

Preliminary Ecological Appraisal And Biodiversity Net Gain



JD Sports Campus, Bury
27th November 2025

10085_R01_LR



DUNHAM
ECOLOGY

Project No:	Report No.	Date	Author	Checked
10085	R01	27 th November 2025	Leanne Russell BSc (Hons) Qualifying CIEEM	Lisa Campbell BSc (Hons) MA ACIEEM

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Summary

- S.1. This report has been prepared by Dunham Ecology Ltd on behalf of JD Sports Fashion Plc. It sets out the report the findings of a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment at JS Sports Campus, Hollins Brook Way, Bury, BL9 8RR, hereinafter referred to as 'the site,' to inform the proposed planning application.
- S.2. This report describes: the important ecological features that could be affected by the proposed development, identified through desk study and a site survey of the site in question; known potential ecological constraints which may need to be considered at the time of any planning application for the site; and identifies the opportunities for ecological enhancements, including considerations for BNG.
- S.3. In terms of protected sites, there is one statutory designated site within 10km of the site and two statutory sites within 2km. A further seven non-statutory designated sites are present within 2km of the site. Hollins Vale Local Nature Reserve (LNR) and Site of Biological Interest (SBI) is located immediately adjacent to the site on the southern boundary. A Construction Environment Management Plan (CEMP) is required to prevent impacts to the LNR and the introduction of semi-natural habitat within the proposed development will enhance connectivity.
- S.4. The site contains a building, hardstanding, unsealed surface, modified grassland, shrub, ornamental hedgerow and individual scattered trees. The western side of the site is detailed within the draft Local Nature Recovery Strategy (LNRS) for Greater Manchester and therefore the provision of semi-natural habitat and connectivity to the LNR to the south is required – this is currently incorporated into the design. Trees on site are suitable for nesting and foraging birds, and therefore, construction works in close proximity of these habitats should be carried out outside of the core nesting season, where possible, to prevent disturbance.
- S.5. The baseline habitat value of the site has been calculated using the Statutory Biodiversity Metric. The total number of baseline units was 5.02 habitat units and the total number of post-development units was 6.43 units, equating to a 28.17% gain. In addition, there is a gain of 2.53 hedgerow units, equating to a 11505.81% net gain.
- S.6. The findings of this report conclude that the proposed development does not pose a risk to protected and/or priority species or habitats, if the recommendations set out within this report are implemented. Therefore, it is considered that the proposed development could be in conformity with national and local planning policy and legislation.



Section 1: Introduction

Introduction

- 1.1. This report has been prepared by Dunham Ecology Ltd on behalf of JD Sports Fashion Plc. This report sets out the findings of a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment at JD Sports Campus, Hollins Brook Way, Bury, BL9 8RR (OS Grid Reference SD 81544 08687), hereafter referred to as 'the site'. See **Plan 10085/P001i** for the indicative red line boundary. This report has been completed to inform the planning application for the development of a sports pavilion with associated courts and pitches.
- 1.2. The area to the west of the site was subject to a previous Reserved Matters application (ref 71247) in October 2024. This was subsequently built out differently to the plans submitted and those differences are now the subject of this planning application. Therefore, the baseline for this area is taken as the baseline pre the October 2024 submission in order to capture any habitat losses/gains under the BNG legislation. This is with the exception of trees, as significantly more tree loss was consented in October 2024 than was undertaken. Therefore, trees that remain in situ form part of this application baseline, to ensure any tree losses are captured. This is considered to be a worst case scenario with respect to BNG to ensure adherence to the relevant legislation.

Purpose

- 1.3. This report:
 - Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely "Zone of Influence"¹ (Zol) of potential development of the site;
 - With reference to relevant planning policy and legislation (**Appendix 1**), describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development, or identifies issues that could affect the principle or quantum of development the site could support; and
 - Present the results of a Biodiversity Net Gain calculation utilising the Statutory Biodiversity Metric.
- 1.4. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal².

Methodology

- 1.5. Full methods for the data search, habitat survey and BNG work can be found in **Appendix 2**.

