



Fletcher Fold

Bury

Biodiversity Net Gain Impact Assessment and Design Stage Report

Prepared For: Pozzoni Architecture Limited

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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Annex A: Statutory Biodiversity Metric: TEP Ref x10188.003 V2.0 (03.2026)

Executive Summary

- 1.0 The Environment Partnership (TEP) was commissioned by Acron Housing Association (Bolton at Home) to undertake a Biodiversity Net Gain (BNG) Impact Assessment and Design State Report to support a planning application for a residential development at Fletcher Fold Road, Bury, (hereafter referred to as 'the site').
- 2.0 The site is located in Bury, Greater Manchester (BL9 9RX). It comprises bare ground, other woodland; broadleaved, modified grassland, mixed scrub, developed land; sealed surface and urban trees.
- 3.0 Habitat surveys and condition surveys were completed in October 2023 and April 2024, in addition to a suite of other ecological and arboricultural surveys.
- 4.0 The Landscape Design Plan (TEP Drawing Ref. D10188.201 Rev P02) has been used to inform this assessment, and the Statutory Biodiversity Metric has been used as the tool to calculate the net gain output. In accordance with national and local planning policy, a 10% net gain is targeted.
- 5.0 The proposals in the Landscape Design Plan will result in a net gain of 40.66% (1.19 Habitat Units) for area-based habitats and an increase of 0.44 for hedgerows (no percentage is available due to the absence of hedgerows in the baseline). The Metric trading rules are satisfied for all habitats.
- 6.0 A long-term management plan will be required to ensure the proposed habitats and target conditions are achieved within the required 30-year BNG timescale. It is anticipated that this can be secured via condition.
- 7.0 This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

Background

- 1.1 The Environment Partnership (TEP) was commissioned by Acron Housing Association (Bolton at Home) to undertake a Biodiversity Net Gain (BNG) Impact Assessment and Design State Report to support a planning application for a residential development at Fletcher Fold Road, Bury, (hereafter referred to as 'the site').
- 1.2 An Ecological Impact Assessment (EclA) (TEP Ref: 10188.002) and Ecological Desk Study (TEP Ref: 10188.001) have been produced to support the planning application. Both reports should read in conjunction with this report.
- 1.3 Habitat surveys and condition surveys were completed in October 2023 and April 2024, in addition to a suite of other ecological and arboricultural surveys.

Site Location

- 1.4 The site is located off Fletcher Fold Road to the south of Bury, Greater Manchester. The location of the site is depicted by the red line shown in Figure 1. The site is 0.9ha in size and an approximate central grid reference of the site is SD 80627 08682.
- 1.5 The site is set within a residential area with a lake to the south, River Roch and playing fields to the east, residential houses to the north and west with the A56 Manchester Road and industrial units also present to the west.



Figure 1: Site Location

Proposals

1.6 The proposals for the site include the construction of an apartment complex, four bungalows and associated landscaping and infrastructure. This assessment is based on the following plans and drawings:

- Planning – Site Location Plan (Ref: 6071-POZ-00-ZZ-DR-A-1100;
- Planting Plan (TEP Ref: D10188.201 Rev P02)

Planning Context

National Policies

- 1.7 Paragraph 180(d) of the NPPF (2024)¹ states that "Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity [...]" The Government 25-year Environment Plan states that government will "[...] embed environmental net gain principle for development".
- 1.8 In July 2019, the government issued revised planning practice guidance² (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.9 Revised guidance recently published by the government³ says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: "Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity".
- 1.10 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".
- 1.11 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% biodiversity net gain on all Town and Country Planning Act 1990 developments. Mandatory 10% net gain became law on 12th February 2024, although this is not a requirement for planning applications submitted before this date. These developments must instead comply with the requirements of the NPPF and local planning policy.

¹ National Planning Policy Framework (2024). Department for Levelling Up, Housing and Communities.
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² HM Government (2019). Natural environment [Online]. Available at: <https://www.gov.uk/guidance/natural-environment>
 (accessed 22 April 2024)

³ HM government (2024). Biodiversity net gain [Online]. Available at: <https://www.gov.uk/government/collections/biodiversity-net-gain>
 (accessed 22 April 2024)

Local Policies

- 1.12 There are currently no specific references to a target requirement of biodiversity net gain within the current Bury Council Unitary Development Plan⁴.
- 1.13 Places for Everyone (PfE), adopted on 21st March 2024⁵, the Joint Development Plan for nine Greater Manchester councils including Bury Council includes Policy JP-G 8: Standards for Greener Places, which includes the following commitment to 10% biodiversity net gain (section 8.52):

Scope

- 1.14 The scope of this report is to:
- Detail the methods used to establish the site baseline with respect to BNG;
 - Detail the methods and assumptions used to assess the post-development habitat scoring for the site;
 - Assess the BNG that will be delivered within the site and identify how any shortfalls (if relevant) will be accounted for, such as through off-site provisions;
 - Demonstrate how the BNG good practice principals for development have been addressed; and
 - Highlight the requirement for a 30-year Habitat Management and Monitoring Plan (HMMP) (this is anticipated to be required as a condition from the Local Planning Authority).

