

# Preliminary Ecological Appraisal

January 2025

**Project Reference: PR-0380-24**

**Stand Golf Club (Site A)**

Bury

Greater Manchester

M45 7NL

**National Grid Reference: SD79930614**



**Stand Golf Club Site A, Bury, Greater Manchester, M45 7NL**  
**Preliminary Ecological Appraisal**

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## Executive Summary

As part of a proposed planning application with Bury Council concerning two parcels of land within Stand Golf Club, Tyrer Ecological Consultants carried out a Preliminary Ecological Appraisal (PEA) in October 2024.

The PEA was commissioned by Paddock Johnson; proposals are understood to involve the creation of a residential development, with associated landscaping and access. While both separate land parcels will fall under the same development and planning application, this specific report will only cover the eastern parcel, denoted as Site A. A separate report has been produced for the western Site B, which should be read in conjunction with this report.

Extensive findings, conclusions and recommendations are presented throughout the report; however, the reader should be aware of the following further surveys and key recommendations.

## Key recommendations:

### Biodiversity Net Gain

Based on the information gathered during the diurnal assessment Stand Golf Club is **not exempt** from the Biodiversity Gain Planning Condition.

*The site (both Site A & Site B combined) is host to the following biodiversity value:*

- *Habitat: 22.19*
- *Hedgerow: 2.67*
- *Watercourse: 0.00*

### Habitats

The other native hedgerow onsite is designated as a priority habitat on the UK BAP. Construction works pose a risk of impact to this habitat.

*It is therefore recommended that this habitat is retained, where possible. Where this is not possible, then it is recommended that any loss is suitably offset. This will be secured via the implementation of a Biodiversity Net Gain plan.*

### Invasive Non-Native Species

Five INNS, listed under either Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) or Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order (2019) were observed within the red line boundary, Himalayan cotoneaster, variegated yellow archangel, Himalayan balsam, montbretia and Japanese rose, each located in several areas throughout the site.

*To prevent further spread of these species from within the site, it is recommended that they are eradicated from the site prior to development. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how this species will be removed pre-works, including details regarding site biosecurity protocols.*

## Bats

Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, the clubhouse is determined to pertain to a bat roost suitability of '**Moderate**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023).

| Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result). |                                                          |                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|
| Low roost suitability or PRF-I                                                                                                                                                                                                | Moderate roost suitability                               | High roost suitability or PRF-M                            |
| One survey visit. One dusk emergence survey <sup>a</sup> (structures).<br><br>No further surveys required (trees).                                                                                                            | Two separate dusk emergence survey visits <sup>b</sup> . | Three separate dusk emergence survey visits <sup>b</sup> . |

*It is recommended that **two dusk emergence surveys** are conducted at the building, in order to establish if, and if so, how the building is being used by bats, identify the species present, abundance, roost locations and flight lines around the site following emergence. **Three surveyors** would be required to adequately monitor all elevations of the building that were identified as containing bat roost potential during the daytime inspection and assessment.*

## Birds

Regarding wider breeding bird species, there is an abundance of viable nesting platforms within the woodland, individual trees and shrubbery, which provide suitable nesting locations within the nesting bird season of March – August, inclusive.

*Any vegetation clearance should therefore be carried out outside of the breeding bird season, typically March – September inclusive. For works within the breeding bird season, any areas that can support nesting birds should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing.*

## Other terrestrial mammals

Badger and hedgehogs have the potential to be impacted upon by the works.

*A programme of Reasonable Avoidance Measures (RAMs) is recommended to be enacted on the site to prevent impacting these species. See **Section 7.0** for details.*

## Herpetofauna

The presence of great crested newt, common amphibians and reptiles is considered possible onsite.

*It is recommended that the RAMs outlined for mammals are extended to include common amphibians, reptiles and, on a purely precautionary basis, great crested newt.*

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## **1.0 Introduction & Scope**

- 1.1 As part of a proposed planning application with Bury Council concerning two parcels of land within Stand Golf Club, Tyrer Ecological Consultants carried out a Preliminary Ecological Appraisal (PEA) in October 2024.
- 1.2 The PEA was commissioned by Paddock Johnson; proposals are understood to involve the creation of a residential development, with associated landscaping and access. See **Figure 1.1** for a site location plan; while both land parcels will fall under the same development and planning application, this specific report will only cover the eastern parcel, denoted as Site A. A separate report has been produced for the western Site B, which should be read in conjunction with this report.



**Figure 1.1 – Site Location Plan © Paddock Johnson**

- 1.3 As part of the Local Planning Authorities (LPA) planning policies and obligations to the Planning Framework, ecological surveys are generally required prior to planning permission being granted, particularly where protected / priority habitats or species are, or may be, present, and where these species have the potential to be impacted by the proposals for which the applicant seeks consent.
- 1.4 The PEA was carried out in accordance with the 'Guidelines for Preliminary Ecological Appraisal, 2<sup>nd</sup> Edition' (CIEEM, 2017) and all associated 'CIEEM Competencies for Species Survey (CSS)', whilst this report has been presented in accordance with the British Standard 42020:2013 Biodiversity – Code of Practice for Planning and Development.

### **Aims & Objectives**

- 1.5 The appraisal aims to ascertain the baseline nature of the site and, where possible, obtain information on any priority wildlife habitats, or species, that may be present and if so determine

if they will be affected by the proposals. The survey, therefore, includes the following objectives:

- Gather and present baseline ecological information on site/off site (as necessary) within a suitable report,
- Identify, measure and map habitats using UK Habitat Classification – Habitat Definitions Version 2.0 (2023) habitats,
- Identify any likely ecological constraints associated with the proposals for the site (i.e. the presence of protected / priority habitats or species that exist within the confines of the application boundary, or zone of influence (ZOI),
- Identify measures likely to be required in line with the mitigation hierarchy (i.e. impact avoidance > minimisation > mitigation > compensation),
- Identify any additional survey requirements,
- Ascertain the baseline value of the habitats on site, to allow for the completion of a 'Biodiversity Statement',
- Identify general enhancement opportunities for biodiversity in line with national and local planning policy,
- Set out any requirements for post-development monitoring, management, or other commitments, and how they can be secured, where required.

1.6 As a functioning component of this specific ecological appraisal:

- Habitats on site were identified, measured and mapped using the UK Habitat Classification – Habitat Definitions Version 2.0 (2023),
- Buildings and trees were subject to preliminary roost assessment (PRA) for Bats and scored against the bat roost suitability parameters defined in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023),
- Habitats were assigned and condition assessed in accordance with Biodiversity Net Gain Principles and Rules (DEFRA, July 2024) covered in the most recent User Guide.<sup>1</sup>

1.7 This report therefore provides important baseline information as derived from the diurnal appraisal process outlined above and recommends any necessary additional surveys, or work, where applicable, to provide a conclusive ecological impact assessment.

1.8 The Applicant should be aware then that if during the appraisal:

- The application site/area was found to be suitable for any European Protected Species (EPS), otherwise protected, or priority habitats / communities / species, or,
- Signs of use by particular protected species were found, or suspected, or,
- Seasonal constraints significantly limit the gathering of ecological information to arrive at an accurate conclusion upon which the planning application can proceed;

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<sup>1</sup> See:

[https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The\\_Statutory\\_Biodiversity\\_Metric\\_-\\_User\\_Guide\\_23.07.24\\_.pdf](https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf)

Then more detailed surveys may be recommended where necessary, to allow the ecologist to arrive at a conclusive impact assessment.

- 1.9 If protected species were subsequently found either during appraisal or during detailed further surveys and / or may be affected by the development proposals, then a European Protected Species Mitigation Licence (EPSML) may be required to proceed with the development.
- 1.10 Where more detailed surveys are recommended by the Ecologist, following ecological appraisal, then LPAs, on the advice of their ecological advisors, may not grant permission until such time that all relevant material information is gathered in accordance with their obligations to the legislature.
- 1.11 Protected / priority species omitted from this report have been discounted due to negating factors including obvious absence / isolation of suitable habitats, and / or distributional aspects negating the necessity to survey for them, and / or the proposed works were not considered to impact the species or encroach on areas where the species may be present.

## 2.0 Legislation & Policy

2.1 The legislature considered for the purposes of this report includes the following:

- Biodiversity Net Gain: Good practice principles for development (2019),
- BS 42020:2013 Biodiversity – Code of Practice for Planning and Development (2013),
- Conservation of Habitats and Species Regulations (2017) (as amended),
- Countryside Rights of Way (CRoW) Act (2000),
- Natural Environment and Rural Communities (NERC) Act (2006),
- National Planning Policy Framework (2024) (as last revised),
- Protection of Badgers Act (1992),
- The Environment Act (2021), including all six statutory instruments in relation to BNG,
- The Hedgerow Regulations (1997),
- The Invasive Alien Species (Enforcement and Permitting) Order 2019,
- Town and Country Planning Act (1990),
- Wild Mammals Protection Act (1996),
- Wildlife and Countryside Act (1981) (as amended).

2.2 These acts entail relevance to both protected and invasive species. The degree of protection offered to taxa provided within existing UK and EU legislature often varies depending on species / group, for example, some species may purely be protected during one of its life stages (e.g. common species of breeding bird whilst nesting / with eggs / young); some species may receive full protection within the EU, whereas others may be protected solely on a national basis (e.g. grass snake).

2.3 **Table 2.1** contains appropriate legislature to each species / group specifically respective to the site and provides the relevance of said legislation.

**Table 2.1 – Relevant legislation**

| Species Group / Species | Relevant Legislation                                                                                                                        | Level of Protection                                                                                                                                                                                                                                                                                 |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Badger                  | Protection of Badgers Act (1992),<br>Wildlife and Countryside Act (1981) (as amended)                                                       | Illegal to: Wilfully kill, injure or take a badger (or attempt to do so), cruelly ill-eradicate a badger, dig for a badger, Intentionally or recklessly damage or destroy a badger sett or obstruct access to it, cause a dog to enter a badger sett, disturb a badger when it is occupying a sett. |
| Bats                    | CRoW Act (2000)<br>Conservation of Habitats and Species Regulations (2017) (as amended)<br>Wildlife and Countryside Act (1981) (as amended) | All British bats and their roosts are afforded full protection from damage/destruction and bats may not be injured/killed/taken at any life stage. Once identified, roosts are protected whether the bat is in occupation or not.                                                                   |

| Species Group / Species  | Relevant Legislation                                                                                                                                | Level of Protection                                                                                                                                                                                                                                                                                                                            |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Birds                    | CRoW Act (2000)<br>Wildlife and Countryside Act (1981) (as amended)                                                                                 | All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected. Birds listed on Schedule 1 Wildlife & Countryside Act (1981) (as amended) are afforded a greater level of protection.                                                                                      |
| Great Crested Newt (GCN) | CRoW Act (2000)<br>Conservation of Habitats and Species Regulations (2017) (as amended)<br>Wildlife and Countryside Act (1981) (as amended)         | Great Crested Newts (GCN's) are fully protected from disturbance, killing, injuring or possession at any life stage. Confirmed breeding ponds and resting places are afforded the same protection.                                                                                                                                             |
| Invasive Plant Species   | Wildlife and Countryside Act (1981) (as amended)<br>The Invasive Alien Species (Enforcement and Permitting) Order 2019                              | Species listed within Schedule 9/Schedule 2 as invasive, including Japanese knotweed ( <i>Reynoutria japonica</i> ) and Himalayan balsam ( <i>Impatiens glandulifera</i> ), for example, carry notoriety regarding development. The Acts make it an offence for any person to grow or cause to grow in the wild any plants listed as invasive. |
| Reptiles                 | Conservation of Habitats and Species Regulations (2017) (as amended) – SL/SS<br>Wildlife and Countryside Act (1981) (as amended)<br>CRoW Act (2000) | All native reptile species have some degree of protection in the UK, through section 8(1) and (5) (specified in Schedule 5) of the Wildlife and Countryside Act 1981 (as amended). Sand lizard and smooth snake are species of principal importance however with greater protection..                                                          |

## Relevant Policy

- 2.4 Guidance for Local Authorities: Extract from Office of the Deputy Prime Minister – Circular 06/2005:

*“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.*

- 2.5 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

*“When determining planning applications, local planning authorities should apply the following principles:*

*a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

*b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

*d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

- 2.6 This national focus on the conservation of the natural environment is echoed in Policy EN6 of the Adopted Bury Unitary Development Plan (2022), which states:

*“The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.”*

### **Priority Habitats & Species**

- 2.7 In the United Kingdom, legal protection and otherwise legislative recognition is afforded to particular habitats and species based on a variety of ecological factors. These are typically referred to as priority habitats and species, and can be identified under a variety of legislation and local policy, notably the UK Biodiversity Action Plan (UKBAP), Section 41 (s.41) of the NERC Act as well as under Local Biodiversity Action Plans (LBAPS).

