



FAIRFIELD ED, BURY

For

RIDGE AND PARTNERS LLP

BIODIVERSITY NET GAIN CALCULATIONS

OCTOBER 2025

● Landscape Architecture ● Ecology ● Environmental Planning & Assessment ● Arboriculture ●

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NON-TECHNICAL SUMMARY

This report has been prepared by Paul Preston BSc (Hons), MSc, PhD, FRGS, Ecologist of Appletons on behalf of Ridge and Partners LLP. The Site is located at Fairfield Hospital, Rochdale Old Road, Jericho, Bury, Greater Manchester, England, BL9 7TD (centred at Ordnance Survey grid reference: SD 83227 11638), and covering an area of approximately 0.37 hectares. The evaluation follows the DEFRA Statutory Biodiversity Metric (2024) and references supporting documents, including the Proposed Plans. It provides an assessment of baseline biodiversity conditions, projected post-development changes, and the biodiversity impact of the proposed development, ensuring compliance with the Environment Act 2021. This includes meeting the requirement for a minimum 10% biodiversity net gain (BNG) or outlining any potential biodiversity net loss (BNL) along with necessary compensation measures.

Baseline and Post-Development Assessment

The Site currently contains g4: Modified grassland, u1b: Developed land; sealed surface, u1b5: Building, and individual trees. Biodiversity values are calculated as:

- **On Site Baseline:** Habitat units: 0.33 units, Hedgerow units: 0 units, Watercourse units: 0 units.
- **On Site Post-development:** Habitat units: 0.38 units, Hedgerow units: 0 units, Watercourse units: 0 units.
- **On Site Net Change:** Habitat units: 0.05 units (16.01% net gain), Hedgerow units: 0 (0% gain/loss), Watercourse units: 0 (0% gain/loss).
- **Total net unit change:** +0.05 units (16.01%)

Mitigation and Enhancement Measures

The development incorporates On-Site compensation to meet biodiversity net gain (BNG) requirements. Where net gain is achieved, measures such as individual trees, enhanced grassland, and native planting ensure long-term ecological benefits. An area of **0.0654 ha** of modified grassland will be enhanced On-Site. A Habitat Management and Monitoring Plan (HMMP) will guide habitat establishment and maintenance for at least 30 years, ensuring that newly created and enhanced habitats reach their target condition scores. Additional features, such as bat and bird boxes, and pollinator-friendly planting, will further improve biodiversity resilience.

Conclusion

The project achieves the required BNG, with a net gain of **+0.05 habitat units (+16.01%)**. Compliance with the UK BNG framework is ensured through On-Site enhancements and/or Off-Site compensation. A Biodiversity Gain Plan (BGP) will be submitted, detailing biodiversity measures and long-term management strategies. Through these efforts, the project aligns with national conservation goals and supports ecosystem resilience.

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1.0 INTRODUCTION

Project Background

- 1.1 In September 2025 Ridge and Partners LLP instructed Appletons to carry out a biodiversity net gain (BNG) assessment for the land at *Fairfield Hospital, Rochdale Old Road, Jericho, Bury, Greater Manchester, England, BL9 7TD (centred at Ordnance Survey grid reference: SD 83227 11638)*. This assessment is required to inform a planning application for an extension to the existing small resuscitation (resus) department, constructed on an area currently occupied by part tarmac parking and part grass verge. The development will require the removal or reconfiguration of existing hardstanding and soft landscaping to accommodate the new building footprint. The biodiversity net gain (BNG) assessment within this report applies specifically to this area.
- 1.2 This survey mapped the habitats present On-Site and assessed the potential of the Site to support protected species. A UK Habitat (UKHab) Classification survey of the habitats was also undertaken, which included completing Habitat Condition Assessments for all identified habitats.