⁴ Bury Council. Bury Unitary Development Plan. Available at <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/bury-unitary-development-plan> (accessed 22 April 2024)

⁵ Greater Manchester Combined Authority. Available at: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/> (accessed 22 April 2024)

2.0 Methods

Desk Study

2.1 To support this assessment the following ecological reports were reviewed:

- Ecological Desk Study (TEP Report Ref: 10188.001)
- Ecological Impact Assessment (TEP Report Ref: 10188.002)

Survey Methods

Desk Study

- 2.2 A search for existing information relating to protected species, habitats of conservation priority and designated sites was undertaken based on a data search from Greater Manchester Ecology Unit (GMEU) undertaken by TEP in November 2023, and by reviewing records from publicly available online sources in October 2023.
- 2.3 Sources included GMEU, Natural England and MAGIC Map websites. The search extended 2 km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory sites within the wider area (up to 10 km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Habitats and Flora

Habitat Survey

- 2.4 An updated extended Phase 1 habitat survey of the site was completed by experienced ecologists on the 19th October 2023. The lead surveyor held a Field Skills Identification Certificate (FISC) Level 4. An additional extended Phase 1 habitat survey to capture minor amendments to the red line site boundary, and an area of dense scrub not initially accessible, was completed on 22nd April 2024.
- 2.5 Both surveys were carried out in accordance with the Phase 1 habitat assessment methods (JNCC, 2010), UK Habitat Classification (UKHab) assessment method and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b). The method records the habitat present, within the survey route, based on the JNCC and UKHab descriptions.

Plant species were identified in accordance with the New Flora of the British Isles (Stace, 2019⁶) and recorded as target notes using the DAFOR⁷ scale, where relevant.

- 2.6 Baseline habitats are displayed on Drawing G10188.008B.

Limitations

- 2.7 Any ecological survey represents a snapshot of ecological conditions at the time of survey; ecological conditions may change over time. Efforts to identify dominant plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.
- 2.8 The initial survey was undertaken just outside the recommended Phase 1 habitat survey season of mid-April to mid-October. However, it is not anticipated that the habitats assigned would significantly change as a result, but there may be constraints to the number and diversity of plant species recorded. It is also possible that Schedule 8 protected species and Schedule 9 invasive species could have been missed.

UK Habitat Classification

- 2.9 Phase 1 habitat results were converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Biodiversity Metric 3.1, the UK Habitat Classification - Habitat Definitions⁸ and the UK Habitat Classification Field Key⁹.

Condition Assessment

- 2.10 Condition assessment surveys of the habitats within the site were completed by suitably experienced ecologist (FISC Level 3 & 4). The condition assessments were completed using guidance presented in the Statutory Biodiversity Metric¹⁰ and the UK Habitat Classification Field Key.
- 2.11 Information provided by third parties, including publicly available information, is assumed to be correct at the time of publication.

⁶ Clive Stace (2019) New Flora of the British Isles

⁷ DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

⁸ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification - Habitat Definitions V1.1 at <http://www.ukhab.org/>

⁹ UK Hab Field Key V2.1 September 2020

¹⁰ Statutory Biodiversity Metric. Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> (accessed 22 April 2024)

BNG Assessment

- 2.12 The site has been assessed using the Statutory Biodiversity Metric in line with the user guide and technical supplement provided. The assessment was undertaken by TEP in May 2024.
- 2.13 The Statutory Biodiversity Metric is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.14 To calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information fed into Statutory Biodiversity Metric.
- 2.15 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines¹¹ have been considered throughout this process.

Determining Strategic Significance

- 2.16 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation, such as the BNG guidance for Greater Manchester¹².
- 2.17 Strategic significance was assessed through a desktop review of local planning policy and other relevant documentation such as BNG guidance for Greater Manchester. The desk study identified that the site does not fall within any Network Enhancement and Expansion Zones. Furthermore, the desk study identified that the site is not designated or allocated for biodiversity purposes.
- 2.18 There are no statutory or non-statutory sites designated for wildlife conservation within or adjacent to the site. The closest is Hollins Vale Local Nature Reserve (also a Site of Biological Importance), located 780 m east of the site, which is designated for grassland, woodland and wetlands. Due to the size and nature of the proposed development, there is considered to be limited ecological connectivity between the site and any of the designated sites.

¹¹ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide

¹² GMCA (2021). Biodiversity Net Gain: Guidance for Greater Manchester [Online] Available at: https://www.greatermanchester-ca.gov.uk/media/4244/gmca-bng-guidance-update_250221-final-edited.pdf (Accessed 9 January 2024).

- 2.19 A search for ancient woodland was conducted through a review of Natural England's ancient woodland inventory. No woodlands were found within the site boundary, or within the 0.5km buffer.
- 2.20 Deciduous woodland, statutory main rivers and 'no main habitat but additional habitats present' as identified on Natural England's priority habitat inventory are present within 500m of the site. Deciduous woodland is mapped in the east of the site; however, a review of historical imagery suggests the semi-natural broad-leaved woodland on site has established within the last 20 years. As such, it is unlikely to meet the criteria for deciduous woodland priority habitat. The closest statutory main river, the River Roch, is located approx. 135m east and other additional habitats are located approximately 350m north-west.

