



Biodiversity Net Gain Assessment

Land to rear of 69 Sandy Lane/Lowther Court,

Prestwich, Manchester, M25 9PS

Mark Gold - MC Housing Ltd

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

Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Mark Gold – MC Housing Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS (hereafter referred to as “the site”). The assessment was required to inform a planning application for the demolition of the existing garages and the construction of two semi-detached two storey residential dwellings with associated gardens (hereafter referred to as “the proposed development”).

A Biodiversity Net Gain (BNG) assessment was undertaken for the proposed development site. The baseline area-based habitat value of the site was calculated at 0.06 habitat units, consisting of urban individual trees and developed land with sealed surfaces and buildings, which hold no biodiversity value. Following development, the post-development area-based habitat value will increase to 0.08 units, achieved through the retention of 0.06 habitat units of urban individual trees and the creation of 0.02 habitat units of vegetated garden. This results in a +27.55% net gain in biodiversity, exceeding the minimum +10% requirement set by the Environment Act 2021 and the National Planning Policy Framework (2023). All BNG trading conditions have been met, ensuring compliance with current legislation and planning policies.

As the development involves a transition from commercial to private residential use, a BNG Management Plan cannot be enforced, since biodiversity gains within private dwellings cannot be legally secured under current BNG regulations. With the site consisting of private gardens and no public access, long-term monitoring and management over 30 years cannot be reasonably implemented or enforced. The proposed development is therefore fully compliant with biodiversity net gain requirements.

Contents

1.0 Introduction and Context.....	6
1.1 Site Location, Geology and Landscape Context	6
1.2 BNG Informative.....	6
1.3 Scope of this Report	7
2.0 Methodology	8
2.1 Baseline Biodiversity Value.....	8
2.2 Post Development Biodiversity Value	8
2.3 Limitations	9
3.0 Results.....	10
3.1 Baseline Habitats	10
3.2 Post Development Habitats	10
3.3 Change in Biodiversity Value of the Site	11
4.0 Recommendations to Deliver BNG	12
4.1 Discussion.....	12
4.2 Post Development.....	12
5.0 Bibliography.....	13
Appendix 1: Proposed Development Plan.....	14
Appendix 2: Site Location Plan	15
Appendix 3: Baseline Habitat Plan.....	16
Appendix 4: Post Development Habitat Plan	17
Appendix 5: Habitat Condition Assessment Sheets - Baseline.....	18
Appendix 6: Headline BNG Results	19

1.0 Introduction and Context

Arbtech Consulting Limited was instructed by Mark Gold – MC Housing Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS (hereafter referred to as “the site”). The assessment was required to inform a planning application for the demolition of the existing garages and the construction of two semi-detached two storey residential dwellings with associated gardens (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

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

- Statutory DEFRA Biodiversity Metric.
- Preliminary Ecological Appraisal and Roost Assessment (PEA- PRA): at Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS (Arbtech Consulting Ltd., 02/2025).

1.1 Site Location, Geology and Landscape Context

The survey site is centred on National Grid Reference SD 80972 02992 and has an area of approximately 0.029ha. The site comprises two single storey garages (B1 and B2) with areas of developed land, sealed surface with ruderal vegetated and scattered trees. The site is situated within a suburban location, approximately 5.9km northwest of Manchester City centre. As a result, the site is surrounded by dense residential dwellings with associated vegetated gardens and commercial buildings along all aspects. Within the wider landscape however, there are habitats of elevated ecological value including large areas of deciduous woodland and grassland within Drinkwater Park located to the northwest of the site. A site location plan is provided in Appendix 2.

1.2 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of +10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2023). As of 12th February 2024, BNG has become mandatory. The DEFRA Statutory Biodiversity Metric is the latest and final version of the metric tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a +10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

1.3 Scope of this Report

This report assesses the biodiversity value of the site pre-development and outlines the minimum biodiversity units required to achieve a +10% net gain.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by a PEAPRA (Arbtech Consulting Ltd., February 2025). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The PEA classified the habitats on site according to UK Habitat Classification User Manual (UK Habitat Classification Working Group, 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development). Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2024).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric Condition Assessment Supplement (Natural England, 2024).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- ❖ Ecological value
- ❖ Function within the landscape
- ❖ Any site or habitat allocations under Bury Council's Places for Everyone (PfE) joint development plan document (DPD).

