



Bury Interchange - Phase I Southern Access

Bury, Greater Manchester

Biodiversity Net Gain (BNG) Design Stage Report

Prepared For: Wilmott Dixon

Document Reference: 16102-TEP-ZZZ-ZZZ-T-EN-00005

TEP Ref: 10850.004

March 2025

Version 2.0

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Project Name:	Bury Interchange - Phase I Southern Access Scheme
Location:	Bury, Greater Manchester
Client:	Wilmott Dixon
Client Reference:	16102-TEP-ZZZ-ZZZ-T-EN-00005

Document Title	Biodiversity Net Gain (BNG) Design Stage Report
Document Ref	10850.004
Date of First Issue	March 2025
Prepared By	The Environment Partnership Ltd

Amendment History					
Version	Date	Author	Approved	Purpose of Issue	Status
1.0	Feb 25	EH	RR	For client approval	Superseded
2.0	March 25	EH	RR	Amended following RLB change and receipt of comments	Issued

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This report is considered valid up to 18 months from the date of assessment in accordance with CIEEM guidance.

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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1.0 Introduction

Commission

- 1.1 The Environment Partnership (TEP) was commissioned by Wilmott Dixon on behalf of Transport for Greater Manchester (TfGM) to undertake a Biodiversity Net Gain (BNG) assessment in support of a full planning application for the first phase (known as 'Phase 1 Bury Tram Stop') of the redevelopment of Bury Interchange. The description of development is as follows:

Full planning application for the infill of the existing underpass, engineering works (including remediation works; foundation/piling works; and other associated engineering works) to recontour the land within Pyramid Park to tie into existing levels, the construction of a fully accessible pedestrian bridge structure (including alterations to Metrolink-related infrastructure) across the existing Metrolink line to allow access between Knowsley Place, the Metrolink platform (via lift and stairs) and Pyramid Park; improvements to the existing Metrolink platforms and canopies; construction of a new sloped footpath with stairs within Pyramid Park site from bridge; hard/soft landscaping; and associated drainage and lighting schemes.

- 1.2 The Statutory Biodiversity Metric published by Defra¹ has been used to assess the net gain output.

Site Description

- 1.3 The footprint of the Site boundary measures approximately 1.03ha and lies within the administrative area of Bury Metropolitan Borough Council. The main site is bounded by Pyramid Park/Market Street to the east; East Lancashire railway line to the south; Duke Street/Knowsley Place to the west; and Bury Interchange to the north. A small area of the existing interchange car park (bounded by Angouleme Way (A58) and Haymarket Street) is also included within the application redline boundary.

Relevant Legislation

- 1.4 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021)². A 10% net biodiversity net gain requirement is mandatory under the Environment Act 2021 for major and minor developments made under the TCPA 1990, subject to the confirmed exemptions. The 10% net gain is expected to

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

² Environment Act 2021, 2021 CHAPTER 30 - <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

become mandatory for Nationally Significant Infrastructure Projects in November 2025.

1.5 The BNG Regulations most directly relevant to planning are:

- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 - commence BNG for most types of new planning applications and provides transitional arrangements for section 73 permissions;
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024 - prescribe exemptions for categories of development to which BNG does not apply;
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which set out the modifications for irreplaceable habitat; and
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 - amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

1.6 National Planning Policy Guidance for BNG³ details the statutory framework for net gain and advises how BNG should be applied through the planning process, including:

- consideration of the Biodiversity Gain Hierarchy⁴ during site selection and design, prior to submission of a planning application
- conformance with National Planning Policy Framework (NPPF) and the mitigation hierarchy;
- how the Biodiversity Gain Objective of at least 10% gain should be proven using the statutory biodiversity metric⁵;
- advice regarding exemptions and examples of de minimis exemptions;
- approval of a Biodiversity Gain Plan once planning permission has been granted; and
- enforcement and monitoring.

³ Guidance Biodiversity net gain - <https://www.gov.uk/guidance/biodiversity-net-gain>

⁴ As set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015

⁵ Guidance Calculate biodiversity value with the statutory biodiversity metric
<https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

- 1.7 The Biodiversity Gain Hierarchy is distinct from the mitigation hierarchy. The Biodiversity Gain Hierarchy sets out a list of priority actions (which are not applicable to irreplaceable habitats):
- In relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
 - In relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
- 1.8 The mitigation hierarchy is set out in the NPPF at Paragraph 193(a), which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be:
1. avoided (through locating on an alternative site with less harmful impacts);
 2. adequately mitigated; or, as a last resort,
 3. compensated for.

Local Policy

- 1.9 Relevant local policy includes biodiversity policies and the policies map within the Bury Unitary Development Plan (UDP) (adopted August 1997) and Greater Manchester Places for Everyone Development Plan (adopted March 2024).
- 1.10 For the purpose of the BNG Assessment particular reference has been paid to the relevant green infrastructure and other ecology specific policies including:
- UDP Policy EN6 – Conservation of the Natural Environment:
 - EN6/2 - Sites of Nature Conservation Interest
 - EN6/3 - Features of Ecological Value
 - EN6/4 - Wildlife Links and Corridors
 - UDP Policy EN8 – Woodland and Trees
 - UDP Policy EN9 – Landscape
 - UDP Policy EN10 – Environmental Improvement
 - Policy JP-Strat 13 – Strategic Green Infrastructure
 - Policy JP-S2 – Carbon and Energy
 - Policy JP-G1 - Valuing Important Landscapes

- Policy JP-G2 – Green Infrastructure Network
 - Policy JP-G3 – River Valleys and Waterways
 - Policy JP-G4 – Lowland Wetlands and Mosslands
 - Policy JP-G5 – Uplands
 - Policy JP-G6 – Urban Green Space
 - Policy JP-G7 – Trees and Woodland
 - Policy JP-G8 - Standards for Greener Places
 - Policy JP-G9 – A Net Enhancement of Biodiversity and Geodiversity
 - Policy JP-G10 – The Green Belt
- 1.11 Policy JP-G 8 (of 'Places for Everyone'), requires new developments in Greater Manchester to "achieve a measurable net gain in biodiversity of no less than 10%", which can be demonstrated using the biodiversity metric developed by Natural England.
- 1.12 Aligning with the NPPF and Environment Act 2021, Bury Council explain their implementation of biodiversity net gain within the Bury Biodiversity Strategy 2024⁶. The strategy presents a consideration of the current state of biodiversity in Bury, the key issues, how the Council aims to conserve and enhance biodiversity, outlines their objectives to conserve and enhance biodiversity in Bury, and proposes future actions and policy directions.

Objectives

- 1.13 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are.
- 1.14 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Scheme.
 - Set out the methods and assumptions used to assess the post development habitat scoring of the Scheme.
 - Determine if the BNG Objective (at least 10% gains) is delivered as a result of the Scheme designs and any offsetting proposed;
 - Identify any outstanding BNG shortfalls and how these will be overcome to deliver the BNG Objective; and
 - Demonstrate how the BNG good practice principals for development have been addressed.