Post-development Calculations

- 2.21 Post-development calculations have been based on the plans listed in Paragraph 1.6.
- 2.22 The most appropriate UK Habitat Classification type for each habitat parcel was assigned based on the landscape design, and a target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Statutory Biodiversity Metric Technical Supplement. The target condition for habitat types varied depending upon their location, likely levels of use and management measures required, as outlined in the Landscape Design Plan (TEP Ref: D10188.201 Rev P02) and Proposed UK Habitats (TEP Ref: G10188.010).

Limitations

- 2.23 The surveys and reports provide a robust assessment of the baseline conditions of the site and allow for appropriate post-development assessment to be completed. There are no significant limitations considered to have impacted the BNG assessment or those surveys which provide the relevant information.

3.0 Baseline Conditions

Important Ecological Features

- 3.1 The Ecology Desk Study (TEP Report Ref: 10188.001) identified that there are no statutory or non-statutory designated sites within the Site.
- 3.2 The nearest statutory internationally designated site is Rochdale Canal Special Area of Conservation (SAC), located approximately 7.5 km to the east of the Site. Rochdale Canal SAC is designated for supporting a high density of floating water planting *Luronium natans*.
- 3.3 There are no statutory nationally designated sites within 5 km of the site.
- 3.4 The nearest statutory locally designated site is Hollins Vale Local Nature Reserve (also a Site of Biological Importance), located approximately 780 m to the east of the Site and designated for grasslands, woodlands, and wetlands.
- 3.5 The desk study and Site survey indicates an area of deciduous woodland (Habitat of Principal Importance) present within east of the Site; however, a review of historical imagery suggests the semi-natural broad-leaved woodland on site has established within the last 20 years. As such, will not meet the criteria for deciduous woodland priority habitat.
- 3.6 No irreplaceable habitats are present within or adjacent to the Site.

On-site Baseline

- 3.7 As agreed with Bury Council in 2021, at site clearance (planning application 66306) that the baseline calculated at the time would be carried forward to any subsequent application for development (4.20 Biodiversity units). The updated Statutory Biodiversity Metric (SMB) baseline calculation has taken this into consideration.
- 3.8 The site comprises ruderal/ephemeral, other woodland; broadleaved, scattered urban broadleaved trees, modified grassland, mixed scrub, developed land; sealed surface and urban trees.
- 3.9 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Statutory Biodiversity Metric (TEP Ref x10188.003 V3.0 (03.2026), Appendix A). The following drawings are provided:

- Phase 1 Habitat Survey Results (TEP Ref: G10188.007A);
- Baseline UK Habitat Classification (TEP Ref: G10188.008B); and
- Baseline Habitat Condition and Strategic Significance (TEP Ref: G10188.009B).

4.0 Post-development Habitats

- 4.1 Details regarding post-development are provided in the Planting Plan drawing (TEP Ref: D10188.201 Rev P02). TEP Drawing Proposed UK Habitats (TEP Ref: G10188.010) identifies the UK habitat type for all habitats post-development.
- 4.2 Habitats to be provided within the proposals include modified grassland, other neutral grassland, introduced shrub, vegetated garden, mixed scrub and 46 individual urban trees, in addition to developed land; sealed surface. The contribution of proposed tree planting on site has been taken into consideration using the Urban Tree Helper.
- 4.3 The existing other woodland; broadleaved will be retained within the proposals. This habitat is in Poor condition (baseline), and it is considered that enhancement to Moderate condition will be attainable.
- 4.4 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Statutory Biodiversity Metric (TEP Ref x10188.003 V3.0 (03.2026), Appendix A). The following drawings are provided:
- Proposed UK Habitat Classification (TEP Ref: G10188.010);
 - Proposed Habitat Condition and Strategic Significance (TEP Ref: G10188.011A); and
 - Habitat Impact (TEP Ref: G10188.012)

5.0 Change in Ecological Value

- 5.1 A biodiversity assessment has been undertaken, using the Statutory Biodiversity Metric calculator, to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced, and created habitats. Detailed results of the assessment are provided in the Statutory Biodiversity Metric in Appendix A.

Summary of Biodiversity Impact

- 5.2 The Scheme area totals 0.91 ha, of which approximately 0.4 ha will be retained and/or enhanced. Approximately 0.227 ha of this retained/enhanced habitat comprises woodland, while approximately 0.055 ha comprises grassland and 0.003 of mixed scrub.
- 5.3 Permanent losses account for approximately 0.6 ha and includes the following habitats:
- 0.01 ha – modified grassland;
 - 0.01 ha – mixed scrub;
 - 0.03 ha – bramble scrub;
 - 0.53 ha – bare ground; and
 - 0.02 ha – hardstanding.
- 5.4 Approximately 0.227 ha of other woodland; broadleaved and 0.072 individual trees are also present on site, these will be enhanced and retained, respectively.
- 5.5 Figure 2 (below) represents the headline results taken from the Metric, based on the above figures and predicted impacts.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	1.19
	<i>Hedgerow units</i>	0.44
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	40.66%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 2: Headline Results taken from Statutory Metric

- 5.6 The headline results show a net gain of 40.66% on site, which equates to 1.19 Biodiversity Units (BU) for area-based habitats.
- 5.7 There will also be a gain of 0.44 BU for hedgerows. A percentage increase is not shown as there is no hedgerow within the baseline to gauge comparison.

