

14th June 2024

Our Ref: 9302.02.002

Your Ref: Pyramid Park/Townfields, Bury

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PLANNING | DESIGN | ENVIRONMENT

For the Attention of: Barish Turan

PYRAMID PARK/TOWNFIELDS, BURY – BIODIVERSITY NET GAIN BASELINE BRIEFING NOTE

TEP have undertaken surveys to identify a Biodiversity Net Gain (BNG) baseline score for the site known as Pyramid Park/Townfields in Bury. This document sets out an overview of survey methods and details the current BNG baseline score for the site.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021)¹. A 10% biodiversity net gain requirement is mandatory under the Environment Act 2021 for major and minor developments made under the TCPA 1990, subject to the confirmed exemptions.

Baseline Assessment

An updated Phase 1 habitat survey was undertaken by a suitably qualified and experienced TEP Ecologist (FISC Level 4) in May 2024 using the standard JNCC Phase 1 habitat assessment method (2010)². This method records the habitat types present in and immediately surrounding the site, based on the JNCC descriptions. Plant species are identified in accordance with Stace (2010)³ and recorded as target notes using the DAFOR scale⁴.

Phase 1 habitat results were then converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Biodiversity Metric, the UK Habitat Classification - Habitat Definitions⁵ and the UK Habitat Classification Field Key⁶.

Condition assessment surveys of the area-based habitats present pre-development were undertaken by a suitably experienced ecologist (FISC Level 4) in May 2024. The condition

¹ Environment Act 2021, 2021 CHAPTER 30 · <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

² JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

³ Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press

⁴ DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

⁵ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification - Habitat Definitions V1.1 at <http://www.ukhab.org/>

⁶ UK Hab Field Key V2.1 September 2020



Gold

assessments were undertaken using guidance presented in the Statutory Biodiversity Metric User Guide⁷ and the Statutory Biodiversity Metric condition assessments⁸.

BNG Assessment

The baseline for the site was assessed in June 2024 using the Statutory Biodiversity Metric calculator tool⁹ and condition assessments following the User Guide.

Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. This includes biodiversity policies and the policies map within the Bury Local Plan (adopted 2022). Consideration has also been given to the location of Local Wildlife Sites, as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.

A portion of the site is listed as a site of biological interest (SBI), Townside. This site supports an area of swamp and marsh associated within a drained pond together with trees and scrub and neutral grassland. This area of the site, mainly the marshy grassland as shown on the Phase 1 habitat survey, has been assigned high strategic significance. The other areas of the site have been assigned low strategic significance for the purposes of this assessment.

Current BNG position

Based on the information above the site has a current baseline score of 16.81 Biodiversity Units (BU's). Per habitat this translates to a total of 4.87 grassland units (medium distinctiveness), 3.69 heathland and scrub units, 1.68 woodland and forest units and 6.57 individual tree units.

On-site baseline	Habitat units	16.81
	Hedgerow units	0.00
	Watercourse units	0.00

Figure 1: On-site Baseline

Although no post-development calculations have been undertaken yet, it is recommended that as the site designs are progressed, habitats should be retained where possible, in particular trees and also habitats associated with Townside SBI. Retention of habitats, as opposed to loss and replacement will reduce the overall biodiversity unit loss. Areas of habitat such as the woodland and grassland on site could also be enhanced as part of the plans for the site which will also reduce the overall biodiversity unit loss.

Yours sincerely,



Emma Hickson
Consultant Ecologist
TEP

⁷ Statutory biodiversity metric: [user guide](#) (February 2024)

⁸ Statutory biodiversity metric: [condition assessments](#) (February 2024)