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the proposed plan which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, 2023) and the information provided within the proposed plan.

Habitat Area/Length

The area or length of each proposed habitat was calculated using QGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created. Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2024).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2024). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- ❖ Likely ecological value
- ❖ Function within the landscape
- ❖ Any site or habitat allocations under Bury Council's Places for Everyone (PfE) joint development plan document (DPD).

2.3 Limitations

No limitations were experienced in the production of this report.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance. A full condition assessment for each habitat (where relevant) is provided in Appendix 5a.

Table 1: Baseline Biodiversity Value

Type	Habitat	Area (ha) / Length (km)	Description	Condition Assessment	Strategic Significance
Area-Based	u1b 81 Developed land/sealed surface	0.02177ha	As described within the PEA report for the same site (Arbtech, 2024).	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	u1b5 Buildings	0.00493ha	As described within the PEA report for the same site (Arbtech, 2024).	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	u 32 Scattered trees	0.0081ha	As described within the PEA report for the same site (Arbtech, 2024).	Moderate: passes 3 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition and strategic significance. The proposed development will result in the loss of +27.55%.

Table 2: Post Development Biodiversity Value

Habitat			Area (ha) / Length (km)	Description	Target Condition	Strategic Significance
Created	Area-Based	u1b5 Building	0.00786ha	Two semi-detached two-storey residential dwellings will be constructed as part of the proposed development.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
		u1b Developed land, sealed surface	0.00958ha	Parking and walkways will be created as part of the proposed development.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
		u1 828 Built up area and garden, vegetated garden.	0.00925ha	Areas of private garden consisting of lawn will be created as part of the proposed development.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Retained	Area-Based	u 32 Scattered trees	0.0081ha	The proposed plans indicate the intension to retain the two small tree on site post development.	Moderate: passes 3 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.3 Change in Biodiversity Value of the Site

Full details are provided in the DEFRA Statutory Biodiversity Metric. The headline results are presented in Appendix 6.

Area-Based Habitat Units

The baseline area-based habitat value of the site is **0.06 units**, comprising 0.06 units of urban individual trees and 0.00 units of developed land; sealed surface and buildings (no value).

The post development area-based habitat value of the site is **0.08 units**, comprising the:

- ❖ creation of 0.02 unit of vegetated garden, and 0.00 units of buildings and developed land, sealed surface.
- ❖ retention of the 0.06 units of urban individual trees.

This results in a net change in biodiversity of **+27.55%** (i.e. a net gain).

4.0 Recommendations to Deliver BNG**4.1 Discussion**

The current landscaping proposal generates a net gain of area-based habitat units (+27.55%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National: National Planning Policy Framework, 2023) as a minimum biodiversity net gain of +10% has been achieved for area-based habitat units.

All trading conditions have been satisfied.