⁶ <https://www.bury.gov.uk/asset-library/appendix-a-biodiversity-strategy.pdf>

2.0 Methods

Supporting Documents

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

- Ecological Desk Study (2024) – TEP Ref 10850.002
- Ecological Impact Assessment (2024) – TEP Ref 10850.003
- Arboricultural Impact Assessment (2024) - TEP Ref 10850.01.001

Habitat Survey

Desk Study

- 2.2 Information regarding planning policies, historic species records and protected sites was collated from a variety of sources. Statutorily protected sites within the National Site Network (NSN) were searched for within 10km of the Scheme. Other statutorily protected sites were searched for within 5km of the site and non-statutory designations were searched for within 2km of the Scheme.
- 2.3 The potential presence of irreplaceable habitats⁷ was reviewed using Natural England's Priority Habitat Inventory layers and other open source data available to view on the multi-agency geographic information portal 'Magic'⁸.

Extended Habitat Survey

- 2.4 The habitat survey was undertaken by a suitably qualified and experienced TEP Ecologist (FISC Level 4) on 25th November 2024 using the standard the standard methods set out for the UK Habitats (UKHab) classification system (2023)⁹. This method records the habitat types present in and immediately surrounding the Scheme, based on the UKHab descriptions.
- 2.5 Plant species are identified in accordance with Stace (2010)¹⁰ and habitats assigned a UKHab classification code with reference to the UKHab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory

⁷ Irreplaceable habitats include: ancient woodland; ancient and veteran trees; blanket bog; limestone pavements; coastal sand dunes; spartina saltmarsh swards; mediterranean saltmarsh scrub; lowland fens -

<https://www.gov.uk/guidance/irreplaceable-habitats>

⁸ www.magic.gov.uk

⁹ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org/>)

¹⁰ Stace, C. (2010) *New Flora of the British Isles*. 3rd Ed. Cambridge University Press

Biodiversity Metric, the UK Habitat Classification - Habitat Definitions¹¹ and the UK Habitat Classification Field Key¹².

Condition Assessment

- 2.6 Condition assessment surveys of the area-based habitats present pre-development were undertaken by a suitably experienced ecologist (FISC Level 4) in November 2025. The condition assessments were undertaken using guidance presented in the Statutory Biodiversity Metric User Guide¹³ and the Statutory Biodiversity Metric condition assessments¹⁴.

Limitations

- 2.7 The survey was undertaken outside of the optimum survey season (April to early-October inclusive). However, the habitats on site are largely hardstanding and other urban habitat types. Where habitats are more ecologically important, particularly to the east of the red line boundary application site, within Pyramid Park, a precautionary assessment was made with regards to condition assessments, and so this is therefore not considered to be a significant constraint to the survey effectiveness or results.

Arboriculture Survey

- 2.8 An Arboricultural Impact Assessment for the Site was carried out by TEP in March 2025 (TEP Ref 10850.01.001). The surveys were completed in November 2024 by inspection from ground level in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations (Ref 7-20)". The Standard provides a categorisation method to "identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring".
- 2.9 The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.
- 2.10 The presence of Tree Preservation Orders were also ascertained by the AIA.

¹¹ 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/>

¹² UK Hab Field Key V2.1 September 2020, *UK Habitat Classification Working Group*, at <http://www.ukhab.org/>

¹³ Statutory biodiversity metric: [User Guide](#) (accessed January 2025)

¹⁴ Statutory biodiversity metric: [Condition Assessments](#) (accessed January 2025)

BNG Assessment

- 2.11 The Scheme was assessed in January 2025 using the current Statutory Biodiversity Metric calculator tool¹⁵ (hereafter referred to as 'the Metric') and condition assessments and following the User Guide.
- 2.12 To calculate the change in biodiversity across the Scheme, 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 the Statutory Biodiversity Metric.
- 2.13 The principles of biodiversity net gain as set out in the BNG Good Practice Guidelines¹⁶ have been considered throughout this process.

Determining Strategic Significance

- 2.14 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies, or policies. Medium strategic significance is used where a habitat was deemed ecologically desirable for a particular ecological feature or function such as acting as a wildlife corridor or buffer.
- 2.15 Strategic significance was determined following a thorough review of relevant local planning policy (summarised at paragraphs 1.9 to 1.12) and other relevant documentation. The desk-based assessment (TEP Ref: 10850.001) provides context for local policy and legislation of relevance to the Site.
- 2.16 Consideration was given to the location of Sites of Biological Interest (SBI), as well as any county wide and nationally designated wildlife sites, particularly where they may be referenced in local policy as providing important connectivity or other notable ecological function.

Post-Development Calculations

- 2.17 Post-development calculations have been based on the Oobe Site Masterplan (Drawing 1, Oobe Ref: 16012-OOB-ZZZ-ZZZ-D-LA-000001).
- 2.18 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 User Guide and condition assessment instructions.

¹⁵ Statutory biodiversity metric: [Metric Calculator Tool \(macro enabled\)](#)

¹⁶ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide

- 2.19 The target condition for habitat types varied depending upon their location, likely levels of use and management measures required.

Limitations

- 2.20 For the purpose of this assessment, it was assumed that the post-development habitats would not be able achieve an equal condition to similar habitats measured during the baseline survey, due to the restricted landscaping areas, visitor pressures, natural maturation, and the surrounding activity associated with the proposed and ongoing development within the wider area.

3.0 Baseline

Important Ecological Features

Wildlife Designations

- 3.1 There was one NSN site present within 10km of the Scheme. Rochdale Canal Special Area of Conservation (SAC) is located approximately 7.7km east of the Scheme and is designated for its population of notable aquatic flora *Luronium natans*.
- 3.2 There were no sites of national importance within 5km of the Site, but there were two sites of local importance within 2km of the scheme. Chesham Woods Local Nature Reserve (LNR), designated for its important woodland habitat, was 1.6km northeast and Hollins Vale LNR, designated for its important woodland and wetland habitats, was 1.8km southeast.
- 3.3 There were 12 non-statutory locally designated sites within 2km of the Site. Townside Site of Biological Interest (SBI), designated for its swamp and marsh habitats, was located within the Site boundary in the southeast.
- 3.4 It should be noted however, that prior to this development commencing, the Pyramid Park (including an area of Townside SBI) site is to be remediated, under approved planning application 70903, and the SBI in this area lost.

Irreplaceable and Priority Habitats

- 3.5 There were no irreplaceable habitats or HPI within the Site boundary.

On-Site Baseline Habitats

- 3.6 Baseline habitats are illustrated in Drawing 2 (TEP ref G10850.002) applying the UKHab classification. Baseline habitat conditions and strategic significance are illustrated in Drawing 3 (TEP ref G10850.004).
- 3.7 The Site was split across two sides of the Metrolink line with the western area covering Union Square and the eastern area extending into what is known as Pyramid Park. The western area is dominated by introduced shrub, planted trees and a small area of modified grassland, whereas the eastern area of Pyramid Park is dominated by bramble scrub, with areas of modified grassland and broadleaved woodland, as well as individual trees present. This area also an existing maintenance track from Market Street.

