

Biodiversity Net Gain Assessment

November 2025

Project Reference: PR-0380-24

Stand Golf Club

Bury

Greater Manchester

M45 7NL

National Grid Reference: SD 7993 0614



Stand Golf Club, Bury, Greater Manchester, M45 7NL
Biodiversity Net Gain Assessment

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Author	Mr. H. Mulligan ACIEEM	
Surveyor & BNG Assessor	Mr. H. Mulligan ACIEEM	
Reviewed by	Mr. B. Richards ACIEEM	-
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Approved by	Mrs. K. Wilding CEnv MISEP ACIEEM	
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Executive Summary

As part of a proposed planning application with Bury Metropolitan Borough Council concerning two parcels of land within Stand Golf Club, Tyrer Ecological Consultants Ltd were commissioned by Paddock Johnson to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from Preliminary Ecological Appraisals (PEA) carried out at each of the parcels in October 2024, which identified, mapped and assessed the habitats present within the red line boundaries, alongside a visit in October 2025 to assess an extra parcel of land.

Proposals include the erection of a large residential development in the north-eastern Site A and a new clubhouse structure in the south-western Site B, with associated access, landscaping and infrastructure.

Based on the landscaping proposals, with the incorporation of the off-site area as described, the scheme will result in a **-14.75% net-loss** in **Habitat units** and a **193.56% net-gain** in **Hedgerow units**.

In terms of specific unit changes, the metric output indicates a **loss** of **-3.27 Habitat units** and a **gain** of **4.57 Hedgerow units**.

In addition, **the trading rules are not satisfied for the scheme**, based on the loss of neutral grassland, woodland, modified grassland and sparsely vegetated land not being adequately offset.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-3.27
	<i>Hedgerow units</i>	4.57
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-14.75%
	<i>Hedgerow units</i>	193.56%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant, landscape consultant, and ecological consultant, and represents a significant improvement in terms of habitat units relative to the original design.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

The 'Medium' and 'High' distinctiveness created and enhanced habitats (i.e. the traditional orchards, neutral grasslands, mixed scrub, broadleaved woodland, individual trees and native species-rich hedgerows) are considered significant, and as such they will require a Habitat

Management and Monitoring Plan (HMMP), detailing management prescriptions for the 30-year period.

Next steps

To ensure that the scheme achieves a 10% net gain and meets trading rules, the off-site enhancement area must be registered as a biodiversity gain site and allocated to the development. In addition, habitat units will need to be purchased from an off-site habitat bank / provider

*See **Section 9.0** for further details.*

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- *PR-0380-24 Stand Golf Club Site A – Preliminary Ecological Appraisal* (Tyrer Ecological Consultants Ltd, January 2025)
- *PR-0380-24 Stand Golf Club Site B – Preliminary Ecological Appraisal* (Tyrer Ecological Consultants Ltd, January 2025)

1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Bury Metropolitan Borough Council concerning two parcels of land within Stand Golf Club, Tyrer Ecological Consultants Ltd were commissioned by Paddock Johnson to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from Preliminary Ecological Appraisals (PEA) carried out at each of the parcels in October 2024, which identified, mapped and assessed the habitats present within the red line boundaries, alongside a visit in October 2025 to assess an extra parcel of land.
- 1.2 Proposals include the erection of a large residential development in the north-eastern Site A and a new clubhouse structure in the south-western Site B, with associated access, landscaping and infrastructure. See **Figure 1.1** below for a site location plan.

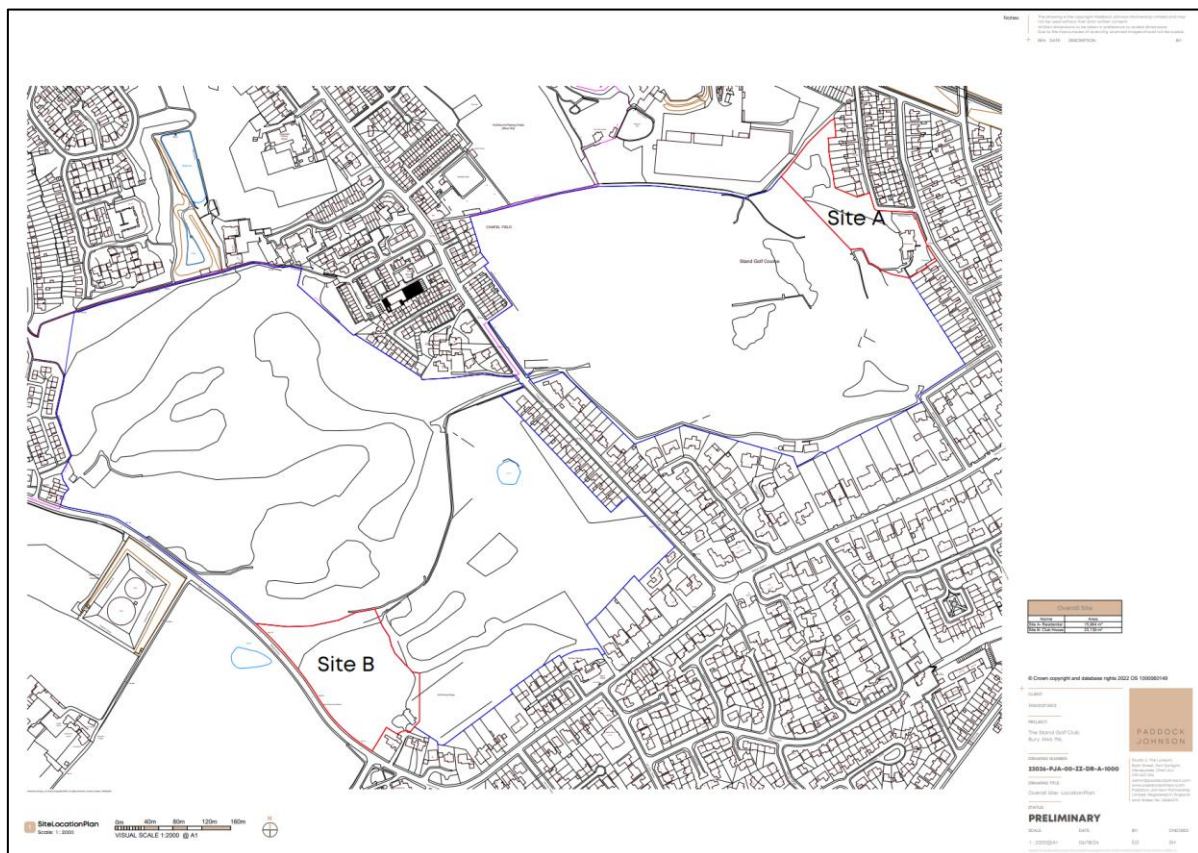


Figure 1.1 – Site Location Plan © Paddock Johnson

- 1.3 This BNG Assessment relies on information gathered during the PEAs and site surveys as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver

an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.7 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024
 - The Biodiversity Gain Site Register Regulations 2024
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024
- 1.8 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.9 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone'², a long-term joint development plan for nine Greater Manchester districts including Bury Council (see **Table 1.1** below):

Table 1.1 – Relevant policy

Policy Title	Summary
Policy JP-G8	Development will be expected to follow the mitigation hierarchy, avoid fragmenting or severing connectivity between habitats, achieve a net gain of at least 10%, and make provision for management of habitats and features connected to the development.