Site-Specific Information:

- Survey Date: 15th October 2025

Site Description and Context

- 1.3 The survey boundary of the Site, measures approximately 0.37 hectares. The Site comprises managed amenity grassland, and adjacent hardstanding and built infrastructure associated with the Hospitals facilities. The proposed development includes an extension to the existing small resuscitation (resus) department, constructed on an area currently occupied by part tarmac parking and part grass verge. The development will require the removal or reconfiguration of existing hardstanding and soft landscaping to accommodate the new building footprint. Vegetation is limited to managed amenity grassland, and individual trees.
- 1.4 The Fairfield Hospital Site lies on the fringe of built development between Bury and the surrounding rural areas. It is situated off Rochdale Old Road (A58) and bounded to the west and north by suburban residential zones, woodland, and farmland, and to the east and south by agricultural land and open fields beyond the riparian woodland of the River Roch. Within the hospital grounds, the “Rewilding Fairfield” initiative has enhanced pockets of wildflower meadows, scrub, and habitat plantings. To the north and west, the adjacent neighbourhoods feature gardens, street trees, and small green corridors, while further afield the landscape transitions into agricultural farmland with hedgerows, drainage ditches, and occasional woodland blocks. The wider landscape includes the Kirklees Valley Local Nature Reserve, located a few kilometres to the west, which supports riparian habitats, mature trees, and wetland fringe species. Local roads, notably Rochdale Old Road (A58) and nearby link routes, provide the primary transport arteries through the area.

Defra Biodiversity Metric Background

- 1.5 In February 2024, DEFRA published the Statutory Biodiversity Metric (SBM) (DEFRA, 2024), which is used to quantify losses and gains in biodiversity in terms of biodiversity units. The metric represents biodiversity

on a Site using habitat units, allowing the calculation of habitat unit losses and gains, and can be applied to both On-Site and Off-Site habitats. This exchange mechanism facilitates the quantification of biodiversity impact and supports mitigation, or enhancement measures necessary to achieve biodiversity net gain.

- 1.6 Under the SBM, whilst it is possible to trade between habitats of a particular broad habitat type, it is generally not permitted to trade outside of the broad habitat. For example, a loss of grassland habitat usually must be made up with the replacement/enhancement of grassland habitat rather than woodland habitat and linear habitats such as hedgerows cannot replace the loss of area habitats such as scrub. However, it is usually permitted to trade low value urban broad habitat types (e.g., sealed surface) for any other higher value broad habitat type.
- 1.7 The existing baseline habitat information for this Site is based on the findings of the Site survey, and condition assessments undertaken by Appletons in *October 2025*.
- 1.8 The Statutory Biodiversity Metric methodology is outlined in Section 3 of this report.

2.0 PLANNING POLICY AND BIODIVERSITY NET GAIN

National Planning Policy Framework

- 2.1 The **NPPF** provides the government's planning policies for England, covering a wide range of topics including housing, economic development, transport, and the natural environment. It sets out the national policy framework for planning decisions, guiding local planning authorities when producing Local Plans and making decisions on planning applications.
- 2.2 The NPPF encourages net gains for biodiversity through planning policies and decisions. It promotes the creation or enhancement of habitats in association with development projects, ensuring measurable improvements for biodiversity. Net gain can be achieved On-Site, Off-Site, or through a combination of both, in line with local priorities. This aligns with the duty under Section 40 of the **Natural Environment and Rural Communities (NERC) Act 2006** to promote biodiversity.
- 2.3 **Chapter 15** of the NPPF, titled "Conserving and enhancing the natural environment," outlines policies related to the protection and enhancement of biodiversity. Relevant paragraphs are outlined below:
- 2.4 Paragraph 192: *"To protect and enhance biodiversity and geodiversity, plans should:*
- *a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national, and locally designated Sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration, or creation; and*
 - *b) 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.*
- 2.5 Paragraph 193: *"When determining planning applications, local planning authorities should apply the following principles:*
- *a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative Site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*
 - *c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and*
 - *d) 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".*

Local Plan Policy

- 2.6 The Site lies within the authority of Bury Council. The relevant local planning policies from the Bury Local Plan: *Draft Bury Local Plan* (adopted March 2025) and Greater Manchester (GM) Places for Everyone Strategic Plan, apply to this Site and its biodiversity considerations. Specific policies related to enhancing green infrastructure and biodiversity within this local authority are highlighted below.

