and forest – Other woodland, broadleaved habitat condition sheet Distinctiveness' habitat type condition sheet.	
	Individual Trees	0.1466	36 newly planted trees.	***Moderate***: passes 4 of 6 criteria.	

Post-Development Biodiversity Value: On-Site					
Linear-Based Habitats					
	Habitat	**Length (km)**	**Description**	**Condition Assessment**	**Strategic Significance**
Created (B-2)	Native Hedgerow	0.46351	Created hedgerow planting across the site, surrounding developed areas.	***Good***: passes 8 of 8 criteria. Assessed using the 'Hedgerow sheet Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	**Linear Based**	**Watercourse-Based**
On-Site	Baseline	3.57 Units	0.00 Units	0.00 Units
	Post-Development	4.00 Units	0.89 Units	0.00 Units
	Net Change	0.43 Units	0.89 Units	0.00 Units
Overall Net Change		**+11.90%**	**N/A**	**N/A**

Results, Discussion, and Next Steps

BNG Informative	
Results	The current landscaping proposal generates a net gain of area-based habitat units (**+11.90%).** However, the proposal has resulted in unmet trading conditions. In line with the Statutory Biodiversity Metric User Guide (2025), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of willow scrub (medium distinctiveness) and other broadleaved woodland (medium distinctiveness). With unmet trading conditions, the proposal fails principal Rule 1 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Manchester Core Strategy, 2012). To satisfy trading rules, a minimum of **0.31 units** of medium distinctiveness habitats (scrub and woodland; forest) must be provisioned.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. There is limited scope to address this deficit fully on site under the current layout. However, increasing the extent of woodland planting within the site particularly through the partial conversion of areas of other neutral grassland will directly offset the loss of woodland habitats and reduce the number of off-site units required. However, this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off setting will need to be proposed to and confirmed by the LPA and

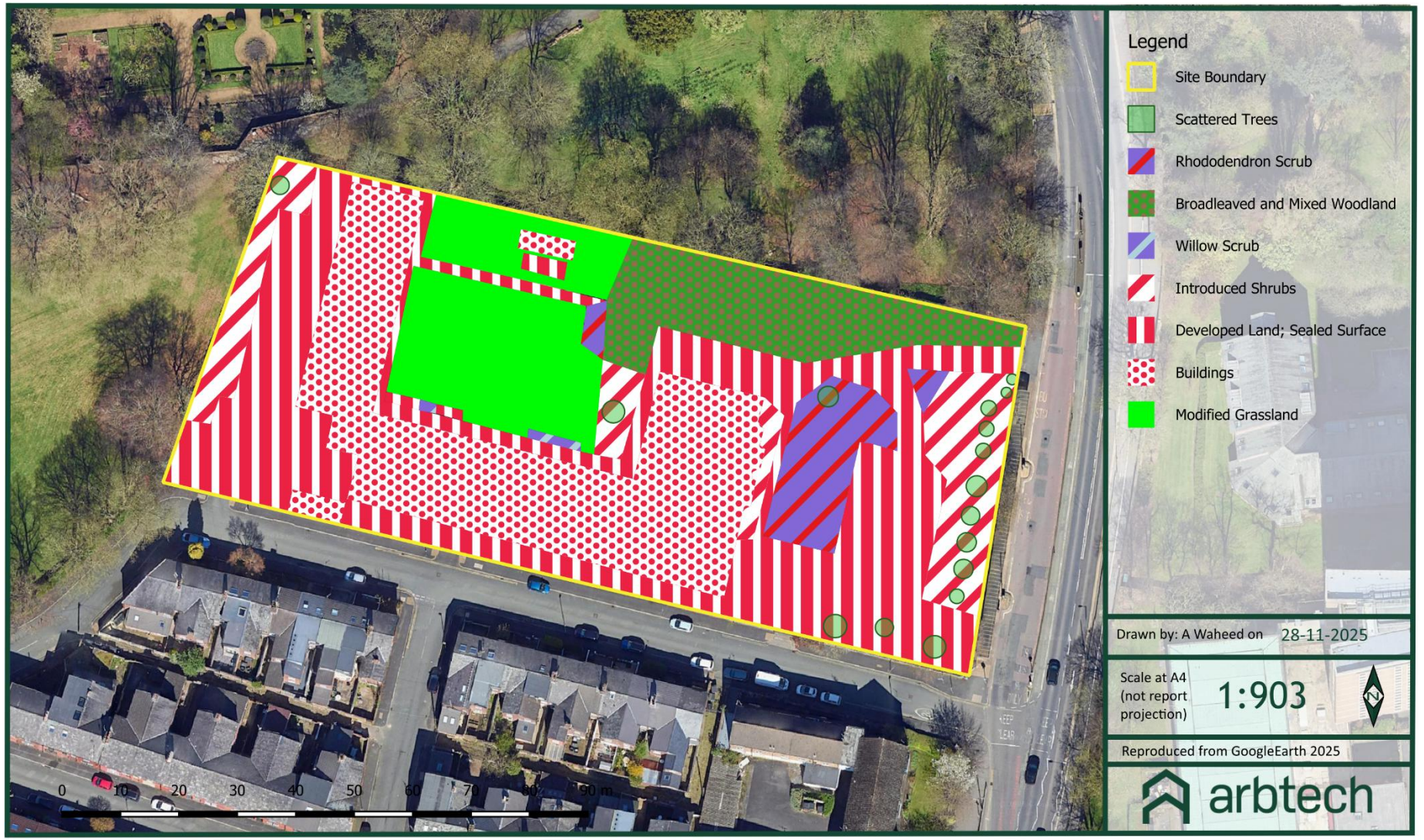
<table>
<tr><td></td><td>would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.