- 3.8 Habitats present and associated biodiversity units (BU) within the Scheme are detailed within the Metric (TEP ref 10850.002).
- 3.9 There were no hedgerows or watercourses on-site or within influence of the site. Consequently, only the area habitat module was completed within the Metric.

Strategic Significance

- 3.10 There were no high ecological value areas such as local wildlife sites within the Site or with any substantial ecological links to the site. There was a limited extent of ecologically valuable habitats within or adjacent to the Site, owing to the prior approval of the planning application associated with the adjacent Townside SBI which will result in the loss of this designated area. Consequently, all on-site habitats were assigned low strategic significance in both the baseline and the post development calculations.

Baseline Summary

- 3.11 Figure 1 presents the baseline results taken from the Metric.

	Baseline	
Habitat group	On-site existing area	On-site existing value
Cropland	0.00	0.00
Grassland	0.09	0.18
Heathland and shrub	0.34	1.36
Lakes	0.00	0.00
Sparsely vegetated land	0.00	0.00
Urban	0.52	0.06
Wetland	0.00	0.00
Woodland and forest	0.08	0.64
Intertidal sediment	0.00	0.00
Coastal saltmarsh	0.00	0.00
Rocky shore	0.00	0.00
Coastal lagoons	0.00	0.00
Intertidal hard structures	0.00	0.00
Watercourse footprint	0.00	0.00
Individual trees	0.18	2.07
On-site baseline	Habitat units	4.31
	Hedgerow units	0.00
	Watercourse units	0.00

Figure 1: Baseline Results

4.0 Change in Ecological Value

- 4.1 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, under separate cover in 16102-TEP-ZZZ-ZZZ-L-EN-000001 (TEP Document Ref x10850.002).

Post Development Habitats

- 4.2 The Site Masterplan is presented at Drawing 1. Post-intervention habitats have been mapped and assessed in accordance with this layout. Post-intervention habitats are illustrated at Drawing 4 (TEP Ref G10850.012). Post-intervention habitat and strategic significance are illustrated at Drawing 5 (TEP Ref G10850.013). Resulting habitat impacts, illustrating habitats retained, lost or enhanced under the proposed Masterplan, are presented on Drawing 6 (TEP Ref G10850.014).
- 4.3 The Site area totals 1.03ha of which 0.40ha will be retained, mostly developed land; sealed surface and 0.13ha enhanced, the majority of which will be bramble scrub in the north east of the site, introduced shrub in the west and a small area of modified grassland. The majority of trees will also be retained with only 7 small trees to be lost on site.
- 4.4 All other habitats present within the Site boundary are to be lost. Figure 2, taken from the Metric, summarises the habitat areas lost based on baseline habitat distinctiveness. This demonstrates that no high or very high habitats are present and that the majority of habitats to be lost are of medium distinctiveness.

Combined area lost from baseline(s) by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.3486	66
Low	0.08	15
V.Low	0.1	19

Figure 2: Combined area lost from baseline by habitat distinctiveness band

- 4.5 The majority of 'hard works' identified on the Site Masterplan were transferred into the Metric as 'urban - developed, land sealed surface'. There is a small area to be used as a short car parking area in the south of the site which has been transferred into the metric as 'Artificial unvegetated, unsealed surface', which will comprise gravel and a loose substrate. Table 1 summarises the transfer of the 'softworks' landscape elements identified on the Site Masterplan into the Metric.

Table 1: Translation of the Site Masterplan into post-intervention habitats within the Metric

Soft landscape element (Oobe Site Masterplan)	Description of habitat type and condition applied within Metric
Existing vegetation to be retained/reinstated	In the north east of the site, the bramble scrub will be retained and also enhanced to mixed scrub, moderate condition. In other areas habitats will be retained with no change to habitat condition or distinctiveness, or where impacts are unavoidable, but works are temporary, habitats reinstated (within 2 years) with no change to habitat condition or distinctiveness.
Proposed grass	Modified grassland, poor condition
Proposed scrub planting	Mixed scrub, moderate condition
Proposed wildflower meadow	Other neutral grassland, moderate condition
Proposed woodland planting	Other woodland, broadleaved, moderate condition

Soft landscape element (Oobe Site Masterplan)	Description of habitat type and condition applied within Metric
Proposed tree/sapling	"Individual tree, urban tree" of small size class, moderate condition
Proposed wall/reinforced earth structure	Façade-bound green wall ¹⁷ , moderate condition

Summary of Biodiversity Impact

- 4.6 Figure 3 presents the headline results taken from the metric and based on the above figures and impacts.

On-site baseline	Habitat units	4.31	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	4.68	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.37	8.52%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Figure 3: Headline results based on application area only

- 4.7 Based on the Site footprint alone, the headline results indicate a gain of 8.52% which equates to 0.37 Biodiversity Units (BU) for area-based habitats.

Trading Rules Summary

- 4.8 Due to the loss of medium distinctiveness woodland, the trading rules cannot be satisfied by the landscape proposals included within the Site Masterplan alone.

Unit Deficit

- 4.9 The proposals for the Site do not achieve the mandatory 10% target threshold. The unit deficit identified in the Metric is presented at Figure 4.

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	4.31	4.74	0.06
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Figure 4: BNG unit deficit to attain 10% Net gain

¹⁷ [Gravitas International - Flex MSE Vegetated Retaining Wall System Flex MSE Vegetated Retaining Wall](#)

- 4.10 Both the Local Planning Authority (LPA) and the Client are committed to attaining a 10% net gain on all development.
- 4.11 Discussions with the LPA will be required with the intention of securing the shortfall through the purchase of biodiversity credits (as woodland units as per the trading rules, paragraph 4.8), which will be used to for enhancement and creation of new and existing habitat/wildlife sites to increase the biodiverse connectivity and ecological corridors within the LPA.

5.0 Implementation, Management and Monitoring

- 5.1 This BNG assessment has been undertaken in support of a full planning application and details of the landscape design have also been provided, produced by Oobe. These have been assessed to indicate the condition of habitats that is expected to be achieved following completion of the development.
- 5.2 To fully meet BNG requirements, a detailed 30-year habitat management and monitoring plan (HMMP) and a Biodiversity Gain Plan will be required. It is assumed that this information can be committed to using a suitably worded condition attached to the application decision notice.
- 5.3 The plan will need to include management prescriptions which aim to achieve the specific target condition for each habitat, based on the Statutory Biodiversity Metric condition criteria. The plan will also need to include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included.