Draft Bury Local Plan (v7 / March 2025)

Policy LP-GI1: Green and Blue Infrastructure

- 2.7 “The Council will seek to protect and enhance a network of multi-functional green and blue infrastructure and will support proposals to improve the connectivity and quality of the network ...”
“Where a proposal ... would have positive benefits in terms of the network’s integrity, connectivity, role and function; and incorporates sufficient mitigation and/or compensation measures ...”

Policy LP-GI2: Protected Open Space, Sport and Recreation

- 2.8 “The Council will seek to retain an adequate supply of good quality and accessible open space, sport and recreational assets ... development will not be allowed where it would result in the loss of such assets except where ... equivalent replacement is made, or alternative need clearly outweighs loss.”

Policy LP-CC1: Climate Change (contains a GI sub-clause)

“Maintain a comprehensive network of green and blue infrastructure and secure the provision of new green infrastructure in association with new development ...”

Policy LP-GI8: Trees, Woodland, and Hedgerows

- 2.9 “Protect the Borough’s Ancient Woodlands and Ancient and Veteran Trees as valuable biodiversity, cultural and heritage assets; ... Support proposals for new tree planting where this involves the right type of trees in the right location; ... Encourage the incorporation of trees into existing and new proposals ... Ensure the provision of street trees into new development.”

Places for Everyone (PfE) — Strategic / Greater Manchester level

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

- 2.10 “Development should seek to deliver a net enhancement of biodiversity resources ... achieve a measurable net gain in biodiversity of no less than 10%.”

Policy JP-G2: Green Infrastructure Network

- 2.11 In the PfE plan, JP-G2 supports the development and protection of the Green Infrastructure network across GM districts.

Policy JP-G3: River Valleys and Waterways

- 2.12 PfE includes specific policy focus on rivers, riparian corridors and waterways as components of the green / blue network.

Policy JP-G7: Trees and Woodland

- 2.13 PfE policy includes commitments to protect existing trees and woodlands and to support new woodland planting as part of the greener places policies.

The Environment Act

- 2.14 In England, as of 12th February 2024, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a **minimum of 10% net gain** in biodiversity on development Sites. This report has been prepared to ensure that the proposed development Site achieves the mandatory biodiversity net gain target.

3.0 METHODOLOGY

Overview

- 3.1 The extent of habitat loss, retention, enhancement, and creation has been calculated using the **Statutory Biodiversity Metric (SBM)**, the most up-to-date version at the time of the report.
- 3.2 The overall approach for determining biodiversity net gain involves four key stages:
- **Mapping of habitats:** This is done On-Site and for any chosen compensation Site, where habitat types are mapped and classified.
 - **Baseline biodiversity units:** The biodiversity units for the existing habitats are determined using the **Statutory Biodiversity Metric (SBM)**.
 - **Assessment of retained, enhanced, or created habitats:** Predicted post-development biodiversity units are calculated based on the final condition of habitats once works are completed.
 - **Net gain calculation:** Subtracting the baseline biodiversity units from the post-development biodiversity units gives the total number of biodiversity units gained or lost per habitat type.
- 3.3 The action required on Site to mitigate for any impacts varies by habitat distinctiveness. A development cannot be reduced to a simple net loss or gain but must be considered in the context of each habitat type (see Section 1, Paragraph 1.6).
- 3.4 The methodology is outlined in the steps below.

UK Habitat Classification Assessment

- 3.5 Mapping of all habitat types on Site was undertaken in October 2025 and was based on the standardised UK Habitat Classification (UKHab) survey methodology using GIS software, where all habitats on Site were classified against UKHab habitat types as per The UK Habitat Classification Version 2.0 (UKHab Ltd, 2023).

Habitat Condition Assessment

- 3.6 Condition assessments were carried out against the criteria outlined in The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets (DEFRA, 2024a). These were completed during the UKHab survey conducted in October 2025.

Habitat Mapping and Measuring

- 3.7 The baseline habitats were mapped and measured using GIS and based on the Site survey, with any post-development proposals provided by Gilling Dod Architects and referenced against development plans (Documents - FGH2PE-GDA-V1-00-DR-A-990-**1,2,10,11 and 12** – October 2025. Habitat areas (measured in hectares) and linear features (If present) (measured in kilometres) were digitized and classified.