¹ See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

² See: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessors (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan ACIEEM	• Consultant Ecologist and BNG Lead with 3 years of professional training and experience, • MBiolSci in Biological Sciences (Zoology), • Received in-house training from Senior Ecologists as well as attended external webinars and training courses in application of the Metric, • FISC Level 3 Botanist, • Undertaken a large number of BNG assessments, utilising both the SSM Beta's and full BNG tool, v3.0, v3.1, v4.0 & Statutory.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide³ (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁴, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

³ See:

https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

⁴ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: • maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and • ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **Paddock Johnson** (Ref: 23036-PJA-01-ZZ-DR-A-1200-J) – Proposed Site Plan Housing Mix – Site A (September 2025),
 - **Paddock Johnson** (Ref: 23036-PJA-02-ZZ-DR-A-1205-F) – Proposed Site Layout – Site B Full Extents (September 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.001) – Landscape Masterplan – Site A (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.002B) – Landscape Masterplan – Site B (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.003) – Detailed Planting Plan – Site A Overall Plan (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.004) – Detailed Planting Plan – Site A Area 1 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.005) – Detailed Planting Plan – Site A Area 1 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.006) – Detailed Planting Plan – Site A Area 1 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.007B) – Detailed Planting Plan – Site B Overall Plan (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.008B) – Detailed Planting Plan – Site B Area 1 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.009B) – Detailed Planting Plan – Site B Area 2 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.010B) – Detailed Planting Plan – Site B Area 3 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.011B) – Detailed Planting Plan – Site B Area 3 (November 2025),
 - **The Environment Partnership (TEP)** (Ref: D10858.01.013) – Offsite Landscape Strategy (November 2025).
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. H. Mulligan, as well as with other senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 As stated within the BNG User Guide, where a Local Nature Recovery Strategy (LNRS) has been published, as is the case in Greater Manchester, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all habitats within the site have been assigned 'Area/compensation not in local strategy/no local strategy' at the baseline.
- 4.2 The site was not host to any irreplaceable habitats, as evidenced in the site visit undertaken by Tyrer Ecological Consultants in September 2025.

5.0 Habitat Degradation

- 5.1 No habitat degradation has taken place within the red line boundary of the site since the relevant date of 30th January 2020. As such the baseline value of the site has been gathered from the site visits on 23rd October 2024 and 6th October 2025.

6.0 Habitat Survey with Metric

On-site Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁵, which will accompany this report when issued and should be read in conjunction with this section. See **Tables 6.1 – 6.2** & **Figures 6.1 – 6.2** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis, as well as the **External Appendices** – PEAs for further habitat information.

Table 6.1 – Baseline Habitat information for on-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 f2f Other wetlands <i>Metric: Other neutral grassland</i>	0.0317	Poor	Small inundated area to the south-east of Site B. Given that 'Other wetlands' does not exist within the Metric, this habitat has been entered as 'Other neutral grassland'; none of the wetland habitat types within the Metric align with the distinctiveness and value of this parcel, all being 'High' or 'Very high' distinctiveness habitats, which would inflate the value of this parcel.	0.13
Habitat Ref.: 2 g3c Other neutral grassland	1.0873	Moderate	Tall, unmanaged, relatively marshy neutral grassland covering the majority of Site B.	8.70
Habitat Ref.: 3 g3c Other neutral grassland	0.3128	Moderate	Northern areas of neutral grassland in Site B, similar to the above but dominated by rushes and more enriched.	2.50
Habitat Ref.: 4 g4 Modified grassland	0.6424	Poor	Closely cropped managed grassland forming part of the active golf course within Site A.	1.28
Habitat Ref.: 5 g4 Modified grassland	0.0625	Poor	South-east of Site B, previously forming part of the golf course driving range and now overgrown and neglected.	0.13

⁵This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 6 h3d Bramble scrub	0.0063	N/A	Area of dense bramble scrub between woodland parcels in Site A.	0.03
Habitat Ref.: 7 h3d Bramble scrub	0.3119	N/A	Various areas of dense bramble throughout Site B, particularly along the western boundary.	1.25
Habitat Ref.: 8 h3h Mixed scrub	0.0361	Poor	Small area of dense dogwood scrub to east of Site B.	0.14
Habitat Ref.: 9 u1 847 Introduced shrub	0.0216	N/A	Areas bordering the car park of Site A covered by non-native shrubbery.	0.04
Habitat Ref.: 10 u1b5 Buildings <i>Metric: Developed land; sealed surface</i>	0.0656	N/A	Clubhouse building for the golf course to the south-east of Site A.	0.00
Habitat Ref.: 11 u1b6 Other developed land <i>Metric: Developed land; sealed surface</i>	0.2330	N/A	Areas of hardstanding at south-east of Site A.	0.00
Habitat Ref.: 12 u1c Artificial unvegetated, unsealed surface	0.0194	N/A	Artificial sand bunkers in Site A forming part of the golf course.	0.00
Habitat Ref.: 13 u1f Sparsely vegetated urban land <i>Metric: Ruderal/ ephemeral</i>	0.0988	Moderate	Area to south of Site B, previously host to a building and sealed hardstanding but now overgrown by ruderal vegetation.	0.40

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Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 14 w1g Other broadleaved woodland	0.2859	Poor	Deciduous plantation woodland to north-western corner of Site A.	1.14
Habitat Ref.: 15 w1g Other broadleaved woodland	0.3175	Moderate	Deciduous plantation woodland to north-western corner of Site B forming part of the golf course.	2.54
Habitat Ref.: 16 w1g Other broadleaved woodland	0.0576	Poor	Small parcel of woodland to south-east of Site B.	0.23
Habitat Ref.: 17 w1h6 Other woodland; mixed; mainly conifer	0.3261	Moderate	Mixed plantation woodland covering much of Site A.	2.61
Habitat Ref.: 18 Individual trees Urban tree	0.0489	Moderate	Three medium-sized sycamore and lime trees (T1 – T3) present to south-east of Site A.	0.39
Habitat Ref.: 19 Individual trees Urban tree	0.0855	Moderate	Ten individual trees within Site B; eight small-sized pedunculate oaks (T1 – T8), a large sycamore (T9) and a medium laburnum (T10).	0.68
Total Habitat Area (excl. urban trees)	3.92		Total Habitat Units (incl. urban trees)	22.19

Table 6.2 – Baseline Hedgerow information for on-site Linear habitats

Hedgerow Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
Hedge Ref.: 1 h2a6 Other native hedgerow <i>Metric: Native hedgerow</i>	0.0317	Moderate	A stretch of beech hedgerow present along the south of the car park in Site A.	0.13
Hedge Ref.: 2 h2a6 11 Other native hedgerow <i>Metric: Native hedgerow with trees</i>	0.2404	Moderate	Hawthorn hedgerow with scattered sycamore trees present along the western boundary of Site B.	1.92
Hedge Ref.: 3 h2b Non-native and ornamental hedgerow	0.0877	Poor	Several stretches of non-native hedgerows present to the east and west of the car park in Site A.	0.09
Hedge Ref.: 4 w1g 33 Line of trees	0.0555	Moderate	A line of mixed deciduous trees at the south of Site B.	0.22
Total Hedgerow Length	0.42		Total Hedgerow Units	2.36

Proposals

- 6.3 The proposals entail the erection of a large residential development in Site A, with a new clubhouse being erected in Site B. The majority of habitats in Site A will be lost, with the exception of the broadleaved woodland, while various areas throughout Site B will be retained and enhanced.
- 6.4 Refer to **Figures 6.1 – 6.4** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

On-site Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Tables 6.3 – 6.4** for **post-development habitat information** as provided to the author and extracted from the Metric.