### **Biodiversity Net Gain**

- 2.8 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.
- 2.9 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12<sup>th</sup> February 2024, 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).
- 2.10 The Act is supported by secondary legislation<sup>2</sup>, consisting of six statutory instruments 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

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<sup>2</sup> See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024

### 3.0 Methodology

- 3.1 As part of the ecological appraisal report, a desk-top and field-based study is conducted. Methods for both components of the appraisal are given below.

#### Desktop Study

- 3.2 Prior to a site visit, a desktop study was conducted using online resources to obtain information pertaining to any sites afforded statutory (e.g. SSSI) and non-statutory (e.g. LWS) designations for nature conservation within 2.0 kilometres of the site boundary. To do so, the Multi Agency Geographic Information for the Countryside (MAGiC – provided by DEFRA) was accessed to gather such information; this particular interactive mapping service was also used to locate any locally granted European Protected Species Mitigation Licenses (EPSML) and species records to further inform conclusions concerning such species in the context of the study site and its proposed development.
- 3.3 Historic satellite imagery was reviewed using sources such as Google Earth (© 2023/24) to help establish past use of the land and determine the nature of adjoining and extending habitats; such information aids in the understanding of how the site might interact with its surroundings ecologically and its value in that context, and how the development may impact at a wider scale.
- 3.4 In addition, the Bury Council ‘Search planning applications’ online function was utilised to help inform the desktop study by analysis of existing publicly accessible ecological survey results that have been carried out locally within the previous five years.
- 3.5 A commercial data request to the Local Environment Records Centre serving the area, in this case Greater Manchester Local Record Centre (GMLRC), has not been sourced at this time, with the combination of online EPSML data, extensive company records and the daytime survey data available to the ecologist considered to contain enough information in relation to the protected species likely to be present on site. **If, however, a data search is considered to be necessary by the Local Authority or advisory body to better inform the appraisal, a proportionate data search should be commissioned with results interpreted into the conclusions and recommendations of a re-issued / updated report.**

1) The Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020) states data searches in:

*“Situations where the data search would be extremely unlikely to provide information needed to inform the assessment, due to the scale and location of the proposed development. The appropriateness of excluding a data search will need to be judged on a case-by-case basis as, in most situations, it will be essential to carry out such a search even if the development is very small or is likely to have a low impact.”*

#### Field survey

- 3.6 A daytime preliminary ecological appraisal (PEA) was conducted on the 23<sup>rd</sup> October 2024 in cool conditions (10°C), average wind 1/12 (Beaufort scale), average 90% cloud cover, by the following surveyor (see **Table 3.1** overleaf).

**Table 3.1 – Site surveyor credentials**

| Name                                       | Description of most relevant credentials                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mr. H. Mulligan</b><br>Qualifying CIEEM | <ul style="list-style-type: none"> <li>• Consultant Ecologist with 2 years training and experience,</li> <li>• MBiolSci in Biological Sciences (Zoology),</li> <li>• Accredited agent on the Natural England Great Crested Newt: CL08 Class 1 licence (2022-10604-CL08-GCN) of Mr. D. Burrows Qualifying CIEEM,</li> <li>• Accredited agent on the Natural England Class 2 bat license of Mrs K Wilding CEnv MIEMA ACIEEM (CLS-14227),</li> <li>• Holder of a FISC Level 3 (2023) (Botanical competency).</li> </ul> |

### ***Floristic assessment***

#### Habitats

- 3.7 The survey followed the UK Habitat Classification Version 2.0 (UKHabs, 2023) methodology, which was introduced as the successor to the Joint Nature Conservation Committee (JNCC) Phase 1 Habitat Methodology standards (JNCC, 2010) in conjunction with the nationwide roll out of Biodiversity Net Gain. Survey techniques were also carried out with reference to the Chartered Institute of Ecology and Environmental Management (CIEEM) Technical Guidance Series “Guidelines for Preliminary Ecological Appraisal, 2<sup>nd</sup> Edition” (CIEEM, 2017).

#### Vegetation

- 3.8 During the survey walkover, botanical assemblages were assessed, and the land was inspected for the presence of red-listed (Stroh et al., 2014; Hodgetts, 2011), s.41 and LBAP species alongside specially protected species as listed under Schedule 8 of the Wildlife and Countryside Act (WCA) (1981) (as amended) and / or Schedule 5 The Conservation of Habitats and Species Regulations (2017) (as amended). Species nomenclature follows Stace, C. (2019) – definitive English names.
- 3.9 In addition to attributing ecological value to red-listed / BAP species, in accordance with existing CIEEM guidance, a geographic frame of reference is also adopted. Plant species and habitats may be recognised for their ecological value on a geographical scale which is adopted on a site-to-site basis (*International – National – Regional – County/Vice-County – Local*). For botanical species list compiled in full, see **Appendix II**.
- 3.10 In combination with assessing the area in relation to flora and habitats of conservation importance, the land was also assessed in relation to the presence of invasive non-native species (INNS) as listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) (as amended) and Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019 (IASO).

#### Biodiversity Net Gain

- 3.11 Assessment of baseline Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site.
- 3.12 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2023/24, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.

### ***Faunal assessment***

- 3.13 During the site walkover, direct presence and / or evidence of priority fauna encountered was documented, whilst in tandem the area was assessed for the potential to support the priority species discussed in **Section 6.0**. The walkover also aimed to identify any ephemeral pools or unmapped waterbodies.

#### **Bats**

- 3.14 Criteria for preliminary bat roost assessment are based upon the determinants given in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023) (see **Figures 3.1 – 3.3**).
- 3.15 The site was assessed for bats; a daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.
- 3.16 Buildings and other permanent / semi-permanent structures (where present) would be subject to a preliminary roost assessment (PRA), to identify potential areas which may be of value to bats and to determine evidence of use. This typically involves a systematic search of the external aspects of any structure(s), comprising an investigation of features known to be used by bats (for example roofing material, soffits, fascia, lead flashing hanging tiles) using a high-powered torch and close-focus binoculars, where necessary. Where possible, an internal assessment of the structure was also carried out, with the aid of a high-powered torch and endoscope, where necessary, to identify any evidence of bat use of a structure. Field signs of bats typically comprise bat droppings, urine splashing, fur-oil staining, incidental animal presence, dead specimens and / or the presence of prey items, such as moth wings.
- 3.17 Trees (where present) would be subject to a ground level tree assessment (GLTA) using equipment such as close-focus binoculars and a high powered-torch. Potential roost features (PRFs) can include woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed lifted bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached climbing species with stem diameters in excess of 50mm or pre-existing bat / bird boxes. These PRFs can then be determined as PRF-I or PRF-M, dependent on their suitability for individual / low numbers of bats or their capability to host multiple bats.
- 3.18 Factors considered during the preliminary roost assessment include:
- Practical experience of the surveyor,
  - Knowledge of bat species relevant to the site location and geographical range,
  - Nature of the immediate / surrounding habitat in relation to foraging opportunities,
  - Presence / absence of roost potential,
  - Value and types of roost potential, if present (i.e. – maternity, hibernation, transitional).

**Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.**

| Potential suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Roosting habitats in structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Potential flight-paths and foraging habitats                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).                                                                                                                                                                                                                                                                                                                                        | No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).                                                                                                                                                                                                                         |
| Negligible <sup>a</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.                                                                                                                                                                                                                                                                                                                              | No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.                                                                                                                                                                                                                                                                                            |
| Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions <sup>b</sup> and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats <sup>c</sup> ). | Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.<br><br>Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.                                                                                                           |
| Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions <sup>b</sup> and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).                                                                 | Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens.<br><br>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.                                                                                                                                                                                        |
| High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions <sup>b</sup> and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.                                                                                                       | Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge.<br><br>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.<br><br>Site is close to and connected to known roosts. |
| <p><b>a</b> Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).</p> <p><b>b</b> For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.</p> <p><b>c</b> Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**Figure 3.1 – BCT guidelines extract**

| Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. |                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Suitability                                                                                                                                      | Description                                                              |
| NONE                                                                                                                                             | Either no PRFs in the tree or highly unlikely to be any                  |
| FAR                                                                                                                                              | Further assessment required to establish if PRFs are present in the tree |
| PRF                                                                                                                                              | A tree with at least one PRF present                                     |

Figure 3.2 – BCT extract on tree roost suitability criteria

| Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement. |                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Suitability                                                                                                                                                   | Description                                                                                                                         |
| PRF-I                                                                                                                                                         | PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats. |
| PRF-M                                                                                                                                                         | PRF is suitable for multiple bats and may therefore be used by a maternity colony.                                                  |

Figure 3.3 – BCT extract on tree roost categorisation criteria

### Birds

3.19 The site was inspected for evidence of nesting and suitability for relevant species. Bird species observed and heard were recorded on site, and a search was made for nest material, or areas suitable for nesting – this can take the form of searching structures, woody vegetation, semi-aquatic vegetation such as reeds and / or ground flora. Elevations of any buildings or structures on site were inspected for evidence of birds that show a high dependency upon built structures, many of which are in a state of decline. These might include the following species for example (list non-extensive):

- **House martin** (*Delichon urbica*): Birds of Conservation Concern (BoCC) red status,
- **House sparrow** (*Passer domesticus*): BoCC red status,
- **Starling** (*Sturnus vulgaris*): BoCC red status,
- **Swift** (*Apus apus*): BoCC red status.

3.20 Additional to the site's capacity to support generally common species for breeding, the area was also subject to an assessment for wider capacity to support species with extra protection under Schedule 1 of the Wildlife & Countryside Act (1981) (as amended) and other priority species.

### Other terrestrial mammals

3.21 The walkover included an assessment for the presence / suitability of badger (*Meles meles*), which includes signs of activity such as prints, hairs, digging, setts, 'runs' leading to and from a sett and the existence of latrines or 'snuffle' holes where badgers have foraged in the ground.

3.22 The site was also assessed for the presence / suitability of European hedgehog (*Erinaceus europaeus*) and other priority mammals.

### Herpetofauna

- 3.23 During desktop assessment, a 250 metres radial search was undertaken from a site central grid reference in relation to the presence of ponds, ditches or other water bodies that may support great crested newt (GCN) (*Triturus cristatus*). The information gathered would then be used to aid in establishing if more detailed surveys are required.

**NB:** *English Nature's (now Natural England) Great Crested Newt Mitigation Guidelines (2001) states ponds within 500m of a proposed development site should be considered for their potential to support GCN, however, in some instances this distance may be reduced to 250m due to the presence of physical barriers and obstructions or based on the likely magnitude of impacts arising from the proposed development.*

- 3.24 Following current best practice considering the partial roll out of District Level Licencing (DLL) across England and based on likely effects, a proportionate assessment of the water bodies range within 250m from site has been applied. Where a development is anticipated to affect GCN the search can be extended up to 500m or more.
- 3.25 The site and surrounding habitats were also assessed relative to their potential to offer suitability for wider, generalist amphibians, in addition to GCN, for example common toad (*Bufo bufo*) and common frog (*Rana temporaria*).
- 3.26 The site and its surroundings were assessed for suitability for use by reptiles, with particular attention paid to features that could be used as basking areas (e.g. south-facing slopes), hibernation sites (e.g. banks, walls, leaf litter, piles of hardcore) and opportunities for foraging (e.g. rough grassland and scrub). Beebee & Griffiths (2000) state specific habitat preferences of common UK reptiles:
- **Common lizard** (*Zootoca vivipara*) use a variety of habitats from woodland glades to heaths, walls and pastures, as well as brownfield sites,
  - **Slow worm** (*Anguis fragilis*) use a variety of habitats, similar to the common lizard, however are more associated with gardens and brownfield sites.
- 3.27 In assessment of a site for reptiles several important habitat characteristics are considered, outlined in **Table 3.2** below, as derived from the Reptile Habitat Management Handbook (Edgar, 2010).

**Table 3.2 – Important habitat characteristics for reptiles**

|                                                  |                                                |
|--------------------------------------------------|------------------------------------------------|
| <b>1. Location (in respect of species range)</b> | <b>7. Connectivity to good quality habitat</b> |
| <b>2. Vegetation structure</b>                   | <b>8. Prey abundance</b>                       |
| <b>3. Insolation</b>                             | <b>9. Refuge opportunity</b>                   |
| <b>4. Aspect</b>                                 | <b>10. Hibernation habitat potential</b>       |
| <b>5. Topography</b>                             | <b>11. Disturbance regime</b>                  |
| <b>6. Surface geology</b>                        | <b>12. Egg-laying site potential</b>           |

### Invertebrates

- 3.28 The site was assessed for the presence of features that should be considered of high value to invertebrates. Several important features were considered, based on the assemblage descriptions provided within the Research Report "Surveying terrestrial and freshwater invertebrates for conservation evaluation" (NERR005, 2007), including but not limited to:

- Wood decay,
- Early successional mosaic habitat,
- Shaded ground layer,
- Still and flowing water.

