

UK Hab Survey and Ecological Appraisal

220 Ainsworth Road, Bury BL8 2LR

On behalf of Chris Hames

Updated (v2) 15 December 2025



View looking west into site

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1 Summary

- It is intended to build a single house in the garden of 220 Ainsworth Road, Bury.
- A site visit was carried out on 11 June 2025 by an experienced ecologist who carried out a habitat survey using the UK Habitat Classification Version 2.0 (2023).
- The optimal habitat survey period is March – September, so this was a good time of year to survey. It is unlikely that any habitats or features of biodiversity interest will have been missed.
- As a new private garden does not contribute to biodiversity under the metric, 10% BNG cannot be provided on-site. It will be necessary to provide a **Biodiversity gain plan** at reserved matters stage for **0.788** Area Units and **0.033** linear units.
- It is recommended that 10m of native hedgerow is planted. As this is in a domestic garden and cannot be guaranteed for 30 years, then this cannot be counted in the BNG metric and off-site linear units are required.
- Currently the site is dominated by two garages (which will be demolished) and ephemeral vegetation typical of an abandoned garden. 30m of privet hedge runs around the garden
- There is a single, self-set sycamore tree behind the garage of about 25cm dbh. The site layout makes it difficult to retain this, so two suitable trees should be planted in mitigation elsewhere on the site – again these do not count towards the BNG metric.
- The site is not near any **designated wildlife sites**. It is set in a residential area and there is no connection to any areas of semi-natural vegetation.
- No evidence of **protected habitats or species** was found. The site is not suitable for Great Crested Newts, Voles or Badgers. There are no structures, trees or vegetation suitable for nesting birds, although as a precaution it is recommended that vegetation clearance is carried out between September and February.
- There are no structures or trees suitable for bat roosts. It is likely that bats roost under the eaves of houses nearby, but these will not be affected by the proposed development.
- **No non-native invasive species** were found on the site, although some non-native species such as Privet (*Ligustrum ovalifolium*) will be cleared as part of the development.

2 Introduction

The purpose of a Preliminary Ecological Appraisal is to identify:

- The likely ecological constraints associated with a project;
- Any mitigation measures likely to be required, following the 'Mitigation Hierarchy'
- Any additional surveys that may be required; and
- The opportunities offered by a project to deliver ecological enhancement.

This report has been written to accompany a planning application a single house in the back garden of 220 Ainsworth Road, Bury BL8 2LR. It was prepared by Peter Black¹, an

¹ Peter Black holds a BSc in Botany and is an experienced ecologist and environmental manager. He is an associate member of the Arboricultural Association with experience of over 25 years in habitat and tree surveys, protected species and invasive species surveys. Within the last five years has received appropriate training for and carried out surveys including habitat, and for nesting birds and badgers, tree risk and BS5837 surveys. He has written a number of Preliminary Ecological Appraisals

experienced ecologist and environmental manager. A site survey was carried out on 11 June 2025 using the UK Habitat Classification Version 2.0 (2023). The optimal habitat survey period is March – September. This survey was carried out in June which is a good time for identifying species and habitat condition. The timing posed no problems for the protected species assessment, and no constraints were encountered. The BNG metric depends on habitat and uses this as a proxy for species. It is unlikely that any habitats or features of biodiversity interest will have been missed.

Following comments from GMEU, this document was updated in December 2025

The simplicity of this PEA is proportionate to the small size and simple nature of the site.

Local Planning Policy on Ecology and Biodiversity states:

‘Ecology and Biodiversity Net Gain PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough. This is further supported by PfE Policy JP-G7 that aims to significantly increase tree cover and requires 2no. replacement trees for each tree lost or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area.’

Pre-application advice requested submission of the following with any planning application:

- UK Hab and condition assessment of the site to inform biodiversity net gain.
- Written biodiversity statement or draft biodiversity net gain plan (BGP).
- Completed biodiversity metric indicating the level of biodiversity net gain or loss likely.

Habitat survey

The site has just two habitat areas (total site area 0.07 hectare) a tree and one linear habitat –

UKH ab	Habitat Name	Area m ²	Condition	Notes
u1b	Ruderal/ephemeral vegetation	160	Moderate	Early successional, open disturbed habitat with bramble present but not dominant
ubu	Built environment – buildings	70	N/A Other	Two garages. Unsuitable for bats
hsh8	Hedge – Ornamental non-native	30 m	Poor	Unmanaged privet hedge, little wildlife value. No evidence of nesting birds.
-	Individual tree	-	Poor	Sycamore – approx. 25cm dbh
	Total site area	230		

