

BNG Draft Plan and PRA

Biodiversity Net Gain Report for Planning
Validation

Newbank Garden Centre, Radcliffe

Date: 29/06/2026

By: Dominic Rigby MCIEEM

Ref: JE8946-26

Client: Richard Shuttleworth

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Any future readers should note that both the physical state of the site and the relevant environmental legislation may have changed since this report.

Revision Schedule				
Version	Date	Prepared by	For Comment	Checked by
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Biodiversity Net Gain Summary

1. Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?
 - **Yes**
2. Please provide the pre-development biodiversity value of onsite habitats on the date of calculation
0.37 Habitats; 0 Watercourse; 0 Hedgerow
3. Please provide the date the onsite pre-development biodiversity value was calculated
23/02/2026
4. If an earlier date, to the date of the planning application, has been used, please provide details of why this date has been used
N/A
5. When was the version of the biodiversity metric used published?
23/07/2024, July 2025 Updates
6. Please provide the reference or supporting document/plan names for the:
 - i. Biodiversity metric calculation
Document/Plan:
 - **Newbank GC - The Statutory Metric (macro enabled excel) / Draft BNG and PRA Report Newbank GC (pdf)**
 - ii. Onsite irreplaceable habitats (if applicable) **None**
 - iii. Onsite habitats existing on the date of the application for planning permission (if applicable)
 - Document/Plan: **Draft BNG and PRA Report Newbank GC (pdf)**
 - **Newbank GC - Condition Assessments (Condition Assessments) excel**
7. Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
 - on or after 30 January 2020 which were not in accordance with a planning permission; **NO**
 - on or after 25 August 2023 which were in accordance with a planning permission? **No**
8. Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:
 - i. on land to which the application relates; and
 - ii. exist on the date of the application for planning permission, (or an earlier agreed date) **NO**

Newbank Garden Centre

Biodiversity Net Gain Report and Preliminary Bat Roost Assessment

Dominic Rigby

MCIEEM

Lead Ecologist

Conservation Contracts Northwest Ltd.

July 2026

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1. Summary

Conservations Contracts Northwest Ltd. (CCNW) were contracted in February 2026 to undertake a Biodiversity Net Gain (BNG) plan and calculation for land at Newbank Garden Centre in the Bury Metropolitan Borough Council area.

The site was dominated by sealed and unsealed urban surfaces, with areas of modified grassland, introduced shrub, and one single mature ornamental tree.

The planning proposal was to convert the outside area, which currently used to display plants/small trees, has an external café with small lawned area and shrub to a covered area to provide more display area and café space with extended seating all under a new roof.

Parallel to the BNG exercise, a bat potential roost assessment (PRA) and tree potential roost features (PRF) had been undertaken. There was negligible roost potential reported and no PRF's noted.

This current BNG project exercise was to ensure that the development resulted in a statutory 10% gain for biodiversity, to meet the provisions of the Environment Act (2021), to satisfy Bury Metropolitan Borough Council that the proposed uplift on or off-site was feasible.

The area within the red line boundary was 0.13 ha of habitats (increasing to 0.17ha when including an area equivalent for individual trees). One tree would be lost as part of the development. There was no opportunity to gain the 10% uplift needed within the red line boundary with the current plans so an off-site option will be needed.

Introduction

2.1 Principal Author

This report was compiled by Rebecca Curtis (Ecologist) MSc, BSc in ecological subjects, 6 years field experience, over 10 years' experience using QGIS and various data analysis software and recently completed multiple CIEEM training courses on UKHab, QGIS, DEFRA Metric and Biodiversity Net Gain and Dominic Rigby MCIEEM, Lead Ecologist at CCNW. He has over 35 years' professional experience in the ecology sector and holds survey/disturbance licenses in England and Wales for great crested newts, bats and barn owls. In 2023/24 he attended courses on UK Habitat Classification 2.0, Biodiversity Net Gain (Intermediate), Condition Assessment (Advanced) and QGIS for BNG (Intermediate). He attended the CIEEM Design considerations for BNG river and stream enhancement training in July 2024 and is an RCA Accredited Assessor.