Biodiversity Net Gain Calculations

- 3.8 The DEFRA Statutory Biodiversity Metric (DEFRA, 2024) was used to calculate the biodiversity baseline. GIS measurements of habitat area (or length) were input, along with the distinctiveness score, condition score, ecological connectivity and strategic significance into the SBM Calculation Tool. These factors were used to generate biodiversity units, which were then aggregated to produce the baseline for the Site.

Habitat Distinctiveness

3.9 Habitat distinctiveness is calculated automatically within the SBM Calculation Tool. Distinctiveness is based on whether the habitat is nationally rare (very high), a priority habitat (high), semi-natural (medium), or highly modified (low).

- **Low distinctiveness habitats:** Any losses can be compensated by net gains in other low distinctiveness habitats or higher distinctiveness types.
- **Medium distinctiveness habitats:** Losses must be compensated by net gains in habitats of the same broad type or higher distinctiveness.
- **High/very high distinctiveness habitats:** Special mitigation measures are typically required for losses of these habitats.

For each Site, habitat distinctiveness should be input based on the specific classification for the area. If working within a Site with mixed habitats, data regarding the distinctiveness of the habitats at each location should be inserted into the report.

Habitat Condition

3.10 The condition of habitats is determined through condition assessments, with individual assessments made for each habitat type On-Site. These assessments were completed in line with the Statutory Biodiversity Metric (DEFRA, 2024) guidelines.

Strategic Significance

3.11 Strategic significance is the local significance of the habitat based on its location and habitat type. Where a Local Nature Recovery Strategy (LNRS) has been published, this should be used to determine the habitats strategic significance. If no LNRS has been published, then alternative documents should be consulted (see page 26 of DEFRA, 2024 along with Table 8 of DEFRA (2024)) to determine the strategic significance of each habitat.

3.12 The development Site is not located within any current formally recognised plan for wildlife. In line with Table 8 in the SBM User Guide (DEFRA, 2024), the majority of the habitats on Site fall into the medium strategic significance category. However, trees are mentioned within Bury Council (Policy **LP G18**) and GM Places for Every One Plan (Policy **JP-G7**). As such, existing trees on Site have been given the highest strategic significance score of “Formally identified in local strategy”.

3.13 The post-development biodiversity units were calculated based on Proposed Site Plans – Gilling Dod Architects – October 2025. The baseline biodiversity units were then subtracted from the post-development units to determine any change in the biodiversity value of the Site as a result of the development.

3.14 In line with best practice guidance, net gain and net loss are calculated per broad habitat type. This ensures that the impacts of development are accurately reflected and can be mitigated through appropriate measures for each habitat type, rather than an overall figure. This ensures precise tracking and reporting of biodiversity outcomes, even if the development includes various habitats of different distinctiveness.

- 3.15 Assumptions regarding the condition of proposed habitats have been made in accordance with best practices. These assumptions are subject to confirmation with ecological expertise to ensure the intended conditions are met upon completion of the development.

4.0 RESULTS

- 4.1 This section presents a summary of the baseline and post-development habitats, conditions, distinctiveness, and biodiversity unit gains and/or losses, both On-Site and Off-Site.
- 4.2 Data from baseline and post-development assessments was input into the Statutory Biodiversity Metric Calculator Tool. Overall results are summarised in Table 1 (Appendix 4).
- 4.3 Discrepancies between UKHab habitat definitions and habitat classifications in the BNG metric (e.g., UKHab's Mixed Scrub being input as Introduced Shrub) do not affect the output. Rounding errors may occur when reporting BNG unit results for small habitats (e.g., decimal places in hectares).

Baseline Assessment

- 4.4 This section establishes the biodiversity baseline units for the Site, based on the most recent survey and condition assessments conducted by Paul Preston (FRGS) BSc (Hons), MSc, PhD, Ecologist of Appletons. The On-Site area is approximately 0.37 hectares, located at Ordnance Survey Grid Reference SD 83227 11638. Photographs and maps of the baseline habitats are provided in Appendix 1 and 5.

