



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

**LAND AT ABBOTTS HALL, WOODHEY ROAD,
HOLCOMBE BROOK, BURY**

AUGUST 2024

Biodiversity Net Gain Assessment Summary Report

Land at Abbots Hall, Woodhey Road, Holcombe Brook, Bury

A report for

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Report by



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1. INTRODUCTION

1.1 BACKGROUND

This report provides the results of the BNG Assessment for the proposed residential development at Abbots Hall, Woodhey Road, Holcombe Brook, Bury.

The information provided within this report should be read in conjunction with the following documents:

1. Pennine Ecological (2024a). Abbots Hall, Holcombe - The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled.
2. Pennine Ecological (2024b). Abbots Hall, Holcombe - Statutory_Biodiversity_Metric_Condition_Assessments_-_Feb24
3. EAT Landscape (2024a). General Arrangement (Drawing No: D234.002)
4. EAT Landscape (2024b). Planting Plan (Drawing No: D234.003)

1.2 SITE CONTEXT

The site is located at Abbots Hall, Woodhey Road, Holcombe Brook, Bury. The sites grid reference is SD 7859 1526. The site location is shown below on an aerial photograph.

The site is shown below, outlined in red.

Figure 1.1: Abbots Hall, Woodhey Road, Holcombe Brook.



2. BIODIVERSITY NET GAIN RESULTS

2.1.1 Habitat BNG Results

Part of the eastern extent of the site was made into a hard standing area to store caravans, at some time between April 2020 and April 2021. As this was not created by virtue of a previous planning application, this area has been classed as 'habitat degradation', in accordance with the 'The Statutory Biodiversity Metric User Guide' (DEFRA, 2024). Therefore the 'Google earth' aerial imagery from 04/2020 has been used to map this area as this is the only available data records.

Figure 2.1: 04/2020 aerial image of eastern extent used for the calculation



The biodiversity calculation concluded that the current proposal would result in a biodiversity net gain. In addition, habitat trading rules have also been satisfied.

The current proposal would result in a – 0.2 habitat unit gain / - 34.99 % net gain. A summary of the habitat calculations are provided in Tables 2.1 and 2.2 below. Refer also to Appendix A, Figures 1 and 2.

Table 2.1: Habitat baseline calculations

Habitat	Habitat Condition	Habitat Area (ha)	Habitat Value	Unit	Area Retained (ha)	Area Enhanced (ha)	Habitat Unit Loss
Modified grassland	Poor	0.0247	0.05				0.05
Mixed scrub	Poor	0.0136	0.06		0.0089		0.02
Tall forbs	Poor	0.1602	0.35		0.0035		0.34
Ruderal/Ephemeral	Poor	0.0214	0.05				0.05
Introduced shrub	Condition Assessment N/A	0.0042	0.01				0.01
Developed land; sealed surface	N/A - Other	0.1228	0.00				0.00
Urban tree	Poor	0.0081	0.04				0.04
TOTAL		0.35	0.56		0.01	0	0.51

Table 2.2: Proposed / created on site habitats

Habitat	Area (Ha)	Distinctive ness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
Urban tree	0.0244	Medium	Poor	Location ecologically desirable but	10	0.08	6no. Native trees (s. birch, p. oak and alder)
Other neutral grassland	0.0162	Medium	Poor		2	0.07	Emorsgate EH1 hedgerow seed mix or similar

*Biodiversity Net Gain Assessment
Land at Abbotts Hall, Holcombe Brook*

Habitat	Area (Ha)	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
Other neutral grassland	0.0627	Medium	Poor	not in local strategy	2	0.26	Emorsgate EM3 general purpose mix or similar
Vegetated garden	0.0471	Low	Condition Assessment N/A		1	0.10	Species rich grass turf, managed as shorter sward
Introduced shrub	0.0017	Low	Condition Assessment N/A		1	0.00	Ornamental shrub beds
Mixed scrub	0.0483	Medium	Poor		1	0.21	Native scrub planting within wildlife / nature area
Developed land; sealed surface	0.15	V.Low	N/A - Other		0	0.00	Developed land; buildings and hard standing
TOTAL	0.35					0.71	

2.1.2 Hedgerow BNG Results

A defunct species poor hedgerow approximately 35m in length, is located along the south boundary. This defunct hedgerow will be removed.

The landscape proposals include 26m of species rich native hedgerow planting which will generate + 0.03 habitat unit gain.

This will result in a 43.37% hedgerow net gain.

3. BNG CONCLUSION

The current proposals would result in an overall net gain and all habitat trading rules have been satisfied. The headline results taken from the BNG assessment (Pennine Ecological, 2024a), can be found below.

Table 3.1: Summary of BNG Assessment taken from BNG calculation tool headline results.

On-site baseline	Habitat units	0.56			
	Hedgerow units	0.08			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.75			
	Hedgerow units	0.11			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	0.20	34.99%		
	Hedgerow units	0.03	43.37%		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.20			
	Hedgerow units	0.03			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.20			
	Hedgerow units	0.03			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	34.99%			
	Hedgerow units	43.37%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.56	0.61	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.08	0.08	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

4. BNG PROPOSAL

The current proposals will provide a net gain. The development must ensure that the proposals outlined in Appendix A, Figure 2 are implemented to ensure a net gain.

