

Biodiversity Net Gain Report & Biodiversity Gain Plan

Former Ambulance Station Cemetery Road, Ramsbottom, BL0 9PU

Document Control

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1. Introduction

This Biodiversity Net Gain (BNG) Report has been prepared in support of a full planning application to Bury Council for the redevelopment of the Former Ambulance Station at Cemetery Road, Ramsbottom, to provide three detached dwellings.

2. Site Details

The site extends to approximately 0.095 hectares and is shown on Proposed Site Layout Drawing P009.

3. Planning Policy Context

The assessment has been undertaken in accordance with the Environment Act 2021, the National Planning Policy Framework, and Policies JP-G7 and JP-G8 of the Places for Everyone Joint Development Plan.

4. Site Description and Baseline Conditions

The site comprises developed land and areas of poor-quality amenity grassland of low ecological value.

Habitat	Area (ha)	Condition
Modified grassland	0.0367	Poor
Developed land	0.0583	N/A

5. Arboricultural Context

Tree T9 is retained and Tree T8 removed in accordance with the Arboricultural Impact Assessment and Method Statement.

6. Proposed Development and On-Site Biodiversity

The proposals shown on Drawing P009 include provision of high-quality landscaped grassland and replacement tree planting.

7. Biodiversity Metric 4.0 Assessment

Stage	Habitat	Area (ha)	Condition	Units
Baseline	Modified grassland	0.0367	Poor	0.37
Post-development (on-site)	Modified grassland	0.0255	High	0.46
Net change				+0.09

8. Biodiversity Net Gain Position

On-site provision improves biodiversity value but does not deliver a minimum 10% net gain.

9. Off-Site Biodiversity Provision

Residual biodiversity units will be secured from the Gaia Company Habitat Bank (Project ID 930) for a minimum period of 30 years.

10. Biodiversity Gain Plan Summary

The Biodiversity Gain Plan confirms delivery of a minimum 10% Biodiversity Net Gain through combined on-site and off-site measures.

11. Management, Monitoring and Reporting

No bespoke on-site ecological management is required. Off-site monitoring is undertaken by the habitat bank provider.

12. Conclusion

The development complies with statutory and policy biodiversity net gain requirements.

Appendix A – Biodiversity Metric 4.0 Summary

Stage	Habitat	Area (ha)	Condition	Units
Baseline	Modified grassland	0.0367	Poor	0.37
Post-development (on-site)	Modified grassland	0.0255	High	0.46
Net change				+0.09

Appendix B – Draft Planning Condition (BNG)

No development shall be occupied until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a minimum 10% Biodiversity Net Gain using Defra Metric 4.0.

Appendix C – Draft BNG Condition Discharge Statement

Evidence is provided confirming on-site delivery and legal security of off-site biodiversity units from the Gaia Company Habitat Bank (Project ID 930) for a minimum of 30 years.