

## Full Assessment of Biodiversity

Version One. 12.11.2025  
Prepared for: Edgefold Homes

Springside Road  
Walmersley

Prepared by Simon Brain Managing Director

|                  |                                   |
|------------------|-----------------------------------|
| NAME OF SITE:    | <b>Springside Road Walmersley</b> |
| PROJECT No:      | <b>12818</b>                      |
| CLIENT NAME:     | <b>Edgefold</b>                   |
| SPECIALIST:      | <b>Amenity Tree Care Ltd</b>      |
| DATE PREPARED:   | <b>10.11.2025</b>                 |
| PREPARED BY:     | <b>Simon Brain</b>                |
| VERSION CONTROL: | <b>Version 1</b>                  |

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## **1. Introduction**

### **1.1 Background to the project**

Amenity Tree was commissioned by Edgefold Homes to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet to include the Statutory Metric in consideration of a planning application under The Environment Act 2021, which allows for biodiversity gain in the planning system.

Previous outline planning permission has been granted under Application Number: 68815 "Outline application for 12 no. dwellings including means of access (all other matters reserved for appearance, layout, scale and landscaping)

The purpose of the report is to discharge the following planning condition number 8.

*"Prior to the commencement of the development, a biodiversity enhancement and management plan (BEMP) for the application site shall be submitted to and approved in writing by the Local Planning Authority. This shall include all of the landscaping and biodiversity net gain measures to achieve at least 1.25 BU within the development site as detailed within the approved application documents, including monitoring and long term management objectives. Once approved, the development shall be undertaken in accordance with the BEMP*

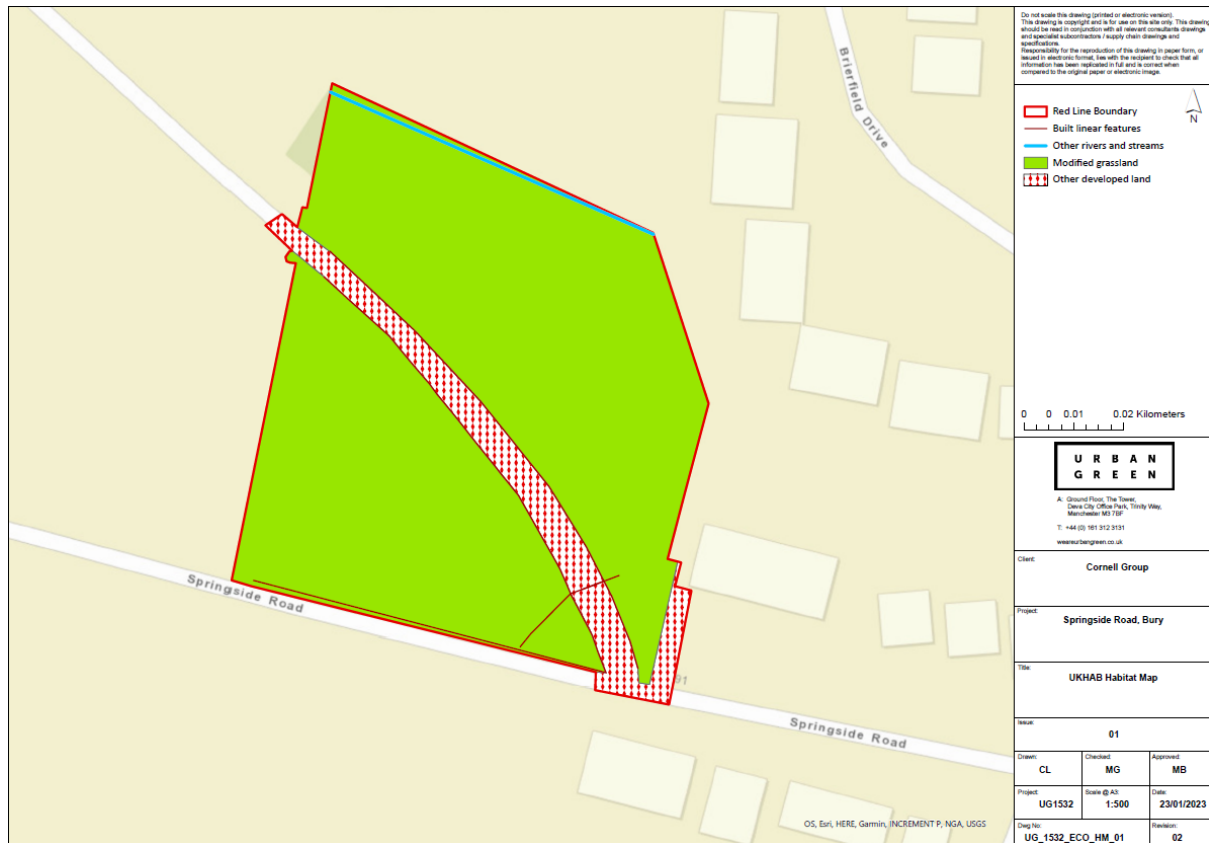
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF."