Quality Assurance (QA)

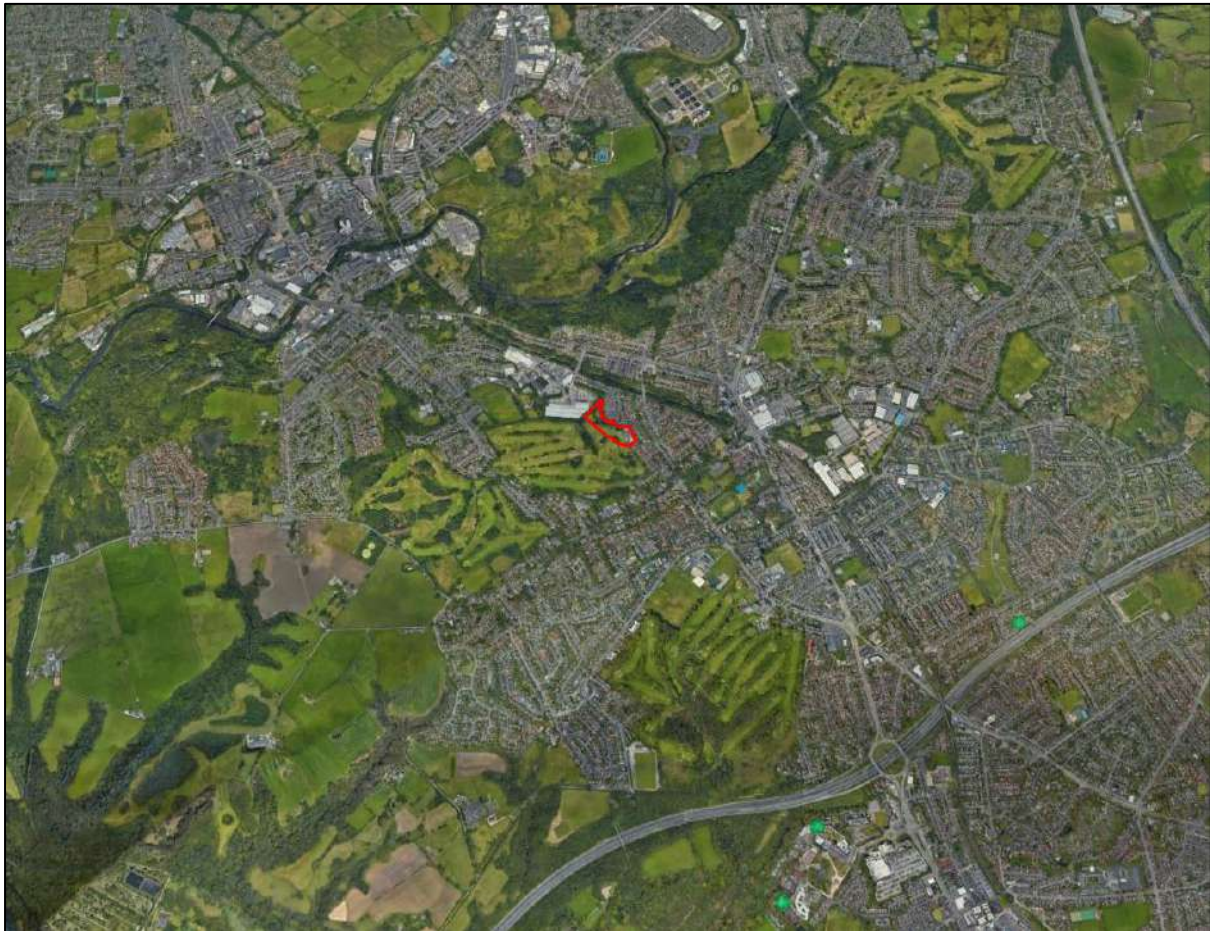
- 3.29 The results, conclusions and recommendations of this report are based on a number of factors i.e.
- Skills and experience of the surveyor,
  - Knowledge of flora and fauna relevant to the site location and geographical range,
  - Nature of the immediate and surrounding habitat in relation to shelter, foraging and commuting opportunities.
- 3.30 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 the surveyor Mr. H. Mulligan.

#### 4.0 Limitations

- 4.1 This report does not contain a comprehensive list entailing the totality of botanical taxa on site. Species listed within **Appendix III** are recorded from a combination of the seasonal timing that the survey took place and botanical identification skills of the surveyors. Many plant species are only evident at certain times of the year; consequently, it is possible that some plant species may have gone undetected.
- 4.2 The optimal time of the year to carry out a preliminary ecological appraisal / UK Habitats survey is April to October; the survey was therefore carried out within an optimal period.
- 4.3 The survey took place at a time when bats are outside of their active season and birds are outside of their breeding season; as such, there is less chance of encountering direct evidence of these groups. However, suitability for these groups can be readily identified at any time of the year, and thus survey timing is not considered to be a significant constraint in this instance.
- 4.4 No access was possible to the two standing waterbodies within 250m of the site, given their presence within private land, and thus no assessment in relation to their suitability for GCN could be made. As such, recommendations in relation to GCN have taken this into consideration, and a precautionary approach has been taken with this in mind.
- 4.5 In considering all potential survey constraints, no significant limitations were experienced that might adversely influence the results, conclusions, and recommendations of this report.

## 5.0 Desk Study Results

- 5.1 The site is located to the west of Ashbourne Grove in Whitefield, a suburb of Bury, approximately 8.7km north-west of Manchester city centre. The north-west of the site is comprised of open grassland and woodland forming part of the golf course, while the south-east of the site features the associated clubhouse and car park. The site has a total area of 1.6ha (see **Figure 5.1** below for location of the site within the surrounding landscape).



**Figure 5.1** – Location of red line boundary within surrounding landscape, with coloured dots indicating Tyrer data records © Google Earth Pro 2024

- 5.2 The immediate environment to the north and east is comprised of residential and commercial infrastructure, with extending semi-detached housing and associated gardens, and large warehouses with associated yards, though these areas are divided by green spaces in the form of cemeteries, urban parks and towpaths, bringing more semi-natural areas of woodland and grassland within the development. To the south and west lies the remainder of the golf course, a large area of actively managed grassland, woodland blocks and sand bunkers.

### Relevant Planning History

- 5.3 A search of the Bury Council planning portal revealed that a single previous planning application has been undertaken at the site in the past 10 years, a 2022 application concerning the installation of telecommunications equipment alongside associated landscaping (Ref: **68646**), though no ecological documentation has been provided/is readily available as part of this application. In addition, a number of applications have been undertaken on Ashbourne Grove in recent years, though again no ecological documentation is readily available as part of any of these applications.

## Designated Sites

- 5.4 Four statutory designated sites for nature conservation are present within a 2.0km search radius of the site (see **Table 5.1** below for information and **Figure 5.2** for a visual aid).

**Table 5.1** – Statutory Designated Sites within 2.0 kilometres of site and reasons for designation

| Site name                                   | Designation type           | Interest features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapelfield</b><br>(0.6 kilometres west) | Local Nature Reserve (LNR) | Natural England Citation states:<br>“Birds, Waterfowl, Dragonflies and other aquatic fauna”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Mere Clough</b><br>(1.7km south)         | LNR                        | Natural England Citation states:<br>“Large woodland, important for bird life.”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Philip’s Park</b><br>(1.6km south)       | LNR                        | Natural England Citation states:<br>“Semi-natural woodland with wildflowers characteristic of ancient woodlands. Some open glades have remnant heathland. Species rich meadows with willow scrub. There are 4 mill lodges, 2 mill ponds and some seasonal ponds. The woodland is dominated by oak, sycamore, birch, hawthorn and holly with willow and alder in the valley bottom. The species rich meadows include cuckoo flower, common spotted orchid, black knapweed, tufted vetch, and bird’s foot trefoil. Butterflies such as orange tip and meadow brown are abundant.” |
| <b>Springwater Park</b><br>(0.3km north)    | LNR                        | Natural England Citation states:<br>“River Irwell flows along the Northern Boundary, Ponds with invertebrate life, Meadow butterflies, Woodland birds, Bats”                                                                                                                                                                                                                                                                                                                                                                                                                    |

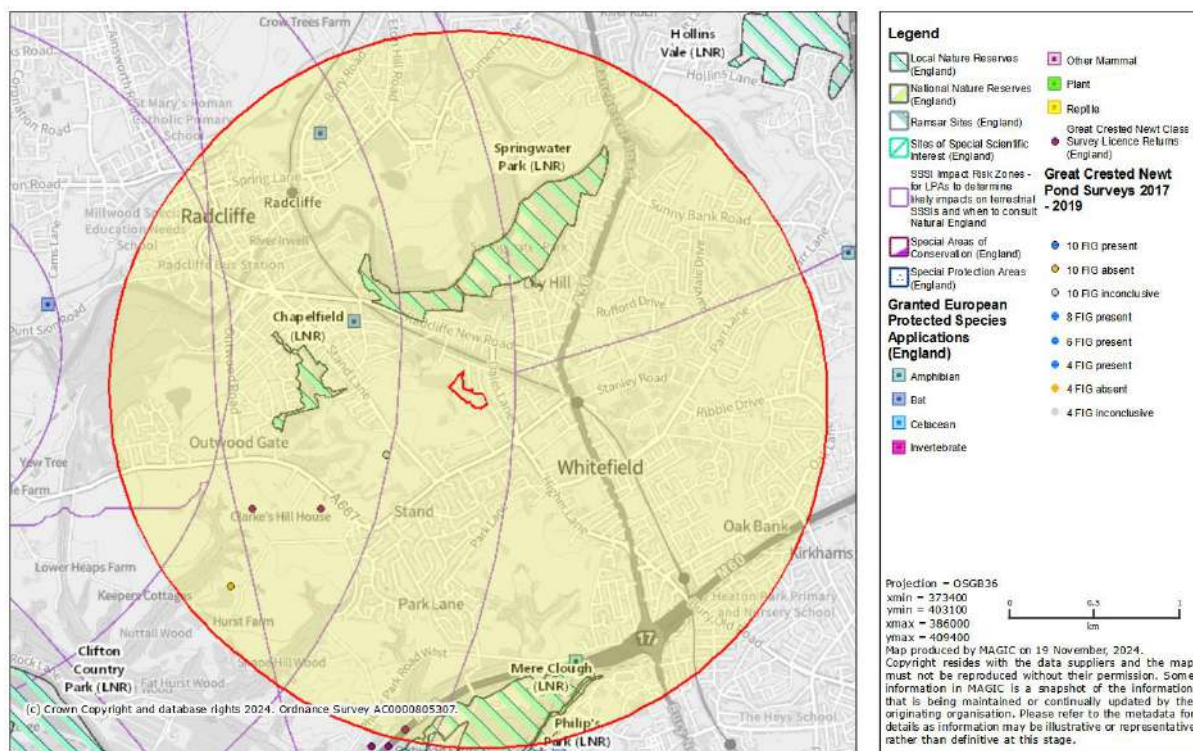
- 5.5 The site is also positioned within the Impact Risk Zone (IRZ) for a number of Sites of Special Scientific Interest (SSSI), including Ashclough at a distance of approximately 3.3km to the west. Based on the IRZ – Threshold Checker<sup>3</sup> available on MAGiC Maps 2024, the proposals do not present a likely risk of having a harmful effect on the surrounding terrestrial SSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
- 5.6 Where no impact to SSSI’s is predicted, NE issue the following advice within their standing guidance on SSSI impact zones (NE, 2019):

*“It is important to note that the SSSI IRZs only indicate Natural England’s assessment of likely risk to the notified features of SSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment.”*

<sup>3</sup> See:

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=3111221502000&notes=&location=351359,399223%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=3111221502000&notes=&location=351359,399223%20(IRZ%20polygon%20centre))

# Stand Golf Club Site A, Bury, Greater Manchester, M45 7NL Preliminary Ecological Appraisal



**Figure 5.2 – Designated site / EPSML data for area within 2.0km of application site © MAGiC Maps 2024**

5.7 Eight Sites of Biological Importance (SBI) are also present within a 2.0km buffer of the site. See **Table 5.2** for more information.

**Table 5.2 – SBI within 2.0 kilometres of application site and reasons for designation**

| Site name                                   | Distance from site | Selection Criteria                                                 |
|---------------------------------------------|--------------------|--------------------------------------------------------------------|
| <b>Manchester, Bolton &amp; Bury Canal</b>  | 2.0km north-west   | Ponds (FW2); Canal (FW3)                                           |
| <b>Parr Brook</b>                           | 1.9km north-east   | Grassland (Gr2)                                                    |
| <b>Philips Park &amp; North Wood</b>        | 1.6km south        | Ancient Woodland (Wd1); Grassland (Gr2); Ponds and Lodges (Fw2)    |
| <b>Reservoirs at Chapelfield</b>            | 0.7km west         | Lodge (Fw2)                                                        |
| <b>Ringley Woods (East)</b>                 | 1.3km south-west   | Ancient Woodland (Wd1); Grassland (Gr2)                            |
| <b>Sailor's Brow &amp; Springwater Park</b> | 0.3km north        | Ponds (Fw2), Habitat Mosaics (FM); Aquatic Inverts (AI1)           |
| <b>Swan Lodge</b>                           | 1.8km north        | Open Water (F23); Running Water (Rw4); Aquatic Invertebrates (AI1) |
| <b>Wetland near Radcliffe</b>               | 1.8km north-west   | Ponds & Small Lodges (Fw2)                                         |

## Biodiversity Net Gain

- 5.8 The Greater Manchester Local Nature Recovery Strategy Pilot (Draft) provides information pertaining to the application of strategic significance to areas and habitats within Greater Manchester. Based upon this, the site does not appear to fall within any areas designated for nature recovery.
- 5.9 The Bury Metropolitan Borough Council Policy Map<sup>4</sup> was accessed and used to assess the strategic significance of the site in terms of the local nature recovery strategy (LNRS). The map revealed that the application site falls within the green belt.
- 5.10 The Greater Manchester Biodiversity Action Plan (GMBAP) was also accessed to assist with determining the strategic significance of on-site habitats.