Table 6.3 – Post-development Habitat information for on-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 2 g3c Other neutral grassland <u>Enhanced</u>	0.2887	Good	Several areas of this grassland to be retained and enhanced in Site B, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	3.12
Habitat Ref.: 3 g3c Other neutral grassland <u>Enhanced</u>	0.1856	Good	Several areas of this grassland to be retained and enhanced in Site B, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	2.00
Habitat Ref.: 5 g4 Modified grassland <u>Retained</u>	0.0102	Poor	Sports pitch to south-east of Site B, to be retained.	0.02
Habitat Ref.: 7 h3h Mixed scrub <u>Enhanced</u>	0.2196	Good	Several areas of bramble scrub to the north and west of Site B to be enhanced to mixed scrub, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	2.11
Habitat Ref.: 14 w1g Other broadleaved woodland <u>Enhanced</u>	0.0958	Good	Woodland to the north of Site A to be retained and enhanced, as per D10858.01.001 Landscape Masterplan – Site A © TEP.	0.76
Habitat Ref.: 15 w1g Other broadleaved woodland <u>Enhanced</u>	0.3175	Good	Woodland to the north of Site B to be retained and enhanced, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	3.43
Habitat Ref.: 19 Individual trees Urban tree <u>Retained</u>	0.0529	Moderate	T1, T9 & T10 to be retained within Site B.	0.42

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 20 g 27 Traditional orchard <u>Created</u>	0.1130	Moderate	A portion of Site B to be planted and managed as a traditional orchard, with fruit trees oversailing a neutral grassland as per D10858.01.002B Landscape Masterplan – Site B © TEP.	0.66
Habitat Ref.: 21 g3c Other neutral grassland <u>Created</u>	0.0634	Moderate	Areas of Site A to be planted with 'Wildflower Meadow Grass' and managed to moderate condition, as per D10858.01.001 Landscape Masterplan – Site A © TEP.	0.42
Habitat Ref.: 22 g3c Other neutral grassland <u>Created</u>	0.1841	Good	Areas of Site B to be planted as 'Wildflower Meadow Grass' and 'Wet Meadow Grass' and managed to good condition, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	1.55
Habitat Ref.: 23 g4 Modified grassland <u>Created</u>	0.2442	Moderate	Areas of both Site A and B to be planted as 'Species-rich Amenity Grass' and managed to moderate condition, as per as per D10858.01.001 Landscape Masterplan – Site A & D10858.01.002B Landscape Masterplan – Site B © TEP.	0.85
Habitat Ref.: 24 g4 Modified grassland <u>Created</u>	0.0502	Poor	A putting green area proposed in Site B, to be covered in highly managed grassland.	0.10
Habitat Ref.: 25 h3h Mixed scrub <u>Created</u>	0.0126	Moderate	Areas of Site A to be planted with 'Native Shrub Planting' and managed to moderate condition, as per D10858.01.001 Landscape Masterplan – Site A © TEP.	0.08
Habitat Ref.: 26 h3h Mixed scrub <u>Created</u>	0.0152	Good	Areas of Site B to be planted as 'Native Shrub Planting' and managed to good condition alongside the enhanced bramble scrub areas, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	0.13

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 27 u1 828 Vegetated garden <u>Created</u>	0.3148	N/A	New areas of private garden proposed throughout Site A for the new dwellings, as per 23036-PJA-01-ZZ-DR-A-1200-J Proposed Site Plan Housing Mix – Site A © Paddock Johnson.	0.61
Habitat Ref.: 28 u1 847 Introduced shrub <u>Created</u>	0.0763	N/A	Areas of non-native and ornamental shrubbery proposed throughout Sites A and B as per D10858.01.001 Landscape Masterplan – Site A & D10858.01.002B Landscape Masterplan – Site B © TEP.	0.15
Habitat Ref.: 29 u1b5 Buildings <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.5357	N/A	New dwellings, clubhouse, bin and bike stores and pump stations to be created throughout Sites A and B as per 23036-PJA-01-ZZ-DR-A-1200-J Proposed Site Plan Housing Mix – Site A & 23036-PJA-02-ZZ-DR-A-1205-F Proposed Site Layout – Site B Full Extents © Paddock Johnson.	0.00
Habitat Ref.: 30 u1b6 Other developed land <u>Created</u> Metric: <i>Developed land; sealed surface</i>	1.0419	N/A	New areas of sealed hardstanding acting as access, parking and pathways to be created throughout Sites A and B as per 23036-PJA-01-ZZ-DR-A-1200-J Proposed Site Plan Housing Mix – Site A & 23036-PJA-02-ZZ-DR-A-1205-F Proposed Site Layout – Site B Full Extents © Paddock Johnson.	0.00
Habitat Ref.: 31 u1f Sparsely vegetated urban land <u>Created</u> Metric: <i>Ruderal/ephemeral</i>	0.1179	Poor	Areas of Site B to be covered by 'Grasscrete', thus a mixture of hardstanding and grass, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	0.23

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 32 w1g Other broadleaved woodland <u>Created</u>	0.0312	Moderate	A northern area of Site B to be planted as 'Native Woodland Planting' and managed to moderate condition alongside the enhanced woodland area, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	0.15
Habitat Ref.: 33 Individual trees Urban tree <u>Created</u>	0.3542	Moderate	A total of 87 trees to be planted throughout Site A and Site B which will not fall within private curtilage or woodland parcels, as per D10858.01.001 Landscape Masterplan – Site A & D10858.01.002B Landscape Masterplan – Site B © TEP. While both native and non-native/cultivar species will be planted, each has been condition assessed as 'Moderate'.	1.08
Total Habitat Area (excl. urban trees)	3.92		Total Habitat Units (incl. urban trees)	17.87

Table 6.4 – Post-development Hedgerow information for on-site Linear habitats

Hedgerow Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
Hedge Ref.: 2 h2a6 11 Other native hedgerow <u>Retained</u> <i>Metric: Native hedgerow with trees</i>	0.2205	Moderate	The majority of the hawthorn hedgerow with scattered sycamore trees present along the western boundary of Site B will be retained in full, with the exception of a gap to allow access to the site, as per D10858.01.002B Landscape Masterplan – Site B © TEP.	1.76
Hedge Ref.: 4 w1g 33 Line of trees <u>Retained</u>	0.0555	Moderate	The line of mixed deciduous trees at the south of Site B to be retained in full as per D10858.01.002B Landscape Masterplan – Site B © TEP.	0.22
Hedge Ref: 5 h2a5 Native species-rich hedgerow <u>Created</u>	0.6471	Moderate	Species-rich native hedgerows proposed throughout Sites A & B , as per D10858.01.001 Landscape Masterplan – Site A & D10858.01.002B Landscape Masterplan – Site B © TEP.	4.33

Hedgerow Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
Hedge Ref: 6 h2a6 Other native hedgerow <u>Created</u> <i>Metric: Native hedgerow</i>	0.1221	Moderate	Single species beech hedgerows proposed throughout Sites A & B as per D10858.01.001 Landscape Masterplan – Site A & D10858.01.002B Landscape Masterplan – Site B © TEP.	0.41
Hedge Ref.: 7 h2b Non-native and ornamental hedgerow <u>Created</u>	0.2077	Poor	Non-native and ornamental hedgerows proposed outside of private gardens throughout Sites A & B as per D10858.01.001 Landscape Masterplan – Site A & D10858.01.002B Landscape Masterplan – Site B © TEP.	0.20
Total Hedgerow Length	1.26		Total Hedgerow Units	6.93

Summary: On-site

- 6.6 Based on the on-site baseline and post-development plans, the proposals as indicated above will result in a **-19.48% net-loss in Habitat Units** and a **193.56% net-gain in Hedgerow Units**.
- 6.7 Applying the mitigation hierarchy and Statutory BNG guidance, if an on-site net gain is not achievable then the next step is to consider off-site enhancement. Correspondence with the applicant has indicated an area within blue line ownership can be enhanced for the purposes of BNG, as it needs to be planted for screening of Site A and enhancement of the wider golf course.