Combined BNG Unit Net Change

- 5.8 Figure 3 presents the final headline results for net unit change.

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	2.92	3.21	0.00
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

Figure 3: Combined Unit Net Change to Achieve 10% Net Gain

- 5.9 The combined headline results show that there will be an overall area-based unit net gain to achieve the statutory 10% net gain.

Trading Rules Summary

- 5.10 The Metric trading rules are satisfied for all habitats.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been completed to support a planning application for the proposed Scheme. In order to ensure the implementation, management and monitoring of the habitats associated with this assessment reach the values included as part of this assessment, a 30-year Habitat Management and Monitoring Plan will need to be completed; it is anticipated that this will be completed as part of a pre-commencement condition.

7.0 BNG Good Practice Principles

7.1 An appraisal of the scheme against the ten good practice principles for development is set out in Table 1.

Table 1: BNG Good Practice Principles

Good Practice Principle:		Commentary:
1.	Apply the mitigation hierarchy.	Consideration has been given to the existing habitats on site in the design of the proposed development. For example, the Scheme has been designed to reduce potential impacts on the woodland. Where habitat loss occurs, habitats are generally being replaced with the same broad habitat type, for example grassland habitats are being replaced with grassland planting and scrub habitats are being replaced with native shrub planting. Retained woodlands will be enhanced.
2.	Avoid losing biodiversity that cannot be offset by gains elsewhere.	No irreplaceable habitats or designated sites are present on site and the development proposals will not impact upon such habitats or sites that are present in the wider area.
3.	Be inclusive and equitable.	Discussions were had with the design team on how the landscaping proposals could be updated to improve the on-site biodiversity score, with consideration given to the habitats present on-site pre-development as well as the nature of the proposed development.
4.	Address risks.	The habitats to be created on site are appropriate to the local area and have been chosen with consideration given to the likelihood of successful establishment. The retention of woodland habitats on site will ensure that ecologically valuable habitats will continue to be present whilst works are completed and until the new landscape planting has established.
5.	Make a measurable Net Gain contribution.	The proposed application will result in a 40.66% net gain in biodiversity on site. This will predominantly be achieved through scrub, grassland and tree planting, as well as enhancement of existing woodland habitat.
6.	Achieve the best outcomes for biodiversity.	Where no development works are proposed, such as in the woodland habitats have been retained to minimise unnecessary habitat loss. Trees with bat roost habitat suitability have also been retained within the development proposals.

Good Practice Principle:		Commentary:
		A management regime will be introduced for retained woodlands and it is anticipated that this regime will result in enhancement. This will ultimately benefit other species that are likely to be present on site, such as bats, birds, invertebrates, and hedgehog. Where habitat loss is unavoidable, habitats due to be lost will generally be replaced with a similar habitat type to ensure the biodiversity value of the site is maintained.
7.	Be additional.	The addition of 0.44 of linear habitat units in the form of hedgerow will be included.
8.	Create a Net Gain legacy.	The Scheme will ultimately result in the creation and enhancement of habitats within the site which will benefit the surrounding landscape in terms of connectivity and habitats for various species; this will be achieved in accordance with a Habitat Management and Monitoring Plan. Discussions were had with the design team on how the landscaping proposals would improve the on-site biodiversity score. Habitat losses have also been minimised where possible.
9.	Optimise sustainability.	Biodiversity net gain has influenced the landscape design for the site, with consideration to improving the biodiversity value of the site during the selection of species and planting mixes. For example, increasing the area of native species planting within the site.
10.	Be transparent.	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

Annex A: Statutory Biodiversity Metric: TEP Ref x10188.003 V2.0 (03.2026)

(Provided under separate cover)