## Habitats

- 5.11 An online search of MAGiC Maps identified the following priority habitats within a 2.0km search radius (see **Table 5.3** below).

**Table 5.3 – Priority habitats located within 2.0km buffer**

| Habitat Type                         | Designation                | Distance to site |
|--------------------------------------|----------------------------|------------------|
| Ancient & semi-natural woodland      | Ancient Woodland           | 1.3km south-west |
| Coastal and floodplain grazing marsh | Priority Habitat Inventory | 1.9km north      |
| Deciduous woodland                   | Priority Habitat Inventory | 0.3km north      |
| Lowland dry acid grassland           | Priority Habitat Inventory | 0.8km north-west |
| Lowland fens                         | Priority Habitat Inventory | 0.4km north      |
| Open mosaic habitat                  | National Land Use Database | 0.5km north      |

## Vegetation

- 5.12 The site is positioned within a 'moderate' zone of the summarised botanical value map 2022<sup>5</sup> on MAGiC Maps 2024, indicating that the wider area is of moderate botanical value due to the coverage of species indicative of woodland priority habitats.

## Bats

- 5.13 An online search of MAGiC Maps revealed that two European Protected Species Mitigation Licences (EPSML) for bats have been granted within a 2.0km radius of the site boundary, see **Table 5.4** overleaf for further details.

**Table 5.4 – Bat EPSML data records from MAGiC Maps**

| Licence Number | Distance from site | Context (where relevant)                                           |
|----------------|--------------------|--------------------------------------------------------------------|
| EPSM2009-1596  | 0.6km north-west   | Common pipistrelle; destruction of breeding site and resting place |

<sup>4</sup> See: <https://maps.bury.gov.uk/ExternalWebMap/Map.aspx?MapName=PolicyMap>

<sup>5</sup> Further information available <https://www.data.gov.uk/dataset/86b755f2-b28f-48c9-b5b6-648d6bab6c40/summarised-botanical-value-map>

|                    |                  |                                                                               |
|--------------------|------------------|-------------------------------------------------------------------------------|
| 2015-15221-EPS-BDX | 1.6km north-west | Common pipistrelle; damage and destruction of breeding site and resting place |
|--------------------|------------------|-------------------------------------------------------------------------------|

- 5.14 Tyrer Ecological Consultants Ltd have previous and ongoing projects involving bats within the 2.0-kilometre area surrounding the site – as such, the following biological data (see **Table 5.5** overleaf) is readily available to the Ecologist from the company database – all data has been previously submitted to the local ecological records centre (LERC) serving the area, which, in this case, is GMLRC.

**Table 5.5** – Records of bats held by Tyrer Ecological Consultants located within 2.0km of the site

| Year | Distance from Site | Context (where relevant)     |
|------|--------------------|------------------------------|
| 2015 | 1.8km south-east   | Common pipistrelle activity. |
|      | 1.8km south        | Common pipistrelle activity. |
|      | 2.0km south        | Pipistrellus sp. day roost.  |

- 5.15 The habitats in the immediate environment offer strong suitability for bats, with numerous woodland blocks and scattered garden trees offering strong connectivity to wider semi-natural habitats, while opportunities for roosting may also exist in the development. The species considered most likely to exist within proximity is the common pipistrelle, typically linked with roosting in occupied dwellings, alongside the brown long-eared, a species associated with foraging in deciduous woodland.

### **Birds**

- 5.16 Given the scattered woodland blocks extending from the site to the south and west, alongside extensive garden habitats, the surrounding environment is likely to support a moderately diverse assemblage of bird species, though species adapted to urbanisation and common garden species are considered the most likely to be present such as house sparrow, house martin and swallow (*Hirundo rustica*).
- 5.17 The aforementioned linear and area features suitable for bats would also afford connective habitat for bird species in the wider landscape.

### **Other Terrestrial Mammals**

- 5.18 Woodland likely to support badger is present in the extending environment, with connectivity to the woodland onsite and no barriers to dispersal for this species. In addition, the habitats in proximity to the site are highly likely to support hedgehog, a species highly adapted to urbanisation, with grasslands and garden habitats with strong connectivity to the site.

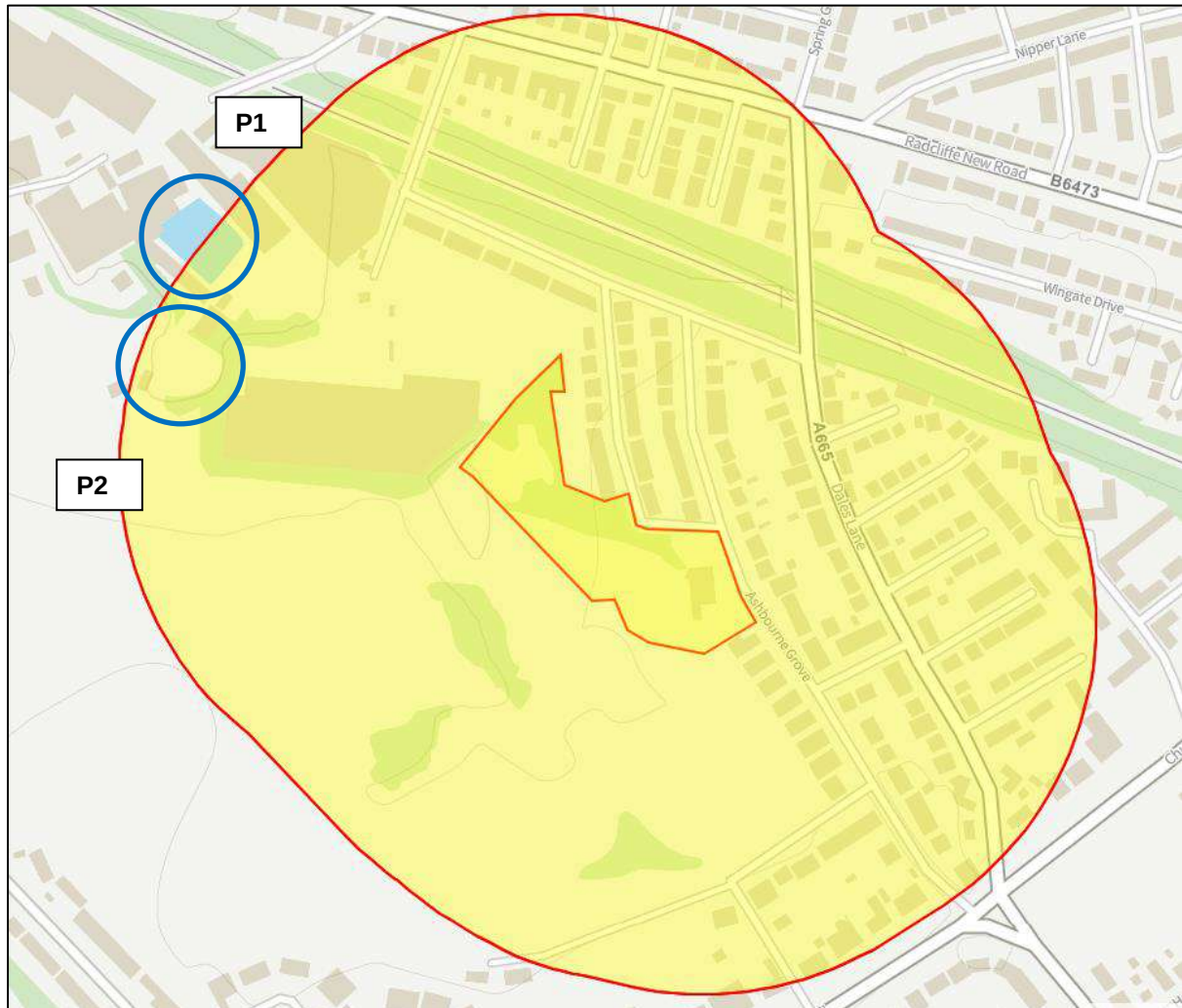
### **Herpetofauna**

- 5.19 There is a single EPSML pertaining to GCN within a 2.0km radius of the site; see **Table 5.6** overleaf for further information and **Figure 5.2** previous for visual aid.

**Table 5.6** – GCN EPSML data records from MAGiC Maps

| Licence Number     | Distance from site | Context (where relevant) |
|--------------------|--------------------|--------------------------|
| 2020-46281-EPS-MIT | 1.6km south        | Damage of resting place  |

- 5.20 In addition to the above, three present GCN class survey license returns are present within 2.0km of the site, with the nearest being 1.0km to the south-west, alongside one 'Inconclusive' GCN Pond Surveys 2017 – 2019 0.5km to the south-west.
- 5.21 Based on the desktop assessment and ground truthing during the survey, there are two standing waterbodies within 250m of the application site, located approximately 200m to the west and 220m to the north-west respectively (see **Figure 5.3**). The bodies are both drainage reservoirs for the bordering commercial development.



**Figure 5.3 – Standing waterbodies within 250m of the application site © MAGiC Maps 2024**

- 5.22 The immediate surroundings are considered to offer moderate suitability for GCN; large areas of woodland offer potentially suitable terrestrial habitat, though the highly managed nature of the grassland within the golf course is unlikely to offer any cover for this species. In addition, a potentially suitable pond network is largely absent within the suitable terrestrial habitat, with the drainage reservoirs considered unlikely to offer strong suitability.
- 5.23 Based on the habitats described above, opportunities for more generalist amphibians are present in the immediacy, given that these species are less specialised than GCN and would find suitability within the woodland parcels and waterbodies.
- 5.24 The extending environment could feasibly offer suitability for reptiles, with the mosaic of grassland, woodland and sand bunkers offering a mosaic of habitats within the golf course, though the highly managed nature of the course could reduce the likelihood of presence.

### **Invertebrates**

- 5.25 While the woodland onsite and in the immediacy may support a diverse assemblage of invertebrates, it is considered unlikely to host nationally significant populations, given the abundance of woodland within the extending environment.

## 6.0 Field Survey Results

### 6.1 Habitat Survey & BNG Baseline Summary

- 6.1.1 See **Table 6.1.1** (below) for baseline information and habitat descriptions; refer to **Appendix I** for any supporting imagery; additional scientific names are given in **Appendix III**. Refer to **Appendix V** – UK Habitats Map for the location of described habitats & Target Notes (TN). **Appendix II** features full Condition Assessment Sheets. This section should be read in conjunction with the BNG Baseline Summary of Site B within the separate PEA report, as both sites have been combined within the BNG baseline assessment, given their combined planning application.