### **1.2 Site location and context**

The site is located within the outskirts of Springside Road, Walmersley, Bury.

The survey area consisted of modified grassland (g4), hedgerow and urban surfacing.

The approved baseline for the outline application is shown below.



## 1.3 Report purpose and legislative background

1.3.1 This assessment was requested by the client for the purposes of discharging reserved matters associated with the previous planning consent which broadly requires the scheme to deliver 1.25BU on the site.

The British Standard BS 8683:20211 defines BNG as “*a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation.*”

The National Planning Policy Framework 2024 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 186b, which is to “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

1.3.2 A Preliminary Ecological Appraisal confirmed habitats present. Therefore, the habitats present are confirmed and using the UK Habitats Classification System (UKHAB) it is possible that the appropriate habitat classification is used in the BNG metric.

1.3.3 The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 The Statutory Metric Feb 2024 and superseded on the 23<sup>rd</sup> July 2024 (V1.0.3).

## **2. Survey Methods**

### **2.1 Vegetation and Habitats**

2.1.1 A habitat survey walkover was conducted in August 2025 which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018).

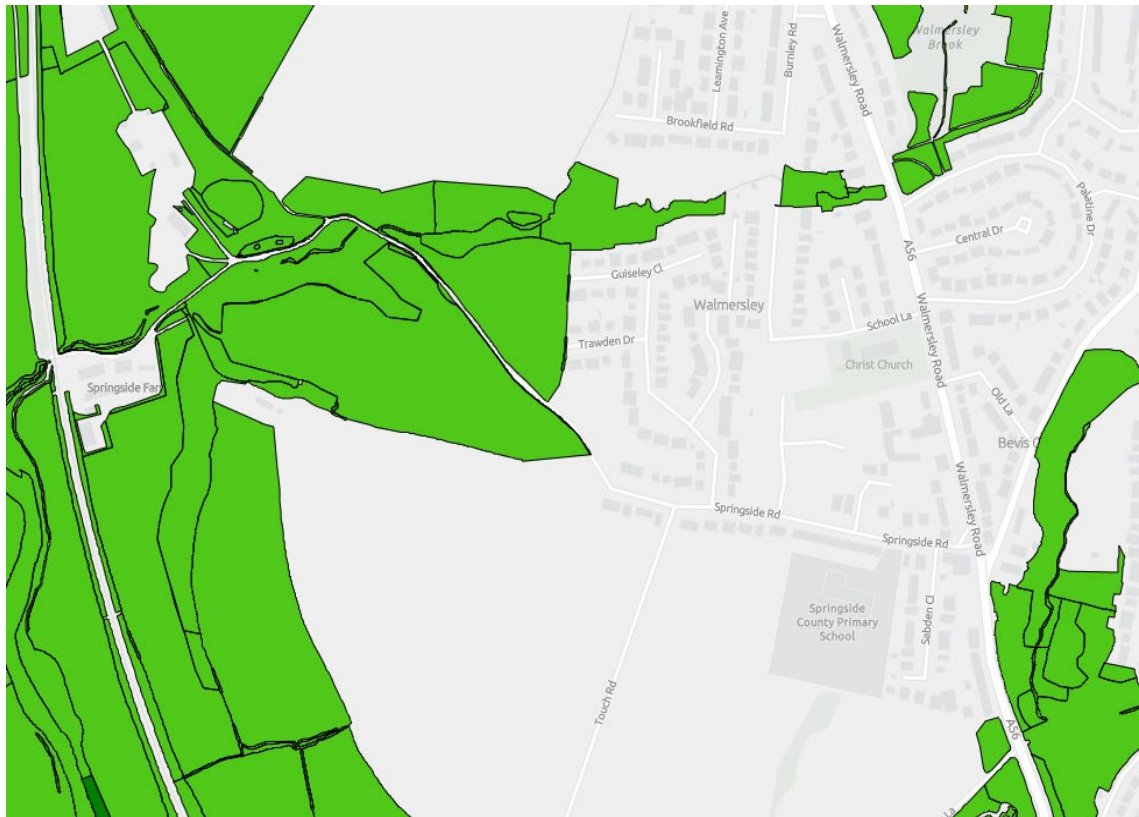
The baseline does not indicate “other rivers and stream” are present on site as the ditch to the north was dry at the time of survey inspection walkover.