Drawings

Phase 1 Habitat Survey Ref: G10188.007A

Baseline UK Habitats Ref: G10188.008B

Baseline Condition & Significance Ref: G10188.009B

Proposed UK Habitats Ref: G10188.010

Proposed Condition & Significance Ref: G10188.011A

Habitat Impact Ref: G10188.012

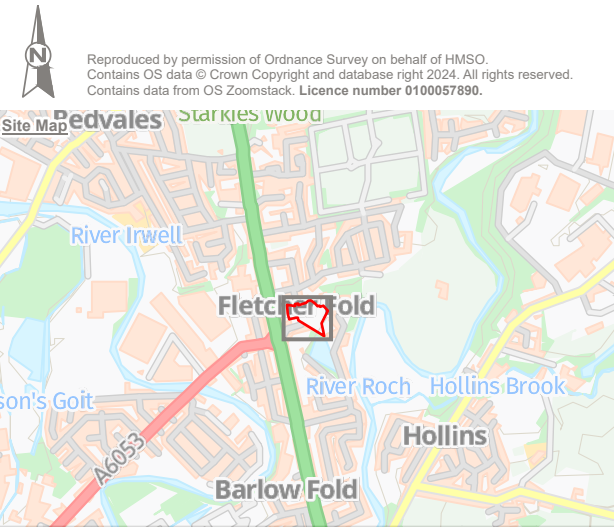
Planting Plan Ref: D10188.201 RevP02



KEY

- Site boundary
- Target note
- Cotoneaster
- Himalayan balsam
- Japanese knotweed
- Montbretia
- Scattered scrub
- Scattered broad-leaved tree
- Log pile/brash
- PRF-I: broad-leaved tree with potential roost feature suitable for individual/very small numbers of bats
- PRF-M: broad-leaved tree with potential roost feature suitable for multiple bats
- Fence
- Wall
- Semi-natural broad-leaved woodland
- Dense/continuous scrub
- Species-poor modified neutral grassland
- Bare ground with ephemeral/short perennial
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.



A	Updated site boundary and habitats.	IJ	CC	29/04/2024
Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

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Project
Fletcher Fold Road

Title
Phase 1 Habitat Survey

Drawing Number
G10188.007A

Drawn	Checked	Approved	Scale	Date
CW	AR	BW	1:550 @ A3	29/04/2024



KEY

Site boundary

Individual Trees

Urban tree

Grassland

Modified grassland

Heathland and Shrub

Bramble scrub

Mixed scrub

Sparsely Vegetated Land

Ruderal/ephemeral

Woodland and Forest

Other woodland, broadleaved

Urban

Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.

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Site Map

River Inwell

Fletcher Fold

River Roch

Hollins Brook

Hollins

A6053

A	Updated habitats	BJ	JM	25/04/2024
Rev	Description	Drawn	Approved	Date

TEP | **THE ENVIRONMENT PARTNERSHIP**

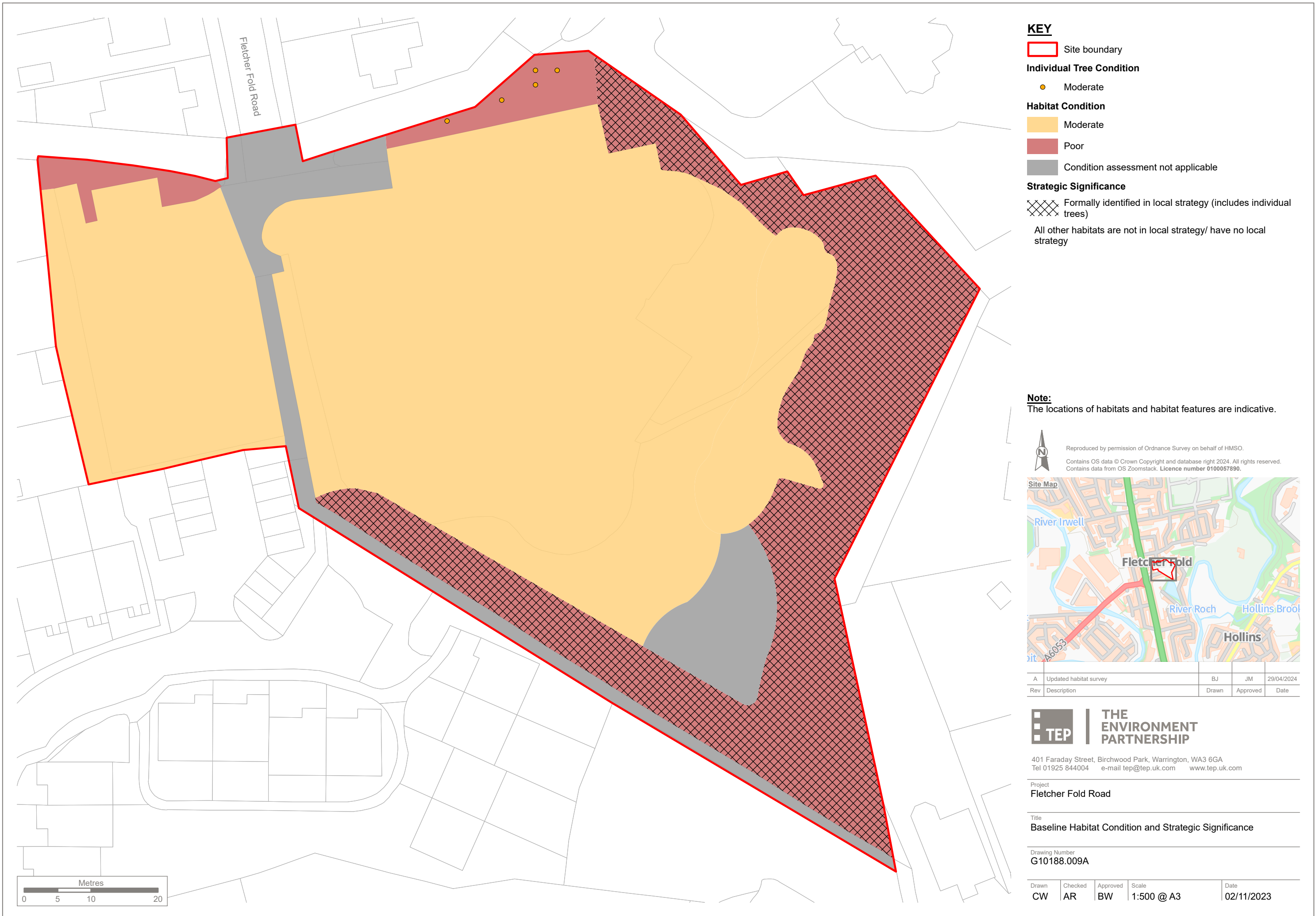
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