6.0 BNG Good Practice Principles

6.1 An appraisal of the scheme against the ten good practice principles for development is set out in Table 2.

Table 2: Appraisal against Ten Good Practice Principles

Good Practice Principle:		Commentary:
1	Apply the mitigation hierarchy.	It has not been possible as part of this scheme to retain all habitats within the site. The majority of habitat losses comprise low or very low distinctiveness habitats, with the remaining loss comprising habitats of medium distinctiveness - namely broadleaved woodland and urban trees. Landscape proposals will offset loss of trees but cannot satisfy Trading Rules due to the loss of woodland. An offsetting strategy is being discussed with the LPA to purchase local credits in order to achieve the required 10% net gain in habitats.
2	Avoid losing biodiversity that cannot be offset by gains elsewhere.	There are no irreplaceable habitats within the habitat baseline.
3	Be inclusive and equitable.	Conversations have been undertaken with the client and the project team have worked closely with the landscape to maximise new landscape features which can be enjoyed by a variety of site end users and to enhance biodiversity in the area and town centre.
4	Address risks.	A precautionary approach to habitat condition assessment in both the baseline and post development has been adopted due to the seasonality of surveys and the likely moderate/high public use of retained areas. Management and monitoring, to be included within the HMMP, will ensure remedial action is taken to enable target conditions to be achieved.
5	Make a measurable Net Gain contribution.	The statutory Metric has been applied to calculate unit gains and deficits. Discussions with the LPA are ongoing with the intention of securing the shortfall through the purchase of biodiversity credits, which will be used to for enhancement and creation of new and existing habitat/wildlife sites to increase the biodiverse connectivity and ecological corridors within the LPA.

Good Practice Principle:		Commentary:
		A Biodiversity Gain Plan will be produced to secure delivery of 10% net gain, this is expected to be subject to a planning condition.
6	Achieve the best outcomes for biodiversity.	The enhancement of retained habitats and creation of new habitats on site will enhance connectivity and strengthen important strategic wildlife corridors for the area.
7	Be additional.	There are no existing nature conservation outcomes on the site. Therefore, the enhancement of retained habitats and creation of new habitats and their management for biodiversity for the next 30 years add value to the area.
8	Create a Net Gain legacy.	A net gain legacy will be achieved through creation of a 30 year management plan which will ensure biodiverse and high quality habitats remain on site, and offer foraging, commuting, nesting and hibernation potential to a range of local wildlife.
9	Optimise sustainability.	The habitat creation and enhancements on site will improve ecological corridors and semi-natural habitats within the site, with benefits for connectivity to the wider area.
10	Be transparent.	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

Drawings

Drawing 1: 16012-OOB-ZZZ-ZZZ-D-LA-000001 Site Masterplan

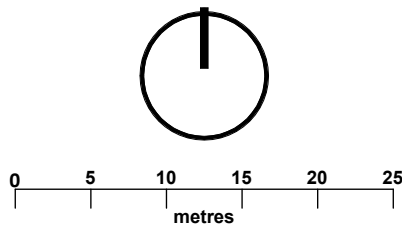
Drawing 2: G10850.002 Baseline UK Habitats

Drawing 3: G10850.004 Baseline Condition & Significance

Drawing 4: G10850.012: Proposed UK Habitats

Drawing 5: G10850.013: Proposed Condition & Significance

Drawing 6: G10850.014 Habitat Impact



Legend

- Site Boundary**
- Areas covered in other Consultants' / the Contractor's package**
Refer to notes on Site Plan
Existing Levels to be Raised to +87m
- Tram Train Future Provision**
- Hardworks**
- Tactile Paving**
Hazard warning corduroy pavers
- Paving Type 1**
Natural stone flags
- Paving Type 2**
Tarmac
2 colours (TBC) - Slopes and landings to be contrasting shades to comply with BS8300.
- Paving Type 3**
Existing concrete pavers to be retained
- Paving Type 4**
Union Square granite paving to be retained / reinstated
- Paving Type 5**
Gravel Car Park
- Existing Tarmac to be Retained**
- Proposed Steps with Handrails**
- Existing Walls to be Retained**
- Proposed Walls / Reinforced Earth Structure**
To Engineer's detail and specification
- Natural Stone Kerb - Flush**

- Softworks**
- Proposed Grass**
- Proposed Ornamental Planting**
- Existing Vegetation to be Retained / Reinstated**
- Proposed Scrub Planting**
- Proposed Wildflower Meadow**
- Proposed Woodland Planting**
- Proposed Grassland**
- Proposed Tree / Sapling**
- Existing Tree to be Retained**

- Furniture**
- Proposed HVM Bollard**
- Proposed Bench**
- Proposed Handrail to Steps and Ramps**

Signage and Wayfinding

- Metrolink Flag Sign**
To Metrolink's specification
- Metrolink Portal Sign**
To Metrolink's specification

Lighting

- Existing Lighting Column to be Retained**
- Proposed Lighting Column**
Details and specification by lighting consultant
CCTV location to be confirmed by Engineers
- Existing Ground Spot Light**
- Existing Relocated Ground Spot Light**

Ecological Enhancements

- Bird Box**
Specification TBC
- Bat Box**
Specification TBC

Firefighting equipment

- Dry Riser Outlet**
- Fire Hydrant**

Angouleme Way

Bury College

Market Street

Platform and Bridge Architecture and Engineering works
Refer to specialist designer's drawings

Pyramid Park development access road constructed by other contractor as part of the remediation works