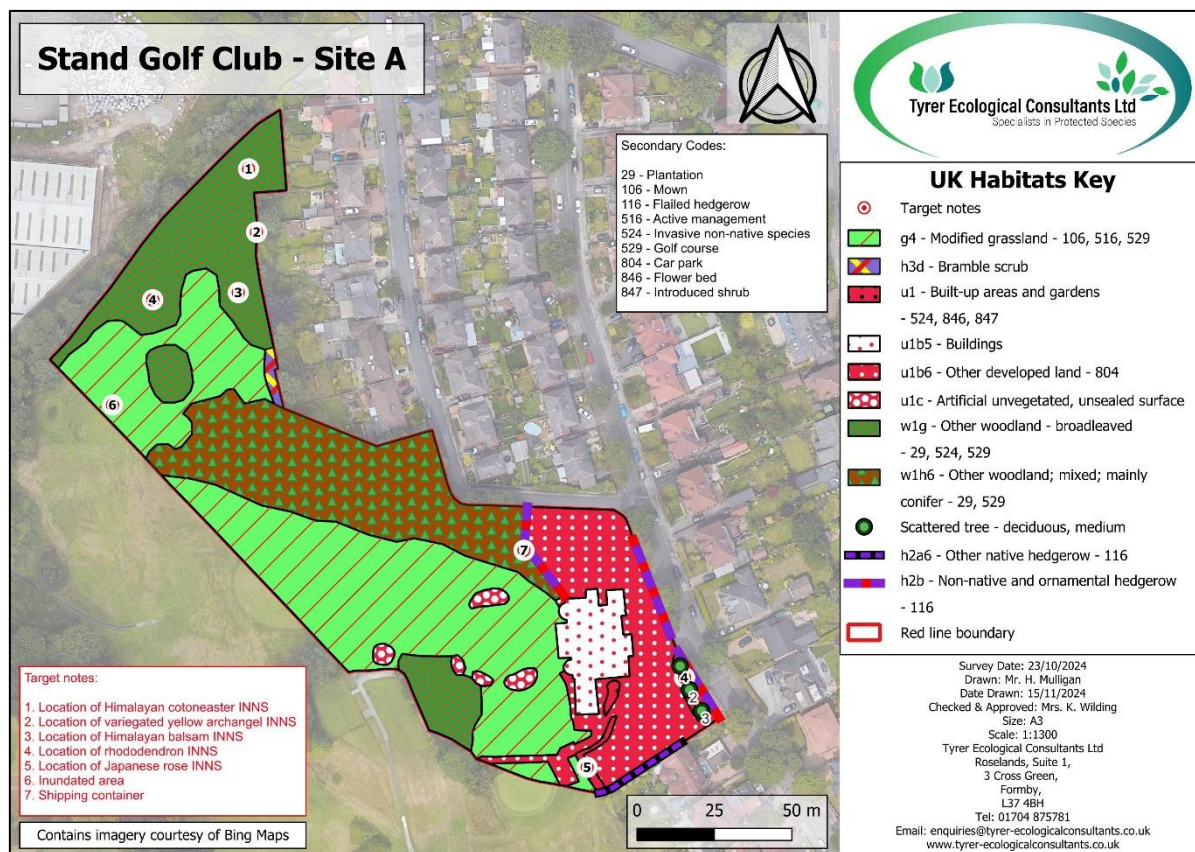


Figure 6.1 – On-site baseline UK Habitats Map (Site A)



Figure 6.2 – On-site baseline UK Habitats Map (Site B)



Figure 6.3 – On-site post-development UK Habitats Map (Site A)



Figure 6.4 – On-site post-development UK Habitats Map (Site B)

Off-Site Baseline Habitats

- 6.8 The reader is again referred to the Metric, see **Table 6.5 & Figure 6.5** for **off-site baseline habitat information**.

Table 6.5 – Baseline Habitat information for off-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref: 34 g4 Modified grassland	0.3750	Poor	An area of grassland adjacent to Site A to the south-west, previously forming part of the wider golf course, closely cropped, managed and species-poor, identical to Habitat Ref.: 4 in composition and character.	0.75
Total Habitat Area	0.38		Total Habitat Units	0.75

Off-site Post-Development Habitats

- 6.9 The reader is again referred to the Metric, see **Table 6.6 & Figure 6.6** for **off-site post-development habitat information**.

Table 6.6 – Post-development Habitat information for Area habitats (Off-site)

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref: 34 g3c Other neutral grassland	0.0279	Moderate	A portion of the modified grassland to the south-east will be retained and enhanced to a species-rich neutral grassland, as per D10858.01.013 – Offsite Landscape Strategy © TEP.	0.17
Habitat Ref: 35 w1g Other broadleaved woodland	0.3471	Moderate	The majority of the off-site area will be planted with native trees and managed to be a broadleaved woodland habitat, as per D10858.01.013 – Offsite Landscape Strategy © TEP.	1.63
Total Habitat Area	0.38		Total Habitat Units	1.80