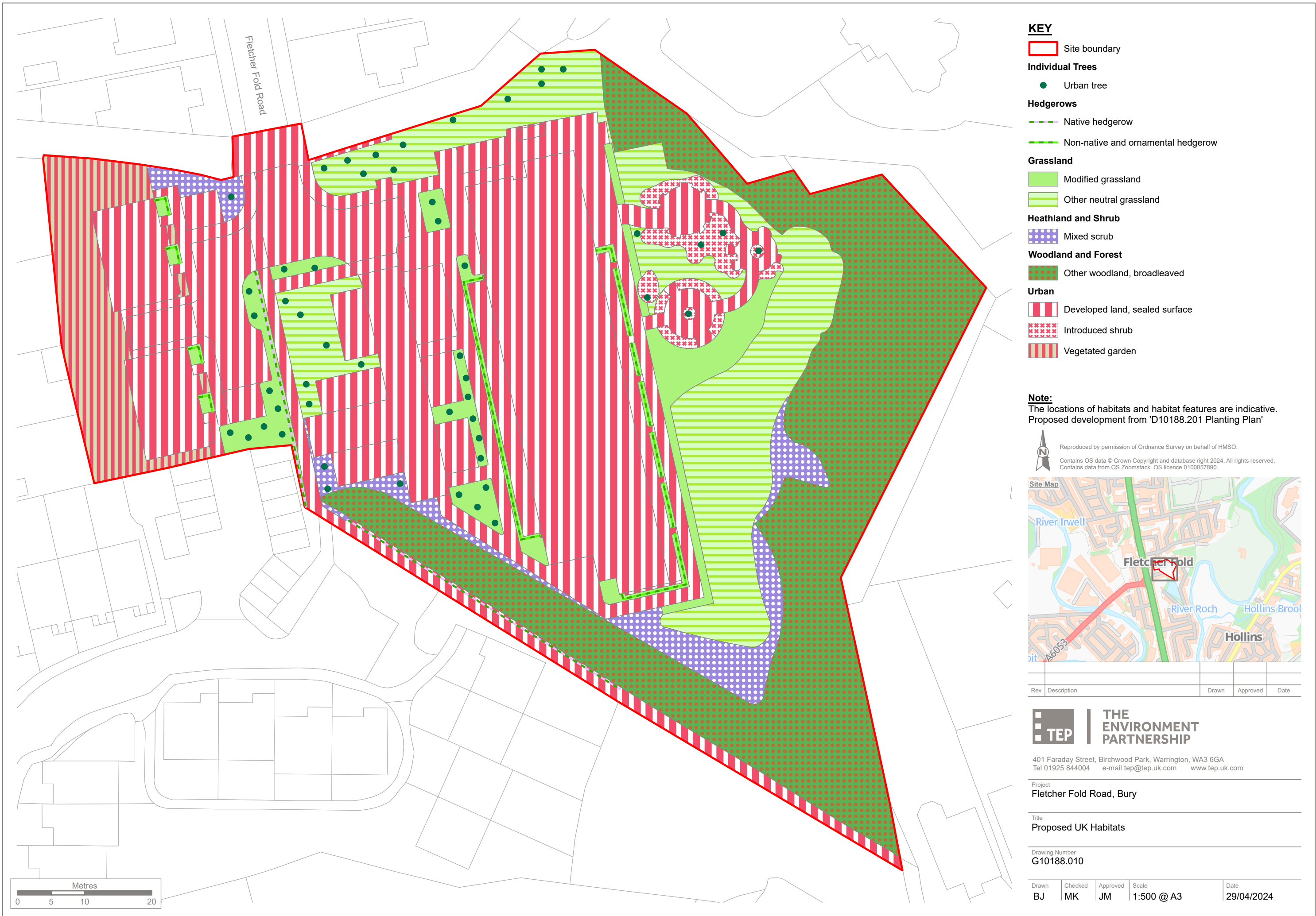
Project
Fletcher Fold Road

Title
Baseline UK Habitats

Drawing Number
G10188.008A

Drawn	Checked	Approved	Scale	Date
CW	AR	BW	1:500 @ A3	02/11/2023





KEY

Site boundary

Individual Trees

Urban tree

Hedgerows

Native hedgerow

Non-native and ornamental hedgerow

Grassland

Modified grassland

Other neutral grassland

Heathland and Shrub

Mixed scrub

Woodland and Forest

Other woodland, broadleaved

Urban

Developed land, sealed surface

Introduced shrub

Vegetated garden

Note:

The locations of habitats and habitat features are indicative. Proposed development from 'D10188.201 Planting Plan'



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Rev	Description	Drawn	Approved	Date



**THE
ENVIRONMENT
PARTNERSHIP**

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Project
Fletcher Fold Road, Bury

Title
Proposed UK Habitats

Drawing Number
G10188.010

Drawn	Checked	Approved	Scale	Date
BJ	MK	JM	1:500 @ A3	29/04/2024



KEY

Site boundary

Individual Tree Condition

- Moderate
- Poor

Hedgerow Condition

- Moderate
- Poor

Habitat Condition

- Good
- Moderate
- Condition assessment not applicable

Strategic Significance

- Formally identified in local strategy (includes individual trees and native hedgerows)

All other habitats are not in local strategy/ have no local strategy

Note:
The locations of habitats and habitat features are indicative.
Proposed development from 'D10188.201 Planting Plan'

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Rev	Description	Drawn	Approved	Date

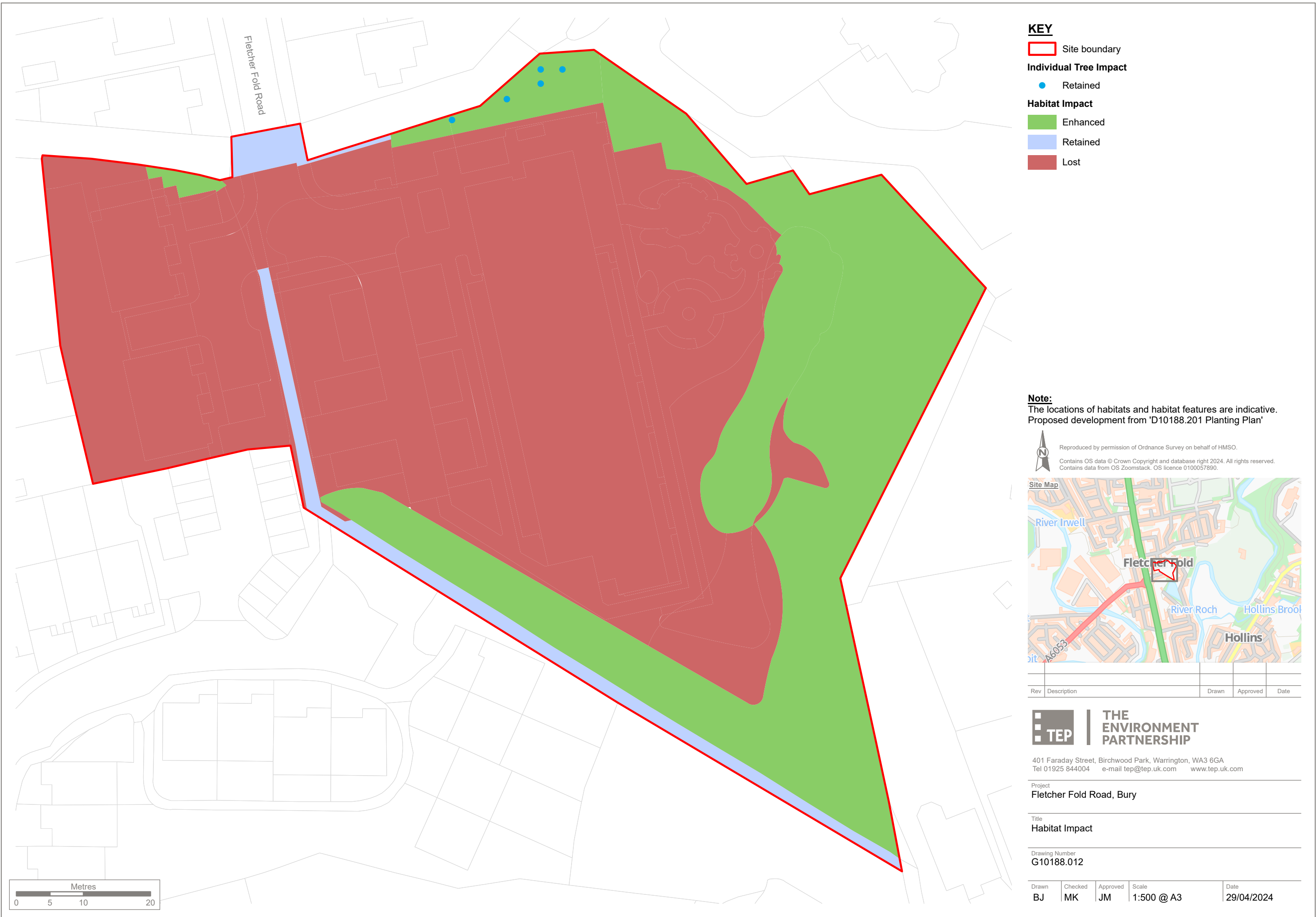
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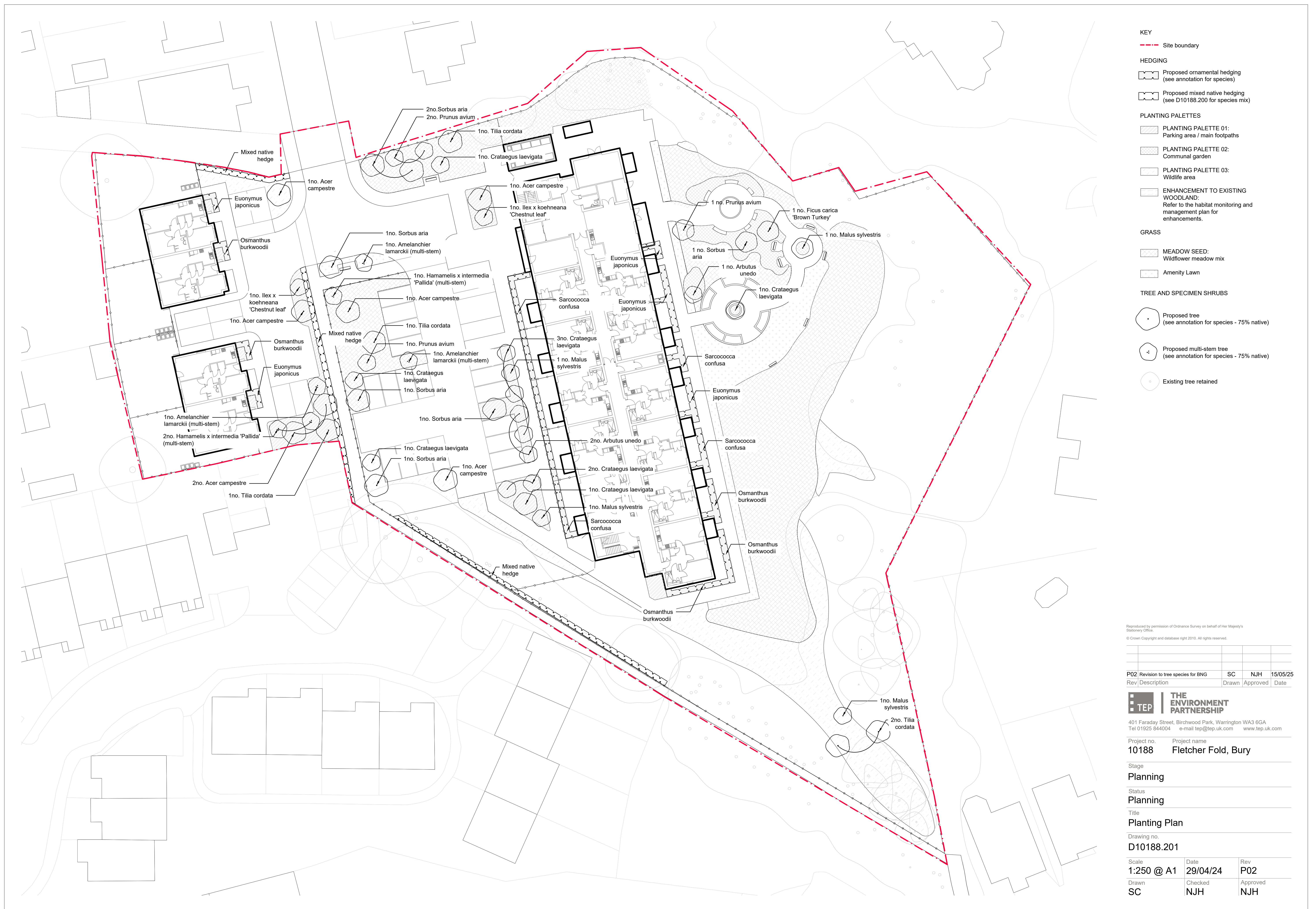
Project
Fletcher Fold Road, Bury