¹ Defined by the CIEEM (2024) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

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



Quality Control

- 1.6. All ecologists or subcontractors at Dunham Ecology Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members, and abide by the Institute's Code of Professional Conduct³.

Limitations and Assumptions

- 1.7. The UK habitat survey was undertaken outside of the optimal season. However, due to the habitats present within the baseline it is not expected that this has any implications on the output of this assessment.

³ CIEEM (2022) Code of Professional Conduct, CIEEM, Hampshire



Section 2: Ecological Features and Potential Impacts, Mitigation, and Enhancement

Designated Sites

- 2.1. The data search returned one Natura 2000 site within 10 km of the site and two statutory designated sites within 2 km of the site. Seven non-statutory designated sites were identified within 2 km of the site. These are detailed in **Table 2.1** over the page, along with potential impacts and mitigation measures which may be required.
- 2.2. The site is within the SSSI Risk Zone for the Rochdale Canal SSSI. However, the site does not meet any of the criteria triggering consultation with Natural England (NE) such as, aviation infrastructure, livestock development and combustion.



Table 2.1 Designated Sites within ZOI

Designated Site	Distance and Direction from Site	Ecological Importance	Potential Impacts and Requirement for Mitigation	Relevant Legislation and Policy
Rochdale Canal Special Area of Conservation (SAC)	c. 6.57 km E	International	Given the scale of the development, the distance from the site and the lack of hydrological connectivity, no impacts from the development to this designated site is expected during construction or operation	Conservation of Habitats and Species Regulations 2017 (as amended)
Hollins Vale Local Nature Reserve (LNR) and Site of Biological Interest (SBI)	Immediately south of the site.	Local	Hollins Vale LNR (and SBI) is a designated farmland reserve comprising grassland, grazed pasture, woodland and wetland areas. The LNR is visited by walkers and anglers. Policy requirements include the creation/enhancement of connections to the site and the prevention of degradation. Due to the close proximity, a suitable buffer will need to be in-situ to prevent degradation and disturbance to the LNR from both pollution and increased recreational pressure. Measures to protect the site are to be detailed within a Construction and Environmental Management Plan (CEMP).	NPPF Bury Local Plan Policy LP-GI5 Bury Unitary Development Plan Policy EN6/1 and EN6/2
Springwater Park LNR	c.1.23 km SW		Given the scale of the development, the distance from the site and the lack of hydrological connectivity and the baseline habitats to be lost on site, no impacts from the development to these designated sites is expected during construction or operation.	PfE Policy JP-G8
Pilsworth SBI	c. 0.89 km SE			
Parr Brook SBI	c. 1.12 km S			
Railway Cutting at Heywood SBI	c. 1.68 km NE			
Swan Lodge SBI	c. 1.71 km W			
Townside SBI	c. 1.81 km NW			

Habitats and Protected Species

- 2.3. The habitats and presence of, or potential for, protected species that could be affected by the proposed development are summarised below in **Tables 2.2** and **2.3** respectively. Species which are considered likely absent from the site based on professional judgement following consideration of the habitats within the site, signs of species presence at the time of survey and data search records, are not discussed.
- 2.4. Due to much of the landscaping proposed and agreed as part of the previous application (ref 71247) being in situ, the baseline habitats could not be surveyed during the October 2025 site visit. Therefore, the Preliminary Ecological Appraisal (PEA) from the previous application was used to describe the baseline habitats that have since been removed, notably the modified grassland habitat.



Table 2.2. Habitats, their Importance, Potential Impacts and Mitigation/Enhancement Opportunities