Future Tram Lines
Shown indicatively

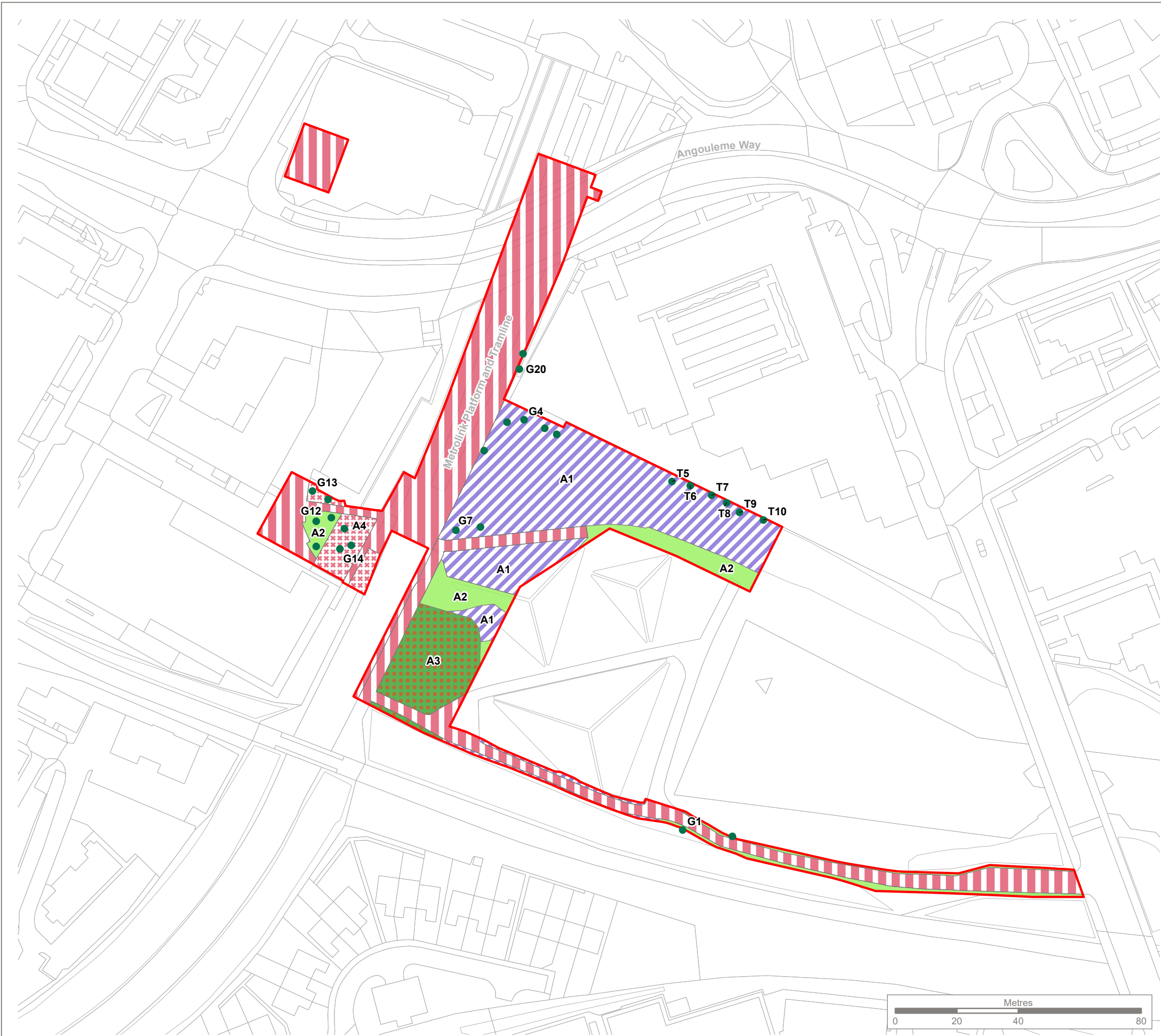
Bridge & Union Square updates	P06	BLU	BLU	07/02/25
Updated following comments	P05	BVE	BLU	20/01/25
Stage 3 Issue	P04	BVE	BLU	18/12/24
Issued For Coordination	P03	BLU	BLU	17/12/24
Issued For Coordination	P02	BLU	BLU	16/12/24
Revision Note	Rev.	Author	Aprvd	Date

oobe

Client: Transport for Greater Manchester (TfGM)
Project: Bury Interchange

Title: Site Masterplan

Dwg. No. 16012- OOB- ZZZ- ZZZ- D- LA- 000001 Rev. P06
Scale 1: 500 @ A1 Date Dec 2024



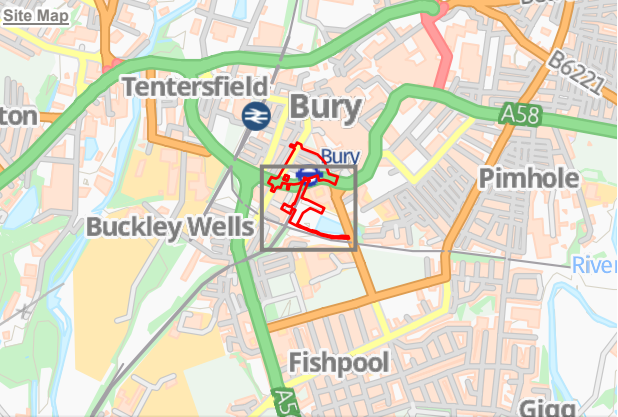
KEY

- Site boundary
- Urban tree
- Modified grassland
- Bramble scrub
- Other woodland, broadleaved
- Developed land, sealed surface
- Introduced shrub

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



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Rev	Description	Drawn	Approved	Date



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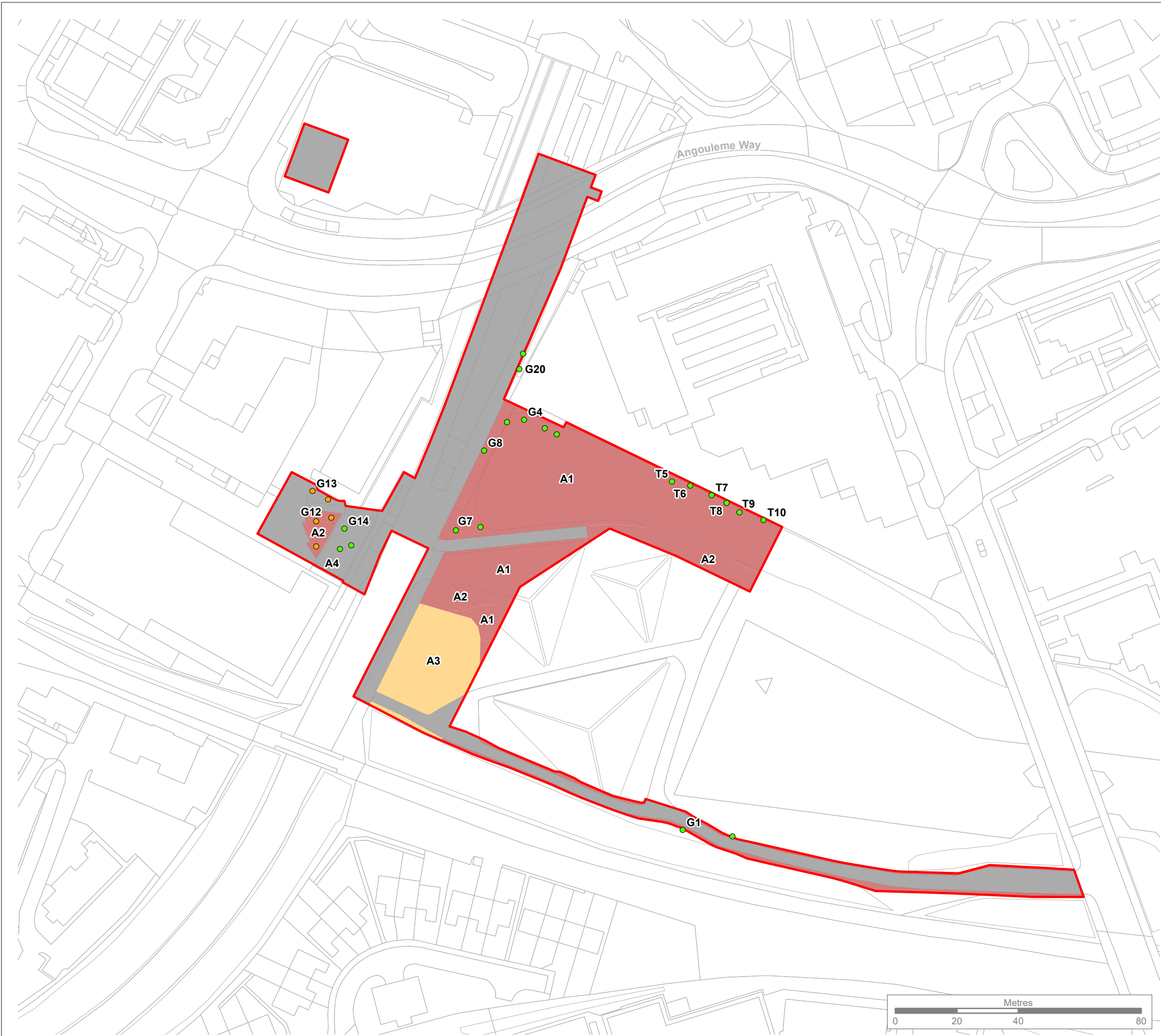
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Bury Interchange