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

<table>
<tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr>
<tr><td rowspan="3">Area-Based</td><td rowspan="2">Medium</td><td>Scrub</td><td>Willow Scrub</td><td>0.30</td></tr>
<tr><td>Woodland and Forest</td><td>Other Woodland; Broadleaved</td><td>0.02</td></tr>
<tr><td colspan="3">Total</td><td>0.31</td></tr>
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</td></tr>
<tr><td>Pre-Commencement</td><td>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.</td></tr>
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Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.43	
	Hedgerow units	0.89	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	11.90%	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	3.57	3.93	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	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 5a: Baseline Habitat Condition Assessment Sheets

Individual Trees habitat type condition sheet	Moderate 5/6
A. <70% of the trees are native species.	**Pass**
B. The tree canopy is continuous.	**Pass**
C. The tree is mature.	**Pass**
D. There is evidence of leaf miner on the horse chestnut and wounds on the sycamore.	**Fail**
E. There is a presence of ecological niches including knot holes.	**Pass**
F. <20% of the tree canopy area is oversailing vegetation beneath.	**Pass**

Modified Grassland habitat condition sheet	Poor 5/7
A. There are less than 6-8 vascular plant species per m^2.	**Fail**
B. Sward height is varied 20-35cm.	**Pass**
C. Presence of scrub accounts for <20% of total area.	**Pass**
D. Physical damage is evident in <5%	**Pass**
E. Cover of bare ground	**Fail**

F. Cover of bracken is <20%	**Pass**
G. There is an absence of invasive non-native species.	**Pass**

Willow Scrub habitat condition sheet	**Moderate 3/5**
A. The parcel does not represent a good example of its habitat type.	**Pass**
B. Saplings are present.	**Pass**
C. There is absence of an invasive species.	**Pass**
D. There is a well-developed edge between the habitat and adjacent habitats.	**Fail**
E. There are no clearings within the scrub.	**Fail**

Broadleaved; Mixed Woodland habitat condition sheet	**Poor 25/39**
A. Age distribution of trees	**2**
B. Wild, domestic and feral herbivore damage	**3**
C. Invasive plant species	**1**
D. Number of native tree species	**3**
E. Cover of native tree and shrub species	**1**
F. Open space within woodland	**2**
G. Woodland regeneration	**2**
H. Tree health	**3**

I. Vegetation and ground flora	**2**
J. Woodland vertical structure	**2**
K. Veteran trees	**1**
L. Amount of deadwood	**2**
M. Woodland disturbance	**1**

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Modified grassland habitat condition sheet	Poor 5/7
A. There are less than 6-8 vascular plant species per m^2.	**Fail**
B. Sward height is varied 20-35cm.	**Pass**
C. Presence of scrub accounts for <20% of total area.	**Pass**
D. Physical damage is evident in <5%	**Pass**
E. Cover of bare ground	**Fail**
F. Cover of bracken is <20%	**Pass**
G. There is an absence of invasive non-native species.	**Pass**

Individual trees habitat type condition sheet	Moderate 5/6
A. <70% of the trees are native species.	**Pass**
B. The tree canopy is continuous.	**Pass**
C. The tree is mature.	**Pass**
D. There is evidence of leaf miner on the horse chestnut and wounds on the sycamore.	**Fail**

E. There is a presence of ecological niches including knot holes.	**Pass**
F. <20% of the tree canopy area is oversailing vegetation beneath.	**Pass**

Other Neutral Grassland habitat condition sheet	**Poor 5/7**
A. Parcel is a good example of its habitat type	**Fail**
B. Sward height is varied, 20% is less than 7cm and 20% is more than 7cm.	**Pass**
C. Cover of bare ground between 1-5%	**Pass**
D. Cover of bracken is less than 20%.	**Pass**
E. Combined cover of species indicative of suboptimal condition and physical damage.	**Pass**
F. 10 or more vascular plants per m2.	**Pass**

Broadleaved; Mixed Woodland habitat condition sheet	**Poor 25/39**
A. Age distribution of trees	**2**
B. Wild, domestic and feral herbivore damage	**3**
C. Invasive plant species	**1**
D. Number of native tree species	**3**
E. Cover of native tree and shrub species	**1**
F. Open space within woodland	**2**

G. Woodland regeneration	**2**
H. Tree health	**3**
I. Vegetation and ground flora	**2**
J. Woodland vertical structure	**2**
K. Veteran trees	**1**
L. Amount of deadwood	**2**
M. Woodland disturbance	**1**

Hedgerow habitat condition sheet	**Poor 5/8**
A. Height	**Fail**
B. Width	**Pass**
C. Gap - hedge base	**Pass**
D. Gap - hedge canopy continuity	**Pass**
E. Undisturbed ground and perennial vegetation	**Pass**
F. Nutrient-enriched perennial vegetation	**Pass**
G. Invasive and neophyte species	**Fail**
H. Current damage	**Fail**