Habitats	Description	Ecological Importance/Suitability for Protected/Priority ⁴ species	Potential Impacts and Mitigation/Enhancement Opportunities	Photograph
<u>Primary code(s):</u> Sparsely vegetated land – Ruderal/ephemeral u1f	Ruderal vegetation had colonised on previously disturbed land and rubble piles. Species present within this habitat included spear thistle <i>Cirsium vulgare</i>, field thistle <i>Cirsium discolor</i>, rosebay willowherb <i>Chamaenerion angustifolium</i>, horseweed <i>Erigeron canadensis</i>, dock <i>Rumex obtusifolius</i>, ribwort plantain <i>Plantago lanceolata</i>, herb Robert <i>Geranium robertianum</i>, sow thistle <i>Sonchus oleraceus</i>, Yorkshire fog <i>Holcus lanatus</i>, red clover <i>Trifolium pratense</i> and rare occurrences of buddleia <i>Buddleja davidii</i> and bramble <i>Rubus fruticosus</i>.	This habitat type is not of local importance, nor is it likely to support any protected or priority species; therefore it is classified as negligible ecological importance.	No specific mitigation is required for this habitat type.	
<u>Primary code(s):</u> Developed land; sealed surface Artificial unvegetated; unsealed surface	Hollins Brook Way was located within the site boundary along with associated access roads to the site. A small brick building with a flat roof was present in the south eastern corner of the site. The site was dominated by unsealed surface, predominantly gravel.	This habitat type is of negligible ecological importance. However, the building may have suitability to support roosting bats.	No mitigation required.	
<u>Primary code(s):</u> Ornamental hedgerow	A small linear area of ornamental planting was present within the unsealed surface on the eastern side of the site. This habitat was dominated by cotoneaster species. <i>Cotoneaster sp.</i>, including Himalayan cotoneaster <i>Cotoneaster simonsii</i> Bramble and a small heavily pruned cherry tree <i>Prunus avium</i> were also present.	This habitat is not of local importance due to the non-native and species-poor nature and is therefore considered to be of negligible ecological importance. Although this habitat may provide suitable habitat to support protected species such as bats and birds. Himalayan cotoneaster is listed under Schedule 9 of the Wildlife and Countryside Act (WCA), and therefore, it must be appropriately removed.	Removal of this hedgerow should follow methodology that will be detailed within the Construction Environmental Management Plan (CEMP) for the proposed development No specific mitigation is required for this habitat type, however, it is recommended that species-rich hedgerows are incorporated into the design to enhance the biodiversity value of the site whilst also enhancing the site for protected and priority species.	

⁴ Priority species and habitats are those listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2005. Section 40 of the NERC Act puts a duty on local authorities to have regard for the conservation of these species, including when considering planning allocations and applications.



Habitats	Description	Ecological Importance/Suitability for Protected/Priority ⁴ species	Potential Impacts and Mitigation/Enhancement Opportunities	Photograph
<u>Secondary code(s):</u> Scattered trees 32	Eighteen individual trees are present in the south western corner of the site and along the western boundary. One small, thirteen medium and four large trees were present in the red line. Species present included field maple <i>Acer campestre</i> , false acacia <i>Robinia pseudoacacia</i> , silver birch <i>Betula pendula</i> and crab apple <i>Malus sylvestris</i> .	This habitat type is of local ecological importance as it is detailed within the local biodiversity action plan (LBAP) for Greater Manchester. In addition, this habitat may support protected species as birds and bats.	No trees are to be removed as part of the development. However, if works surrounding trees are to be carried out during the nesting bird season (March – August inclusive, a pre-commencement check will be required and in the event a nest is present, a suitable exclusion buffer may be required around the tree. Policy LP-GI8 of the Local Plan requires all tree loss to be replaced on a two for one basis or insurance of the provision of benefits lost, should tree loss plans be altered during the course of the proposal, this policy must be adhered to.	
<u>Primary code(s):</u> Modified grassland g4	The southwestern corner of the site comprised modified grassland. This habitat was dominated by perennial ryegrass <i>Lolium perenna</i> with occasional occurrence of creeping thistle <i>Cirsium arvense</i> , herb Robert <i>Geranium robertianum</i> , ribwort plantain <i>Plantago lanceolata</i> and rosebay willowherb <i>Epilobium angustifolium</i> .	This habitat type is common and widespread and is therefore considered to be of negligible ecological importance .	No specific mitigation is required for loss of this habitat type. However, it is recommended that green space is incorporated into the design to prevent complete loss of this large vegetated area.	No image available due to utilisation of historic PEA description.
Adjacent Habitats				
Built-up areas and gardens u1 Grassland g Scattered trees 33 Woodland and forest w	The site is boarded by residential development to the west and commercial development to the north and east including the JD Group corporate offices. Immediately south of the site is Hollins Vale LNR. In the wider landscape, the M66 is present to the east of the site, Hollins Brook to the south, River Roch to the west and Bury town to the north.		No mitigation required is required for habitats bordering the site to the west or east of the site. The habitats to the south of the site comprise the Hollins Vale LNR. Both this LNR and the most western strip of land within the site highlighted within the Greater Manchester draft Local Nature Recovery Strategy (LNRS). Policy LP-GI7 details that development that is 'sited within or adjacent to the adopted Local Nature Recovery Strategy's Local Nature Recovery Network it should demonstrate how the proposal will enhance and protect the integrity of existing core areas for nature recovery and boost the connectivity of the network'. Whilst both the LNRS and the local plan are currently only in draft stage, it is recommended that effort to protect these designated areas, whilst increasing the semi-natural habitat on site to enhance connectivity is made. Such efforts are currently displayed in the proposed development with the inclusion of shrub planting and increased tree cover within the western strip of the site as well as along the southern boundary adjacent to the LNR.	



