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BIODIVERSITY NET GAIN - BIODIVERSITY STATEMENT

At

Land at Former Waterside Pub

Kay Street
Summerseat
Bury
BL9 5PE

NGR: SD 79403 15077

Prepared for: Walbury Homes Ltd
Written by: Bethany Dineley, Graduate Ecologist
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1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Bethany Dineley BSc, UES Graduate Ecologist for United Environmental Services Ltd (UES).

This report has been verified by Ysobella Cox BSc MBiol, UES Ecologist. Ysobella holds a level 3 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies her as competent to undertake phase 1 habitat and UKHab surveys.

1.2 Proposed development

The proposed development includes the construction of five residential dwellings with associated access road and landscaping.

1.3 Survey objectives

This biodiversity statement has been produced for the proposed development at Land at Former Waterside Pub, Bury. UES was commissioned in October 2024 to prepare the Biodiversity Statement as part of a Biodiversity Net Gain Assessment of the proposed development. This was completed in order to:

- Establish the baseline value of the site by calculating the number of habitat, hedgerow and watercourse units at the site of the proposed development.
- If detailed or indicative plans are available, establish the post development value of the development by calculating the number of habitat, hedgerow and watercourse units which will be created, retained and / or enhanced as part of the proposals.
- Provide guidance on habitat retention, creation and enhancement measures to inform proposed site layout and landscaping proposals and to maximize potential gains in biodiversity.
- Provide details of how offsite compensation will be used when a 10% biodiversity net gain cannot be achieved on site.



2 PLANNING POLICY

Paragraphs 180(d), 185(b) and 186(d) of the National Planning Policy Framework (NPPF) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections



3 METHODOLOGY

The BNG assessment has been undertaken using the DEFRA Statutory Biodiversity Metric. The metric was used to calculate baseline habitat, hedgerow and watercourse units. A walkover survey of the site was undertaken by UES on 12th November 2024 to inform the biodiversity net gain assessment. Surveyors present included:

- Daniel Smith BSc MScRes, UES Ecologist. Daniel holds a level 3 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat and UKHab surveys.

The statutory biodiversity metric utilises habitats classified under the UK habitats classification methodology (UKHAB). Habitats recorded within the proposed development site were mapped on a UK habitat classification plan provided at Appendix 1.

A river condition assessment (RCA) has not been undertaken at this stage and as such, watercourses have been excluded from the metric.



4 RESULTS

4.1 Baseline assessment

The proposed development site has an area of approximately 0.23ha and mainly comprises hardstanding with other neutral grassland and mixed scrub along the boundaries of the site. There are several scattered trees throughout the proposed development site, whilst a mixed deciduous woodland is present within the eastern section of the site.

The baseline value of the site has been calculated as 1.41 habitat units and 0 hedgerow units using DEFRA's Statutory Biodiversity Metric. An RCA has not been undertaken at this stage and as such, watercourses have been excluded from the metric.

The DEFRA Statutory Biodiversity Metric used to calculate the baseline value of the site has been submitted with this report and provides full details of the calculations.

4.2 Post-development assessment

Detailed landscaping plans are not available at this stage, however indicative landscape plans are available, upon which the post development value of the site has been calculated (see Proposed Housing Development Waterside, Kay Street Summerseat Bury; Drawing Number 2058-0-01; Rev 0).

The habitat units onsite will decrease to 0.74 units (a net loss of 47.74%), whilst hedgerow units remain unchanged at 0 units. An RCA has not been undertaken at this stage and as such, watercourses have been excluded from the metric.

The DEFRA Statutory Biodiversity Metric used to calculate the post-development value of the site has been submitted with this report and provides full details of the calculations.

5 EVALUATION AND RECOMMENDATIONS

5.1 Biodiversity net gain requirements

The baseline value of the site has been calculated as 1.41 habitat units and 0 hedgerow units. In order to achieve a 10% net gain in biodiversity, the post-development value would need to be 1.55 habitat units, no gain in hedgerow units is required due to the baseline value of 0. An RCA has not been undertaken at this stage and as such, watercourses have been excluded from the metric.