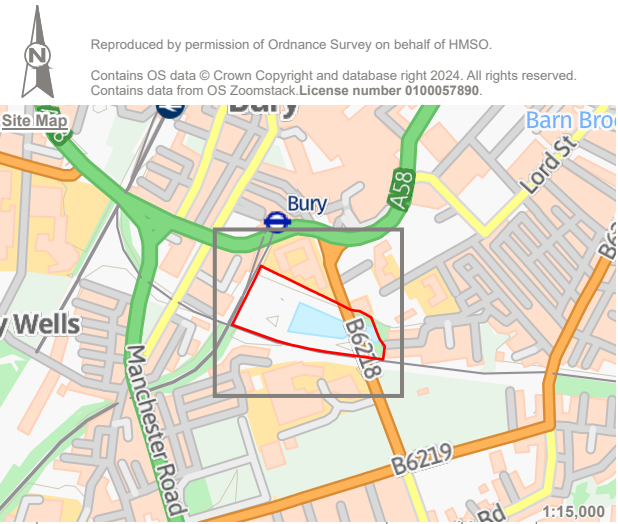
⁹ Statutory biodiversity metric: [calculation tool \(macro enabled\)](#)



KEY

- Site boundary
- Target note
- Mammal entry point
- Japanese knotweed
- Scattered scrub
- Scattered broad-leaved tree
- PRF-M: Tree with potential roost feature suitable for multiple bats
- Semi-natural broad-leaved woodland
- Continuous bramble scrub
- Modified neutral grassland
- Marsh/marshy grassland
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date

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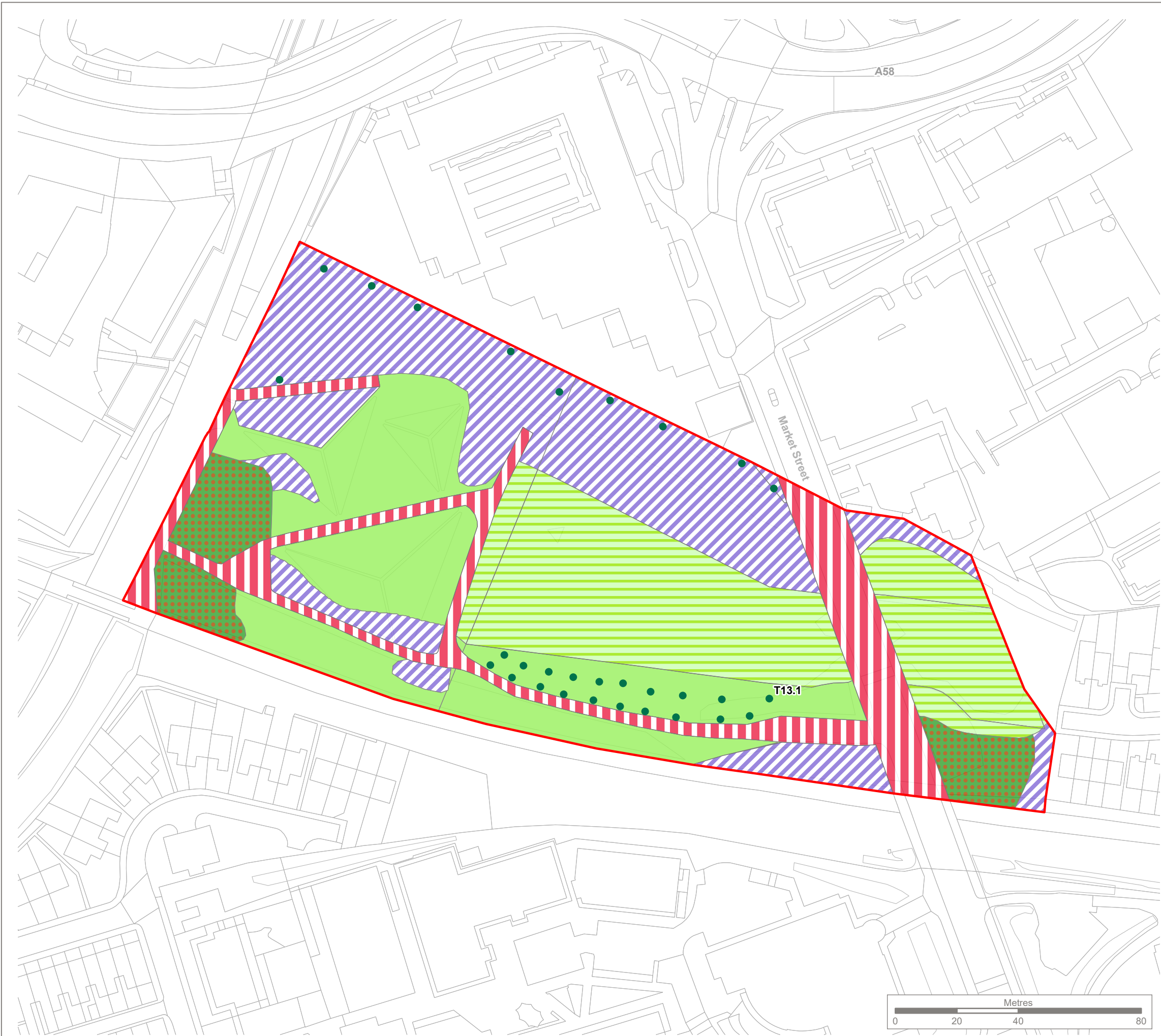
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Project
Pyramid Park, Bury

