



# Clayton Ecology

## Biodiversity Net Gain Assessment

Starbucks

Bury

September 2024

|                                       |                                                                     |
|---------------------------------------|---------------------------------------------------------------------|
| <b>Client name:</b>                   | Walker Design on behalf of the client                               |
| <b>Planning Application Reference</b> |                                                                     |
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## SUMMARY

This report has been prepared by Clayton Ecology Ltd for Walker Design on behalf of the client. The report provides the results of a biodiversity net gain assessment of Unit 1, Victoria Retail Park, Bury BL8 2EQ.

The proposal is for a reduction on the gable end of the existing building and creation of a Starbucks drive-through lane.

The attached and supporting Biodiversity Net Gain Metric identifies that the changes to the site will result in a net gain of biodiversity.

The habitat units delivered within this Biodiversity Net Gain assessment are:

Habitat Units: Total Net Unit Change of 0.10 (positive; equivalent to a gain of 119.70%).

### Trading Rules

The trading rules within the DEFRA calculation tool have been satisfied with the proposed development plan.

# 1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd for Walker Design on behalf of the client. The report provides the results of a biodiversity net gain assessment of Unit 1, Victoria Retail Park, Bury BL8 2EQ. The survey area is centred at Ordnance Survey grid reference, SD 79433 10788.

The proposal is for a reduction on the gable end of the existing building and creation of a Starbucks drive-through lane.

The evidence is presented in the form of Statutory Biodiversity Metric calculations for the site based on a condition assessments of the habitats on-site.

The location of the survey site in relation to wider environment is provided in Figure 1 below:



Figure 1: The site highlighted in red, satellite imagery courtesy of Bing Maps (2024).

## 2. SURVEY METHODOLOGY

### 2.1 Desktop Study

A desktop study which comprised a search for records of designated wildlife sites, and priority habitats within a 500-metre radius was acquired through the government MAGIC website.

### 2.2 Habitat Condition Survey to inform BNG Calculations

To inform the Biodiversity Net Gain (BNG) Calculations, the habitats on the Site were assessed and categorised. This provided baseline information and allowed for the subsequent interpretation of the ecological value of the site.

### 2.3 BNG Calculations

The latest version of the Statutory Metric (DEFRA, 2024) has been used to calculate the baseline value of the Site (before development) and the post-development value in order to calculate the Total Net Unit Change.

The broad habitat type 'Individual trees' has been used where a tree over 7 cm in diameter at breast height (DBH) does not meet or contribute towards the definition of another broad habitat type. The tree sizes and areas have been assessed using the guidelines as shown below in Table 1.

| Size class        | Diameter at breast height (cm)                   | Metric area equivalent (ha) |
|-------------------|--------------------------------------------------|-----------------------------|
| <b>Small</b>      | greater than 7cm and less than or equal to 30cm  | 0.0041                      |
| <b>Medium</b>     | greater than 30cm and less than or equal to 60cm | 0.0163                      |
| <b>Large</b>      | greater than 60cm and less than or equal to 90cm | 0.0366                      |
| <b>Very Large</b> | greater than 90cm                                | 0.0765                      |

Table 1: Tree size classes and area equivalents taken from Statutory Metric guidelines.

### 2.4 Survey constraints

The survey was undertaken inside of the optimal period for habitat surveys (April to October). Given the nature of the habitats present, it is considered that sufficient botanical information was collected to categorise the habitats and identify potential features of value.

### 2.5 Personnel

The condition assessments were undertaken by Clayton Ecology Ltd on 28<sup>th</sup> August 2024. The survey was carried out by Mr Nick Clayton BSc (Hons) ACIEEM. Nick has extensive experience in habitat survey and condition assessments for biodiversity net

gain and is appropriately qualified for the surveys based on the CIEEM competencies (CIEEM, 2017).