Table 2.3. Fauna (including Protected/Priority Species) their Importance, Potential Impacts and Mitigation/Enhancement Opportunities

Fauna (including Protected/Priority Species)	Ecological Importance/Suitability for Protected/Priority ⁵ species	Constraints	Potential Impacts and Mitigation/Enhancement Opportunities
Amphibians	The desk-based data search returned no GCN licence applications within 2km of the site and identified only one pond present within 250m (245m north). This pond is located to the north on the other side of Pilsworth Road beyond industrial development creating a significant geographical barrier between the pond and the site. The site contains very minimal suitable habitat for GCN and other amphibians, with suitability restricted to the small areas of ruderal and modified grassland. The ruderal is unconnected to any wider suitable habitat and can therefore be discounted. The modified grassland is connected to the wider suitable habitat in Hollins Vale LNR, however, no waterbodies are located within the 250m buffer in this location and therefore presence of amphibians in both the onsite and offsite immediate habitat is considered unlikely. Therefore, the site is considered to be of negligible importance for amphibians.	None	Due to the limited number of waterbodies in the immediate vicinity of the site and the industrial nature of the development and wider area, enhancements for amphibians are not recommended as they will likely have no impact on the amphibian population within Bury.
Badger	The LNR immediately adjacent to the site on the southern boundary of the site may be suitable for badgers however, no habitats within the site are considered favourable for foraging or sett building badger. Therefore, the site is considered to be of negligible importance for badger.	Although badger have a transient nature, the site is separated from the suitable habitat to the south by a robust fence, significantly limiting the risk of badger occurrence within the site.	Creation of linear features, including hedgerows and tree lines around the perimeter of the site will further enhance the suitable foraging and dispersal corridor for badger.
Birds	Hedgerows and scattered trees on site offer nesting and foraging opportunities for a limited number of a common assemblage of birds. However, due to the homogenous landscape of the industrial area the site is not considered to be an important habitat provider for birds. In addition, the LNR to the south of the site provides an abundance of habitat suitable for nesting and foraging birds. The site is considered to be of negligible importance for birds, however, all breeding birds within the UK are protected by law whilst at active nests therefore, legal compliance is required.	The current designs include the removal of ornamental hedge. The removal of this habitat and the removal of habitat surrounding retained suitable features (notably trees) should be avoided during the nesting season (March to September inclusive, though this is not defined in law and birds may nest outside of this time), wherever possible.	Should the hedgerow be removed or any habitat immediately adjacent to trees be impacted during the nesting bird season, nesting bird checks must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. If an active nest is found, a suitable buffer is to be installed around the nest with no construction activity occurring within this buffer until after young have fledged. The incorporation of bird boxes is recommended to enhance the site for nesting birds.
Bats	The desk-based data search returned no bat licence applications within 2km of the site. There is a lack of linear features present within the site boundary, therefore the site is unlikely used by commuting or foraging bats. A single brick building with a flat roof was present on site which may provide roosting habitat between bricks, however, the PEA submitted as part of the previous application (ref 71247) found no suitable features. Eighteen individual trees were present within the site boundary and also may provide suitable roosting habitat. Of these, four trees are classified as small, limiting the suitability for roosting bats.	The current proposals do not require the removal of any trees or the building. If design evolution requires the removal of trees, any trees to be removed must be subject to a Ground Level Tree Assessment (GLTA) to determine the suitability for bats. In addition, if the building is to be removed an updated Preliminary Roost Assessment (PRA) will be required. The LNR may support a population of bats, and therefore, mitigation is required to prevent impacts to such populations.	The provision of an unlit buffer (circa 10m) to the LNR on the southern boundary of the site in addition to a sensitive lighting scheme within the site during both the construction and operational phase will mitigate impacts to commuting bats and those that may be roosting within the edge of the LNR. The provision of hedgerows and trees at post-development will enhance the site for bats. It is also recommended that bat boxes are incorporated into the design. In anticipation of a planning condition requesting details of this recommendation, the number, location and specification of the bat and bird boxes are presented on Plan 3: 10085/P003.