**Table 6.1.1 – UK Habitat types within the survey area**

| Area habitat                                                                 | Sec. Codes                                                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>g4</b><br>Modified<br>grassland<br><br><b>Habitat Ref.:<br/>4</b>         | <b>106</b><br>Mown                                                  | The majority of the site is comprised of very closely cropped, managed grassland, forming part of the active golf course, with approximately 4 species per m <sup>2</sup> ; these areas are comprised almost entirely of species typical of amenity grasslands such as annual meadow-grass ( <i>Poa annua</i> ), white clover ( <i>Trifolium repens</i> ) and daisy ( <i>Bellis perennis</i> ). Towards the north-east of the grassland is an area of evident inundation, with standing water present during the survey. |
|                                                                              | <b>516</b><br>Active<br>management<br><br><b>529</b><br>Golf course | <b>Condition:</b> Poor<br><b>Habitat Area:</b> 0.6424 ha<br><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy                                                                                                                                                                                                                                                                                                                                                                 |
| <b>h3d</b><br>Bramble scrub<br><br><b>Habitat Ref.:<br/>6</b>                | -                                                                   | Along the north-eastern boundary of the site between areas of woodland is a small, overgrown patch dominated almost entirely by bramble ( <i>Rubus fruticosus</i> <b>agg.</b> ).                                                                                                                                                                                                                                                                                                                                         |
|                                                                              |                                                                     | <b>Condition:</b> N/A<br><b>Habitat Area:</b> 0.0063 ha<br><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy                                                                                                                                                                                                                                                                                                                                                                  |
| <b>u1</b><br>Built-up areas<br>and gardens<br><br><b>Habitat Ref.:<br/>9</b> | <b>524</b><br>Invasive<br>non-native<br>species                     | Several areas to the south-east of the site bordering the car park are comprised of non-native ornamental shrubbery, with a large portion of these areas dominated almost entirely by Japanese rose <b>INNS</b> ( <i>Rosa rugosa</i> ).                                                                                                                                                                                                                                                                                  |
|                                                                              | <b>846</b><br>Flower bed<br><br><b>847</b><br>Introduced<br>shrub   | <b>Condition:</b> N/A<br><b>Habitat Area:</b> 0.0216 ha<br><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy                                                                                                                                                                                                                                                                                                                                                                  |

**Stand Golf Club Site A, Bury, Greater Manchester, M45 7NL**  
**Preliminary Ecological Appraisal**

|                                                                                       |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>u1b5</b><br>Buildings<br><br><b>Habitat Ref.: 10</b>                               | -                                                                                                         | <p>The clubhouse building for the golf course, present towards the south-east of the site. See <b>Section 6.3</b> for further information on structural composition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                       |                                                                                                           | <p><b>Condition:</b> N/A</p> <p><b>Habitat Area:</b> 0.0656 ha</p> <p><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>u1b6</b><br>Other developed land<br><br><b>Habitat Ref.: 11</b>                    | <b>804</b><br>Car park                                                                                    | <p>Hardstanding areas are present to the south-east of the site, acting as a car park area for the golf club as well as access paths onto the course. These areas are almost entirely absent of vegetation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                       |                                                                                                           | <p><b>Condition:</b> N/A</p> <p><b>Habitat Area:</b> 0.2330 ha</p> <p><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>u1c</b><br>Artificial unvegetated, unsealed surface<br><br><b>Habitat Ref.: 12</b> | -                                                                                                         | <p>Artificial sand bunkers are present toward the south of the site, forming part of the golf course. These areas are entirely absent of vegetation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                       |                                                                                                           | <p><b>Condition:</b> N/A</p> <p><b>Habitat Area:</b> 0.0194 ha</p> <p><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>w1g</b><br>Other woodland; broadleaved<br><br><b>Habitat Ref.: 14</b>              | <b>29</b><br>Plantation<br><br><b>524</b><br>Invasive non-native species<br><br><b>529</b><br>Golf course | <p>The north-western corner of the site features an area of deciduous plantation woodland, with a variety of species present such as silver birch (<i>Betula pendula</i>), wild cherry (<i>Prunus avium</i>), sycamore (<i>Acer pseudoplatanus</i>) and ash (<i>Fraxinus excelsior</i>), with an understorey dominated by hawthorn (<i>Crataegus monogyna</i>) and rhododendron <b>INNS</b> (<i>Rhododendron ponticum</i>), over an enriched ground layer dominated largely by Himalayan balsam <b>INNS</b> (<i>Impatiens glandulifera</i>) alongside ground-elder (<i>Aegopodium podagraria</i>) and common nettle (<i>Urtica dioica</i>). In addition, variegated yellow archangel <b>INNS</b> (<i>Lamium galeobdolon</i>) and Himalayan cotoneaster (<i>Cotoneaster simonsii</i>) <b>INNS</b> are both present in several areas within this parcel.</p> |
|                                                                                       |                                                                                                           | <p><b>Condition:</b> Poor</p> <p><b>Habitat Area:</b> 0.2859 ha</p> <p><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**Stand Golf Club Site A, Bury, Greater Manchester, M45 7NL**  
**Preliminary Ecological Appraisal**

|                                                                                         |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>w1h6</b><br>Other woodland; mixed; mainly broadleaved<br><br><b>Habitat Ref.: 17</b> | <b>29</b><br>Plantation<br><br><b>529</b><br>Golf course | The centre of the site is covered by a mixed plantation woodland, dominated predominantly by Leyland cypress ( <i>Cupressus × leylandii</i> ), but also featuring spruce ( <i>Picea sp.</i> ) and scattered deciduous species including wild cherry and sycamore. Given the dense cover of cypress, the understorey is largely limited, limited to low growing forbs and grasses as present in the adjacent grassland. A small, shipping container is present to the south-east of this parcel, adjacent to the car park area, used as storage for the course. |
|                                                                                         |                                                          | <b>Condition:</b> Moderate<br><b>Habitat Area:</b> 0.3261 ha<br><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Individual trees</b><br><br><b>Habitat Ref.: 18</b>                                  | -                                                        | Three medium-sized (DBH between 30cm and 60cm) individual trees in 'Moderate' condition are present within an introduced shrub area to the east of the car park, denoted as <b>T1 – T3</b> , two sycamore ( <i>Acer pseudoplatanus</i> ) and one lime ( <i>Tilia x europaea</i> ).                                                                                                                                                                                                                                                                             |
|                                                                                         |                                                          | <b>Condition:</b> Moderate<br><b>Habitat Area:</b> 0.0489 ha<br><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Linear habitat</b>                                                                   | <b>Sec. Codes</b>                                        | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>h2a6</b><br>Other native hedgerow<br><br><b>Hedge Ref.: 1</b>                        | <b>116</b><br>Flailed hedgerow                           | A short stretch of closely flailed hedgerow comprised entirely of beech ( <i>Fagus sylvatica</i> ) is present along the south of the car park area at the south-east of the site.                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                         |                                                          | <b>Condition:</b> Moderate<br><b>Habitat Length:</b> 0.0317 km<br><b>Strategic Significance:</b> Formally identified in local strategy                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>h2b</b><br>Non-native and ornamental hedgerow<br><br><b>Hedge Ref.: 3</b>            | <b>116</b><br>Flailed hedgerow                           | Several stretches of cherry laurel ( <i>Prunus laurocerasus</i> ) and garden privet ( <i>Ligustrum ovifolium</i> ) hedgerow are present at the eastern and western boundaries of the car park area at the south-east of the site.                                                                                                                                                                                                                                                                                                                              |
|                                                                                         |                                                          | <b>Condition:</b> N/A<br><b>Habitat Length:</b> 0.0877 km<br><b>Strategic Significance:</b> Area / compensation not in local strategy / no local strategy                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Target Notes:</b>                                                                    | <b>1</b>                                                 | Location of Himalayan cotoneaster <b>INNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                         | <b>2</b>                                                 | Location of variegated yellow-archangel <b>INNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                         | <b>3</b>                                                 | Location of Himalayan balsam <b>INNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                         | <b>4</b>                                                 | Location of rhododendron <b>INNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                         | <b>5</b>                                                 | Location of Japanese rose <b>INNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                         | <b>6</b>                                                 | Inundated area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                         | <b>7</b>                                                 | Shipping container                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

- 6.1.2 The native hedgerow is categorised as a priority habitat on the UK BAP, given that it is comprised of over 80% native species.

## **6.2 Vegetation**

### Notable species

- 6.2.1 No species of conservation importance were located anywhere within the site during the appraisal.

### Invasive non-native species (INNS)

- 6.2.2 Five INNS, listed under either Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) or Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order (2019) were observed within the red line boundary, Himalayan cotoneaster, variegated yellow-archangel, Himalayan balsam, montbretia and Japanese rose, each located in several areas throughout the site. See **Appendix V** for approximate locations of the species.

## **6.3 Bats**

- 6.3.1 The main structure onsite, the clubhouse for the golf course, is a two storey, brick-built, pebbledash and rendered structure with a multi-hipped slate roof, to approximate maximum dimensions of 38m x 24m x 7m (length x width x height). Structural components present include stone sills, UPVC windows and open timber eaves. In respect of its condition, the surveyor is not qualified to assess structural state; however, the aesthetic condition of the building was adjudged to be average, with some deterioration noted to the roof and exterior.
- 6.3.2 Internally, a single loft space to the north of the building could be accessed, with the remainder of the building having a false ceiling with an inaccessible void present above; the accessed loft space has an apex of approximately 1.0 metres, and was noted to be dark, very warm and non-draughty, but was cramped and heavily cobwebbed.
- 6.3.3 Based on the above, the building is considered broadly unsuitable for the breeding purposes of loft-dwelling bat species such as the brown long-eared bat; while this species requires dark and consistently warm loft spaces, they also require the space to be open with room for free flight in order to raise their young, with the loft space likely too restricted for this. This does not rule out the building being used by this group for purposes other than breeding, with suitable habitat in proximity, though no evidence was encountered.
- 6.3.4 A highly degraded mortar lining is present in part within the loft space, with the remainder of the space featuring exposed slate. Where present, a bitumastic underfelt or other such roof linings can typically improve the value of a building for bats whereby they roost between the roofing cover and the underlining, while the absence of a lining can reduce the likelihood of usage. A degraded lime and mortar underlining can provide some crevice opportunities where areas of the material fall away and leave crevices, though it is understood to be of a lower value to bats than bitumastic underfelt.

***NB:** The breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings where the warm, dry conditions favour the requirements of a maternity colony but other structures are also used, especially for hibernation or by male bats which do not need the same conditions as a maternity colony.*

- 6.3.5 Externally, a number of PRFs are present, notably at the open eaves to the east of the building, beneath several ridge tiles where mortar has eroded, and beneath occasional lifted slates across the various roof hips.

- 6.3.6 Given the presence of suitable PRFs and high value habitat in proximity to the site, the clubhouse is duly categorised as pertaining to '**Moderate**' bat roost suitability, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).
- 6.3.7 The other structure onsite, the shipping container, was noted to be entirely absent of suitability, being entirely sealed and of steel construction, absent of any PRFs or access points to the interior. As such, the shipping container is categorised as pertaining to a bat roost suitability of '**None**'.
- 6.3.8 During the GLTA of the various individual trees onsite, both within the woodland parcels and individual trees, no obvious PRFs were identified by the surveyor, with the trees lacking any features that would offer any crevice or roosting potential. As such, all of the trees onsite are categorised as pertaining to a bat roost suitability of '**None**'.
- 6.3.9 From a habitat suitability assessment in relation to bat activity, the habitats onsite are likely of high value for bats, with the numerous individual trees and woodland parcels offering foraging potential and acting as part of a commuting corridor to wider woodland blocks in the extending habitats. The presence of bats within the site boundary on a foraging and commuting basis is considered likely.

#### 6.4 **Birds**

- 6.4.1 In relation to WCA Schedule 1 specially protected bird species such as barn owl (*Tyto alba*), the site provides no suitable nesting platforms, direct evidence, or evidence of historic nesting. It is considered unlikely that the site would be utilised by any specially protected bird species.
- 6.4.2 In relation to more common bird species, the woodland, scrub and individual trees onsite offer an abundance of suitable nesting platforms, are likely to support a variety of breeding passerine birds during the nesting bird season of March – August inclusive. This could include urbanised species such as swallow or house martin, or common garden bird species such as robin (*Erithacus rubecula*), wren (*Troglodytes troglodytes*) and blackbird (*Turdus merula*).

#### 6.5 **Other Terrestrial Mammals**

##### Badger & hedgehog

- 6.5.1 No field signs of badger, such as latrines, pathways, hairs, footprints, or feeding signs, for example snuffle holes and scratched trees / logs, were located within the application site boundary. However, given the presence of woodland onsite and in proximity to the site with strong connectivity, with no barriers to dispersal, the occasional presence of badger onsite is considered to be possible.
- 6.5.2 Whilst no direct evidence of hedgehog was identified, the site habitats provide potentially suitable refuge with the taller vegetation providing suitably protected areas for rest, whilst the shrubbery and woodland may provide a suitable foraging habitat. Their occasional presence within the site is therefore considered possible.

#### 6.6 **Herpetofauna**

##### Great crested newt (GCN)

- 6.6.1 Important elements to consider when assessing likely impacts against GCN includes:
- The scale, nature and magnitude of proposals,
  - Site proximity to a potential breeding pond and to any additional ponds,

- Habitat linkage / barriers between potential breeding ponds and the site,
- Nature and extent of available terrestrial habitat around the pond,
- Area of site habitat loss,
- Nature of habitat to be lost and potential value to GCN,
- Most up to date Government guidance considering EPS.

- 6.6.2 As derived from the desktop assessment, while there is a single granted EPSML and three present GCN class survey license returns within 2.0km of the site, these records are largely disconnected from the site by distance and extensive development. However, the 'Inconclusive' GCN Pond Survey 2017 – 2019 0.5km to the south-west has loose connectivity to the site via woodland blocks throughout the golf course. As such, the presence of GCN within 0.5km of the site cannot be ruled out from data records; however, this pond is beyond 250m of any other ponds and thus is isolated and disconnected from any wider records, reducing the likelihood of its usage.
- 6.6.3 In addition to the above, two waterbodies are present within 250m of the site, the two drainage reservoirs for the commercial development between 200m and 220m to the west and north-west, though as mentioned previously, these could not be accessed and assessed due to their presence within private land. Given their artificial creation, their usage for drainage, and the largely developed land surrounding them, it is considered unlikely that they would offer strong suitability for GCN. However, the woodland within the golf course offers loose connectivity between these waterbodies and the site boundary.
- 6.6.4 In a terrestrial contextual assessment, the site provides moderate value habitat for GCN, with the woodland parcels and the inundated area of the grassland potentially offering suitable terrestrial habitat, and scattered refugia throughout offering feasible hibernacula. Considering this, the lack of access to the two waterbodies within 250m of the site, and the inconclusive record of GCN to the south-west, it is considered that GCN cannot be conclusively ruled out from the site.
- 6.6.5 In summary, the presence of GCN onsite is considered to be relatively unlikely, given the lack of suitability of the two ponds within 250m and the isolation of the nearest record, which was inconclusive. However, given that there are potentially suitable habitat features on site, and records are present in the wider surroundings beyond 250m, a programme of precautionary measures will be recommended at the site.