On-Site Habitats - Baseline

- 4.5 Habitats identified within the Site are listed below, along with their corresponding UKHab codes. Specific habitat areas are denoted with unique identifiers where applicable. (e.g. g4), followed with a unique identifier number (e.g., g4-1)). Detailed habitat and condition assessment and maps can be found in Appendix 3.

g4: Modified grassland

Area: 0.10 ha

Condition: **Poor**

Distinctiveness: Location ecologically desirable but not in local strategy

Biodiversity Units: 0.22

Individual trees (IT)

Area: 0.012 ha

Condition: Moderate condition

Distinctiveness Formally identified in local strategy

Biodiversity Units: 0.11

u1b: Developed land – sealed surface & u1b5: Buildings

Area: 0.27 ha

Condition: N/A

Distinctiveness: Area/compensation not in local strategy/ no local strategy

Biodiversity Units: 0.00

- 4.6 Full condition assessment tables for each of the above habitats are shown in Appendix 3.

Post-development Assessment

4.7 This section calculates the biodiversity value post-development, based on the most recent development plans. If the development plans change, the biodiversity net gain calculations will need to be updated accordingly.

4.8 The following new habitats will be created within the red line boundary:

u1b: Developed land - sealed surface & u1b5: Buildings

Area: 0.02 ha

Condition: N/A

Distinctiveness: Area/compensation not in local strategy/ no local strategy

Habitat Unit Value: 0.0

4.10 The newly created habitats will replace or impact one baseline habitat, resulting in the following losses to baseline habitats:

g4: Modified grassland

Area lost: 0.02 ha

Unit Loss: 0.01

4.13 Habitat areas/lengths, distinctiveness and intended condition scores of all created habitats on Site post-development have been calculated and assessed (Appendix 3).

g4: Modified grassland

Area lost: 0.0726 ha

Condition: **Moderate**

Distinctiveness: Location ecologically desirable but not in local strategy

Biodiversity Units: 0.25

g4: Modified grassland

Area lost: 0.005 ha

Condition: **Poor**

Distinctiveness: Location ecologically desirable but not in local strategy

Biodiversity Units: 0.01

Individual trees (IT)

Area: 0.012 ha

Condition: Moderate condition

Distinctiveness Formally identified in local strategy

Biodiversity Units: 0.11

u1b: Developed land - sealed surface & u1b5: Buildings

Area: 0.29 ha

Condition: N/A

Distinctiveness: Area/compensation not in local strategy/ no local strategy

Biodiversity Units: 0.00

- 4.14 An area of 0.0726 ha of g4: Modified grassland retained within the On-Site post development area will be enhanced from 'poor' to 'moderate' condition. This grassland enhancement are predicted to provide an increase of 0.05 habitat units.
- 4.16 Plan mapping for the precise location of the enhanced modified grassland is provided in Appendix 1.

Summary

- 4.17 The baseline biodiversity value for the Site is 0.33 units, with habitats such as modified grassland, individual trees recorded. A parcel of modified grassland will be lost and replaced with a new building extension. Proposed developments will result in the enhancement of retained modified grassland habitats On-Site (modified grassland). As such, the post development biodiversity value for the Site is 0.38 units
- 4.18 The projected overall net biodiversity impact for the Site is +0.05 units.
- 4.19 This indicates a positive biodiversity impact, with the development achieving a 16.01% increase in biodiversity units.
- 4.20 It has been assumed that the development of the habitats on Site will take approximately **nine to twelve months to complete**, and all landscape and habitat planting will be completed both during and immediately after the development is completed. As such, the delay in habitat creation/year's column on tabs 'A-2 Site Habitat Creation' are set to zero.
- 4.21 All habitats will require specific management regimes to enable them to reach their target condition scores. Therefore, a Landscape Environmental Management Plan (LEMP), a Habitat Management and Monitoring Plan (HMMP) or similar will be required to ensure that target conditions for all habitats are achieved.