⁵ Priority species and habitats are those listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2005. Section 40 of the NERC Act puts a duty on local authorities to have regard for the conservation of these species, including when considering planning allocations and applications.



	The LNR located to the south of the site offers suitable habitat for roosting, commuting and foraging bats however, there is no connectivity of suitable habitat between the site and the LNR. Due to tree roosts usually being for single bats, the lack of roof void within the building and absence of commuting features, the site is considered to be of low ecological importance for bats.		If design evolution requires the removal of trees or the building present within the site, suitable mitigation may be required should any suitable features for roosting bats be identified.
Hedgehog	The grassland present within the site may offer foraging and nesting potential for hedgehog. However, given the expanse of habitat to the south of the site, the site is considered to be of negligible ecological importance for this species.	Negligible	Whilst the likelihood is limited, if hedgehogs are encountered, they should be carefully moved to a suitable vegetated area outside of the working area. These measures are to be detailed within the CEMP for the site. The site may be enhanced for hedgehog through the provision of suitable terrestrial habitats (for example, long grassland and/or scrub and connection to the wider habitat to the south.



Biodiversity Net Gain

Approach to BNG

Strategic Significance (SS)

- 2.6. Whilst the Greater Manchester Local Nature Recovery Strategy (LNRS) is in draft form, the Greater Manchester Combined Authority (GMCA) advise that strategic significance is determined following the Statutory Biodiversity Metric User Guide⁷.
- 2.7. Whilst Hollins Vale LNR and SBI is located immediately south of the site, the site is not located within any statutory or non-statutory site designations. The draft LNRS details the western side of the site and the LNR to the south of the site as being important areas for habitat creation. However, in line with guidance, these designations have not been utilised to determine SS. In addition, consultation of Magic.gov mapping did not identify any part of the site as being located within a Network Enhancement Zone.
- 2.8. Individual trees and hedgerows provide suitable habitat for bats and birds (both nesting and foraging) along with the hedgerows at post-development providing commuting corridors throughout the site for protected/priority species. Therefore, baseline trees and baseline and proposed hedgerows are considered to be of Medium SS due to their support for such species.
- 2.9. 'The Greater Manchester Biodiversity Action Plan (LBAP)⁶ includes an action plan for 'Hedgerows' and details the importance of species-rich hedgerows within the Greater Manchester area. Therefore, the species-rich hedgerows proposed, have been assessed as being of High SS.
- 2.10. All remaining habitats present on-site (both at baseline and post-development) have been assessed as having Low SS due to not being considered as ecologically valuable in the local area.

Baseline

- 2.11. A detailed condition assessment has been carried out for all habitats present within the Site boundary in line with the Statutory Metric User Guide⁷ and condition criteria⁸. As discussed, habitat has been removed and landscaping installed, part in accordance with the previous application (ref 71247). Therefore, to obtain baseline conditions for the habitats removed in this area, the PEA for the previous application was utilised to retrospectively condition assess and describe these habitats.