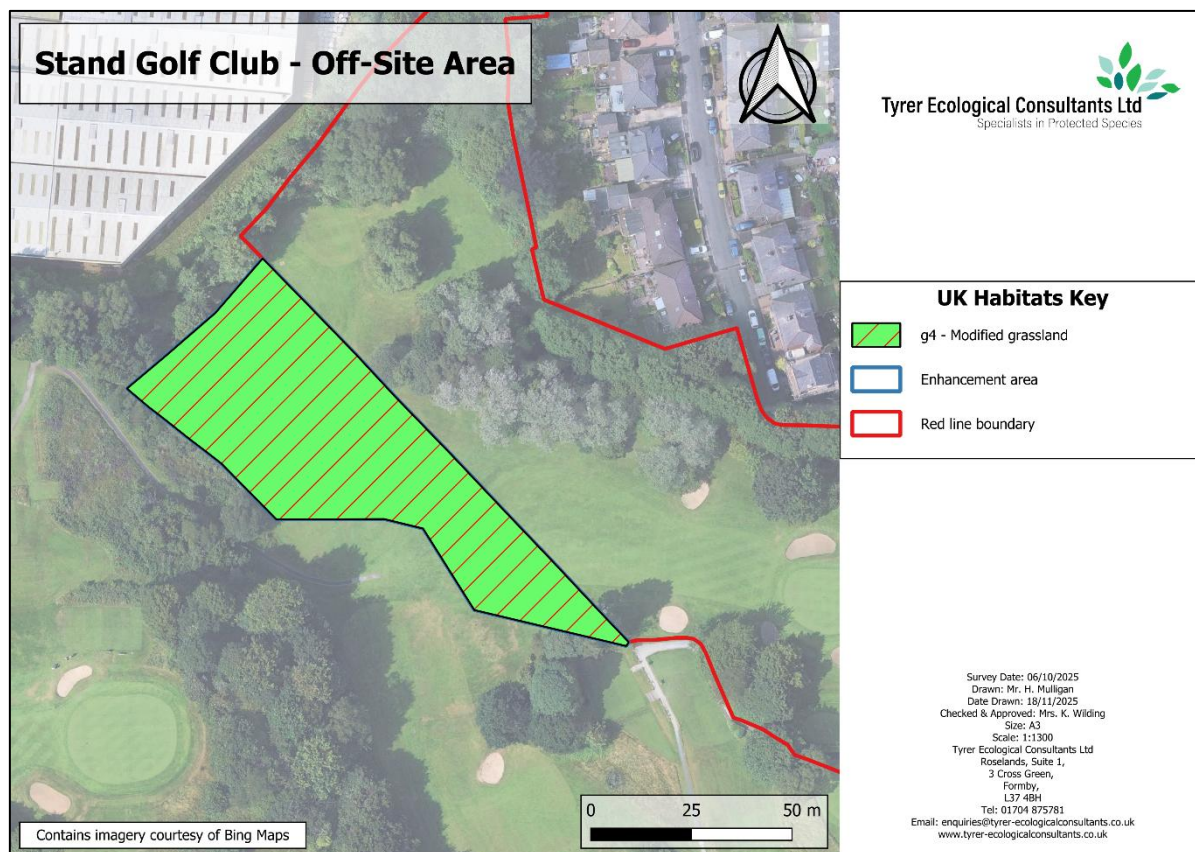


Figure 6.5 – Off-site baseline UK Habitats Map

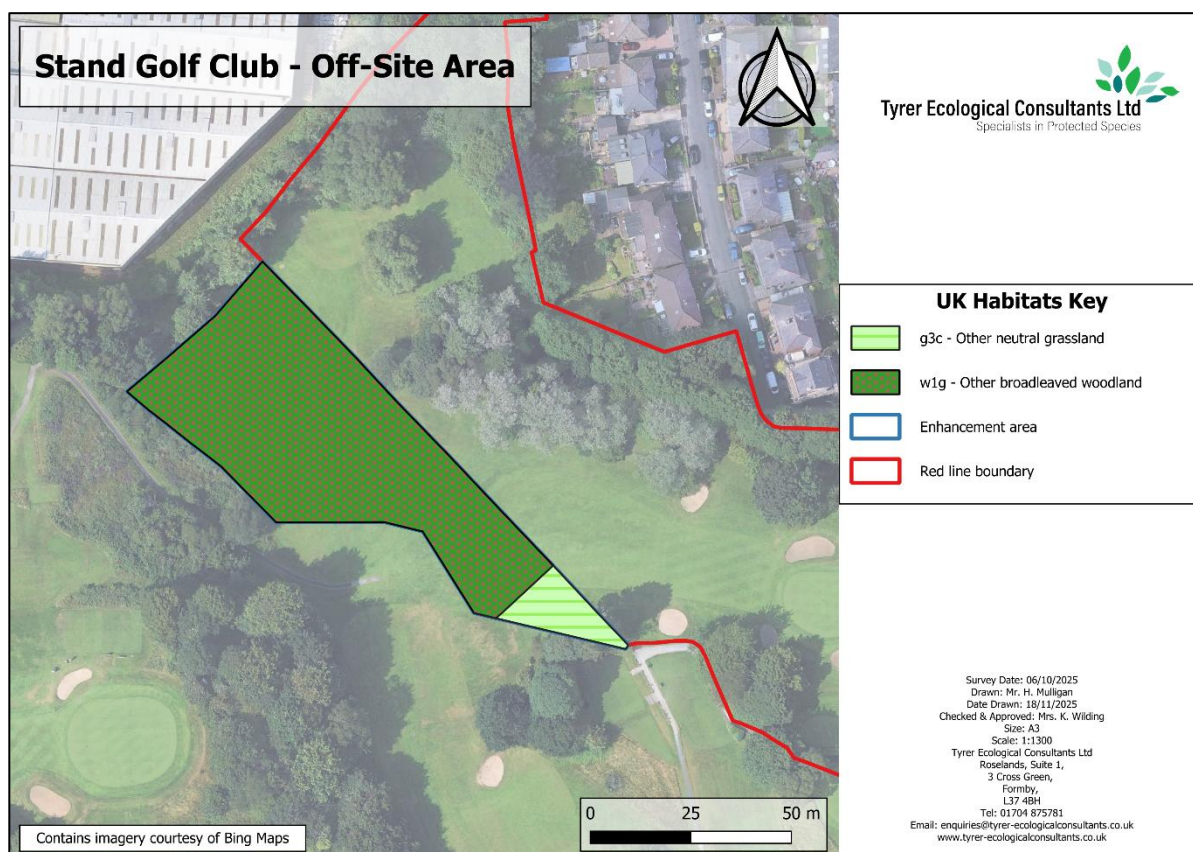


Figure 6.6 – Off-site post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 The Greater Manchester Nature Network Map⁶ was accessed and used to assess the post-development strategic significance of the site in relation to the Manchester LNRS; based upon this, the red line boundaries and blue line off-site area each fall outside of all areas mapped as part of the 6 Nature Network Maps, and thus none of the post-development habitats are considered to be strategically significant.

⁶ See: <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

8.0 Significant Enhancements

- 8.1 Of the habitats to be created and enhanced within the red line and blue line boundaries, the traditional orchards, neutral grasslands, mixed scrub, broadleaved woodland, individual trees and native species-rich hedgerows pertain to medium and high distinctiveness habitats, and thus will require a Habitat Management and Monitoring Plan (HMMP).

9.0 Conclusions

- 9.1 Based on the landscaping proposals, with the incorporation of the off-site area as described, the scheme will result in a **-14.75% net-loss** in **Habitat units** and a **193.56% net-gain** in **Hedgerow units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **loss** of **-3.27 Habitat units** and a **gain** of **4.57 Hedgerow units**.
- 9.3 In addition, **the trading rules are not satisfied for the scheme**, based on the loss of neutral grassland, woodland, modified grassland and sparsely vegetated land not being adequately offset.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-3.27
	<i>Hedgerow units</i>	4.57
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-14.75%
	<i>Hedgerow units</i>	193.56%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant, landscape consultant, and ecological consultant, and represents a significant improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.
- 9.7 BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at Stand Golf Club, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. In this sense, the applicant has proceeded in line with the mitigation hierarchy and in accordance with BNG guidance, as well as with local policy.
- 9.8 However, it is not considered feasible to achieve any further habitat units on-site or within the wider off-site enhancement area to achieve a 10% net gain, with limited scope within the project for further habitat creation or enhancement.

- 9.9 The applicant has therefore indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve a 10% gain in habitat units alongside the already forecast gain in hedgerow units.