5.0 EVALUATIONS AND RECOMMENDATIONS

Evaluations

- 5.1 The biodiversity net gain (BNG) assessment for the proposed development On-Site achieves compliance with the UK Biodiversity Net Gain framework. Based on the DEFRA Statutory Biodiversity Metric, the On-Site development area currently encounters a Net Gain of +0.05 habitat units (16.01%). The baseline biodiversity units are affected by the loss of modified grassland, an increase in developed land and the enhancement of retained modified grassland.
- 5.2 The proposed development requires On-Site enhancement, 0.0726 ha of enhanced modified grassland from poor condition to moderate condition. These On-Site gains result in +0.05 units (+16.01%).
- 5.3 The On-Site Habitat Enhancement is taking place within the planning boundary.
- 5.4 The proposed enhancements contribute positively to biodiversity, successfully meeting the requirements to achieve the desired net gain, making the project compliant with BNG mandates.

Recommendations

- 5.5 To ensure that the development continues to align with the UK Biodiversity Net Gain (BNG) legislation, the following recommendations focus on the management, monitoring, and long-term sustainability of the biodiversity gains achieved on the Site.
- 5.6 **On-Site Habitat Creation and Enhancement:** On-Site habitat creation and enhancement should be prioritized where feasible to maximize net gain within the development Site.
- 5.7 **On-Site Compensation:** An area of 0.0726 ha of poor condition grassland will be enhanced to moderate On-Site within the same planning boundary to achieve at least a 10% net gain and satisfy the trading rules to mitigate for the loss of modified grassland on Site. Alternative options include engaging with local nature recovery networks, securing offsets through habitat creation in accordance with DEFRA's habitat trading rules, buying habitat units from habitat banks, or purchasing biodiversity credits as a last resort. Compensation can be delivered on land owned by the developer or via third-party habitat banks. Any Off-Site units must be registered on the Biodiversity Gain Site Register. Off-Site compensation is essential to meet the required biodiversity unit total.

Enhanced grassland

- 5.8 For the On-Site enhanced g4: modified grassland, poor condition grassland is to be enhanced to moderate condition grassland. These grassland parcels are identified in Appendix 1- map 2578-E7-02 as g4-1, g4-2, and g4-4. To achieve the higher condition score of moderate, the additional recommendations below should be followed to increase the condition assessment score. To achieve moderate condition, 4-5 criteria must be passed including essential Criterion A of the following criteria A-G.

- To pass essential Criterion A, it is recommended that the advised species seed mix for this habitat is used. This will ensure there are at least 6-8 vascular plant species be present per m², including at least 2 forb species. Passing individual Criterion A is essential for achieving the moderate or good condition. Species are recommended in the following paragraph and in Figure 5.2.
- To pass Criterion B, it is recommended that some areas of the grassland are left unmown while others are mown to a short sward height. Alternatively, different areas of grassland should be mown at different times of year. This will ensure that sward height remains varied, with at least 20% of the sward being below and 20% being above 7cm in height.
- To pass Criterion C, excessive stands of patchy scrub present within the grassland should be removed and patchy scrub should not be allowed to develop within the habitat. This will ensure that any scrub present accounts for less than 20% of the total grassland area.
- To pass Criterion D, the grassland area must be protected from excessive damage. This includes ensuring the habitat is not excessively mown, machinery is not stored or used within the grassland post-development, the grassland is not excessively in use and that damaging management activities are not used. This will ensure that physical damage is evident within 5% of the total grassland area.
- To pass Criterion E, planting must be extensive throughout the grassland area and areas of grassland which become bare must be replanted. This will ensure that the cover of bare ground remains between 1% and 10%.
- To pass Criterion F, patchy stands of bracken should be removed, and bracken should not be allowed to develop within the habitat. This will ensure that any bracken present accounts for less than 20% of the total grassland area.
- To pass Criterion G, any invasive non-native plant species (e.g. Himalayan balsam *Impatiens glandulifera*) present on Site must be removed.