2.1.2 Whilst on the site the habitat survey searched for all plants including those that are considered rare, uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

2.1.3 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Greater Manchester is now adopted (4<sup>th</sup> September 2025) <https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/what-does-our-plan-for-nature-cover/gm-nature-network/>

The site is covered by the GMNW Nature Recovery Opportunity Areas mapping.



There are no Core Local Nature Sites. The approved baseline determined the site as medium strategic significance based on designated green belt proximity (small area of grassland is due to be developed).

## 2.2 Surveys results

2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and reproduced below for the main site in habitat units.

|                  |                           |      |
|------------------|---------------------------|------|
| On-site baseline | <i>Area habitat units</i> | 1.00 |
|                  | <i>Hedgerow units</i>     | 0.36 |
|                  | <i>Watercourse units</i>  | 0.00 |

## **2.3 Limitations**

Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

## **3. History of site**

The site history has been demonstrated by the approved baseline compiled by Urban Green during the outline consenting process.

## **4. Evaluation and Assessment**

### **4.1 Proposed habitat retention, creation and enhancement**

The total area of the site is approximately 0.548 hectare.

Development proposals

The landscape scheme has been developed in association with the ecology team and has sought to maximise the on site provision of biodiversity units within the design in order to satisfy the Biodiversity Gain Hierarchy.

The site shall be developed as proposed in The Landscape Plans in Appendix 2 and as detailed below.

| REF | LSCP DESCRIPTION              | BNG DESCRIPTION                | HECTARE | NO. | LM.  |                      |
|-----|-------------------------------|--------------------------------|---------|-----|------|----------------------|
|     |                               |                                | / NO.   |     |      |                      |
| 1   | TREES                         | PROPOSED TREE PLANTING         |         | 7   |      | IN POS               |
|     |                               |                                |         | 8   |      | IN PRIVATE CURTILAGE |
| 2   |                               |                                |         |     |      |                      |
| 3   | EXISTING HEDGE                | EXISTING RETAINED NATIVE HEDGE |         |     | 60lm |                      |
| 4   | PROPOSED NATIVE HEDGE         | NATIVE HEDGE                   |         |     | 62lm |                      |
|     |                               |                                |         |     |      |                      |
| 5   | SHRUB PLANTING                | URBAN INTRODUCED PLANTING      | 0.0217  |     |      |                      |
|     |                               |                                |         |     |      |                      |
| 6   | AMENITY LAWNS                 | MODIFIED GRASSLAND             | 0.1646  |     |      |                      |
|     |                               |                                |         |     |      |                      |
| 7   | WILDFLOWER                    | NATURAL GRASSLAND              | 0.0172  |     |      |                      |
|     |                               |                                |         |     |      |                      |
| 8   | BUILT ENVIRONMENT             | URBAN SEALED SURFACES          | 0.3373  |     |      |                      |
|     |                               |                                |         |     |      |                      |
| 9   | NON DEFINED AREA              |                                | 0.0072  |     |      |                      |
|     |                               |                                |         |     |      |                      |
| 10  | AREA WITHIN RED LINE BOUNDARY | TOTAL HA:                      | 0.5480  |     |      |                      |