Title
Baseline UK Habitats Phase 1

TEP Drawing Number G10850.002	Drawing Number 10612-TEP-ZZZ-ZZZ-D-EN-000001
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Drawn SP	Checked CW	Approved EH	Scale 1:1,250 @ A3	Date 20/03/2025
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KEY

Site boundary

Individual Tree Condition

- Good
- Moderate

Habitat Condition

- Moderate
- Poor
- Not applicable - other

All habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

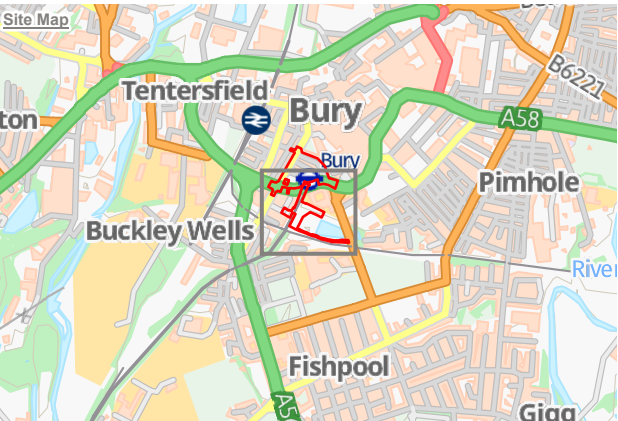
Note:

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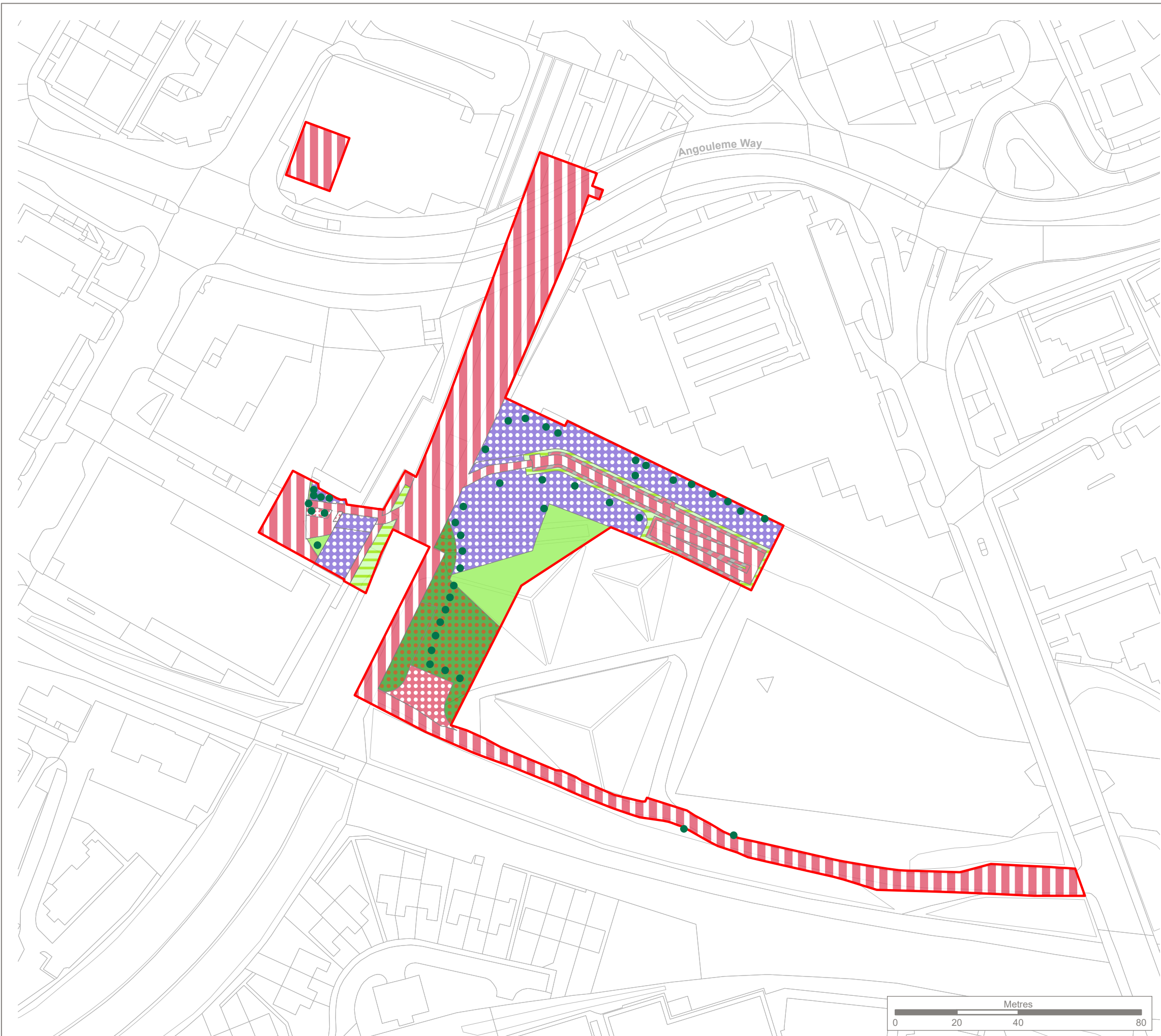
Project
Bury Interchange

Title
**Baseline Habitat Condition and Strategic Significance
Phase 1**

TEP Drawing Number
G10850.004

Drawing Number
10612-TEP-ZZZ-ZZZ-D-EN-000002

Drawn SP	Checked CW	Approved EH	Scale 1:1,250 @ A3	Date 20/03/2025
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KEY

Site boundary

Urban tree

Modified grassland

Other neutral grassland

Mixed scrub

Other woodland, broadleaved

Artificial unvegetated, unsealed surface

Developed land, sealed surface

Facade-bound green wall

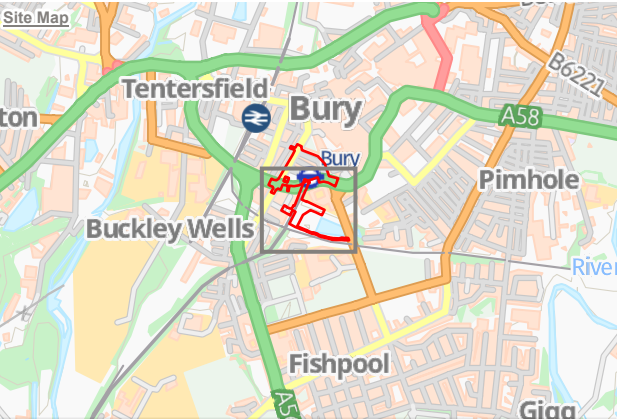
Introduced shrub

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



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Rev	Description	Drawn	Approved	Date