#### Wider amphibians

- 6.6.6 In addition to the above, the habitats onsite are considered potentially suitable for common amphibians, with the refugia, inundated area of grassland and woodland potentially offering suitability, while these species are far more robust and less sensitive than GCN. The presence of common amphibians onsite is thus considered to be possible.

#### Reptiles

- 6.6.7 The site also offers some suitability to reptiles, in the form of ecotones between woodland, grassland, sand bunkers and scattered areas of refugia, though the intensive management of the site may reduce the suitability. Notwithstanding the above, there are no barriers to dispersal that would limit this group's access to the site, and thus their presence onsite is considered possible.

**6.7 Invertebrates**

- 6.7.1 The habitats onsite are considered unlikely to support a locally notable assemblage given their location and likely similarity to much of the surrounding habitats.

## 7.0 Conclusions & Recommendations

### Designated sites

- 7.1 The site is positioned within the Impact Risk Zone (IRZ) for a number of Sites of Special Scientific Interest (SSSI), including Ashclough at a distance of approximately 3.3km to the west.
- 7.2 Based on the IRZ – Threshold Checker available on MAGiC Maps 2024, the proposals do not present a likely risk of having a harmful effect on the surrounding terrestrial SSSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
- 7.3 In addition, the site lies approximately 0.3km south of Sailor's Brow & Springwater Park SBI, which is cited for its ponds, habitat mosaics and aquatic invertebrates.
- 7.4 Notwithstanding the above, the SBI is separated from the site by dense development and a busy railway line. As such, it is considered highly unlikely that the proposed development would have any impact upon the selection criteria for the SBI, with no connectivity between the two sites.

### Habitats

- 7.5 The other native hedgerow onsite is designated as a priority habitat on the UK BAP. Construction works pose a risk of impact to this habitat. It is therefore recommended that these habitats are retained, where possible.
- 7.6 Where this is not possible, then it is recommended that any loss is suitably offset. This will be secured via the implementation of a Biodiversity Net Gain plan.

### Vegetation

- 7.7 No priority vegetative species were identified on the site by the surveyors during the diurnal appraisal to warrant any specific intervention measures.
- 7.8 Five INNS, listed under either Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) or Schedule 2 of the IASO (2019) were observed within the site; Himalayan cotoneaster, variegated yellow archangel, Himalayan balsam, rhododendron and Japanese rose.
- 7.9 Whilst it is not illegal to host any species designated as such within a site, it is an offence, under current legislature, to knowingly permit the spread of an INNS beyond the confines of your site, either via allowing it to grow unchecked or through the irresponsible removal and dumping of waste / plant matter.
- 7.10 To prevent further spread of these species from within the site, it is recommended that they are eradicated from the site prior to development. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols.
- 7.11 Any landscaping or planting carried out during the works should consider local soil types and habitats, and as such should prioritise native species which will better tolerate the soil type present on site and provision for faunal species present in the immediacy.

### Bats

- 7.12 Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, the clubhouse is determined to pertain to a bat

roost suitability of '**Moderate**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023). See **Figure 7.1** below for a BCT guidelines extract.

| Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result). |                                                          |                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|
| Low roost suitability or PRF-I                                                                                                                                                                                                | Moderate roost suitability                               | High roost suitability or PRF-M                            |
| One survey visit. One dusk emergence survey <sup>a</sup> (structures).<br><br>No further surveys required (trees).                                                                                                            | Two separate dusk emergence survey visits <sup>b</sup> . | Three separate dusk emergence survey visits <sup>b</sup> . |

**Figure 7.1 – BCT extract on 'Moderate' suitability criteria**

- 7.13 It is recommended that **two dusk emergence surveys** are conducted at the clubhouse, in order to establish if, and if so, how the building is being used by bats, identify the species present, abundance, roost locations and flight lines around the site following emergence. **Three surveyors** would be required to adequately monitor all elevations of the building that were identified as containing bat roost potential during the daytime inspection and assessment. The surveys will need to be spaced **a minimum of three weeks apart** in line with BCT guidance.
- 7.14 No further surveys are required at the shipping container, which was categorised as '**None**' in accordance with BCT guidelines.
- 7.15 The applicant should be aware that, if during further surveys, evidence is gathered that confirms bat(s) or their roost(s) are found on site and will be impacted upon, then a Protected Species licence may be required to legally commence with the proposals.
- 7.16 Natural England provides information and guidance about licensing and the following extract is included in that guidance:

*"If you intend to apply for a licence for development, you are advised to seek the guidance of a consultant ecologist. Natural England's view is that a licence is needed if the consultant ecologist, based on survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2019 (as amended).*

*If the consultant Ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence. A licence should be applied for if an offence/s is unavoidable, and the work should not commence until a licence is obtained.*

*The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned."*

- 7.17 Where more detailed bat surveys are recommended by the Ecologist, following an initial daytime investigation, then Local Planning Authorities, on the advice of their ecological advisors, may not determine the application until such time that all relevant information is gathered, i.e., by conducting dusk / dawn surveys. The advice that is provided by the

ecological advisors is also in accordance with the obligations placed upon Local Authorities by way of its duties under the Conservation of Habitats & Species Regulations 2019 (as amended). Therefore, it would be prudent to make enquiries to the relevant departmental Planning Officer before submitting a Planning Application that includes an ecological survey report that recommends more detailed surveys.

- 7.18 During the GLTA, each of the trees onsite was assessed to pertain to a bat roost suitability of '**None**' in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023) (see **Figure 7.2**). No further surveys are necessary in relation to the trees.

| Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. |                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Suitability                                                                                                                                      | Description                                             |
| NONE                                                                                                                                             | Either no PRFs in the tree or highly unlikely to be any |

**Figure 7.2** – BCT extract on tree roost suitability criteria

- 7.19 Installation of overly harsh artificial lighting as part of any development that exceeds current levels may have a negative impact upon foraging / commuting bats in the landscape, subject to their presence, particularly if increased light spillage occurs in areas that are currently free from illumination, particularly including any retained woodland and woodland within the wider golf course. A bat-sensitive lighting plan is therefore recommended in order to avoid potential impacts to bats. Several options to consider have been listed overleaf (see **Table 7.1**), though the reader is referred to the Bat Conservation Trust's 'Bats and Artificial Lighting at Night' guidelines (August 2023) for further information.

**Table 7.1** – Extract from *Bats and Artificial Lighting at Night*, BCT

Appropriate luminaire specifications: Light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. However, the following should be considered when choosing luminaires and their potential impact on Key Habitats and features:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill
- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand
- Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

## Birds

- 7.20 No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as barn owl, and no further surveys or recommendations are necessary in relation to specially protected birds, with no viability of nesting within the site boundary.
- 7.21 Regarding wider breeding bird species, there is an abundance of viable nesting platforms within the woodland, individual trees and shrubbery, which provide suitable nesting locations within the nesting bird season of March – August, inclusive.

**NB:** *All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected from destruction, damage and disturbance under the Wildlife & Countryside Act 1981 (as amended). It is a punishable offence to interfere in any way with an active nest.*

- 7.22 Any vegetation clearance should therefore be carried out outside of the breeding bird season, typically March – September inclusive. For works within the breeding bird season, any areas that can support nesting birds should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing.

Point 3.24 of the British Standards Publication 42020:2013 defines a professional ecologist as: *“a person who has, through relevant education, training or experience, gained recognised qualifications and expertise in the field of ecology and environmental management.”*

- 7.23 Where / if active nests are / have been located by the Ecologist, then any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, this can be aided, for example, via implementation of appropriate buffer zone(s) around the nest site (typically 5 – 10 metres) in which no disturbance is permitted until the nest is no longer in use. This would have to be coordinated through the expert judgement of the professional ecologist and species pending.

### **Other terrestrial mammals**

#### Badger & hedgehog

- 7.24 Based upon the desktop assessment, the presence of badger onsite on an occasional basis is considered possible, while the presence of hedgehog is considered likely.
- 7.25 It is therefore recommended that Reasonable Avoidance Measures (RAMs) are enacted at the site to avoid any impacts these species. RAMs to minimise construction impacts and prevent harm or injury to badgers, hedgehog and hare should include, as a minimum:
- All working hours should be limited to daylight (dawn – sunset, or dawn – 6pm in winter) to avoid disturbing any badger, hedgehog or hare in vicinity of the development area.
  - A pre-commencement check of the site, any stored materials and the immediate vicinity of development footprint will be carried out prior to any works each morning in order to check for the presence of badger or hedgehog.
  - Materials that may cause entrapment such as plastic / metal fencing, as well as those which could be potentially harmful to terrestrial mammals such as chemicals, should not be left around the site following the cessation of daytime work.
  - No bulky equipment / general construction aggregates should be left around the development area, instead leave them on bare ground away from the risk zone.
  - Stock piling of spoil material MUST be left un-compacted and not allowed to grass over, as if grassed over and compacted, terrestrial mammals may be encouraged to excavate new areas for refuge.
  - Fires must not be used as a means of the disposing of waste materials.
  - Any trenches or excavations must either be covered at the end of each working day, or a low angle (no more than 45°) sloping board of approximately 300mm width should be provisioned within any uncovered excavations to provide a means of escape for any terrestrial mammals.
  - Any temporarily exposed open pipe system MUST be capped in such a way as to prevent badgers gaining access, as may happen when contractors are off site.
  - In the event an underground void / potential sett entrance is exposed during the works, work must cease immediately; and an Ecologist must be contacted to determine if the opening forms part of a previously undiscovered tunnel network of a badger sett. If this cannot be ruled out, works will cease, and Natural England consulted for further advice.

### **Herpetofauna**

- 7.26 Regarding great crested newt (GCN), the results of both the desktop and field study suggest that risks of this species being present within the application site or being impacted by the proposals are unlikely, but cannot be ruled out.

- 7.25 In considering the above, while it is considered unlikely that GCN would utilise the site, their presence cannot be conclusively ruled out due to perceived connectivity to the wider landscape. As such it is recommended that, on a purely precautionary basis, a programme of RAMs to mitigate for the unlikely occurrence of GCN within the works area be detailed and implemented; these could be included within the RAMs recommended for hedgehogs and badgers previous and would include, as a minimum, a pre-works check of vegetation prior to any clearance, the making unsuitable of any potentially suitable areas of terrestrial habitat, and the responsible storage of materials throughout the works.

#### Wider herpetofauna

- 7.26 Given the habitats onsite and in proximity to the site, the presence of generalist amphibians is considered possible; to prevent impacting upon local populations of common frog and common toad it is recommended that such species are included within the RAMs above.
- 7.27 Should any frogs or toads be encountered within the works area, they should be handled with wet gloves to prevent impact / injury and moved to an area of like for like habitat outside of the works area away from potential harm. The applicant and all contractors would be aware that if at any stage newts are encountered during works, or at any other stage of the programme of works, such works would be required to immediately cease and the Ecologist / ECoW would be made aware as to provide further guidance, if an Ecologist is not already present.
- 7.28 The applicant should be aware that, where it is discovered great crested newts would be impacted by the proposals, a development licence (options include District level licence, traditional development mitigation licence, low impact class licence or other) informed by survey data and a suitable mitigation strategy may be required to legally proceed with the works. In some cases, a licence may not be necessary where risks can be avoided, minimised or mitigated for through reasonable avoidance measures (RAMs), if the consultant Ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed.
- 7.29 The habitats onsite are considered to offer some suitability for reptiles, and thus they cannot be conclusively ruled out from the site. As such, to minimise potential impacts to this taxon, it is recommended that the RAMs outlined previously should be extended to include reptiles.

#### **Invertebrates**

- 7.30 The site is not considered to be locally distinct for this species group and no specific intervention measures apply. Enhancement options have been presented in **Appendix III**.

## 8.0 Biodiversity Statement

- 8.1 As stated previously, while this report focuses only on Site A within the golf club, both sites have been combined within the BNG baseline assessment, given their combined planning application. As such, this Biodiversity Statement includes the combined baseline information for both Site A and Site B. For more information regarding the habitats present within Site B, please read the BNG Summary of Site B within the separate PEA report.
- 8.2 Based on the information gathered during the diurnal assessment Stand Golf Club is **not exempt** from the Biodiversity Gain Planning Condition.
- 8.3 The site (both Site A & Site B combined) is host to the following biodiversity value:
- Habitat: **22.19**
  - Hedgerow: **2.67**
  - Watercourse: **0.00**
- 8.4 Habitat degradation **has not** taken place since the relevant date.
- 8.5 This Section should be read in conjunction with the hard copy of the Statutory Biodiversity Metric tool – see external Appendix.