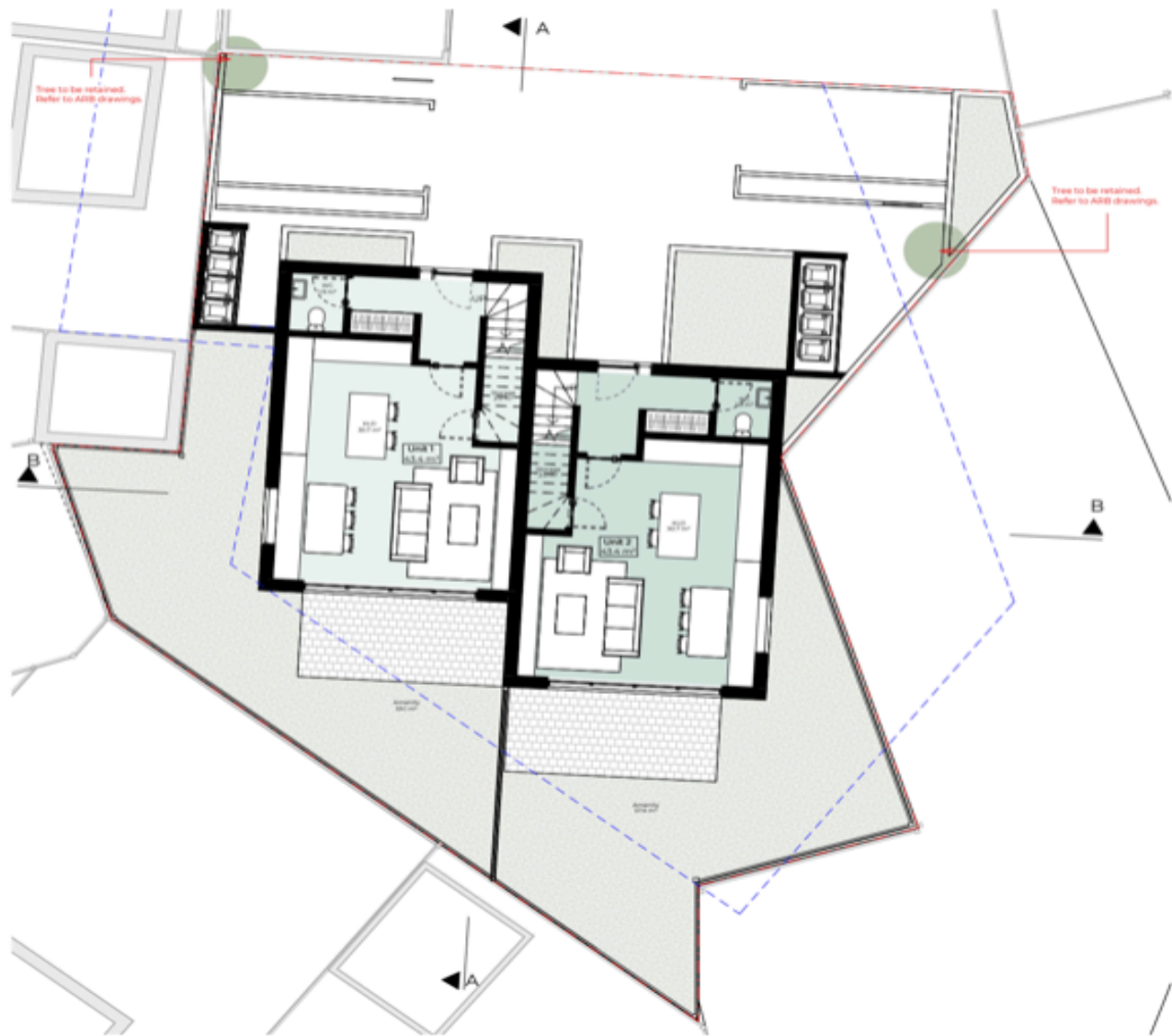
4.2 Post Development

Given the change in land use from commercial to private residential, a Biodiversity Net Gain (BNG) Management Plan cannot be enforced, as biodiversity gains within private dwellings cannot be legally secured under BNG regulations. The site will consist of private gardens with no public access, meaning long-term management and monitoring cannot be reasonably implemented or enforced over the required 30-year period.

5.0 Bibliography

- Arbtech Consulting Ltd. (2024). Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA): Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
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- National Planning Policy Framework (2023). <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Natural England (2024). The Statutory Biodiversity Metric User Guide. <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- Natural England (2024). The Statutory Biodiversity Metric. <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.0.

Appendix 1: Proposed Development Plan



PROPOSED GIA	
Name	Area
Unit 1	86.9 m ² 86.9 m ²
Unit 2	86.9 m ² 86.9 m ² 173.7 m ²

Rev No.	Date	Description
Notes:		
Any responsibilities or areas to be reported to the architect/developer immediately and prior to commencement to the architect or prior. All work to comply with British Standards, Codes of Practice, and approved methods and materials to retain existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. All reproduction without prior written consent is strictly prohibited.		
Drawn No.	Drawn	
000000-00-001	JB	
Drawing	Checked	
Proposed Ground Floor Plan	JB	
Scale	Issue Date	
1:100 @ A3	28.01.2025	
0 5m		
Project Address		
Land to rear of 69 Sandy Lane, Lower Court, Pheasant, Manchester, M25 9PS		
Client		
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Status		
For Planning		

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