Title
Phase 1 Habitat Survey

Drawing Number
G9302.02.006

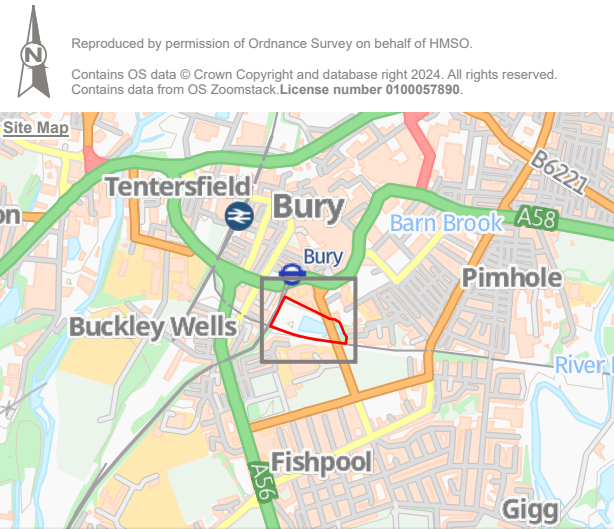
Drawn	Checked	Approved	Scale	Date
CW	BJ	EH	1:1,250 @ A3	12/06/2024



KEY

-  Site boundary
- Individual Trees**
 -  Urban tree
- Grassland**
 -  Modified grassland
 -  Other neutral grassland
- Heathland and Shrub**
 -  Bramble scrub
- Woodland and Forest**
 -  Other woodland, broadleaved
- Urban**
 -  Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.