Title
Proposed Habitat Condition and Strategic Significance

Drawing Number
G10188.011

Drawn	Checked	Approved	Scale	Date
BJ	MK	JM	1:500 @ A3	29/04/2024





KEY

--- Site boundary

HEDGING

 Proposed ornamental hedging
(see annotation for species) Proposed mixed native hedging
(see D10188.200 for species mix)

PLANTING PALETTES

 PLANTING PALETTE 01:
Parking area / main footpaths

 **PLANTING PALETTE 0**
Communal garden

 **PLANTING PALETTE 03:**
Wildlife area

 **ENHANCEMENT TO EXISTING WOODLAND:**
Refer to the habitat monitoring and management plan for enhancements.

GRASS

 **MEADOW SEED:**
Wildflower meadow mix



Amenity Lawn

TREE AND SPECIMEN SHRUBS

 Proposed tree
(see annotation for species - 75% native)

Proposed multi-stem tree
(see annotation for species - 75% native)

 Existing tree retained

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P02	Revision to tree species for BNG	SC	NJH	15/05/25
Rev	Description	Drawn	Approved	Date



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Project no.	Project name
10188	Fletcher Fold, Bury

Stage

Planning

Status
Planning

Title

Planting Plan

Drawing no.

D10188.201

Scale 1:250 @ A1	Date 29/04/24	Rev P02
Drawn SC	Checked NJH	Approved NJH

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