2.2 Client

Via architects: Equilibrium Architects Ltd.

2.3 Site Location and Description

Newbank Garden Centre, Bury Road, Radcliffe, Bury, M26 2WW

National Grid reference: SD 79406 08882

Planning ref/authority: Bury Metropolitan Borough Council

National Character Area: 54 - Manchester Pennine Fringe

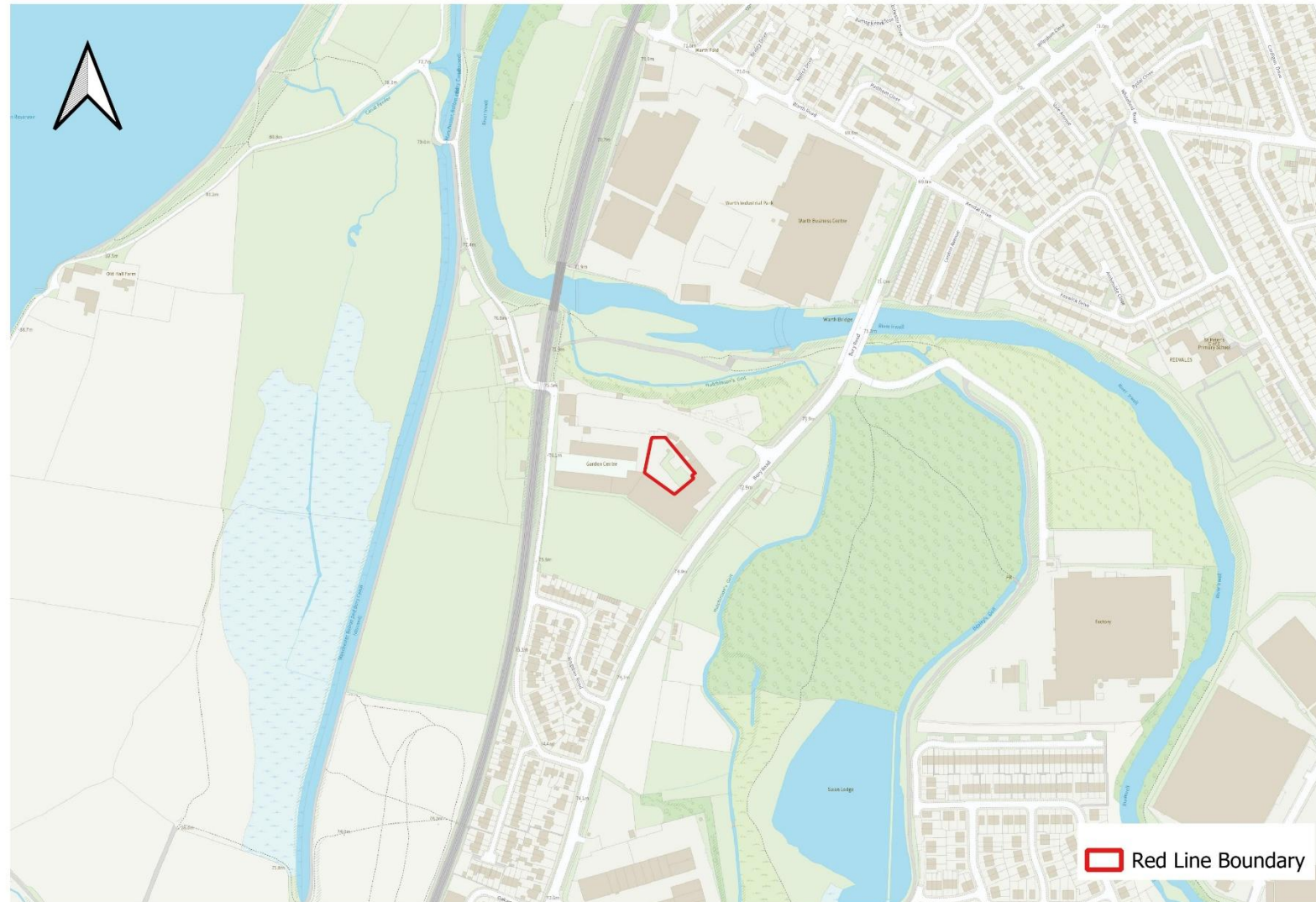
The site 0.17ha (including trees) contained the garden center building itself surrounded by outdoor paved areas, associated car parking, modified grassland, introduced shrub and a singular mature tree. The planning proposal was to provide a covered courtyard which will include a café with large dining area and extra display space.