## 4.2 Habitat creation methods

### Habitat creation methods – Urban trees

7 no. urban trees shall be created covering 0.2565ha to a moderate condition, which are in areas of public open space and are to be managed by separate management company for the lifetime of the Biodiversity Enhancement and Management Plan (BEMP). The urban trees shall achieve the target of moderate condition as follows.

|                           |                                                                                                                                                                                                                                                                                         |     |                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------|
| A                         | The tree is a native species (or at least 70% within the block are native species).                                                                                                                                                                                                     | Yes | Yes                                               |
| 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).                                                                                         | No  | Yes refer to LSC plan                             |
| C                         | The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .                                                                                                                                                                                                        | Yes | 30-35cm girth trees are proposed so mature        |
| D                         | There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | Yes | In POS so managed by 3rd party management company |
| E                         | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | No  |                                                   |
| F                         | More than 20% of the tree canopy area is overhanging vegetation beneath.                                                                                                                                                                                                                | Yes |                                                   |
| Number of criteria passed |                                                                                                                                                                                                                                                                                         | 4   |                                                   |

**Objectives:**

- To ensure early establishment and healthy growth.
- To create a well shaped framework for future balanced growth.
- To enhance appearance and visual interest.

**Recommended Species:** 100% of the trees are native species taking into account the requirement to plant trees that will be appropriate for anticipated changes in climate.

**Considerations:**

Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell. Trees are to be planted within the tree planting season (October to March inclusive). Up to 30% of street trees will not establish and therefore supplementary planting over the following three years will be required to achieve prescribed numbers over the longer term.

**Creation Methodology:**

Advanced nursery stock trees or larger will be planted within optimal tree planting season (October to March inclusive).

Suitable wooden stakes will be used to support the trees.

Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).

**Maintenance Operations:**

In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm stable and in good health.

Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between 5-7 years tree stakes shall be

removed once the trees are established and root firm. Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant planting season. Trees planted in grass areas shall have a 100cm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment. All trees on site, in publicly accessible areas should be inspected by an Arboricultural Consultant every 2 years and risks addressed

### Habitat creation methods – Neutral grassland

Other neutral grassland contains Emorsgate EM4/EW1 and contain those species listed in the plant schedule contained within the landscape master planning. Other Neutral Grassland will be created throughout the site covering 0.0172Ha in poor condition passing criteria B,C,D and failing A and E as shown below.

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |                        |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|
| A | The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). <sup>1</sup><br><br><b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>                            | No  |                        |
| B | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.                                                                                                                                                                                                                                 | Yes | Can be managed in BEMP |
| C | Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                   | Yes |                        |
| D | Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.                                                                                                                                                                                                                                                                                                  | Yes |                        |
| E | Combined cover of species indicative of suboptimal condition <sup>3</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.<br><br>If any invasive non-native plant species <sup>4</sup> (as listed on Schedule 9 of WCA <sup>5</sup> ) are present, this criterion is automatically failed. | No  | Damage >5%             |

## Hedgerow

A total of 0.060 linear M of native hedgerow is retained and a further 62linear M of native hedge proposed to a good target condition as per the CAS as shown in appendix 2 (proposed CAS).