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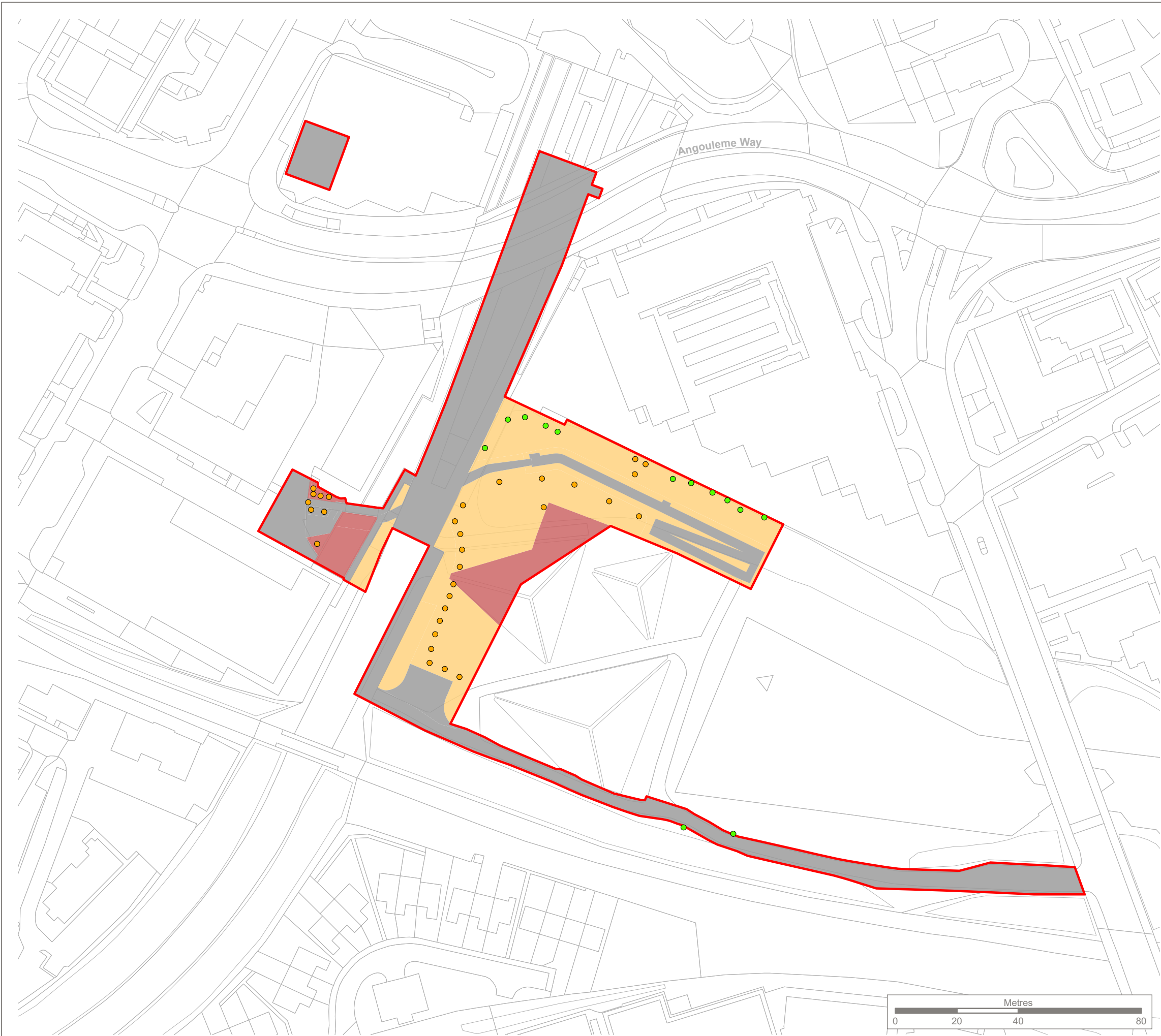
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Bury Interchange

Title
**Proposed UK Habitats
Phase 1**

TEP Drawing Number G10850.012	Drawing Number 10612-TEP-ZZZ-ZZZ-D-EN-000003
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Drawn SP	Checked CW	Approved EH	Scale 1:1,250 @ A3	Date 20/03/2025
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KEY

 Site boundary

Individual Tree Condition

 Good

 Moderate

Habitat Condition

 Moderate

 Poor

 Not applicable - other

Strategic Significance

All habitats with strategic significance value of 'area/
compensation not in local strategy/no local strategy'

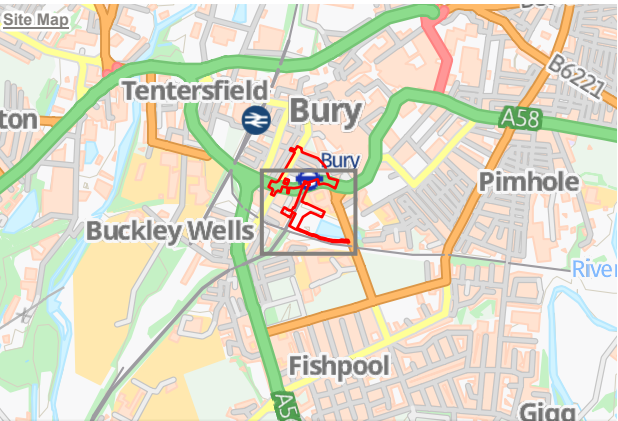
Note:

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Project
Bury Interchange

Title
**Proposed Habitat Condition and Strategic Significance
Phase 1**

TEP Drawing Number
G10850.013

Drawing Number
10612-TEP-ZZZ-ZZZ-D-EN-000004

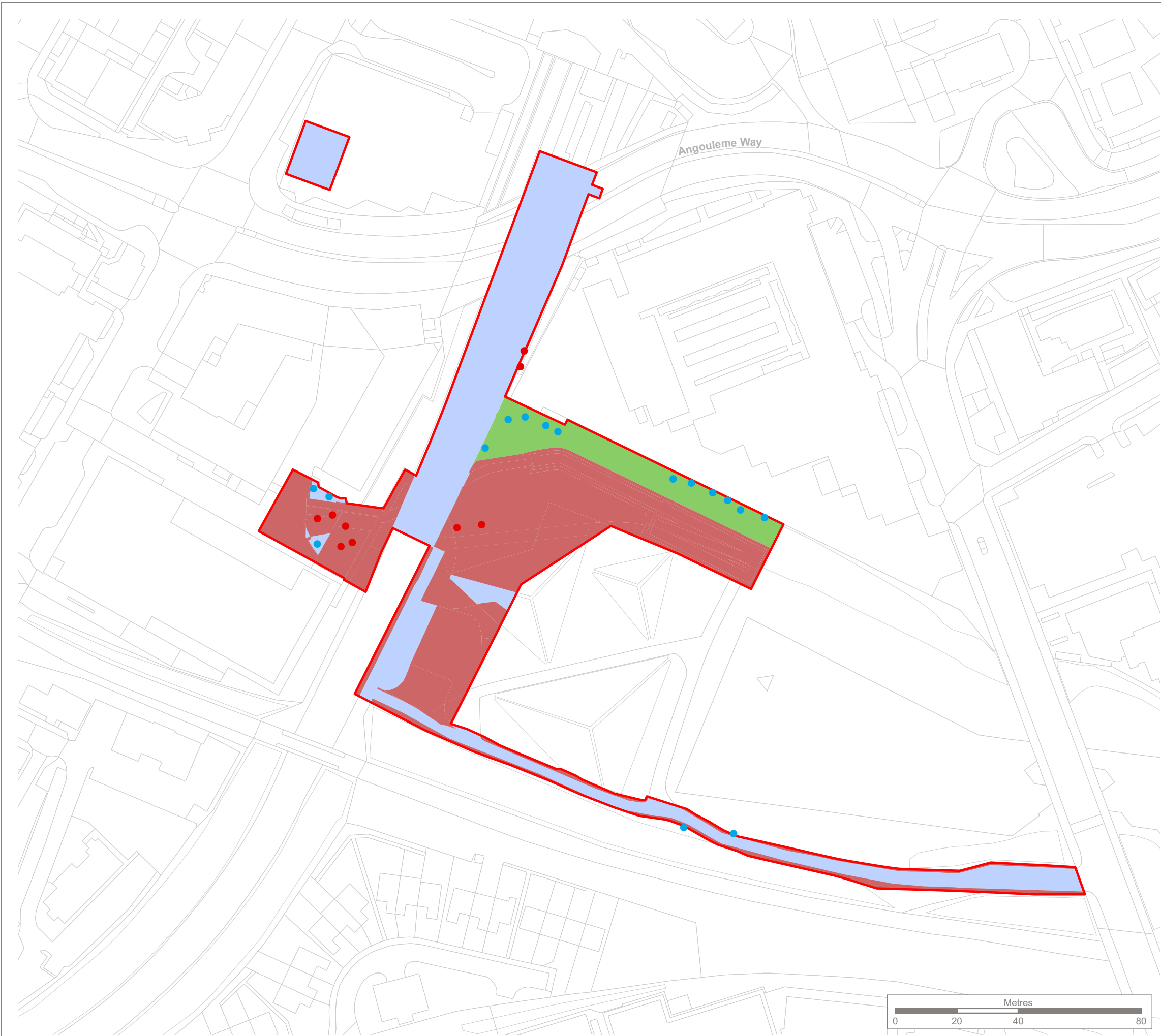
Drawn
SP

Checked
CW

Approved
EH

Scale
1:1,250 @ A3

Date
20/03/2025



KEY

Site boundary

Individual Tree Impact

Retained

Lost

Habitat Impact

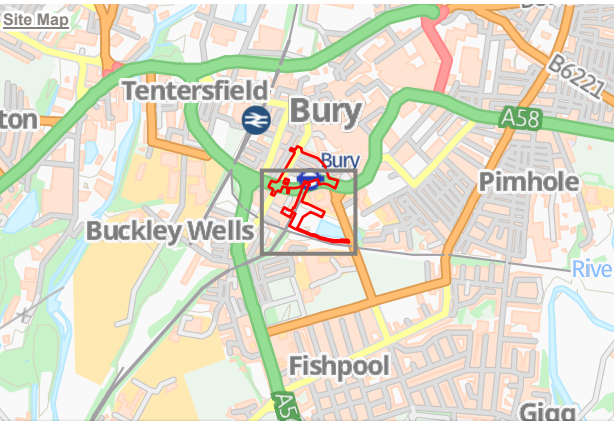
Enhanced

Retained

Lost

Note:
The locations of habitats impacts are indicative.

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Rev	Description	Drawn	Approved	Date

TEP | **THE ENVIRONMENT PARTNERSHIP**
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Project
Bury Interchange

Title
Habitat Impact Phase 1

TEP Drawing Number
G10850.014

Drawing Number
10612-TEP-ZZZ-ZZZ-D-EN-000005

Drawn SP	Checked CW	Approved EH	Scale 1:1,250 @ A3	Date 20/03/2025
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Appendix A: Baseline Condition Assessment

Baseline

Site Name: Bury Interchange
Metric Version: Statutory Metric
Date of Survey: 26/11/2024
Surveyor: EH

Check woodland score has added up correctly.
If text is in any cells, these will not be included in the total.

		Criteria														Number of Passes	Score	Essential Criteria	Tree Size	Limitations/Notes
Metric Classification	Condition Criteria Sheet Used	Condition	A	B	C	D	E	F	G	H	I	J	K	L	M					
Heathland and shrub - Bramble scrub	N/A															0	0			A1
Grassland - Modified grassland	Grassland Low distinctiveness	Poor	Fail - 5 species on average	Pass - toward varied, tussocky	Pass - less than 20% scrub	Pass - no damage	Pass - little bare ground	Pass - no bracken	Pass - no invasives							6	0			A2
Woodland and forest - Other woodland; broadleaved	Woodland	Moderate		2	3	3	3	3	1	3	2	1	2	1	2	0	28			A3
Urban - Introduced shrub	N/A															0	0			A4
Individual trees - Urban tree	Individual trees	Good	Fail - Hybrid black poplar	Pass	Pass	Pass	Pass	Pass								5	0		Medium	G1 - Two hybrid black poplar
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass							6	0		Medium	T5 - Alder
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass							6	0		Medium	T6 - Ash
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass							6	0		Medium	T7 - Silver birch
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass							6	0		Medium	T8 - silver birch
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass							6	0		Medium	T9 - Silver birch
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass							6	0		Small	T10 - Silver birch
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Pass	Fail - no ecological niches	Pass							5	0		Small	G4 - Four trees, cherry laurel, bird cherry and elder
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Fail - Young plantation	Pass	Pass	Pass								5	0		Small	G7 - Two alder
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Fail - no ecological niches	Pass								5	0		Small	G8 - One ash
Individual trees - Urban tree	Individual trees	Good	Pass	Pass	Pass	Pass	Fail - no ecological niches	Pass								5	0		Small	G14 - three goat willow
Individual trees - Urban tree	Individual trees	Moderate	Fail - Holm oak an ornamental species	Pass	Pass	Fail - health issues/fungus	Fail - no ecological niches	Pass								3	0		Small	G12 - three holm oak
Individual trees - Urban tree	Individual trees	Moderate	Fail - Ornamental species	Pass	Pass	Pass	Fail - no ecological niches	Fail - planted in ornamental raised area								3	0		Small	G13 - two himalayan birch trees



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