Retained and Created Habitats

- 2.12. The Proposed Site Plan (**Appendix 3**) provided by the client was used to determine the areas of retained, created and enhanced habitats on site, as shown on **Plan 10085/P002g**. In addition to this, the landscaping proposals agreed as part of the previous application were utilised to determine the landscaping proposals for the western side of the site (ref 71247). All trees are to be retained, along with a small area of shrub on the southeastern corner of the site. The proposals include a large amount of native shrub planting along with the introduction of linear features and a further 112 scattered trees.

⁶ Greater Manchester Local Record Centre. Greater Manchester Biodiversity Action Plan.

⁷ DEFRA (2025) The Statutory Biodiversity Metric User Guide.

⁸ DEFRA (2025) The Statutory Biodiversity Metric Condition Assessments.



- 2.13. The calculator automatically assigns distinctiveness scores to each habitat, and the user inputs scores for condition, strategic significance and total area (in hectares). As per the guidance, the area of trees on site was calculated using the integrated 'street tree helper' tool within the metric spreadsheet.



Results

2.14. **Table 2.4** details baseline habitat along with the Statutory Biodiversity Metric Habitat classification, the area, the baseline biodiversity value and the unit value to be lost, whilst **Table 2.5** details the information relating to baseline hedgerows. The total unit value for the area-based baseline habitat is 5.02 units and that for hedgerows is 0.02. There were no watercourse habitats present on site.

Table 2.4. Area-Based Baseline Habitat Assessment and BNG Unit Value Summary

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	SS	BNG unit Value – Total	BNG unit Value - Lost
Grassland	Modified grassland	0.079	Low	Poor	Low	0.16	0.16
Urban	Developed land; sealed surface	0.289	V.Low	N/A - Other	Low	0.00	0.00
Sparsely vegetated land	Ruderal/Ephemeral	0.232	Low	Moderate	Low	0.93	0.93
Urban	Artificial unvegetated, unsealed surface	1.178	V.Low	N/A – Other	Low	0.00	0.00
Urban	Introduced shrub	0.005	Low	Condition Assessment N/A	Low	0.01	0.01
Urban	Urban tree*	0.065**	Medium	Poor	Medium	0.29	0.00
Urban	Urban tree*	0.065**	Medium	Moderate	Medium	0.57	0.00
Urban	Urban tree*	0.232**	Medium	Good	Medium	3.06	0.00
Total		1.78				5.02	1.1

*One small, thirteen medium and four large trees were identified on-site and have been inputted into the tree helper tool within the metric to determine the area and unit provision associated with them

**The area associated with individual trees is not incorporated into the area total to ensure area is not double counted. However, the units provided by trees is incorporated into the unit total

Table 2.5. Area-Based Baseline Hedgerow Assessment and BNG Unit Value Summary

Hedgerow Type	Area (hectares)	Distinctiveness	Condition	SS	BNG unit Value – Total	BNG unit Value - Lost
Non-native and ornamental hedgerow	0.02	V.Low	Poor	Medium	0.02	0.02
	0.02				0.02	0.02

2.15. **Table 2.6** details the area-based habitats to be retained and created and within the proposed development. Whilst **Table 2.7** details the hedgerows proposed for creation within the proposed development. The unit value of the retained habitats is 3.92 and that of created habitats is 2.5 units. **Table 2.6** details the hedgerow to be created within the proposed development. The unit value of created hedgerows is 2.55 units; no hedgerows are to be retained from baseline.

Table 2.6. Retained and Created Habitats

Broad Habitat	Proposed habitat	Area (ha)	Retained/Created	Distinctiveness	Target condition/ Baseline change	SS	BNG unit Value – Final
Urban	Introduced shrub	0.002	Retained	Low	Condition Assessment N/A	Low	0.00
Individual trees	Urban tree*	0.065**	Retained	Medium	Poor	Medium	0.29
Individual trees	Urban tree*	0.065**	Retained	Medium	Moderate	Medium	0.57
Individual trees	Urban tree*	0.232**	Retained	Medium	Good	Medium	3.06
Urban	Developed land; sealed surface	1.003	Created	Very Low	N/A - Other	Low	0.00
Grassland	Modified grassland	0.044	Created	Low	Moderate	Low	0.15
Urban	Artificial unvegetated, unsealed surface	0.362	Created	Very Low	N/A – Other	Low	0.00
Urban	Introduced shrub	0.256	Created	Low	Condition Assessment N/A	Low	0.49
Grassland	Other neutral grassland	0.091	Created	Medium	Poor	Low	0.34
Urban	Rain garden	0.025	Created	Low	Good	Low	0.13
Individual trees	Urban tree*	0.456**	Created	Medium	Moderate	Low	1.39
Total		1.78					6.43