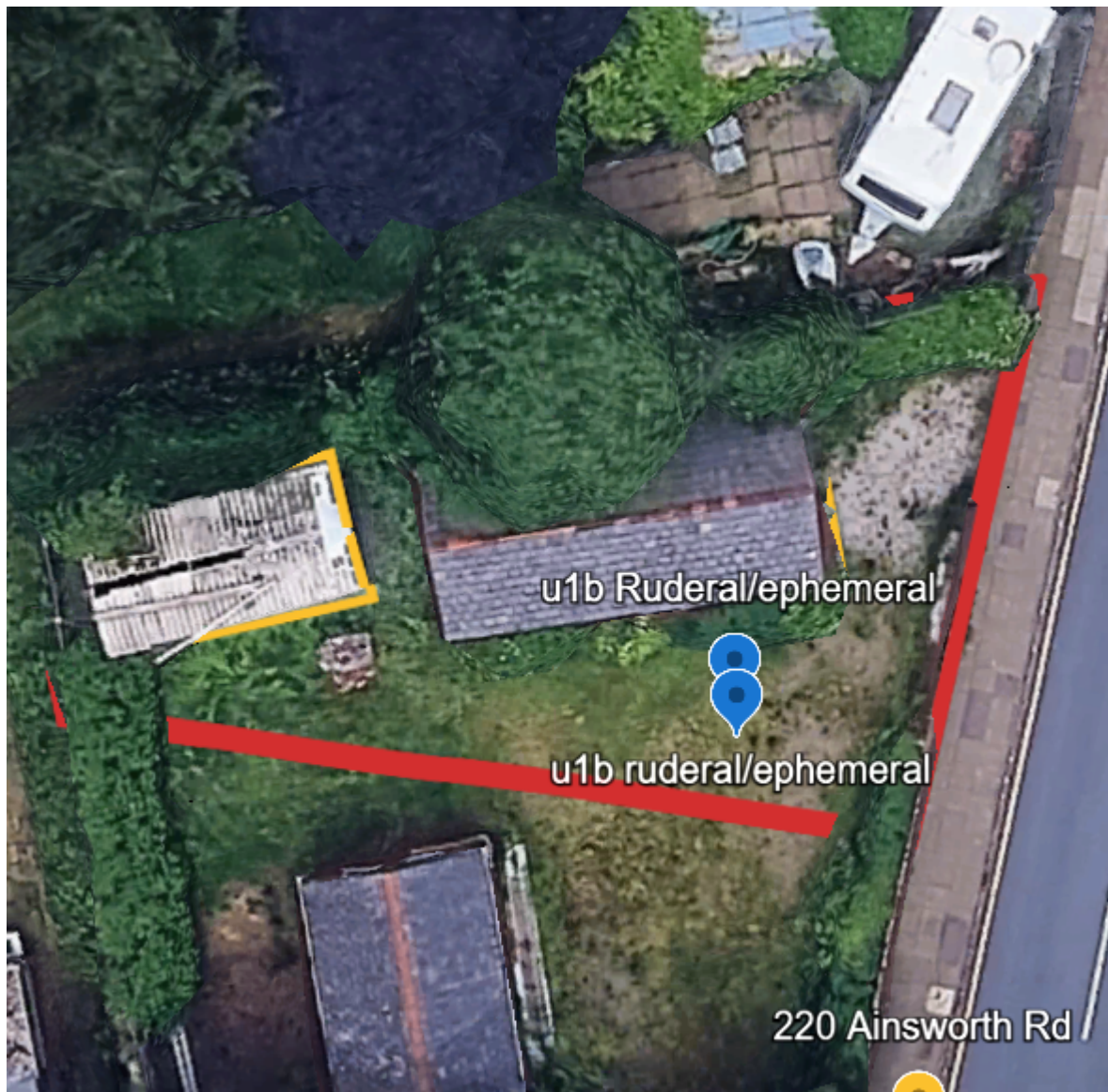
Within the SSM the condition of u1b is fixed as ‘moderate’.

There is a single self-set sycamore tree behind one garage. It was not possible to inspect closely, but it looks to be in reasonable condition (BS5837 category C) and diameter at breast height is estimated at 25cm. Due to the constrained nature of the site, it will not be

for development sites and BNG. He is also a visiting lecturer at Lancaster University for Environmental Impact Assessment. A full CV is available on request.

possible to retain the tree, and it is suggested that in line with local policy that two new trees are planted, of a species and size compatible with a suburban garden.

A range of common urban ruderal plants were found, including Self Heal, Sorrel, grasses such as *Holcus lanatus*, and some remnant garden shrubs such as Lilac. The site is being taken over by Bramble, Goat Willow and seedling Birch. There is 30m of unmanaged privet hedge.



References

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

UKHab (2023) UK Habitat Classification Version 2.0



Figure :1: Site looking towards garage to be demolished.