Biodiversity Enhancement and Management Plan

Land adjacent to 62 Springside Road, Walmersley, Bury BL9 5JQ

Condition 8 of outline planning permission 68815

Item	Detail
Version	V2, 04 November 2026 (supersedes V1, 10.11.2025)
Applicant	Edgefold Homes Limited
Approved layout	Manor Architecture J1192-WS-PL102 Rev S (approved under RM 72542)
Landscape drawing	Amenity Tree Care AT.25.12812.101 r5 (27.08.26)
Biodiversity metric	Biodiversity Metric 3.1 – 1.33 area habitat units (1.25 required)

1. Introduction

This Biodiversity Enhancement and Management Plan (BEMP) is submitted to discharge Condition 8 of outline planning permission 68815, which requires:

> *"a biodiversity enhancement and management plan (BEMP) … [to] include all of the landscaping and biodiversity net gain measures to achieve at least 1.25 BU within the development site as detailed within the approved application documents, including monitoring and long term management objectives."*

It identifies the habitats that deliver the required units, their target condition, how they will be established and managed, and how they will be monitored.

1.1 Response to the previous decision (72544)

Condition 8 was refused on 18.12.2025 because the BEMP was based on a layout not yet approved at reserved matters stage, and because GMEU calculated 1.21 units against the 1.25 required. This version responds as follows.

Point raised	Response
Layout not yet approved at reserved matters	Reserved matters 72542 has been approved. This BEMP is based on the approved layout J1192-WS-PL102 Rev S and the coordinated landscape drawing AT.25.12812.101 r5, which is unchanged.
Reproduce the metric in v3.1, in line with the outline	The calculation has been carried out in Biodiversity Metric 3.1 using the baseline approved at outline stage (Urban Green, February 2023), reproduced without change (Section 2, Appendix B).
Only plant trees capable of 30cm dbh in 30 years; eight native trees outside gardens	Eight native, medium-sized trees are counted (3 no. field maple, 1 no. silver birch, 4 no. rowan), all on land owned and managed by the management company. Trees in private curtilage are not counted.
One additional urban tree needed to reach 1.25 units	The scheme delivers 1.33 units, with all habitats entered at low strategic significance (Section 3).

2. Baseline

The baseline is that approved at outline stage, from the Urban Green Biodiversity Net Gain Design Stage Assessment (February 2023, metric ref. UG_1532_ECO_CALC_01). It is reproduced here without change:

Baseline habitat (Urban Green, v3.1)	Extent	Condition	Units
Modified grassland	0.524 ha	Poor	1.15 area habitat units
Developed land; sealed surface (existing road and driveway)	0.058 ha	N/A	0.00
Ditch, northern boundary	0.06 km	Poor	0.09 river units

The baseline site area is 0.582 ha. No hedgerow was recorded within the site. The existing road and driveway are retained. The loss of the ditch was assessed and accepted at outline stage, and Condition 8 sets its target in area habitat units only.

3. Habitats delivering the biodiversity units

The habitats below are as shown on drawing AT.25.12812.101 r5. Areas have been measured from that drawing.

Habitat (v3.1)	Extent	Target condition	Location	Managed by
Urban tree – medium (8 no.)	8 trees	Moderate	Open space	Management company
Other neutral grassland (wildflower)	0.0160 ha	Moderate	Open space	Management company
Mixed scrub	0.0034 ha	Moderate	Open space (SW corner)	Management company
Native hedgerow – new (NH01–NH04)	62 m	Good	Open space	Management company
Introduced shrub	0.0168 ha	N/A	Front gardens / verges	–
Vegetated garden	0.1340 ha	N/A	Private gardens	–
Modified grassland	0.0051 ha	Poor	Beneath new hedges	–
Developed land; sealed surface	0.3487 ha	N/A	New roads, drives, buildings	–
Developed land; sealed surface (retained)	0.058 ha	N/A	Existing road and driveway	–

Result: **1.327 area habitat units** against the 1.25 required, and 0.243 hedgerow units. All post-development habitats are entered at low strategic significance. The trees counted are listed in Appendix A. Other trees shown on r5 are in private curtilage and are not counted.

If the wildflower grassland and mixed scrub reached only poor condition, the scheme would still deliver 1.269 units.

4. Establishment and management

The objective for each habitat is to establish it successfully, reach the target condition in Section 3 and maintain it. All planting and seeding will be carried out in accordance with drawing AT.25.12812.101 r5.

4.1 Trees (8 no.)

- Water as necessary during the first two growing seasons, and check stakes and ties at each visit.
- Replace any tree that dies within the establishment period in the next planting season.
- Keep a weed-free mulched circle around each tree until established. No mowing or strimming against the stem.
- No routine crown reduction. Pruning is limited to dead, damaged or unsafe branches and clearance over paths.

4.2 Wildflower grassland

- Sow onto low-nutrient subsoil with the meadow mixture scheduled on r5. No topsoil or fertiliser.

- Year 1: cut periodically to control weeds and annual growth, removing arisings.
- Thereafter: one main cut in late summer or early autumn, after seed set, with all arisings removed. Leave a rotating part of the area uncut each year to give a varied sward height.
- No fertiliser. Herbicide is limited to spot treatment of pernicious weeds.

4.3 Mixed scrub

- Plant the area shown on r5 with native shrub species. Replace failures during establishment.
- Once established, cut back on rotation so that no more than about a quarter is cut at once, keeping a range of ages and a grassy edge.

4.4 New native hedgerows (NH01–NH04)

- Plant as scheduled on r5, water during establishment and replace failures.
- Once established, maintain at not less than 1.5m high and 1.5m wide.
- Cut no more than once every two years, outside the bird nesting season. Keep at least 1m of uncut vegetation along one side.

4.5 Timing

Hedge, scrub and tree works will be carried out outside the bird nesting season (March to August) unless a nest check has first been carried out.

5. Monitoring and responsibilities

5.1 Monitoring

A suitably qualified ecologist will assess the habitats in Section 3 against their target condition in years 1, 2, 5, 10, 15, 20, 25 and 30 after planting. A short report will be submitted to the LPA after each assessment.

5.2 Remedial action

If monitoring shows that a habitat is not on course to reach its target condition, the ecologist will recommend remedial measures. These will be carried out in the next suitable season and reported in the next monitoring report.

5.3 Responsibilities

- Edgefold Homes Limited will implement the habitat creation and manage the habitats until they are transferred to the management company.
- Thereafter, the management company will manage the open space habitats in accordance with this BEMP for the remainder of the 30-year period.

Appendix A – Trees counted in the metric

Ref	Species	No.	Location
T1	Acer campestre (field maple)	3	Wildflower areas: west open space, entrance by Plot 1, frontage of No. 62
T2	Betula pendula (silver birch)	1	Mixed scrub, south-west corner
T6	Sorbus aucuparia (rowan)	4	Wildflower areas: west open space (3), Plot 5 corner (1)
	Total	**8**	

All are 18–20cm girth, 350–400cm high, rootballed, as scheduled on r5.

Appendix B – Biodiversity Metric 3.1 summary

The full calculation is submitted separately as the Biodiversity Metric 3.1 calculation tool.

Habitat	Area (ha)	Condition	Strategic significance	Units
Baseline – modified grassland	0.5240	Poor	Medium	1.153
Baseline – developed land (retained)	0.0580	N/A	Medium	0.000
Urban tree – medium, 8 no.	0.2930	Moderate	Low	0.896
Vegetated garden	0.1340	N/A	Low	0.259
Other neutral grassland	0.0160	Moderate	Low	0.107
Introduced shrub	0.0168	N/A	Low	0.032
Mixed scrub	0.0034	Moderate	Low	0.023
Modified grassland	0.0051	Poor	Low	0.010
Developed land; sealed surface (new)	0.3487	N/A	Low	0.000
Developed land; sealed surface (retained)	0.0580	N/A	Medium	0.000
Post-development area habitat units				**1.327**

Hedgerow units: none at baseline; 0.243 post-development (62m new native hedgerow, good condition). River units: 0.09 at baseline (ditch), lost, as assessed at outline stage. Trading rules are satisfied.

Appendix C – Landscape drawing AT.25.12812.101 r5