*All trees from baseline are to be retained and 112 small trees are to be created at post-development. All trees have been inputted into the tree helper tool within the metric to determine the area and unit provision associated with them

**The area associated with individual trees is not incorporated into the area total to ensure area is not double counted. However, the units provided by trees is incorporated into the unit total



Table 2.7. Post-development Hedgerow Habitat Assessment BNG Unit Value Summary

Hedgerow Type	Length (km)	Retained/Created	Distinctiveness	Target condition	SS	BNG unit Value – Final
Species-rich native hedgerow	0.306	Created	Medium	Moderate	High	2.36
Non-native and ornamental hedgerow	0.186	Created	V.Low	Poor	Medium	0.20
Total	0.49					2.55

2.16. The Statutory Biodiversity Metric has calculated that the proposed development at this stage as illustrated on the Proposed Site Plan results in a net gain of 1.41 habitat units, equating to +28.17% BNG. Therefore, the proposed development does align with mandatory BNG requirements, and no further offsetting is required. In addition, there is a gain of 2.53 hedgerow units, equating to +11505.81%. **Table 2.7** below summarises the findings of the BNG assessment.

Table 2.7 Summary of results

	Baseline Unit Value	Post-development Unit Value	Total Unit Change	Total % Change
Area-based Habitats	5.02	6.43	+1.41	+28.17%
Hedgerow Habitats	0.02	2.55	+2.53	+11505.81%

2.17. As well as the requirement for achieving 10% BNG, the Environment Act also requires all trading rules to be met. The trading rules ensure habitats to be replaced are on a like for like or better basis depending on their distinctiveness. **Table 2.8** below details the mitigation requirements for each Distinctiveness group.

Table 2.8 Trading Rule Requirements

Distinctiveness Group	Trading Rule	Rules Satisfied?
Very High	Same habitat required – bespoke compensation option 	N/A
High	Same habitat required =	N/A
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes – no habitats of Medium distinctiveness are proposed for removal and therefore there is a unit gain for this distinctiveness group (0.34 units relating to ‘Other neutral grassland’ and 1.94 units relating to ‘Urban tree’) that can be utilised to offset the loss of ‘Low’ distinctiveness habitats.
Low	Same distinctiveness or better habitat required ≥	Yes – the loss 0.01 units relating to ‘Modified grassland’ and 0.93 units relating to ‘Ruderal/ephemeral’ is suitably offset by the provision of 0.49 units relating to ‘Introduced shrub’ and 0.13 units relating to ‘Rain garden’ in combination with the surplus units provided by the creation of Medium distinctiveness habitats.

Section 3: Conclusions and Recommended Further Work

Key Issues

- 3.1. The key impacts of the development are as follows.
- Hollins Vale LNR is located immediately adjacent to the south of the site, and therefore, suitable mitigation is required to prevent impacts;
 - The western side of the site is detailed within the draft LNRS, and therefore, biodiversity enhancement in this area is required, along with the provision of connectivity between semi-natural habitats in this area and to the LNR to the south; and
 - Woody vegetation (hedgerow and trees) on site has the potential to support a common assemblage of nesting birds, all vegetation clearance should be undertaken outside of nesting bird season, or be preceded by a check from a suitably qualified ecologist with suitable buffers being implemented where required.