Next Steps (On-site)

- 9.10 In line with national policy, should planning permission be granted the traditional orchards, neutral grasslands, mixed scrub, broadleaved woodland, individual trees and native species-rich hedgerows to be created and enhanced within the site will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.
- 9.11 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the HMMP). This process ensures compliance with biodiversity commitments. Additional survey and monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.
- 9.12 To ensure that no degradation will occur to the retained medium distinctiveness habitats, namely the broadleaved woodland and individual trees on-site, a Construction Environmental Management Plan (CEMP) or Arboricultural report detailing the relevant root protection zones and protective measures should be produced, and should be included as part of the aforementioned HMMP.
- 9.13 Once the above has been completed, the applicant / agent should submit the completed biodiversity gain plan and HMMP secured for 30 years, as evidenced by any legal agreements (if required) for the required on-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

Next Steps (Off-site)

- 9.14 The enhanced neutral grassland and created broadleaved woodland within the off-site area are of medium distinctiveness in the metric and are thus considered significant, and as such they will also require a HMMP, detailing management prescriptions for the 30-year period.
- 9.15 The applicant should be aware that they must apply to register the off-site enhancement area as a biodiversity gain site, at a price of £639, and then allocate the biodiversity units to the development on the biodiversity gain sites register. The applicant should consult the government website⁷ for detailed information relating to this process. The allocation of any off-site biodiversity gains to a development must be recorded **before the LPA can approve any biodiversity gain plan**.
- 9.16 NE will aim to process all applications to allocate off-site biodiversity gains within 30 working days, after which they will return either a Further Information Request or an acceptance / rejection notice.
- 9.17 As per the on-site enhancements, the off-site enhancement will then be secured for 30 years through a planning obligation between the applicant and the LPA, with the outlined process of monitoring, maintenance and interim reports required.

⁷ <https://www.gov.uk/guidance/register-a-biodiversity-site-and-allocate-to-a-development>

Next Steps (Habitat Bank)

- 9.18 Upon the granting of planning permission the applicant will purchase habitat units from a suitable habitat bank to achieve the required 10% net gain and meet the trading rules; units will be sourced from within Bury Council where available, however habitat banks from neighbouring LPAs may be utilised where required.
- 9.19 These units will be secured subject to a planning obligation such as a Section 106 agreement between the unit provider and local planning authority.
- 9.20 The applicant should be aware that either the unit provider or themselves (with the unit provider's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.
- 9.21 If the biodiversity gain site is not yet registered, the applicant can either:
- Wait for the provider to register the site and then apply to record the allocation of gains to the development, or;
 - Apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to a development will need to be recorded **before the LPA can approve any biodiversity gain plan**.

- 9.22 It will be the responsibility of the unit provider to ensure that the biodiversity commitments in relation to BNG are met in relation to the application and the correct habitat monitoring and maintenance takes place in order to achieve the forecast outcome in the metric over the 30-year period.
- 9.23 Once the above has been completed, the applicant should submit the completed biodiversity gain plan, inclusive of the biodiversity net gain register reference number, as well as details of the legal agreement to secure the land and HMMP for 30 years for off-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

10.0 Bibliography

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Appendix I: Condition Assessment Tables

Baseline – On-Site

Location of habitat (Site A or B) is stated in brackets beside Habitat Reference.

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Refs.: 1 – 3)

Condition Assessment Criteria		Habitat Reference		
		1 (B)	2 (B)	3 (B)
		Criterion passed (Y/N)		
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N	Y	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Y	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Y	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	N	N
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	N	N
Additional Criterion - must be assessed for all non-acid grassland types				
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N	N	N
Total Score		3	3	3
Essential criterion for Good condition achieved (for non-acid grassland)		N	Y	Y
Condition Assessment Result		Condition Assessment Score		
Non-acid grassland Types (Result out of 6 criteria)				
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good		
Passes 3 - 5 criteria, including essential criterion A.		Moderate	-	Y
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor	Y	

Condition Assessment Score – Grassland (Low) (Habitat Refs.: 4 & 5)

Condition Assessment Criteria		Habitat Reference	
		4 (A)	5 (B)
		Criterion passed (Y/N)	
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	N
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	N
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	Y
Total Score		4	4
Condition Assessment Result		Condition Assessment Score	
Passes 6 or 7 criteria including passing essential criterion A		Good	
Passes 4 or 5 criteria including passing essential criterion A		Moderate	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor	Y Y

Condition Assessment Score – Heathland and shrub (Habitat Ref.: 8)

Condition Assessment Criteria		Habitat Reference
		8 (B)
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	N
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Number of criteria passed		2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor
		Y

Condition Assessment Score – Urban (Habitat Ref.: 13)

Condition Assessment Criteria		Habitat Reference
		13 (B)
		Criterion passed (Y/N)
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	N
Total Score		2
Condition Assessment Result		Condition Assessment Score
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate
• Passes 0 or 1 of 3 core criteria.		Poor

Condition Assessment Score – Woodland (Habitat Refs.: 14 – 17)

Condition Assessment Criteria					Habitat Reference			
					14 (A)	15 (B)	16 (B)	17 (A)
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved			
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2	2	3	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3	3	3	3
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	1	1	2	3
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3	2	2	2
E	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3	2	2	1
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	2	3	2	2
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2	1	2	2
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	2	2	2	3
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1	1	1	1
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2	1	2	2

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Condition Assessment Criteria					Habitat Reference			
					14 (A)	15 (B)	16 (B)	17 (A)
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved			
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1	3	1	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2	2	2	1
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	1	2	2	3
Total Score					25	25	26	26
Condition Assessment Result			Condition Assessment Score					
Total score >32 (33 to 39)			Good					
Total score 26 to 32			Moderate					
Total score <26 (13 to 25)			Poor					

Condition Assessment Score – Individual Trees (Habitat Refs.: 18 & 19)

Condition Assessment Criteria		Habitat References					
		T1 (A)	T2 (A)	T3 (A)	T1 – T8 (B)	T9 (B)	T10 (B)
		Criterion Passed (Y/N)					
A	The tree is a native species (or at least 70% within the block are native species).	N	N	Y	Y	N	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	Y	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	N	Y	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	Y	N	N
Total Score		3	3	4	4	3	3
Condition Assessment Result		Condition Assessment Score					
Passes 5 or 6 criteria		Good					
Passes 3 or 4 criteria		Moderate	Y	Y	Y	Y	Y
Passes 2 or fewer criteria		Poor					

Condition Assessment Score – Hedgerows (Hedge Ref.: 1)

Functional Group	Criteria	Description	Hedge Reference
			1 (A) Criterion passed (Y/N)
A1 Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y
A2 Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y
B1 Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y
B2 Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y

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Functional Group	Criteria	Description	Hedge Reference
			1 (A)
			Criterion passed (Y/N)
C1 Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N
C2 Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N
D1 Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Y
D2 Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N
Condition Assessment Result		Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.		Good	
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		Moderate	Y
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		Poor	

Condition Assessment Score – Hedgerows (Hedge Ref.: 2)

Functional Group	Criteria	Description	Hedge Reference
			2 (B) Criterion passed (Y/N)
A1 Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y
A2 Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y
B1 Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y
B2 Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y

Functional Group	Criteria	Description	Hedge Reference
			2 (B) Criterion passed (Y/N)
C1 Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y
C2 Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N
D1 Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	N
D2 Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N
E1 Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Y

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Functional Group	Criteria	Description	Hedge Reference
			2 (B)
			Criterion passed (Y/N)
E2 Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N
Condition Assessment Result		Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.		Good	
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		Moderate	Y
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		Poor	

Condition Assessment Score – Line of trees (Hedge Ref.: 4)