Figures One and Two (below), illustrate the site and red line boundary within the wider countryside

2.4 Purpose of Report

- To inform the current plans to ensure that there would be a gain in biodiversity, using habitat as a proxy.
- To show how biodiversity gain could be achieved.

Figure One: Site Location of Newbank Garden Centre



0 100 200 m

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Figure Two: Red line boundary of Newbank Garden Center, Radcliffe.



0 10 20 m

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3. Legislation and Policy

3.1 Legislation

Environment Act, 2021

Biodiversity Net Gain

This concept of biodiversity net gain was incorporated into the Environment Act 2021, the secondary legislation to enable this was introduced in February 2024.

Thus, the current project would have to prove both a 10% or more gain to meet this legislation and that such gain could be secured for a minimum of thirty years.

Moreover, the Environment Act 2021 introduced a new biodiversity duty. This means all public authorities in England must think about how they can help to protect and improve nature.

3.2 Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (Gov.uk, 2024 section: Conserving and enhancing the natural environment, 12/2024) set out the framework for planning decisions regarding ecological considerations. The relevant sections on the natural environment were paragraphs 187-195.

4. Methodology

The Newbank Garden Centre scheme had been assessed during a site visit made by Rebecca Curtis (see 2.1) on 23rd February 2026. It was dry and overcast.

The visit included habitat Statutory Condition Assessments. These informed the BNG metric calculation based on Defra Statutory metric (using the July 2025 User Guide revision).

The habitat information was collected at the smaller (25m²) minimum mapping unit. As the development layout was known at that time it was easier to input all information (baseline and proposed) onto the master layer of the BNG/QGIS template simultaneously.

The resulting habitat details were inputted into the BNG for QGIS template into QGIS v3.44

The proposed development plan was imported into the QGIS basemaps as a georeferenced pdf file supplied by the architect, to enable accurate mapping of the developed land areas.

This information was then transposed using the (Defra) GIS import tool into the Statutory Biodiversity Metric Tool, ensuring all baseline and proposed habitat areas were correct.

4.1 Limitations and Assumptions

- **Determining Strategic Significance**

The “Guidance Note: Biodiversity Net Gain Strategic Significance and the Greater Manchester Local Nature Recovery Strategy” stated that from 15th February 2025, the Greater Manchester Local Nature Recovery Strategy should be the only local document used to assign strategic significance for habitat parcels in Greater Manchester. The descriptions in Table 8 (see Appendix One) of the DEFRA Statutory Biodiversity Metric User Guidance (July 2025), should be followed in assigning strategic significance.

- **Deviations from Statutory Metric Rules**

None

- **UK Hab and Condition Assessment**

The most appropriate UK Habitat Classification (v2.0) type for each habitat parcel was determined, based on the baseline habitats surveyed in February 2026 and the proposed habitat type based on the broad development narrative and strategic habitat context, the target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Statutory Biodiversity Metric and considering what was realistically achievable balancing financial, maintenance and ground conditions criteria.

- **Degradation**

Within Schedule 14 of the Environment Act, measures had been included allowing planning authorities to take note of any habitat degradation or deliberate destruction undertaken on a site since 30th January 2020, and to take the earlier habitat state as the baseline for the purposes of biodiversity net gain.

No degradation was noted.

5. Baseline Ecological Conditions

Figure Four mapped the baseline on-site habitats.

5.1 On-Site Baseline: Area Habitats

The following habitat types were mapped on 24th February 2026.