To ensure the landscaping is implemented a Habitat Monitoring and Management Plan (HMMP) should be provided which will include planting proposals and future monitoring and management of the site. The HMMP will be supported by the soft landscape plan.

The HMMP can addressed as part of a planning condition.

REFERENCES

Baker, J. Hoskin, R. Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.

Department for Environment, Food & Rural Affairs (DEFRA) (2023) - *The Statutory Biodiversity Metric: User Guide (draft)*. Date: February 2024.

EAT Landscape (2024a). General Arrangement (Drawing No: D234.002)

EAT Landscape (2024b). Planting Plan (Drawing No: D234.003)

Pennine Ecological (2024a). Abbotts Hall, Holcombe -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled.

Pennine Ecological (2024b). Abbotts Hall, Holcombe -
Statutory_Biodiversity_Metric_Condition_Assessments-_Feb24

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

Appendix A: Figures

Figure 1: Existing Habitat Plan and Condition Assessment References (Cross-ref to Pennine Ecological 2024b)

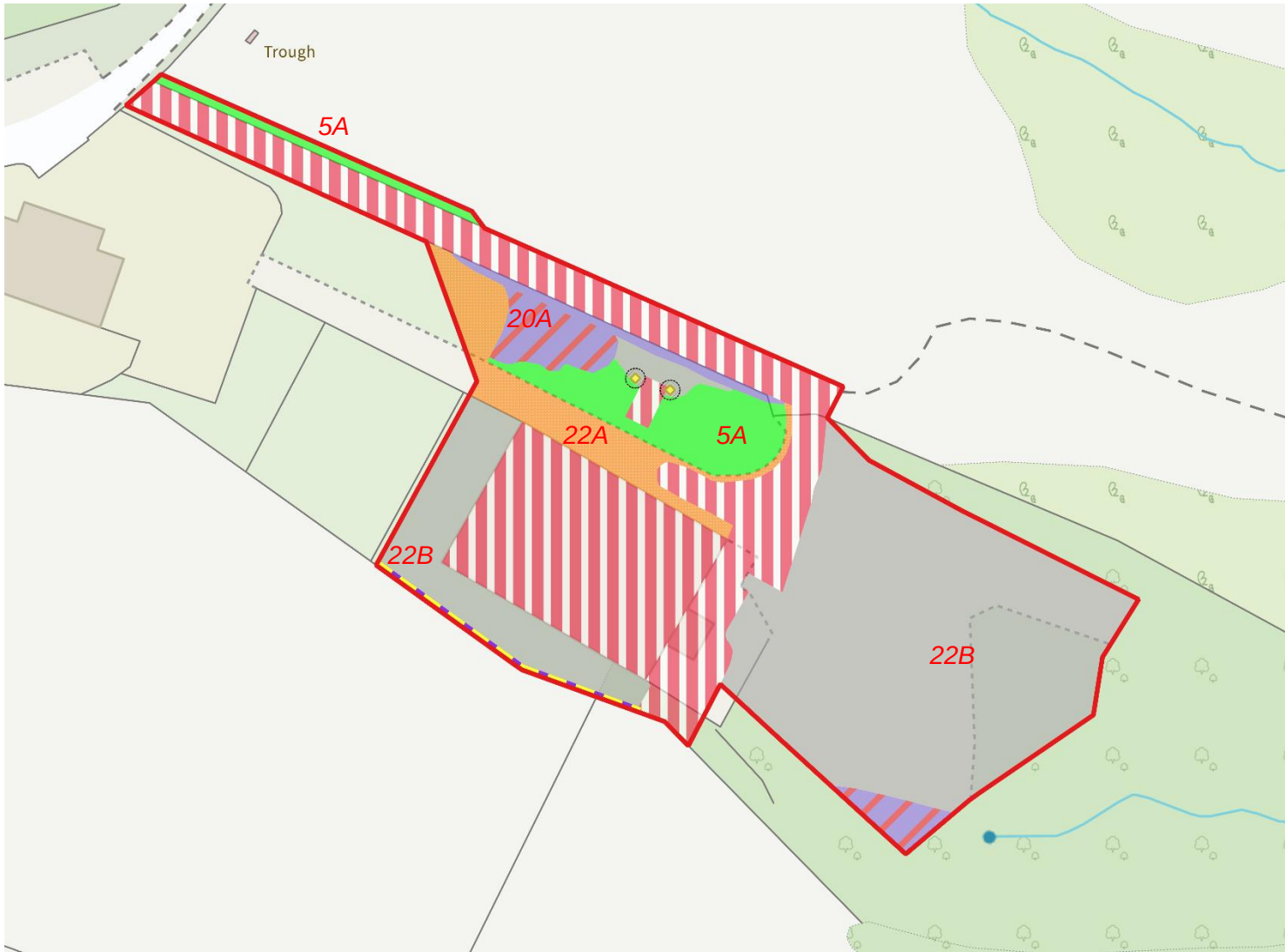


Figure 2: Proposed Site Plan (EAT Landscape Drawing No: D234.002)