## **2.6 National Policy**

The Environment Act 2021

This legislation and the requirement for mandatory biodiversity net gain of new developments came into force on the 12th of February 2024. As such, all developments (aside from those exempt) are required to demonstrate a 10% biodiversity net gain.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2023) guides Local Planning Authorities (LPAs) when developing their planning policies and considering planning applications affecting protected habitats, sites and species.

Planning Policy Statement 15: Conserving and enhancing the natural environment of the NPPF recognises that, planning policies and decisions should contribute to and enhance the natural and local environment. Section D of Paragraph 180 states:

“Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; In respect of the natural environment.”

Section B of Paragraph 185 states:

“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”.

Section D of Paragraph 186 also states:

“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”.

## **2.7 Local Policy**

Bury Metropolitan Borough Council is the local authority. Bury Biodiversity Strategy 2023 (draft) was therefore used to understand the local biodiversity targets and strategic significance of habitats within the Site.

3. SURVEY RESULTS

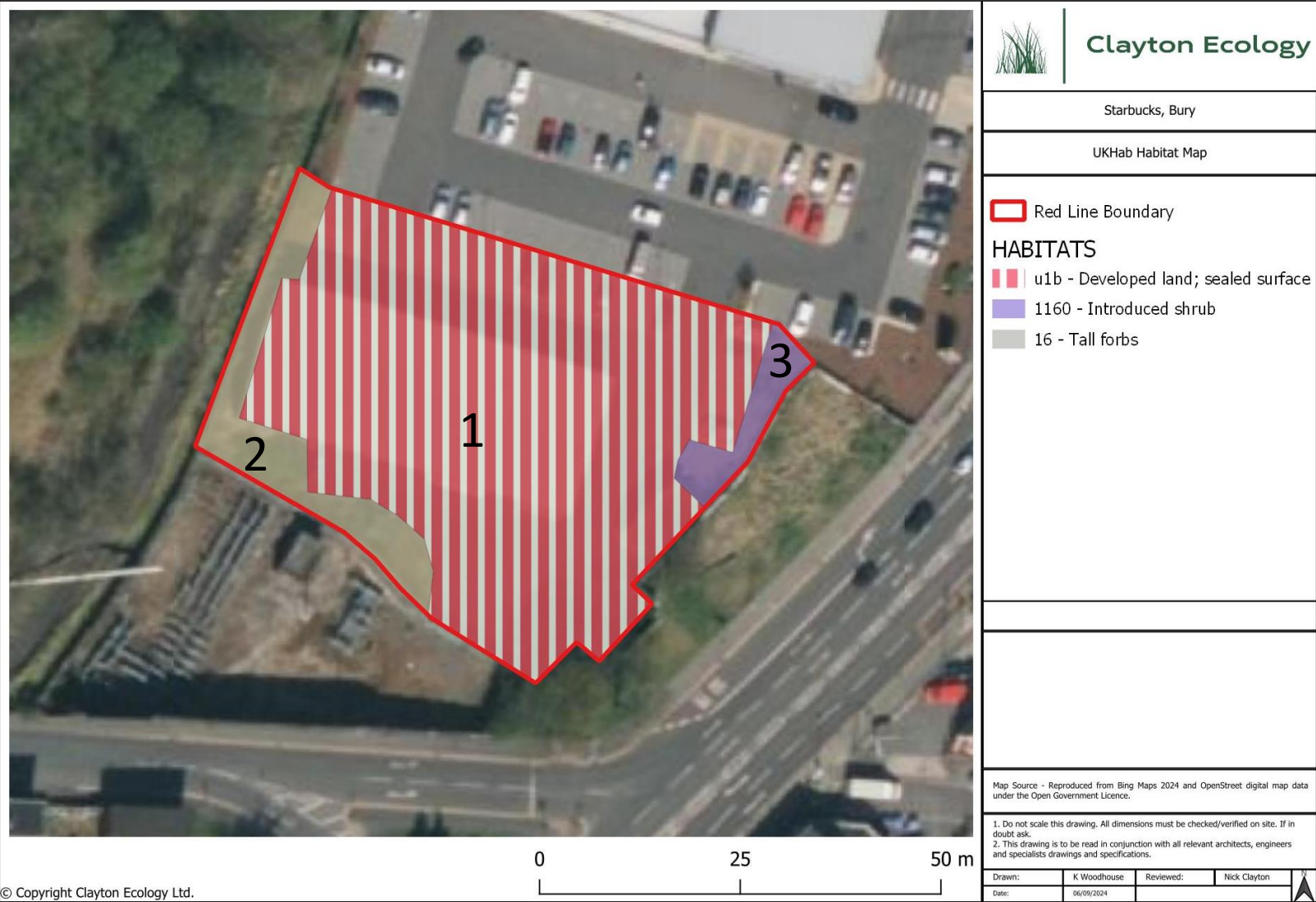


Figure 2: The baseline assessment of the area impacted.

### 3.1 Desktop Study

There are no Statutory Designated Sites (Site of Special Scientific Interest (SSSI) / Special Area of Conservation (SAC) / National Nature Reserve (NNR)) within the 500-metre search radius.

### 3.2 On-site Habitat and Condition Assessment Results

The Site is situated within Victoria Retail Park, west of Bury town centre. Whitehead Park borders the Site to the west and commercial and residential infrastructure borders the Site in all other directions. The surveyed Site is approximately 0.28 ha. The Site is made up of an existing commercial building, parking areas, an area of tall forbs on the western and southern boundary and an area of introduced shrub on the eastern boundary.

#### 3.2.1 Developed land; sealed surface (Map indicator 1)

The majority of the Site is hardstanding which is used for car parking and underlies the existing building.

Condition assessment: N/A not required.



Photograph 1: The existing building and parking area.

#### 3.2.2 Tall Forbs (Map indicator 2).

The western and southern boundaries of the Site consisted of tall forbs.

Species identified within the area included: Buddleia, Cotoneaster species, Sycamore saplings *Acer pseudoplatanus*, Bramble *Rubus fruticosus* agg, *Epilobium* species,

Yarrow *Achillea millefolium*, Ragwort *Jacobaea vulgaris*, Lesser burdock *Arctium minus*, Mugwort *Artemisia vulgaris*, Canadian fleabane *Conyza canadensis*, Rosebay willowherb *Chamaenerion angustifolium*, False oat grass *Arrhenatherum elatius*, and Cock's foot *Dactylis glomerata*.