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## Appendix I: Site Photographs



**Plate 1** – *The clubhouse as seen from the north*



**Plate 2** – *Western aspect of the clubhouse, bordering g4 grassland*



**Plate 3** – *Examples of PRFs along ridge of clubhouse*



**Plate 4** – *Open eaves to east of clubhouse*



**Plate 5** – *Example of occasional lifted slates on roof hips*



**Plate 6** – *Northern car park area, with shipping container structure bordered by ornamental hedgerow, and woodland to rear*



**Plate 7** – Further area of ornamental hedgerow to south-east, bordering shrubbery area and individual trees



**Plate 8** – Further view of introduced shrub area and individual tree to south-east



**Plate 9** – Area of overgrown Japanese rose *INNS* bordering car park



**Plate 10** – Grassland onsite, bordering mixed woodland area



**Plate 11** – *Further view of mixed woodland parcel*



**Plate 12** – *Character of limited mixed woodland understorey*



**Plate 13** – *Bramble scrub parcel bordering woodland and grassland*



**Plate 14** – *Nature of deciduous woodland parcel*



**Plate 15** – *Stands of Himalayan balsam INNS within deciduous woodland*



**Plate 16** – *Variegated yellow archangel INNS within woodland*



**Plate 17** – *Rhododendron INNS* within woodland



**Plate 18** – *Himalayan cotoneaster INNS* within woodland



**Plate 19** – *More dense character of deciduous woodland understorey*



**Plate 20** – *Inundated area of grassland onsite*



**Plate 21** – *Further view of borders between grassland and woodland parcels*



**Plate 22** – *Internal character of clubhouse loft space*

## Appendix II: Condition Assessment Sheets

### Condition Assessment Score – Grassland (Low) (*Habitat ref.: 4*)

| Condition Assessment Criteria                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | g4<br>Ref.:4               |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>A</b>                                                                           | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs.<br><b>Note - this criterion is essential for achieving Moderate or Good condition.</b><br>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 <sup>2</sup> (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. | <b>N</b>                   |
| <b>B</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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>N</b>                   |
| <b>C</b>                                                                           | 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.                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Y</b>                   |
| <b>D</b>                                                                           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>N</b>                   |
| <b>E</b>                                                                           | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Y</b>                   |
| <b>F</b>                                                                           | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Y</b>                   |
| <b>G</b>                                                                           | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Y</b>                   |
| <b>Total Score</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>4</b>                   |
| 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;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Poor                       |

Condition Assessment Score – Woodland (**Habitat refs.: 14 & 17**)

| Condition Assessment Criteria |                                                  |                                                                                                                                      |                                                                                       |                                                                                       | w1g<br>Ref.:<br>14 | w1h6<br>Ref.:<br>17 |
|-------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------|---------------------|
| Indicator                     |                                                  | Good (3 points)                                                                                                                      | Moderate (2 points)                                                                   | Poor (1 point)                                                                        |                    |                     |
| <b>A</b>                      | <b>Age distribution of trees</b>                 | Three age classes present                                                                                                            | Two age classes present                                                               | One age class present                                                                 | 2                  | 2                   |
| <b>B</b>                      | <b>Wild, domestic and feral herbivore damage</b> | 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                   |
| <b>C</b>                      | <b>Invasive plant species</b>                    | 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                  | 3                   |
| <b>D</b>                      | <b>Number of native tree species</b>             | 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                   |
| <b>E</b>                      | <b>Cover of native tree and shrub species</b>    | > 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                  | 1                   |
| <b>F</b>                      | <b>Open space within woodland</b>                | 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                  | 2                   |
| <b>G</b>                      | <b>Woodland regeneration</b>                     | 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                  | 2                   |
| <b>H</b>                      | <b>Tree health</b>                               | 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                  | 3                   |
| <b>I</b>                      | <b>Vegetation and ground flora</b>               | Ancient woodland flora indicators present                                                                                            | Recognisable NVC plant community present                                              | No recognisable NVC community                                                         | 1                  | 1                   |
| <b>J</b>                      | <b>Woodland vertical structure</b>               | 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                  | 2                   |
| <b>K</b>                      | <b>Veteran trees</b>                             | Two or more veteran trees per hectare                                                                                                | One veteran tree per hectare                                                          | No veteran trees present in woodland                                                  | 1                  | 1                   |

**Stand Golf Club Site A, Bury, Greater Manchester, M45 7NL**  
**Preliminary Ecological Appraisal**

| Condition Assessment Criteria |                      |                                                                                                                  |                                                                                                                                   |                                                                                                                            | w1g<br>Ref.:<br>14 | w1h6<br>Ref.:<br>17 |
|-------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|
| Indicator                     |                      | Good (3 points)                                                                                                  | Moderate (2 points)                                                                                                               | Poor (1 point)                                                                                                             |                    |                     |
| 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                  | 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                  | 3                   |
|                               |                      |                                                                                                                  |                                                                                                                                   |                                                                                                                            | 25                 | 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 ref.: 18**)

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                         | Ref.: 18                   |          |          |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|----------|
|                               |                                                                                                                                                                                                                                                                                         | T1                         | T2       | T3       |
| <b>A</b>                      | The tree is a native species (or at least 70% within the block are native species).                                                                                                                                                                                                     | N                          | N        | N        |
| <b>B</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        |
| <b>C</b>                      | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                                                      | Y                          | Y        | Y        |
| <b>D</b>                      | 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        |
| <b>E</b>                      | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | Y                          | Y        | Y        |
| <b>F</b>                      | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                                | N                          | N        | N        |
| <b>Total Score</b>            |                                                                                                                                                                                                                                                                                         | <b>3</b>                   | <b>3</b> | <b>3</b> |
| Condition Assessment Result   |                                                                                                                                                                                                                                                                                         | Condition Assessment Score |          |          |
| Passes 5 or 6 criteria        |                                                                                                                                                                                                                                                                                         | Good                       |          |          |
| Passes 3 or 4 criteria        |                                                                                                                                                                                                                                                                                         | Moderate                   |          |          |
| Passes 2 or fewer criteria    |                                                                                                                                                                                                                                                                                         | Poor                       |          |          |

Condition Assessment Score – Hedgerow (**Hedge ref.: 1**)

| Functional Group |                                             | Criteria                                                                                                                                                                                                                                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ref.:<br>1<br>h2a6 |
|------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>A1</b>        | Height                                      | >1.5 m average along length                                                                                                                                                                                                                                        | <p>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.</p> <p>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).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is &gt;1.5 m height).</p>                                                                     | <b>Y</b>           |
| <b>A2</b>        | Width                                       | >1.5 m average along length                                                                                                                                                                                                                                        | <p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are &gt;0.5 m in height.</p> <p>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).</p>                                                | <b>Y</b>           |
| <b>B1</b>        | Gap - hedge base                            | Gap between ground and base of canopy <0.5 m for >90% of length                                                                                                                                                                                                    | <p>This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>                                                                                                                                                                                                                                                                 | <b>Y</b>           |
| <b>B2</b>        | Gap - hedge canopy continuity               | Gaps make up <10% of total length; and No canopy gaps >5m                                                                                                                                                                                                          | <p>This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).</p> <p>Access points and gates contribute to the overall 'gappiness' but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>                                                                                                                                                                                                       | <b>Y</b>           |
| <b>C1</b>        | Undisturbed ground and perennial vegetation | <p>&gt;1 m width of undisturbed ground with perennial herbaceous vegetation for &gt;90% of length:</p> <ul style="list-style-type: none"> <li>· Measured from outer edge of hedgerow; and</li> <li>· Is present on one side of the hedgerow (at least).</li> </ul> | <p>This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.</p> <p>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.</p> <p>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.</p> | <b>N</b>           |

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| Functional Group                                                                                                                                                                               |                                        | Criteria                                                                                                                                                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ref.:<br>1<br>h2a6 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>C2</b>                                                                                                                                                                                      | 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.                                                                                                                                                                                                                                                                                             | <b>N</b>           |
| <b>D1</b>                                                                                                                                                                                      | 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 <sup>3</sup> ) 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 <sup>4</sup> , as well as the BSBI website <sup>5</sup> where the 'Online Atlas of the British and Irish Flora' <sup>6</sup> 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 <sup>7</sup> . | <b>Y</b>           |
| <b>D2</b>                                                                                                                                                                                      | 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.<br><br>This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).                                                                                                                                                                                                                          | <b>N</b>           |
| <b>Condition Assessment Result</b>                                                                                                                                                             |                                        |                                                                                                                                                                                       | <b>Condition Assessment Score</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
| No more than 2 failures in total;<br><b>AND</b><br>No more than 1 failure in any functional group.                                                                                             |                                        |                                                                                                                                                                                       | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |
| No more than 5 failures in total;<br><b>AND</b><br>Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition). |                                        |                                                                                                                                                                                       | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
| Fails a total of more than 5 attributes;<br><b>OR</b><br>Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).           |                                        |                                                                                                                                                                                       | Poor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |

### Appendix III: Botanical Species List

Species nomenclature follows Stace, C (2019) – definitive English names; scientific names for given flora are presented below.

Any invasive non-native species are denoted by the acronym (INNS).

| Taxon      | Common Name           | Scientific Name                         |
|------------|-----------------------|-----------------------------------------|
| Anthophyta | Annual meadow-grass   | <i>Poa annua</i>                        |
|            | Ash                   | <i>Fraxinus excelsior</i>               |
|            | Beech                 | <i>Fagus sylvatica</i>                  |
|            | Bramble               | <i>Rubus fruticosus</i> <b>agg.</b>     |
|            | Broad-leaved dock     | <i>Rumex obtusifolius</i>               |
|            | Cherry laurel         | <i>Prunus laurocerasus</i>              |
|            | Cock's-foot           | <i>Dactylis glomerata</i>               |
|            | Common foxglove       | <i>Digitalis purpurea</i>               |
|            | Common ivy            | <i>Hedera helix</i>                     |
|            | Common nettle         | <i>Urtica dioica</i>                    |
|            | Common ragwort        | <i>Jacobaea vulgaris</i>                |
|            | Creeping bent         | <i>Agrostis stolonifera</i>             |
|            | Creeping buttercup    | <i>Ranunculus repens</i>                |
|            | Currant sp.           | <i>Ribes</i> sp.                        |
|            | Daisy                 | <i>Bellis perennis</i>                  |
|            | Dandelion             | <i>Taraxacum officinale</i> <b>agg.</b> |
|            | Elm                   | <i>Ulmus procera</i>                    |
|            | False oat-grass       | <i>Arrhenatherum elatius</i>            |
|            | Garden privet         | <i>Ligustrum ovifolium</i>              |
|            | Greater plantain      | <i>Plantago major</i>                   |
|            | Ground elder          | <i>Aegopodium podagraria</i>            |
|            | Groundsel             | <i>Senecio vulgaris</i>                 |
|            | Hawthorn              | <i>Crataegus monogyna</i>               |
|            | Hazel                 | <i>Corylus avellana</i>                 |
|            | Herb-Robert           | <i>Geranium robertianum</i>             |
|            | Himalayan balsam      | <i>Impatiens glandulifera</i>           |
|            | Himalayan cotoneaster | <i>Cotoneaster simonsii</i>             |
|            | Holly                 | <i>Ilex aquifolium</i>                  |
|            | Honeysuckle           | <i>Lonicera periclymenum</i>            |
|            | Japanese laurel       | <i>Aucuba japonica</i>                  |
|            | Japanese rose         | <i>Rosa rugosa</i>                      |
|            | Lesser swine-cress    | <i>Lepidium didymum</i>                 |
|            | Leyland cypress       | <i>Cupressus</i> × <i>leylandii</i>     |
|            | Lime                  | <i>Tilia</i> × <i>europaea</i>          |
|            | Meadow buttercup      | <i>Ranunculus acris</i>                 |
|            | Red fescue            | <i>Festuca rubra</i> <b>agg.</b>        |
|            | Reed canary grass     | <i>Phalaris arundinacea</i>             |
|            | Rhododendron          | <i>Rhododendron ponticum</i>            |
|            | Ribwort plantain      | <i>Plantago lanceolata</i>              |

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|                              |                             |                                   |
|------------------------------|-----------------------------|-----------------------------------|
|                              | Rowan                       | <i>Sorbus aucuparia</i>           |
|                              | Silver birch                | <i>Betula pendula</i>             |
|                              | Smooth sow-thistle          | <i>Sonchus oleraceus</i>          |
|                              | Spruce sp.                  | <i>Picea sp.</i>                  |
|                              | Sweet chestnut              | <i>Castanea sativa</i>            |
|                              | Sycamore                    | <i>Acer pseudoplatanus</i>        |
|                              | Variegated yellow archangel | <i>Lamium galeobdolon</i>         |
|                              | Wild cherry                 | <i>Prunus avium</i>               |
|                              | Wild strawberry             | <i>Fragaria vesca</i>             |
|                              | Willow sp.                  | <i>Salix sp.</i>                  |
|                              | Willowherb sp.              | <i>Epilobium sp.</i>              |
|                              | Yorkshire-fog               | <i>Holcus lanatus</i>             |
| <b>Bryophyta</b><br>(Mosses) | Springy turf moss           | <i>Rhytidiadelphus squarrosus</i> |

## Appendix IV: Biodiversity Enhancement: General Recommendations

### **Breeding Birds – House Sparrow**

The sparrow terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population is now half of what it previously was in 1980 and this is widely attributed to habitat destruction and lack of suitable nesting spaces. House sparrows are social birds and like to nest in company, therefore, this terrace provides ideal nesting opportunities for three families. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of buildings.