Habitat	Species	UKHab Definition Requirements	Example Seed Mixes
g4: Modified grassland	Grasses: Rye-grasses <i>Lolium spp.</i>, Timothy <i>Phleum pratense</i>, Cock's-foot <i>Dactylis glomerata</i>, Crested Dog's-tail <i>Cynosurus cristatus</i> and Yorkshire Fog <i>Holcus lanatus</i>. Forbs: White Clover <i>Trifolium repens</i>, Creeping Buttercup <i>Ranunculus repens</i>, Greater Plantain <i>Plantago major</i>, Dandelion <i>Taraxacum officinale</i> agg., Broad-leaved Dock <i>Rumex obtusifolius</i> and Chickweed <i>Stellaria media</i>. In wetter conditions may include: Soft Rush <i>Juncus effusus</i> or Hard Rush <i>Juncus inflexus</i>, Floating Sweet Grass <i>Glyceria fluitans</i>,	- <9 species per m² - Usually dominated by Rye-grasses and white clover. - Grass cover <i>usually</i> >75%. - Dominated by fast growing grasses and forb species.	EL1 Flowering Lawn Mixture: https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/ EM12 Folly Farm Meadow Mixture: https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/em12-folly-farm-meadow-mixture/

	Creeping Bent <i>Agrostis stolonifera</i> and Rough Meadow-grass <i>Poa trivialis</i>		
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Table 5.1: Recommended enhancement species and seed mixes

- 5.11 Ongoing Monitoring and Management: A comprehensive Habitat Management and Monitoring Plan (HMMP) should be implemented to monitor the condition and performance of all On-Site habitats. This will ensure that habitats are managed in line with their target condition scores, and that biodiversity outcomes are maintained or further improved. Regular monitoring should be carried out at intervals specified in the plan, and management actions should be adapted based on findings to ensure the habitats achieve long-term ecological value.
- 5.12 **Biodiversity Gain Plan (BGP):** In line with UK BNG requirements, a Biodiversity Gain Plan (BGP) must be submitted to the local planning authority (LPA) to formalise the biodiversity gains achieved and outline the management strategy for maintaining them. The BGP should include:
- **Baseline and post-development biodiversity metric calculations:** These should be in line with the DEFRA-approved biodiversity metric to demonstrate the net gain achieved and to highlight the biodiversity value of retained and created habitats.
 - **Updated Site layout and landscaping proposals:** Reflecting the successful biodiversity measures already implemented.
 - **Habitat Management and Monitoring Plan (HMMP):** Detailing the actions required for managing, monitoring, and maintaining habitats for a minimum of **30 years**, as required under the UK BNG legislation.
- 5.13 **Long-Term Management and Monitoring:** Under the UK Biodiversity Net Gain (BNG) legislation, all retained, created, or enhanced habitats (both On-Site and Off-Site) must be managed and monitored for a minimum of 30 years to ensure that they deliver ongoing biodiversity benefits. This obligation can be secured through planning conditions or legally binding agreements, such as Section 106 agreements or conservation covenants. The HMMP should outline the details of the management and monitoring programme for these habitats, and this should be implemented from the commencement of the development.
- 5.14 Following the submission of the BGP, the local planning authority (LPA) has **up to eight weeks** to review the document and determine whether to discharge the biodiversity gain condition, as outlined in the UK BNG legislation.
- 5.15 **Conclusion:** By adhering to these recommendations, the project will ensure that the biodiversity gains achieved are protected, maintained, and enhanced over the long term. This will not only ensure compliance with UK BNG legislation but will also contribute to the local and national goals of environmental sustainability and nature recovery.

6.0 REFERENCES

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APPENDIX 1



UKHab Baseline Habitats

UKHab Classification

-  g4: Modified grassland - Poor condition
-  u1b5: Building
-  u1b6: Other developed land
-  Individual trees
-  Red line boundary

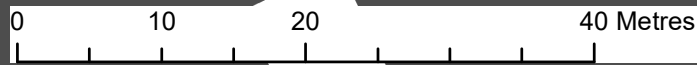
Background Context

-  Buildings
-  Off-site tree canopy
-  Roads

Project	2580 Fairfield Bury ED		
Title	UKHab Baseline Habitats		
Client	Ridge & Partners LLP		
Date	17.10.2025	Scale	1:525
Drawn	pp	Drawing No	2578-E7-01
Checked	PL	Revision	0