Photograph 2: The area of tall forbs on the southern boundary of the Site.

| Core Criteria - must be assessed for all urban habitat types: |                                                                                                                                                                                                                                                                                                                                                                                                                      | Condition assessment result |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>A</b>                                                      | Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.                                                                                                                                                                             | No                          |
| <b>B</b>                                                      | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.                                                                                                                                                                                                                | No                          |
| <b>C</b>                                                      | <p>Invasive non-native plant species (listed on Schedule 9 of WCA<sup>1</sup>) and others which are to the detriment of native wildlife (using professional judgement)<sup>2</sup> cover less than 5% of the total vegetated area<sup>3</sup>.</p> <p><b>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b></p> | Yes                         |

|                                                                                                                                                                                                                                                                                                                                                         |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Passes all 3 core criteria;<br/> AND Meets the requirements for Good condition within criterion C<br/> Good (3)<br/> Passes 2 of 3 core criteria;<br/> OR<br/> Passes 3 of 3 core criteria but does not meet the requirements for<br/> Good condition within criterion C.<br/> Moderate (2)<br/> Passes 0 or 1 of 3 core criteria.<br/> Poor (1)</b> | Poor |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|

Table 2: A table showing the baseline values of the Urban Habitat assessment sheet taken from Statutory\_Biodiversity\_Metric\_Condition\_Assessments- Feb24.

### 3.2.3 Introduced shrub (Map indicator 3).

The eastern area of the Site consisted of introduced shrub, mainly cotoneaster species.

Condition assessment: N/A.



Photograph 3: The area of introduced shrub.