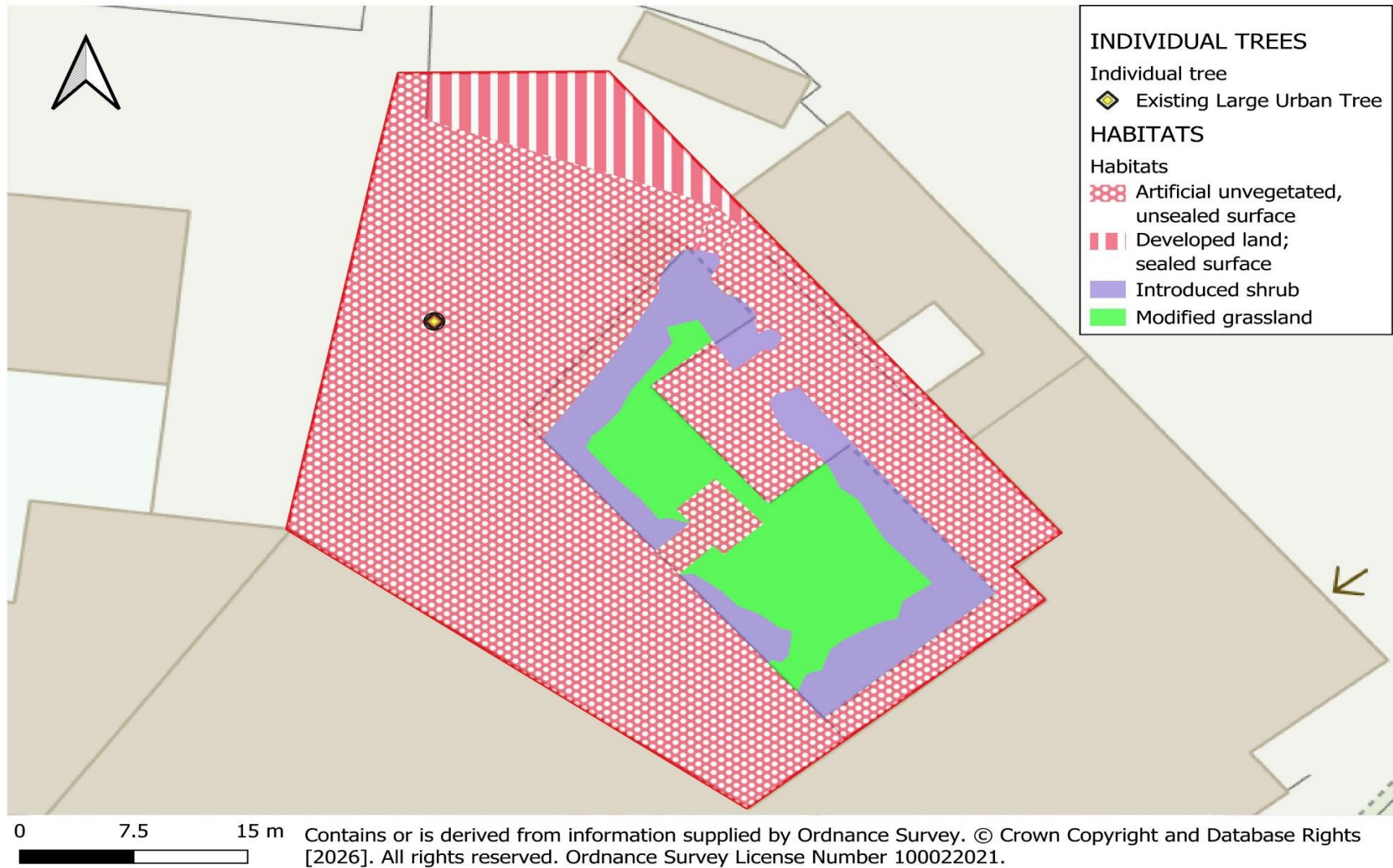
Table One: Baseline Habitat Areas

Habitat type	Condition	Area m ²
Developed land, sealed surface	N/A	107
Artificial unvegetated, unsealed surface	N/A	1242
Modified grassland	Poor	1920
Introduced shrub	N/A	202
Individual Tree	Good	306 (equiv.)

Note the use of the words “compartment” and “parcel” when describing the habitats are interchangeable.

The Baseline Habitats are depicted in Figure Three below.