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APPENDIX 2



UKHab Post Development Habitats

UKHab Classification

-  g4: Modified grassland - Moderate condition
-  g4: Modified grassland - Poor condition
-  u1b5: Building
-  u1b6: Other developed land
-  Individual trees
-  Red line boundary

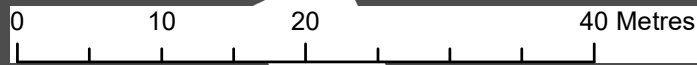
Background Context

-  Buildings
-  Off-site tree canopy
-  Roads

Project	2580 Fairfield Bury ED		
Title	UKHab Post Development Habitats		
Client	Ridge & Partners LLP		
Date	17.10.2025	Scale	1:525
Drawn	PP	Drawing No	2578-E7-02
Checked	PL	Revision	0



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APPENDIX 3

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)				
Grassland – Modified grassland				
Condition Assessment Criteria			Criterion Achieved (Y/N)	
A	There are 6-8 vascular plant species/m ² , including at least 2 forbs. NB - This criterion is essential for achieving moderate condition.		g4-1 to g4-4: N -- Less than 6 species were evident across all parcels	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.		g4-1 to g4-4: N – Sward height was very short across the whole parcel	
C	Any scrub present accounts for <20% of the total grassland area (some scattered scrub may be present). Notes – patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		g4-1 to g4-4: Y – No scrub present within the parcel	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access or any other damaging management activities.		g4-1 to g4-4: Y – Frequent management but no damage was present within the parcel	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example a concentration of rabbit warrens).		g4-1 to g4-4: N – Bare patches were scarce within the parcels	
F	Cover of bracken less than 20%		g4-1 to g4-4: Y – No bracken was present within the parcels	
G	There is an absence of invasive non-native species (as listed on Schedule 9 of the WCA, 1981).		g4-1 to g4-4: Y – No invasive species present within the parcels	
Essential criterion achieved (Y/N)	g4-1: N		Number of criteria passed:	g4-1: 4/7
Condition Assessment Result (Non-Acid grassland)			Condition Assessment Score	Score Achieved
Passes 6 or 7 of 7 criteria, including essential criterion A			Good (3)	
Passes 4 or 5 of 7 criteria, including essential criterion A			Moderate (2)	
Passes 3 or fewer of 7 criteria: OR Passes 4, 5 or 6 criteria but fails criterion A			Poor (1)	g4-1 TO g4-4

Condition Sheet: INDIVIDUAL TREES Habitat Type			
INDIVIDUAL TREES - Urban trees – Individual Trees			
Condition Assessment Criteria		Criterion Achieved (Y/N)	Notes
A	The tree is a native species (or at least 70% within the block are native species).	T1: YES T2: FAIL T3: YES	T1 and T3 are native species, T3 is non native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	T1: YES T2: YES T3: YES	The tree canopy is predominantly continuous for each tree
C	The tree is mature (or more than 50% within the block are mature).	T1: FAIL T2: FAIL T3: FAIL	The trees are semi mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide, or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	T1: YES T2: YES T3: YES	There is little or no evidence of an adverse impact on tree health by human activities
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy, or loose bark.	T1: FAIL T2: FAIL T3: FAIL	No deadwood, cavities, ivy, or loose bark are present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	T1: YES T2: YES T3: YES	The trees over sail modified grassland verge
Condition Assessment Result		Condition Assessment Score	
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	T1 & T3 pass 4/6 T2 pass 3/6
Passes 2 or fewer criteria		Poor (1)	



APPENDIX 4

Fairfield Bury ED
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Area habitat units	0.33	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.38	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.05	16.01%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.05	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.05	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	16.01%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.33	0.36	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓



APPENDIX 5

Photograph 1: g4-1: Modified grassland looking north



Photograph 2: g41: Modified grassland looking south



Photograph 3: g4-1: Modified grassland looking west, where new building is proposed



Photograph 4: g4-2: Modified grassland to be reduced



Photograph 5: Car park to the north-east of boundary



Photograph 6: u1b6-1: Developed land to be reconfigured



Photograph 7: Individual trees in g4-4 facing east



Photograph 8: g4-4 Modified grassland facing west