### 3.3 Baseline Total Habitat Units

| Map ref        | Baseline Habitat               | Condition assessment | Area (ha)     | Habitat Units (HBU) |
|----------------|--------------------------------|----------------------|---------------|---------------------|
| <b>On-site</b> |                                |                      |               |                     |
| 1.             | Developed land; sealed surface | N/A                  | 0.2330        | 0                   |
| 2.             | Tall forbs                     | Poor                 | 0.0314        | 0.07                |
| 3.             | Introduced shrub               | N/A                  | 0.0108        | 0.02                |
| <b>Totals</b>  |                                |                      | <b>0.2752</b> | <b>0.09</b>         |

Table 3: A table showing the baseline values of habitats within the site.

4. PROPOSED DESIGN



Figure 3: The proposals for the site.

## 4.1 On-site Habitat Creation/Retention

### 4.1.1 Developed land; sealed surface - (Map indicator 1)

These areas include the existing hardstanding and proposed drive-through lane.

Minimum Targeted Condition: N/A

### 4.1.2 Modified Grassland - (Map indicator 2)

The proposal includes areas of modified grassland around the drive-through lane.

Minimum Targeted Condition: Poor

### 4.1.3 Introduced shrub – (Map indicator 3)

The area of introduced shrub on the eastern Site boundary is to be retained. Further areas of introduced shrub will be created around the border of the modified grassland.

Minimum Targeted Condition: N/A

### 4.1.1 Individual trees

There will be 9 small individual trees planted on the Site, within the areas of modified grassland.

Minimum Targeted Condition: Poor.

## 4.2 Proposed Total Habitat Units

| Map ref                               | Proposed On-site                           | Habitat | Area retention category | Proposed Condition assessment | Area (ha)     | Habitat Units (HBU) |
|---------------------------------------|--------------------------------------------|---------|-------------------------|-------------------------------|---------------|---------------------|
| <b>On-site</b>                        |                                            |         |                         |                               |               |                     |
| <b>1.</b>                             | Developed land; sealed surface             |         | Retained                | N/A                           | 0.2327        | 0.00                |
| <b>2.</b>                             | Introduced shrub                           |         | Retained                | N/A                           | 0.0108        | 0.02                |
|                                       | Introduced shrub                           |         | Created                 | N/A                           | 0.0044        | 0.01                |
| <b>3.</b>                             | Modified grassland                         |         | Created                 | Poor                          | 0.0273        | 0.05                |
| <b>4.</b>                             | Individual trees (combined 9)<br>Small x 9 |         | Created                 | Poor                          | 0.0366        | 0.12                |
| <b>Totals (areas excluding trees)</b> |                                            |         |                         |                               | <b>0.2752</b> | <b>0.08</b>         |
| <b>Totals</b>                         |                                            |         |                         |                               | <b>0.3118</b> | <b>0.2</b>          |

Table 4: A table showing the proposed values of the proposed habitats.

## **5. BIODIVERSITY NET GAIN RESULTS**

### **5.1 Habitats**

Habitat Units: Total Net Unit Change of 0.10 (positive; equivalent to a gain of 119.70%).

### **5.2 Trading Rules**

The trading rules within the DEFRA calculation tool have been satisfied with the proposed development plan.

Please see excel document labelled for full details:

**V1 Victoria St\_Bury - The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-  
\_Macro\_enabled\_tool\_23.07.2024-1**

## REFERENCES

Bury Council, 2023. Bury Biodiversity Strategy 2023. Found at:

<https://www.bury.gov.uk/asset-library/draft-biodiversity-strategy-december-2023.pdf>

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J., 2020. The UK Habitat Classification User Manual Version 1.1 at <http://www.ukhab.org/>

DEFRA, 2024. The Statutory Biodiversity Metric User Guide - Date: February

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[https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The\\_Statutory\\_Biodiversity\\_Metric\\_-\\_User\\_Guide\\_.pdf](https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf). Department for Environment Food & Rural Affairs

Department for Levelling Up, Housing & Communities, 2023. National Planning Policy Framework. Found at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>