### **Breeding Birds – Other**

This traditional design has proved to be highly effective in attracting robins, as well as other small species such as black redstart, spotted flycatcher and wren. It is designed to be installed on the walls of houses, barns, garden sheds or other buildings and should be hung so that the entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning.



This type of box should not be made conspicuous on a tree or bush because small predators can enter through the unprotected opening. By hanging on a wall, predators won't be able to reach the box. Alternatively hide the box in Ivy, Honeysuckle or other climbing plants.

### **Hedgehog Home**

Exterior quality 12mm resin bonded ply. The box remains untreated on the inside. Best situated in a quiet corner of the garden, and covered with leaves and other garden debris. Removable lid for cleaning purposes and reinforced corners, manufactured with surface sunk nails to resist rusting.

Nest box size: Height 22cm x Width 38cms x Length 47cm



Environmentally positive: Direct action to help hedgehog survival rates, encouraging biodiversity; FSC timber; Zero carbon footprint in use.

### **Amphibians – Hibernacula**

Hibernacula are underground chambers that amphibians and reptiles use throughout the winter to protect themselves from the cold. Creating a hibernaculum will provide a safe space for amphibians and reptiles to hibernate over winter, as well as a spot for solitary bees to soak up the sun and for birds to relax. These habitats can be integrated into a wide variety newly created or enhanced habitats and attract herps to new areas.

*You will need:*

- A spade
- Logs and branches
- Rocks and bricks
- 2-3 drainpipe cut-offs or cement pipes (if using plastic drainpipes, roughen the insides with sandpaper, so that they are not too slippery for animals to climb)
- Turf or meadow flower seeds (optional)

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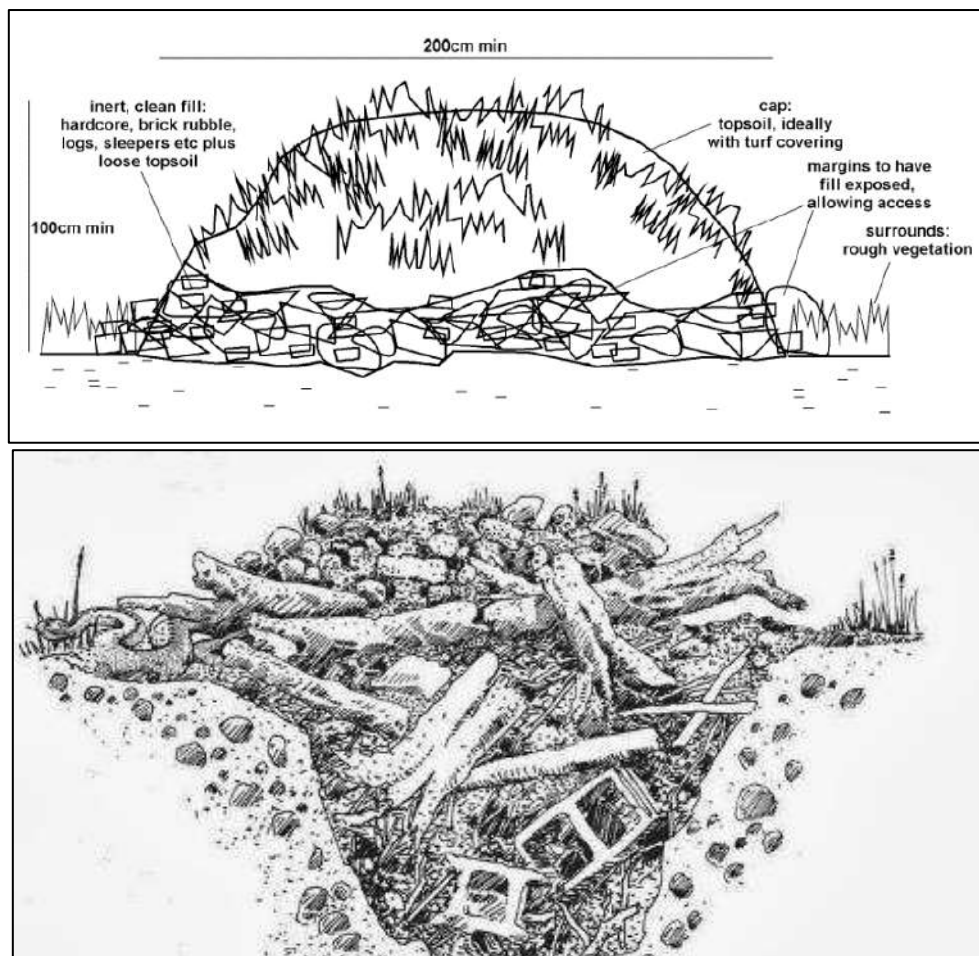
#### *How to make your hibernaculum yourself:*

- In a sunny spot, dig a hole about 50cm deep and 1.5 metres across.
- Fill with logs, branches, bricks and rocks, leaving plenty of gaps in between.
- Insert entrance tubes (drainpipes) at ground level into the hole.
- Cover the pile with soil (to about 50cm high).
- Plant meadow seeds or long grasses over the mound to create a feast for summer pollinators.

#### *To construct a hibernaculum to Natural England standard:*

- In desired areas, remove the turf from the footprint of the hibernaculum and set aside.
- On well-drained soil excavate to a depth of approximately 500 mm and set aside spoil (this is unnecessary on poorly drained soils).
- Fill the footprint or pit with core material. Materials likely to retain moisture are preferable, such as cut timber, brash and grubbed up tree roots. Other material such as inert hardcore, bricks, rocks, and building rubble may also be used. Materials that will decompose should not be placed beneath heavy components such as bricks or rocks, to reduce the risk of collapse.
- Pack the larger spaces within the core materials with wood chippings, loose topsoil or spoil.
- Cover the hibernaculum with the turves removed from the footprint.
- Take care not to create structures that might attract rodents, such as piles of rubble with many entrance holes. There has been no rigorous investigation of the optimum size of hibernacula, but larger hibernacula are probably more useful than small constructions because they contain a variety of different microhabitats and are more likely to maintain stable conditions.
- A suggested minimum size is 4.0 m long by 2.0 m wide by 1.0 m deep. 2.0 x 2.0 x 1.0 metres (length x width x height) as a minimum.

#### *Illustrative aid for hibernaculum:*



### **Invertebrates – Insect Hotels**

Insect hotels provide a habitat for a variety of insects. Designs can be small or large enough to create a focal point in a wildlife garden and sturdy enough to last for years. Ensure hotels are made from untreated wood, which is important as insects need natural materials to thrive, and split into sections that each contain a different nesting material. There should be pine cones for ladybirds, wood slits for butterflies and moths, bamboo canes for solitary bees, and loose pieces of wood for beetles. Placement: Size against walls or fences and fix to prevent toppling. The feet keep the main body off the damp ground. You could push bricks against them to keep the bug hotel upright, which would also encourage woodlice and even frogs that enjoy cool stone conditions.



### **Invertebrates – Bee bricks**

The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Alternatively, it can be used as a standalone bee house in your garden or wild patch. It will provide much needed nesting space for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.

Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back. Bee Bricks should be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used. Available in a choice of four colours: white grey, dark grey, yellow and red.



### **Specification**

- \* Material: Concrete
- \* Dimensions: W 215mm x D 105mm x H 65mm
- \* Weight: 2.9kg
- \* Colours: White grey, yellow, dark grey and red

### **Native Planting and/or Landscaping**

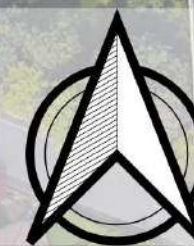
The below species have been assessed against the local soil and habitat types and are deemed suitable for the site. All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of the appointed Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor should replace all plants rejected at own cost. New hedgerows should be primarily comprised of blackthorn, hawthorn, hazel, and holly, whilst climbers/creepers such as hops and honeysuckle can be planted at the base of boundary features such as fences and walls, and new tree planting should include species such as pedunculate oak, wild cherry, and alder buckthorn.

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|                          | Common Name         | Scientific Name                  | Planting Preference                                 |
|--------------------------|---------------------|----------------------------------|-----------------------------------------------------|
| <b>Ferns</b>             | Male Fern           | <i>Dryopteris filix-mas</i>      | Semi-shade or shaded                                |
|                          | Soft Shield-fern    | <i>Polystichum setiferum</i>     | Semi-shade or shaded                                |
|                          | Maidenhair Fern     | <i>Adiantum capillus-veneris</i> | Suitable for rockeries / walled gardens             |
|                          | Royal Fern          | <i>Osmunda regalis</i>           | Full sun in moist-damp areas                        |
| <b>Herbaceous plants</b> | Bloody Crane's-bill | <i>Geranium sanguineum</i>       | Dry soils - suitable for rockeries                  |
|                          | Columbine           | <i>Aquilegia vulgaris</i>        | Semi-shade or open areas                            |
|                          | English Bluebell    | <i>Hyacinthoides non-scripta</i> | Moist soils in semi-shade or open areas             |
|                          | Giant Bellflower    | <i>Campanula latifolia</i>       | Semi-shade or open areas                            |
|                          | Greater Knapweed    | <i>Centaurea scabiosa</i>        | Dry-moist soils. Suitable for borders               |
|                          | Greater Woodrush    | <i>Luzula sylvatica</i>          | Moist soils in semi-shade or open areas             |
|                          | Meadow Crane's-bill | <i>Geranium pratense</i>         | Humid-moist soils. Suitable for borders             |
|                          | Musk Mallow         | <i>Malva moschata</i>            | Dry-moist soils. Suitable for borders and rockeries |
|                          | Sea Campion         | <i>Silene uniflora</i>           | Dry soils - suitable for rockeries                  |
|                          | Stinking Hellebore  | <i>Helleborus foetidus</i>       | Semi-shade or open areas                            |
| <b>Climbers</b>          | Honeysuckle         | <i>Lonicera periclymenum</i>     | Dry-moist soils                                     |
|                          | Hops                | <i>Humulus lupulus</i>           | Dry-moist soils                                     |
|                          | Ivy                 | <i>Hedera helix</i>              | Dry-moist soils                                     |
|                          | Sweet-briar         | <i>Rosa rubiginosa</i>           | Dry-moist soils                                     |
| <b>Woody Shrubs</b>      | Dogwood             | <i>Cornus sanguinea</i>          | -                                                   |
|                          | Guelder Rose        | <i>Viburnum opulus</i>           | -                                                   |
|                          | Hawthorn            | <i>Crataegus monogyna</i>        | -                                                   |
|                          | Hazel               | <i>Corylus avellana</i>          | -                                                   |
|                          | Holly               | <i>Ilex aquifolium</i>           | -                                                   |
| <b>Trees</b>             | Alder Buckthorn     | <i>Frangula alnus</i>            | -                                                   |
|                          | Osier               | <i>Salix viminalis</i>           | -                                                   |
|                          | Pedunculate Oak     | <i>Quercus robur</i>             | -                                                   |
|                          | Purple Willow       | <i>Salix purpurea</i>            | -                                                   |
|                          | Rowan               | <i>Sorbus aucuparia</i>          | -                                                   |
|                          | Silver Birch        | <i>Betula pendula</i>            | -                                                   |
|                          | Wild Cherry         | <i>Prunus avium</i>              | -                                                   |
|                          | Wych Elm            | <i>Ulmus glabra</i>              | -                                                   |

# Stand Golf Club - Site A



## Secondary Codes:

- 29 - Plantation
- 106 - Mown
- 116 - Flailed hedgerow
- 516 - Active management
- 524 - Invasive non-native species
- 529 - Golf course
- 804 - Car park
- 846 - Flower bed
- 847 - Introduced shrub

## 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

## Target notes:

1. Location of Himalayan cotoneaster INNS
2. Location of variegated yellow archangel INNS
3. Location of Himalayan balsam INNS
4. Location of rhododendron INNS
5. Location of Japanese rose INNS
6. Inundated area
7. Shipping container

Contains imagery courtesy of Bing Maps

0 25 50 m

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,  
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