Condition Assessment Criteria		Hedge Reference
		4 (B)
		Criterion passed (Y/N)
A	At least 70% of trees are native species.	Y
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	N
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N
Number of criteria passed		3
Condition Assessment Result (out of 5 criteria)		Score Achieved Y/N
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Post-Development – On-site

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Refs.: 2, 3, 21 & 22)

Condition Assessment Criteria		Habitat Reference				
		2 (B)	3 (B)	21 (A)	22 (B)	
		Criterion passed (Y/N)				
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	Y	Y	Y	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Y	Y	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Y	Y	Y	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Y	Y	Y	
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Y	Y	Y	
Additional Criterion - must be assessed for all non-acid grassland types						
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y	Y	N	Y	
Total Score		6	6	5	6	
Essential criterion for Good condition achieved (for non-acid grassland)		Y	Y	N	Y	
Condition Assessment Result		Condition Assessment Score				
Non-acid grassland Types (Result out of 6 criteria)						
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good	Y	Y	-	Y
Passes 3 - 5 criteria, including essential criterion A.		Moderate	-	-	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor				

Condition Assessment Score – Grassland (Low) (Habitat Refs.: 5, 23 & 24)

Condition Assessment Criteria		Habitat Reference		
		5 (B)	23 (A & B)	24 (B)
		Criterion passed (Y/N)		
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Y	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y	N	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	Y	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	N	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	N	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	N	Y	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	Y	Y
Total Score		4	4	3
Condition Assessment Result		Condition Assessment Score		
Passes 6 or 7 criteria including passing essential criterion A		Good		
Passes 4 or 5 criteria including passing essential criterion A		Moderate	-	Y
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor	Y	-
				Y

Condition Assessment Score – Heathland and shrub (Habitat Refs.: 7, 25 & 26)

Condition Assessment Criteria		Habitat Reference		
		7 (B)	25 (A)	26 (B)
		Criterion passed (Y/N)		
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	Y	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	Y	Y
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y	Y	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	N	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	Y	Y
Number of criteria passed		5	4	5
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score		
Passes 5 criteria		Good	Y	- Y
Passes 3 or 4 criteria		Moderate	- Y	
Passes 2 or fewer criteria		Poor		

Condition Assessment Score – Woodland (Habitat Refs.: 14, 15 & 32)

Condition Assessment Criteria					Habitat Reference		
					14 (A)	15 (B)	32 (B)
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved		
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2	2	1
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3	3	3
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3	3	3
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3	3	3
E	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3	3	3
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	3	3	3
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	3	3	1
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	3	3	3
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	2	2	2
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2	1	1

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Condition Assessment Criteria					Habitat Reference		
					14 (A)	15 (B)	32 (B)
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved		
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1	3	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2	2	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	2	2	2
Total Score					32	33	28
Condition Assessment Result		Condition Assessment Score					
Total score >32 (33 to 39)		Good			Y	Y	
Total score 26 to 32		Moderate			-	-	Y
Total score <26 (13 to 25)		Poor					

Condition Assessment Score – Individual Trees (Habitat Refs.: 19 & 33)

Condition Assessment Criteria		Habitat References				
		T1 (B)	T9 (B)	T10 (B)	Native planted (A & B)	Non-native planted (A & B)
		Criterion Passed (Y/N)				
A	The tree is a native species (or at least 70% within the block are native species).	Y	N	N	Y	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	N	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	N	N	Y	Y
Total Score		4	3	3	4	3
Condition Assessment Result		Condition Assessment Score				
Passes 5 or 6 criteria		Good				
Passes 3 or 4 criteria		Moderate	Y	Y	Y	Y
Passes 2 or fewer criteria		Poor				

Condition Assessment Score – Traditional Orchard (Habitat Ref.: 20)

Condition Assessment Criteria		Habitat Reference
		20 (B)
		Criterion passed (Y/N)
A	Presence of ancient and or veteran trees. Note – this criterion is essential for achieving good condition.	N
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note – this criterion is essential for achieving good condition.	N
C	Less than 5% if fruit trees are smothered by scrub. Small patches of dense shrub and or scattered scrub growing between trees can be beneficial to biodiversity.	Y
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	N
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted trees.	Y
F	Grassland is not over-grazed, poaching is not evidence around the trees, with no more than 10% of trees poached under the canopy.	Y
G	Species richness of the grassland is equivalent to a medium, high or very high distinctiveness grassland.	Y
H	There is an absence of invasive non-native plant species (as listed on Schedule 9 of the WCA) and species indicative of suboptimal condition make up less than 10% of ground cover.	Y
Total Score		5
Condition Assessment Result		Condition Assessment Score
Passes 6 - 8 criteria, including essential criteria A and B.		Good
Passes 4 or 5 criteria OR Passes 6 or 7 criteria but fails an essential criterion.		Moderate
Passes 3 or fewer criteria.		Poor

Condition Assessment Score – Urban (Habitat Ref.: 31)

Condition Assessment Criteria		Habitat Reference	
		31 (B)	
		Criterion passed (Y/N)	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Total Score		1	
Condition Assessment Result		Condition Assessment Score	
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate	
• Passes 0 or 1 of 3 core criteria.		Poor	Y

Condition Assessment Score – Hedgerows (Hedge Ref.: 2)

Functional Group	Criteria	Description	Hedge Reference
			2 (B) Criterion passed (Y/N)
A1 Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y
A2 Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y
B1 Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y
B2 Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y

Functional Group	Criteria	Description	Hedge Reference
			2 (B) Criterion passed (Y/N)
C1 Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y
C2 Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N
D1 Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	N
D2 Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N
E1 Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Y

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Functional Group	Criteria	Description	Hedge Reference
			2 (B)
			Criterion passed (Y/N)
E2 Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N
Condition Assessment Result		Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.		Good	
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		Moderate	Y
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		Poor	

Condition Assessment Score – Line of trees (Hedge Ref.: 4)

Condition Assessment Criteria		Hedge Reference
		4 (B)
		Criterion passed (Y/N)
A	At least 70% of trees are native species.	Y
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	N
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N
Number of criteria passed		3
Condition Assessment Result (out of 5 criteria)		Score Achieved Y/N
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Condition Assessment Score – Hedgerows (Hedge Refs.: 5 & 6)

Functional Group	Criteria	Description	Hedge Reference	
			5 (A & B)	6 (A & B)
			Criterion passed (Y/N)	
A1 Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	Y
A2 Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Y
B1 Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N	N
B2 Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y

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Functional Group	Criteria	Description	Hedge Reference	
			5 (A & B)	6 (A & B)
			Criterion passed (Y/N)	
C1 Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	N
C2 Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N
D1 Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Y	Y
D2 Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N
Condition Assessment Result		Condition Assessment Score		
No more than 2 failures in total; AND No more than 1 failure in any functional group.		Good		
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		Moderate	Y	Y
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		Poor		

Baseline – Off-Site

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 34)

Condition Assessment Criteria		Habitat Reference
		34
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Post-Development – Off-site

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Ref.: 34)

Condition Assessment Criteria		Habitat Reference
		34
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y
Total Score		6
Essential criterion for Good condition achieved (for non-acid grassland)		Y
Condition Assessment Result		Condition Assessment Score
Non-acid grassland Types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good
Passes 3 - 5 criteria, including essential criterion A.		Moderate
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor

Condition Assessment Score – Woodland (Habitat Ref.: 35)

Condition Assessment Criteria					Habitat Reference
					35
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	1
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3
E	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	3
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	1
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	3
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	2