Figure Three: Baseline Habitats Map



5.1.1 Medium Distinctiveness Habitats

Individual Trees

One tree was mapped and labelled T1. T1 was the only tree within the red line boundary and therefore the only one incorporated into the BNG calculations.

Table Two: Individual Trees

Tree Ref.	Species	Size	Condition	To be Lost/Retained
T1	Blue Atlas Cedar	Large	Good	Lost

The tree was checked for bat potential roost features using Ground level Tree Assessment method (Collins 2023). There were no prfs; no further surveys were required.

Photograph One: T1 – Singular non-native tree on the west red line boundary



5.1.2 Low-distinctiveness Habitats

Modified Grassland

There is a lawned area adjacent to the current café. This has been maintained through regular mowing and was therefore in poor condition.

Introduced Shrub

Surrounding the lawned area was a border of dense ornamental shrubs with non-native trees scattered throughout. A condition assessment was not required for this habitat type.

5.1.3 Very Low-distinctiveness Habitats

The remainder of the site was composed of sealed surface (existing building) and surrounding paved surface.

6. Proposed Post-development Calculations

6.1 Post-Development Calculations

The post-development calculations were based on the Proposed Layout Drawing Reference C0636-01 - Rev C - Initial Design Layout Plan supplied by Equilibrium Architects Ltd. as a pdf, and georeferenced into the Defra BNG QGIS template.

The post-development red line boundary site would be an enclosed dining and display area. BNG uplift was not secured as no habitats are being retained and no habitat enhancements or creations are proposed. Neither BNG trading rules nor the BNG hierarchy guidelines could be met.

There were no hedgerows or watercourses at baseline therefore no uplift from these was necessary.

- Change in Ecological Value**

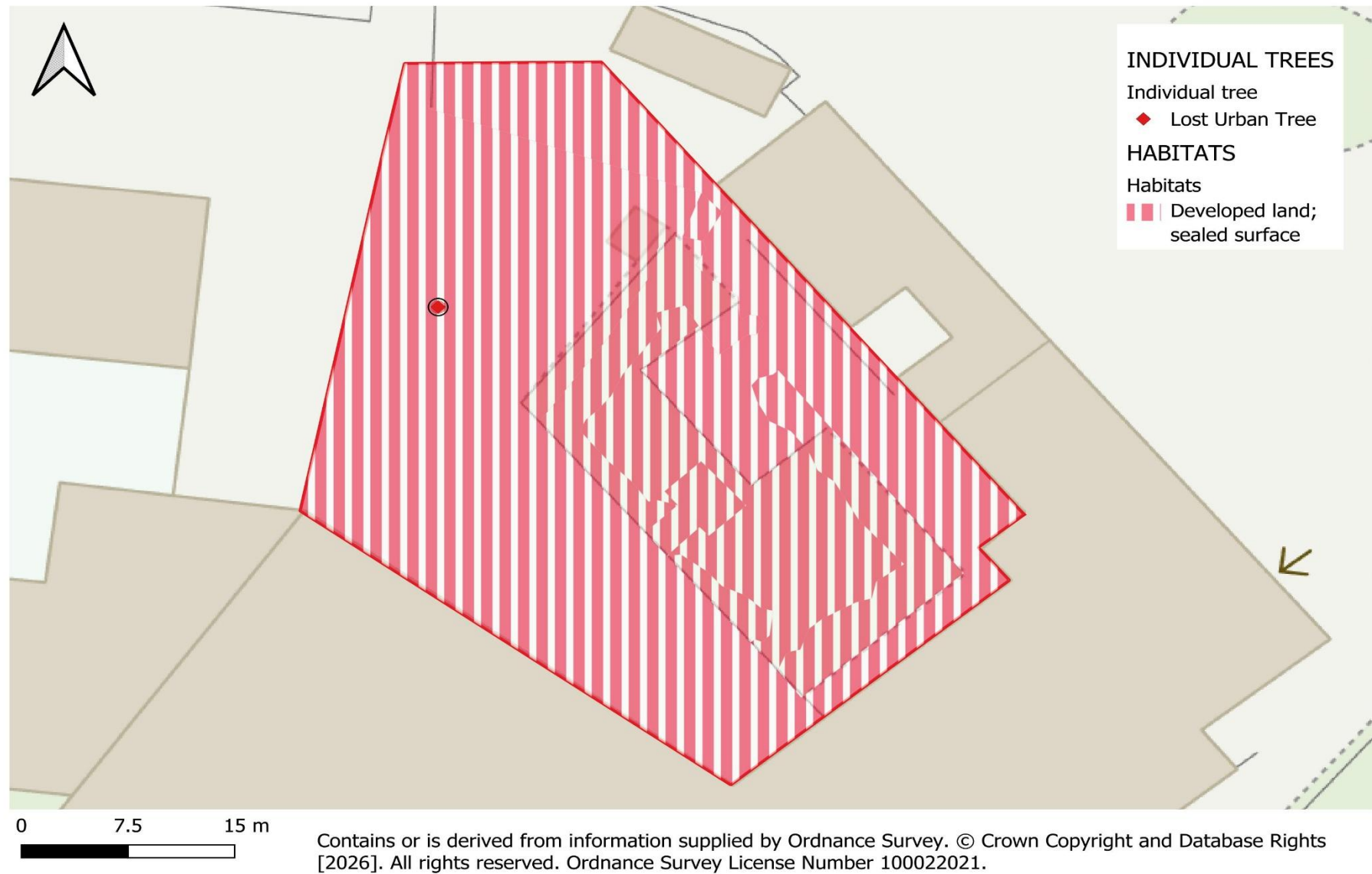
Table Three (below) summarised the net habitat unit changes and trading rules. Figure Four displayed the post development habitats.