|     |                                             |                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                        |
|-----|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|
| A1. | 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>                                                                     | No  |                        |
| A2. | 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>                                                | Yes | Can be managed in BEMP |
| B1. | 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>                                                                                                                                                                                                                                                                 | Yes | Can be managed in BEMP |
| B2. | Gap - hedge canopy continuity               | Gaps make up <10% of total length; and No canopy gaps >5 m                                                                                                                                                                                                     | <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>                                                                                                                                                                                                       | Yes | Can be managed in BEMP |
| C1. | 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> | Yes |                        |
| C2. | Nutrient-enriched perennial vegetation      | Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.                                                                                                                                                | The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.                                                                                                                                                                                                                                                                                                              | Yes |                        |
| D1. | Invasive and neophyte species               | >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA <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> .                 | Yes | Can be managed in BEMP |
| D2. | Current damage                              | >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.                                                                                                                                                                       | <p>This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.</p> <p>This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).</p>                                                                                                                                                                                                                                    | Yes | Can be managed in BEMP |

## 5. Summary Conclusion

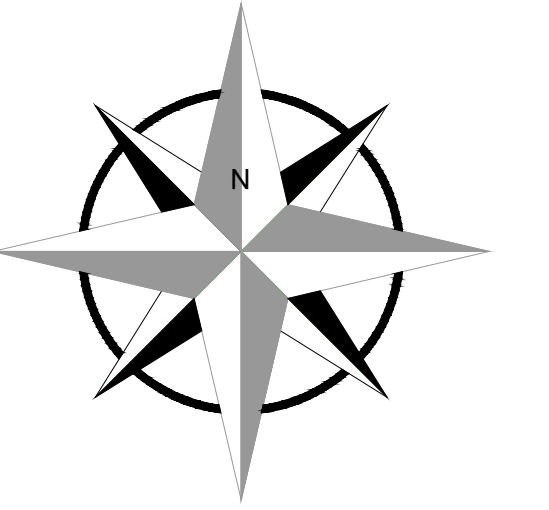
The scheme is proposing the tree planting creation, neutral grassland creation, urban vegetated gardens and introduced shrub creation.

The planning condition requires the scheme to deliver 1.25 BU across the site. The total baseline habitat units is 1.00 (habitat) and 0.36 (hedgerow) and the on-site post intervention units that are delivered is 1.29 (habitat) and 0.63 (hedge). Therefore, the current scheme is delivering the required BU for the planning condition to be discharged.

|                                                                                    |                           |      |
|------------------------------------------------------------------------------------|---------------------------|------|
| On-site baseline                                                                   | <i>Area habitat units</i> | 1.00 |
|                                                                                    | <i>Hedgerow units</i>     | 0.36 |
|                                                                                    | <i>Watercourse units</i>  | 0.00 |
| On-site post-intervention<br>(Including habitat retention, creation & enhancement) | <i>Area habitat units</i> | 1.29 |
|                                                                                    | <i>Hedgerow units</i>     | 0.63 |
|                                                                                    | <i>Watercourse units</i>  | 0.00 |

The provision of a Biodiversity Enhancement and Management Plan (BEMP) created habitats on site is needed to satisfy planning condition 8.

**Appendix 1 Habitat mapping based the UK Habitat Classification system**



**12818 Springside Road**

Red Line Boundary Area: **0.548 ha**

Total Area (of visible polygons): **0.548 ha**

Redline boundary

- g4** Modified grassland
- h2a** Native hedgerow
- u1b** Developed land - sealed surface

**Amenity Tree**

Project ref: 12818  
Drawn by: N/A  
Survey date: 12/11/25  
Map ID: 12818  
Version: 1  
Version Date: 12/11/25  
Reviewer: Simon Brain

No Notes

**Appendix 2 Habitat Condition Assessments / post development CAS and baseline metric**