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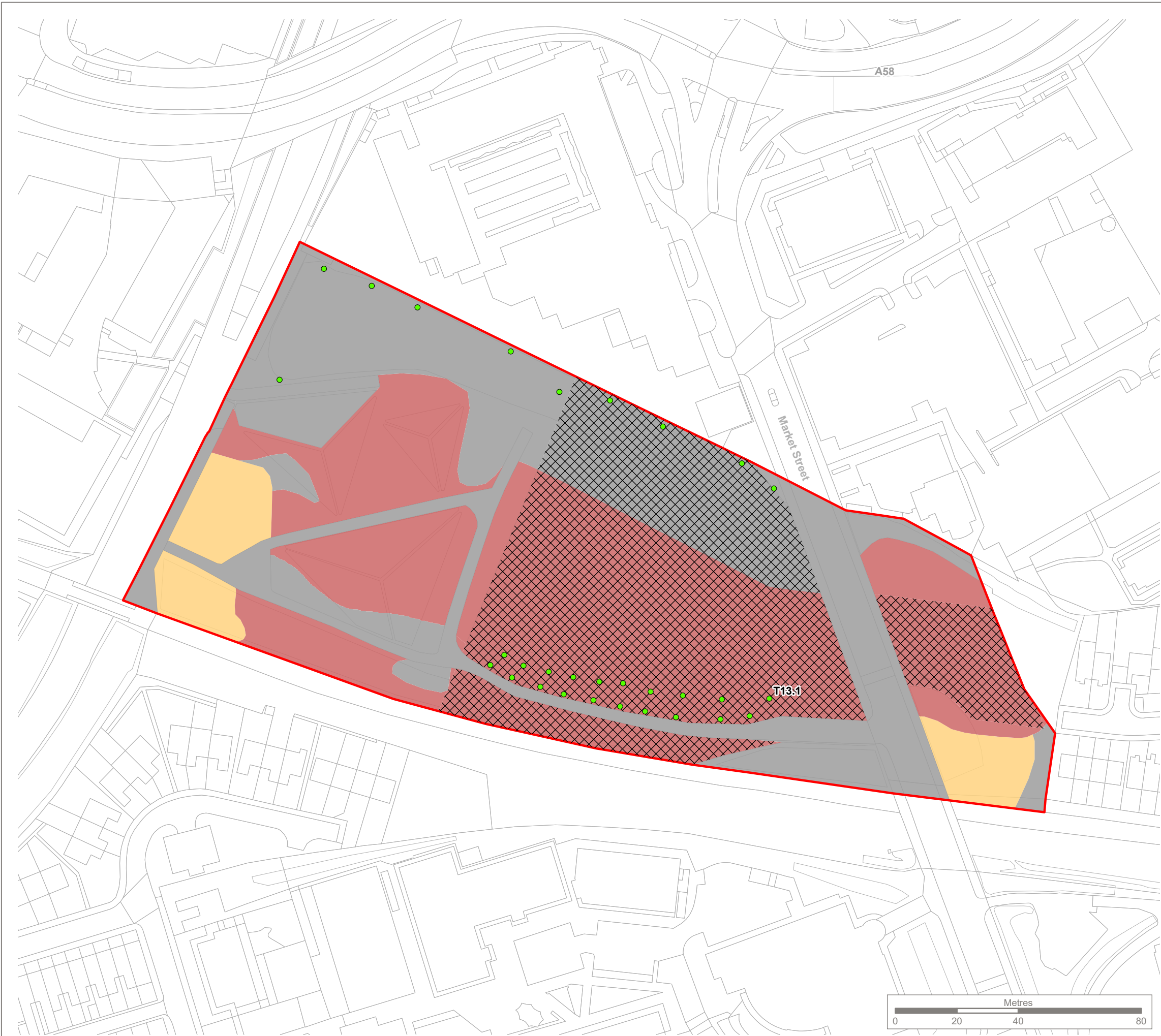
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Project
Pyramid Park, Bury

Title
Baseline UK Habitats

Drawing Number
G9302.02.007

Drawn CW	Checked BJ	Approved EH	Scale 1:1,250 @ A3	Date 12/06/2024
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KEY

 Site boundary

Individual Tree Condition

 Good

Habitat Condition

 Moderate

 Poor

 Condition assessment not applicable

Strategic Significance

 Formally identified in local strategy

All other habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

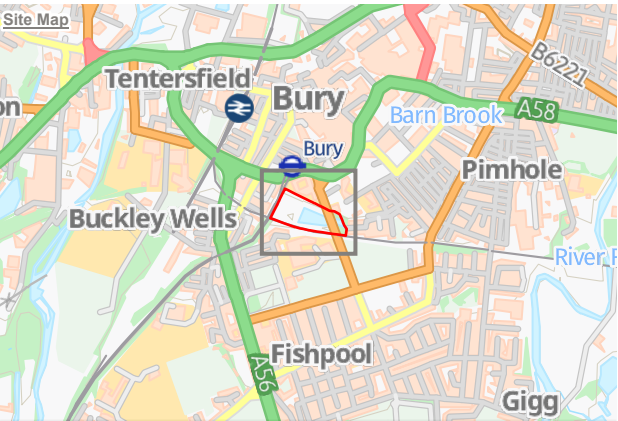
Note:

The locations of habitats and habitat features are indicative.



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Project
Pyramid Park, Bury

Title
Baseline Habitat Condition and Strategic Significance

Drawing Number
G9302.02.008

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CW	BJ	EH	1:1,250 @ A3	12/06/2024