Table Three: Headline Change in Habitat Units

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-0.37	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-100.00%	
		Hedgerow units	0.00%	
		Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.37	0.41	0.41
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

The 10% statutory BNG requirement has not been achieved as all habitats will be lost.

Figure Four: Proposed Habitats Map



6.2 Biodiversity Net Gain Summary

This scheme required a minimum of 10% net gain for its area habitats. The current proposal did not achieve this with a loss in units of -0.37 resulting in a 100% habitat loss.

As there is no opportunity with the current proposed plans to achieve the 10% net gain on-site, off site options will need to be investigated.

A BNG gain plan, outlining how these units will be secured and would be required post determination, and before any approved development started.

The completed Biodiversity Metric Calculation Tool and Condition Assessments were submitted in tandem with this report and should be considered alongside.

7. Preliminary Roost Assessment

The construction of the new enclosed dining area would be attached to the current café

The photographs annotated below explain why the assessment of the current café roof, trees within the shrub area and the individual large non-native tree as having negligible bat activity and hibernation period roost opportunities.

7.1 Trees

A ground-based inspection of the surveyed trees identified no potential roost features (PRFs) suitable for bats. The trees lacked cavities, splits, loose bark, and other features that could provide opportunities for bat roosting or hibernation. Consequently, the trees are considered to have negligible potential to support bat roosting or hibernation

Photograph One: Tree One



Photograph Two: Trees within introduced shrub habitat



Photograph Three: Trees within introduced shrub habitat



7.2 Building

An external inspection of the building was assessed as having negligible bat roost potential. The building was well maintained and had negligible potential roost features (PRFs), such as gaps beneath roof coverings, lifted flashing, crevices, cavities, or other suitable access points, were identified that could support roosting or hibernating bats. Therefore, the building is considered to have negligible bat roost and hibernation potential.

Photograph Four: Café roof and soffits



Photograph Five: Café roof and soffits



8. References

BUTCHER B, CAREY P, EDMONDS R, NORTON L and TREWEEK J (2023) The UK. Habitat Classification User Manual. Professional Version 2.0 at <http://www.ukhab.org/>

CIEEM (2017a) *Guidelines on Ecological Report Writing. 2nd edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

COLLINS J (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

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GOV.UK (2023) Biodiversity net gain planning practice guidance - GOV.UK (www.gov.uk) [Last accessed 08/07/2025]

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UK HABITAT CLASSIFICATION WORKING GROUP (2020) UK Habitats Classification Field Key v2.1. <http://www.ukhab.org/>.