In addition to providing the 10% net gain in habitat units required to adhere to national planning policy, the metric's trading rules must also be met to provide an acceptable net gain. This is a function of the metric that has been designed to ensure habitats are compensated for sufficiently.

To adhere to the metric's trading rules, losses must be replaced by habitat, hedgerow and watercourse units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. Based on the details provided to UES at this stage, additional biodiversity units required to meet the trading rules are:

- 0.22 habitat units of medium distinctiveness grassland, or any habitat from a higher distinctiveness band (from any broad habitat type)
- 0.08 habitat units of medium distinctiveness heathland and shrub, or any habitat from a higher distinctiveness band (from any broad habitat type)
- 0.09 habitat units of medium distinctiveness woodland and forest, or any habitat from a higher distinctiveness band (from any broad habitat type).
- 0.38 habitat units of individual trees, or any habitat from a higher distinctiveness band (from any broad habitat type).

5.2 Recommendations

Where possible, onsite habitat creation and enhancement will be prioritised to maximise net gain within the proposed development site. However, it is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation. This will either be secured on land within the developer ownership, or through a payment to a third-party landowner acting as a habitat bank.

All compensatory offsite habitat units secured will need to be registered on the Biodiversity Gain Site Register.

As a last resort and where offsite compensation cannot be secured in the local area, statutory credits will be purchased as compensation.

The information contained within this Biodiversity Statement is considered to be sufficient to allow the local planning authority to grant planning permission, with regards to statutory biodiversity net gain requirements. Following approval of planning permission, the biodiversity



gain condition will be applied to the permission, which must be discharged prior to the commencement of works.

A Biodiversity Gain Plan (BGP) must be prepared to discharge this condition. The BGP must include baseline and post-development Statutory Metric calculations based on the finalised site layout and landscaping proposals. It must also contain full details of secured offsite compensation (where necessary) and a Habitat Management and Monitoring Plan (HMMP), detailing the proposed establishment, management and monitoring of all offsite compensation and any significant enhancements onsite.

All retained, created or enhanced habitats that constate offsite compensation or onsite significant enhancements will need to be managed and monitored for a period of at least 30 years. This can be secured through a section 106 agreement or a conservation covenant.

Following submission of the Biodiversity Gain Plan, the local planning authority will have up to eight weeks to discharge the biodiversity gain condition.



6 CONCLUSION

The proposed development site mainly comprises hardstanding with additional habitats including other neutral grassland, mixed scrub, scattered trees and mixed deciduous woodland.

The baseline value of the site has been calculated as 1.41 habitat and 0 hedgerow units. In order to achieve a 10% net gain in biodiversity, the post-development value would need to be 1.55 habitat units. No gain in hedgerow units is required due to the baseline value of 0.

An RCA has not been undertaken at this stage and as such, watercourses have been excluded from the metric.