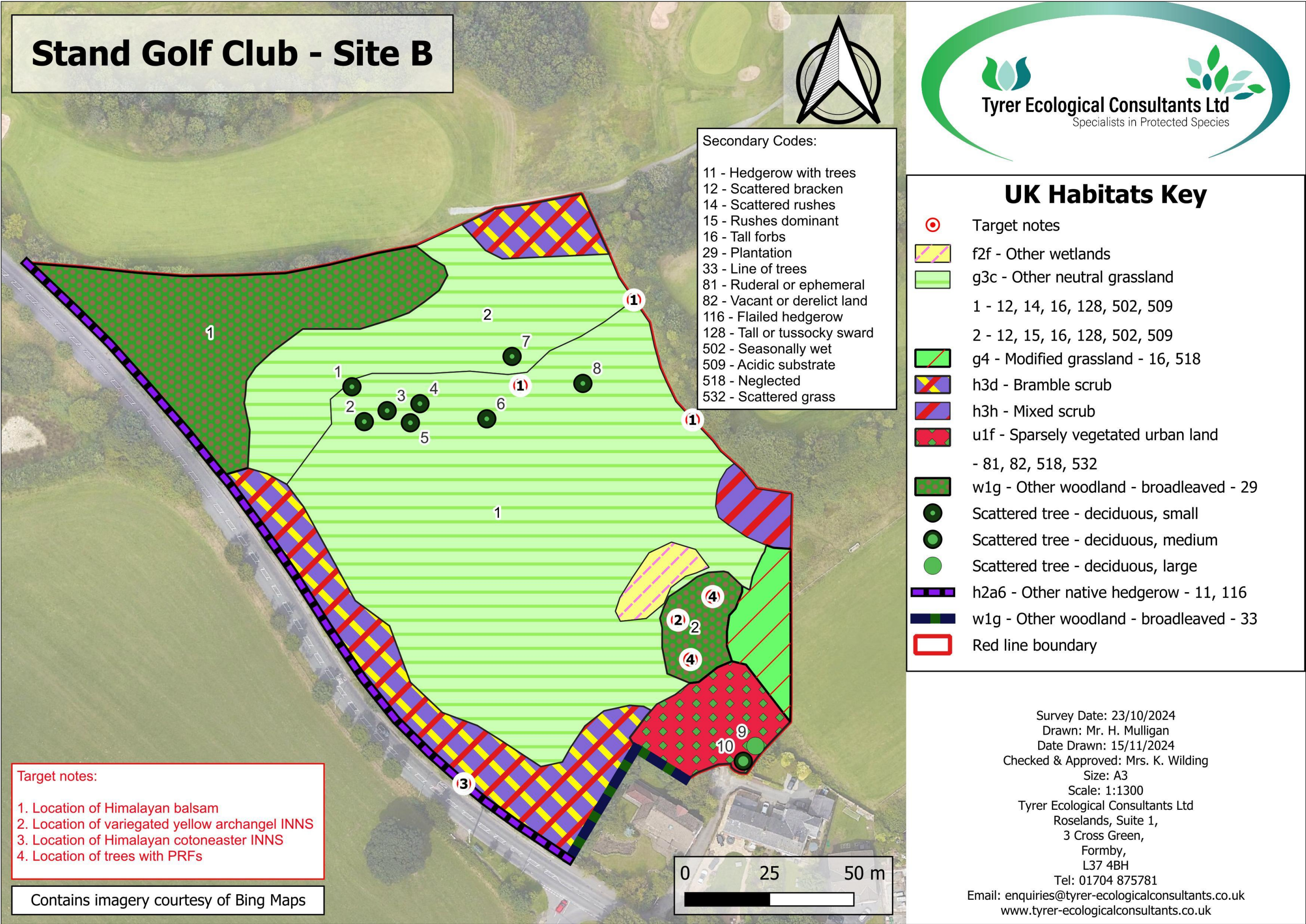
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Condition Assessment Criteria					Habitat Reference
					35
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	1
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	2
Total Score					28
Condition Assessment Result		Condition Assessment Score			
Total score >32 (33 to 39)		Good			
Total score 26 to 32		Moderate			
Total score <26 (13 to 25)		Poor			



UK Habitats Key	
	Target notes
	g4 - Modified grassland - 106, 516, 529
	h3d - Bramble scrub
	u1 - Built-up areas and gardens - 524, 846, 847
	u1b5 - Buildings
	u1b6 - Other developed land - 804
	u1c - Artificial unvegetated, unsealed surface
	w1g - Other woodland - broadleaved - 29, 524, 529
	w1h6 - Other woodland; mixed; mainly conifer - 29, 529
	Scattered tree - deciduous, medium
	h2a6 - Other native hedgerow - 116
	h2b - Non-native and ornamental hedgerow - 116
	Red line boundary

Survey Date: 23/10/2024
Drawn: Mr. H. Mulligan
Date Drawn: 15/11/2024
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:1300
Tyrer Ecological Consultants Ltd
Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH
Tel: 01704 875781
Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk





UK Habitats Key

-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  h3h - Mixed scrub
-  u1 828 - Built-up areas and gardens; Vegetated garden
-  u1 847 - Built-up areas and gardens; Introduced shrub
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  w1g - Other broadleaved woodland
-  Scattered tree - deciduous, small
-  h2a5 - Native species-rich hedgerow
-  h2b - Non-native and ornamental hedgerow
-  Red line boundary

Survey Date: 23/10/2024
Drawn: Mr. H. Mulligan
Date Drawn: 18/11/2025
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:1300
Tyrer Ecological Consultants Ltd
Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH
Tel: 01704 875781
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UK Habitats Key

	g 27 - Traditional orchards
	g3c - Other neutral grassland
	g4 - Modified grassland
	h3h - Mixed scrub
	u1 847 - Built-up areas and gardens; Introduced shrub
	u1b5 - Buildings
	u1b6 - Other developed land
	u1f - Sparsely vegetated urban land
	w1g - Other broadleaved woodland
	Scattered tree - deciduous, small
	Scattered tree - deciduous, medium
	Scattered tree - deciduous, large
	h2a5 - Native species-rich hedgerow
	h2a6 - Other native hedgerow
	h2b - Non-native and ornamental hedgerow
	w1g 33 - Other woodland - broadleaved; Line of trees
	Red line boundary

Survey Date: 23/10/2024
Drawn: Mr. H. Mulligan
Date Drawn: 18/11/2025
Checked & Approved: Mrs. K. Wilding
Size: A3
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Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH
Tel: 01704 875781
Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk



Stand Golf Club - Off-Site Area




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UK Habitats Key

-  g4 - Modified grassland
-  Enhancement area
-  Red line boundary

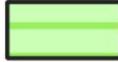
Survey Date: 06/10/2025
Drawn: Mr. H. Mulligan
Date Drawn: 18/11/2021
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:1300
Tyrer Ecological Consultants Ltd
Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH
Tel: 01704 875781

Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk



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UK Habitats Key

-  g3c - Other neutral grassland
-  w1g - Other broadleaved woodland
-  Enhancement area
-  Red line boundary

Survey Date: 06/10/2025
 Drawn: Mr. H. Mulligan
 Date Drawn: 18/11/2025
 Checked & Approved: Mrs. K. Wilding
 Size: A3
 Scale: 1:1300
 Tyrer Ecological Consultants Ltd
 Roselands, Suite 1,
 3 Cross Green,
 Formby,
 L37 4BH
 Tel: 01704 875781
 Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk