

Biodiversity Net Gain Assessment

Land at Lord Street

Bury, Greater Manchester

June 2025

Prepared for: Mr Mohammed

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This document is to be read in conjunction with:

- The Statutory Biodiversity Metric Calculation Tool– Lord Street
- The Statutory BNG Habitat Condition Assessment – Lord Street



EXECUTIVE SUMMARY

- On 12th June 2025 a site visit to inform the Biodiversity Net Gain Assessment was undertaken on land at Lord Street, Bury, Greater Manchester.
- The site comprises sparsely vegetated derelict ground (ruderal) and developed land; sealed surface (hard standing and buildings).
- The proposals will result in the loss of 0.017ha of sparsely vegetated urban land.
- The Statutory Biodiversity Metric shows there will a unit shortfall of 0.07 Units. It will be necessary to create habitat off-site or to purchase units from a Habitat Bank.

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1. Introduction

1.1 Application Site

- 1.1.1 This report details a Biodiversity Net Gain Assessment of land at Lord Street, Bury, Greater Manchester. Ordnance Survey grid reference (centre of site): SD80871049
- 1.1.2 Mr Mohammed commissioned Verity Webster Ltd to undertake a Biodiversity Net Gain Assessment in order to inform the proposals for the site.

1.2 Objectives

- 1.2.1 The objectives of the Biodiversity Net Gain Assessment are to determine:
- Potential for enhancement or compensation (offsetting) on the site for protected species, habitats of conservation interest and overall biodiversity with the aim of achieving 10% net gain in biodiversity.

1.3 Proposals

- 1.3.1 The proposals comprise the refurbishment of existing buildings for retail units and a 1-bedroom flat and construction of a 1-bedroom flat on vacant land.

1.4 Ecologist

- 1.4.1 The Ecological Assessment was undertaken by Verity Webster. Verity is a Chartered Ecologist and a full member of the Chartered Institute of Ecology and Environmental Management.
- 1.4.2 Verity has worked as an ecological consultant since 2007. She has undertaken Ecological Assessments and protected species surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes and method statements when necessary.

1.5 Landscape Design and Ecologist Limitations

- 1.5.1 This document includes recommendations for measures to achieve Biodiversity Net Gain (BNG). These recommendations do not comprise a landscape design or planting prescriptions as provided by a Landscape Architect and the ecologist has no Design Liability associated with these recommendations. This document includes measures to achieve BNG based upon proposals by Younus Khan Architectural Consultant. Drawing no. 02 Rev B. Proposed Floor Plans. August 2020.



2. Site Location and Description

2.1 Site Location

- 2.1.1 The survey site is located in a built-up residential area of Bury, approximately 250m east of the A58 Angouleme Way and approximately 400m north of a railway line, and 1.1km east of the M66.
- 2.1.2 The immediate surroundings comprise residential housing and retail outlets. However, there are green spaces in the wider area. There is vegetation along the railway line to the south and a large waterbody at Market Street approximately 250m to the southwest. Openshaw Park, a small area of mown grassland with trees lies approximately 650m to the east. The River Roch weaves northeast to south approximately 900m to the east. Beyond this there is extensive open space, divided only by the M66. The River Irwell weaves north to south approximately 1.2km to the west. There are green bankings and to the southwest, approximately 1.6km to the southwest there is extensive open land encompassing grassland and woodland and directly connected to Elton Reservoir and surrounding open countryside, approximately 2km to the southwest.

2.2 Site Description

- 2.2.1 The survey site comprises is roughly rectangular in shape. Back Lord Street runs along the southwest side of the site, while Spring Street runs along the southeast side of the site, Shepherd Street along the northeast side and Lord Street along the northwest side. The property comprises retail outlet and residences in four adjoined structures and one detached garage all of which are classified as developed land; sealed surface.
- 2.2.2 An area of derelict land to the northwest of the site has been colonised by ruderal vegetation and is classified as sparsely vegetated urban land.
- 2.2.3 See UK Habitat Classification Plan, Figure 3.



Figure 1: Ordnance survey map showing the location of the proposed development site.

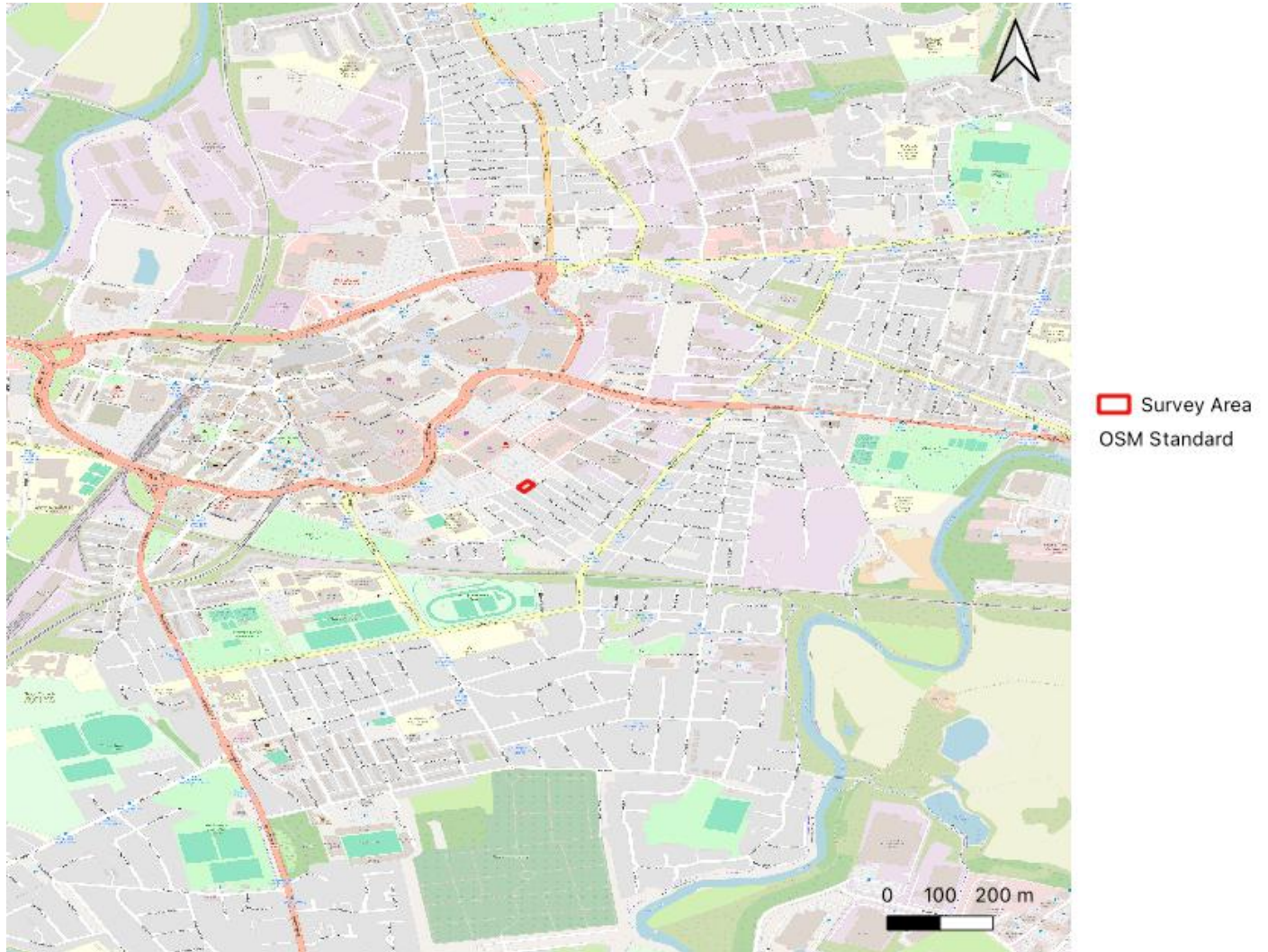




Figure 2: Aerial image showing the proposed development site and immediate surroundings





3. Legislation

3.1 Planning Policy and Legislation

- 3.1.1 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This is referred to as biodiversity net gain in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 3.1.2 Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits (Gov.Uk Biodiversity Net Gain, 2023).
- 3.1.3 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.
- 3.1.4 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 180 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".*

Para 181 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

- a) "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity."*

Para 186 states that *"when determining planning applications, local authorities should apply the following principles:*

- a) if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused"*

- 3.1.5 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.



4. Methodology

4.1 Site Survey

- 4.1.1 A site visit was undertaken on 12th June 2025 to inform the Biodiversity Net Gain Metric and Assessment. Habitats on site were assessed and described in accordance with UK Habitat Classification (UK Hab Ltd, 2023) and a list of conspicuous species recorded. The condition of the habitats was determined using the condition sheets provided for the Statutory Metric (DEFRA, 2023).
- 4.1.2 The Ecological Assessment was undertaken by Verity Webster BSc MSC CEcol MCIEEM. Verity is a Chartered Ecologist and a full member of the Chartered Institute of Ecology and Environmental Management.
- 4.1.3 Verity has worked as an ecological consultant for over 17 years. She has undertaken Ecological Assessments and protected species surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes and method statements when necessary.

4.2 Biodiversity Net Gain Assessment

- 4.2.1 Biodiversity Offsetting was developed by Defra. The pilots of the study were first published in 2012.
- 4.2.2 The Biodiversity Calculator is a system created by Defra to quantify change in biodiversity of a site in biodiversity units.
- 4.2.3 *The Biodiversity Offsetting Pilots: Guidance for Developers* (Defra, 2012) details the original metric for calculating biodiversity loss or gain as a result of development proposal.
- 4.2.4 *The Statutory Biodiversity Metric* (DEFRA, 2023), *Condition Assessments* (DEFRA, 2023), *The Statutory Metric Use Guide* (DEFRA, 2024) and associated biodiversity metric principles were used to inform the assessment and the habitat condition and calculate potential change in biodiversity within the survey site.
- 4.2.5 To determine strategic significance of the habitats at baseline and post-development, the relevant documentation was considered including Local and Neighbourhood Plans, Priority Habitats, Local Biodiversity Action Plans and Local Ecological Networks. When available the relevant Local Nature Recovery Strategy will be utilised for this purpose.
- 4.2.6 The Mitigation Hierarchy and the Biodiversity Net Hierarchy and was used to inform recommendations about habitat retention, loss, enhancement and creation as per the Biodiversity Net Gain: Good Practice principles for development (CIRIA C776a, 2019).



Biodiversity Net Gain Principles (Table 4, p. 19, The Statutory Metric User Guide, 2024)

Principle 1 – The metric assessment should be completed by a competent person.

Principle 2 – The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licencing processes, for example woodlands.

Principle 3 – This biodiversity metric should be used in accordance with established good practice guidance and professional codes.

Principle 4 – This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.

Principle 5 – Biodiversity units are a proxy for biodiversity and should be treated as relative values.

Principle 6 – This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.

Principle 7 – Habitat interventions need to be realistic and deliverable within a relevant project timeframe.

Principle 8 – Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.

Principle 9 – This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:

- Maintain habitat extent – supporting more, bigger, better and more joined up ecological networks.
- Ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

4.3 Limitations

4.3.1 The survey work was undertaken in June 2025. The species list constructed is not comprehensive given that some species that may be present may not be visible at this time of year. However, given the habitat types present, the survey undertaken is considered sufficient to inform the BNG Assessment.



5. Biodiversity Net Gain Assessment

5.1 Baseline condition and potential impacts on Biodiversity

Offsetting and the Biodiversity Calculator

5.1.1 The baseline condition of the habitat and the predicted change as a result of the proposals has been assessed with the use of the Biodiversity Offset principals.

5.1.2 Biodiversity offsetting principal: What is it?

“Using the biodiversity offsetting approach means that an offset provider delivers quantifiable amount of biodiversity benefit to offset the loss of the biodiversity resulting from the development. The losses and gains are measured in the same way, even if the habitats concerned are different. In the biodiversity offsetting pilot, the measurement is done in **‘biodiversity units’**, which are the product of the **size of an area**, the **distinctiveness** and the **condition** of the habitat it comprises. The assessment of biodiversity units lost and gained can be calculated” (Defra, 2012).

5.1.3 The Biodiversity Calculator is a system created by Defra to quantify change in biodiversity of a site in biodiversity units. The current calculator is known as Statutory Biodiversity Metric (Gov.UK Statutory Biodiversity Metric Tool, 2023).

5.1.4 This quantitative assessment will be considered in relation to the other qualitative ecological functions of the site in order to assess the impact (i.e. functionality for protected species), but is a useful tool to show predicted or potential loss of habitat, change in condition and enhancement (net gain).



Habitats at Baseline: On-Site

5.1.5 The site comprises developed land; sealed surface (buildings and hard standing) and sparsely vegetated urban land.

5.1.6 The UK Habitat classifications are as follows:

- u1f 81 Sparsely vegetated urban land
- u1b5 Developed land; sealed surface (buildings)
- u1b6 Developed land; sealed surface (hard standing)

U1f 81 Sparsely vegetated urban land

6.1.2 This comprises derelict land that supports between 10-50% vegetation from ruderal species that have colonised the crevices, cracks and accumulated soil. Species present comprise white clover (*Trifolium repens*), rye grass (*Lolium perenne*), meadow-grass species (*Poa* sp.), Yorkshire fog (*Holcus lanatus*), dandelion (*Taraxacum* agg.), ragwort (*Senecio jacobaea*), spear thistle (*Cirsium arvense*), teasel (*Dipsacus fullonum*), willowherb species (*Epilobium* sp.), red valerian (*Centranthus ruber*), common mugwort (*Artemisia vulgaris*), curled dock (*Rumex crispus*), creeping buttercup (*Ranunculus repens*), herb Robert (*Geranium robertianum*), common nettle (*Urtica dioica*) and a young elder (*Sambucus nigra*) under 7.5cm DBH.

U1b5/6 Developed land; sealed surface

6.1.3 This comprises hard standing in the courtyard and buildings.



U1f 81 Sparsely vegetated urban land



U1f 81 sparsely vegetated urban land



U1b5 Developed land; sealed surface



U1b5 Developed land; sealed surface

Figure 3: The Survey Site – UK Habitat Classification Plan



Distinctiveness of the Habitat and Trading Rules

- 5.1.7 Under the Biodiversity Calculator principals each habitat is categorised into a distinctiveness band.
- 5.1.8 The distinctiveness of the habitat is based upon parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Treweek *et al*, 2010).
- Sparsely vegetated urban land is considered to have LOW distinctiveness

Trading Rules

- 5.1.9 Habitats of low distinctiveness, if lost, must be compensated for with the same distinctiveness or better habitat.

Habitat Condition Assessment

- 5.1.10 The condition the habitat on site can be categorised as low, moderate or good and is based upon the Habitat Condition Assessment Sheets within the Statutory Biodiversity Metric.
- 5.1.11 The sparsely vegetated urban land is considered to be of poor condition as the species are similar across the area with little structural or floristic variation which is favoured by invertebrates.

Strategic Significance

- 5.1.12 The strategic significance of the habitat present is based upon the value of the habitat in the wider landscape. Consideration is given to local and neighbourhood plans, priority habitats, local nature reserves and local ecological networks.
- 5.1.13 The sparsely vegetated land is not in local policy is not considered to be of conservation value. For this reason, it has been recorded as 'not in local strategy/no local strategy'.

5.2 Achieving Biodiversity Net Gain

- 5.2.1 The EU is committed to halt the loss of biodiversity and the degradation of ecosystem services by 2020. The Biodiversity Strategy sets out 6 targets and 20 specific actions geared towards this overall objective. Action 7 is to ensure no net loss of biodiversity and ecosystem services.
- 5.2.2 The 'mitigation hierarchy' is included with current planning policy, aiming to halt the loss of biodiversity. The National Planning Policy Framework, consolidating planning guidance states that '*if significant harm cannot be avoided, adequately mitigated, or as a last resort, compensated for, planning permission should be refused*'.
- 5.2.3 Defra's biodiversity offsetting pilot was developed to address this requirement and ensure development, economic growth and biodiversity conservation are compatible (British Ecological Society, 2013).



- 5.2.4 Biodiversity net gain, as a good practice principal, has been developed by Ciria, CIEEM and IEMA (BNG, 2016). At the very least developments should aim for no net loss as part of the proposals.
- 5.2.5 The Headline Results in the Statutory Biodiversity Metric show the overall net change in Biodiversity Units as a result of the development and creation of new habitat.

Habitat Lost and Trading Rules

- 5.2.6 As a result of the proposals, all the sparsely vegetated habitat (0.017ha) will be lost. All of the habitat on site will be developed land; sealed surface.
- 5.2.7 Since the sparsely vegetated land is not compensated for with a habitat of the same distinctiveness, there will be a loss in habitat units following development.

Figure 5: The Survey Site – Proposed Habitat Creation



5.3 Percentage Change in Biodiversity Units

On-Site Baseline Habitat Units: 0.03

On-Site Habitat Units Change: -0.03

Total % net change in Habitat Units: -100%

- 5.3.1 The Statutory Biodiversity Metric shows there will be a deficit of 100% in Habitat Units. **This translates as a unit shortfall of 0.07 Habitat Units.** It will be necessary to create habitat off-site or to purchase units from a Habitat Bank.



6. References

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