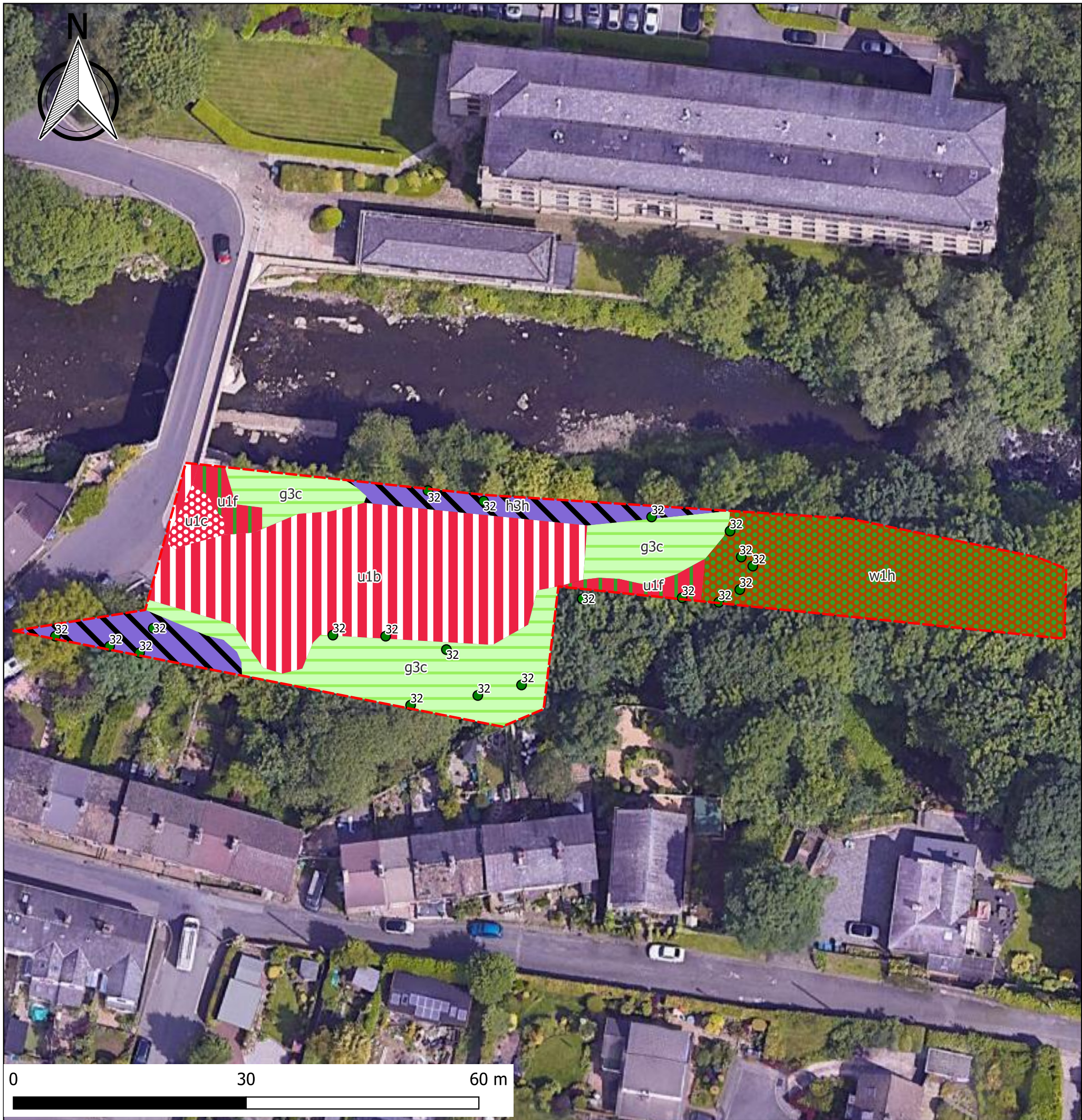
To satisfy the trading rules within the metric, any habitats that are to be lost as part of the proposed development must be compensated for with habitats of the same distinctiveness and same broad habitat type, or any habitat of higher distinctiveness.

Where possible, onsite habitat creation and enhancement will be prioritised to maximise net gain within the proposed development site. It is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation.



APPENDICES

Appendix 1 –UK Habitat Classification Plan



UK Habitat Classification Plan

Site: Land at Former
Waterside Pub
NGR: SD 79417 15077
Author: Bethany Dineley
Date: 26/11/2024



Key

- g3c - other neutral grassland
- w1h - other woodland mixed
- h3h - mixed scrub
- u1b - developed land. sealed surface
- u1c - artificial unvegetated unsealed surface
- u1f - sparsely vegetated urban land
- Survey boundary
- 32 - scattered trees
- Target Notes

MAP DATA FROM ©2024 GOOGLE, IMAGERY FROM ©2024 GOOGLE

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Appendix 2 – Photographs



Photograph 1 – Hardstanding habitat located within the centre of the site.



Photograph 2 – Ephemeral vegetation located along the northern boundary.



Photograph 3 – Mixed shrub located along the northern boundary.



Photograph 4 – Mixed scrub and sparsely vegetated, urban land located within the northern section of the site.



Photograph 5 – Other neutral grassland and dense scrub.



Photograph 6 – Other neutral grassland habitat with scattered trees and mixed scrub along the margins.



Photograph 7 – The understory and ground flora within the mixed, deciduous woodland.



Photograph 8 – Scattered trees along the southern boundary of the site.



Appendix 3 – Proposed Landscaping Plan



NOTES

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SUMMERSEAT
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