Design Advice

- 3.2. In regard to BNG, the habitats of most importance on site, and thus of Medium distinctiveness, are 'Individual trees – Urban trees'. In line with the mitigation hierarchy, development proposals should seek to retain and enhance these habitats wherever possible. Where this is not possible, any lost habitats should be replaced on like for like or better basis, in order to achieve net gain. All trees are proposed for retention with the incorporation of further Medium distinctiveness habitats in the proposals; namely 156 trees, neutral grassland and species-rich hedgerows.
- 3.3. The proposed development achieves +10% BNG and satisfies all trading rules, therefore no further design advice is required in regard to BNG.
- 3.4. In order to prevent light pollution to the adjacent LNR/SBI, whilst also preventing disturbance to any protected/ priority species utilising the site, namely bats, it is recommended that a sensitive lighting strategy is incorporated into the design.
- 3.5. To enhance the site for protected/priority species it is recommended that bat and bird boxes are installed on existing trees within the site. In anticipation of a planning condition requesting details of this recommendation, the number, location and specification of the bat and bird boxes are presented on **Plan 3: 10085/P003**.

Potential Further Work

- 3.6. If design evolution requires the removal of trees and/or the building within the southeastern corner of the site, GLTA/PRA's will be required.

Potential Control Mechanisms

- 3.7. An ECoW will be required to be present on site should suitable nesting habitat be impacted during the core nesting season for birds.



- 3.8. A CEMP is required detailing mitigation measures for pollution prevention of protected sites, PWMS measures and mitigation for protected/priority species, as well as detailing the removal methodology for Himalayan cotoneaster.
- 3.9. A Habitat Management and Monitoring Plan (HMMP) is expected to be conditioned to ensure long-term management (30 years) for onsite created and enhanced habitats, which is a requirement of the Environment Act 2021.

Conclusion

- 3.10. No significant issues in relation to protected species have been identified in relation to the proposed development. Mitigation recommendations have been included within this report to prevent impacts to Hollins Vale LNR. The proposed development achieves +10% BNG, as well as satisfying all trading rules, and therefore, with the implementation of all recommendations within this report is considered to be compliant with planning policy and legislation.



Appendix 1: Legislation and Planning Policy

Legislation

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Environment Act 2021;
 - The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021 & Town and Country Planning Act

- A1.5. The Environment Act gained Royal Assent in November 2022. Whilst the premise of BNG has been around prior to this, the Assent of the Act set the Framework for future legislation to be changed. In November 2023 Schedule 14 of the TaCPA, was amended to make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.



Natural Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

- A1.6. ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.
- A1.7. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).
- A1.8. Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.
- A1.9. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

National Planning Policy

National Planning Policy Framework (NPPF), December 2024

- A1.10. The updated National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.
- A1.11. Paragraph 11 states that:
- "Plans and decisions should apply a presumption in favour of sustainable development."*
- Section 11 of the NPPF, paragraph 125, states that planning policies and decisions should:
- b) *"encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains such as developments that would enable new habitat creation or improve public access to the countryside;*
 - c) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"*
- A1.12. Section 15 of the NPPF (paragraphs 187 to 195) considers the conservation and enhancement of the natural environment.
- A1.13. Paragraph 187 states that planning and decisions should contribute to and enhance the natural and local environment by:



- a) *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”*

A1.14. Paragraph 188 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 192 states that in order 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 biodiversity⁹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹⁰; 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.”*

A1.15. When determining planning applications, Paragraph 193 states that 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;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- 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 reasons¹¹ 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*

⁹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹⁰ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

¹¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.



design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

A1.16. As stated in paragraph 194 the following should be given the same protection as habitats sites¹²:

- a) *“potential Special Protection Areas and possible Special Areas of Conservation;*
- b) *listed or proposed Ramsar sites¹³; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”*

A1.17. Paragraph 195 states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Local Planning Policy

Greater Manchester – Places For Everyone, Joint Development Plan (2024)

A1.18. The Places for Everyone Plan was adopted in March 2024 and details the development plan for nine Greater Manchester Districts, in which Wigan is included. Below outlines those core policies relevant to this report:

- Policy JP-S1: Sustainable Development
- Policy JP-G6: Urban Green Space
- Policy JP-G7: Trees and Woodland
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Bury Draft Local Plan March 2025

A1.19. The Bury Draft Local Plan includes the following core policies relevant for the ecology of the site and proposed development:

- Policy LP-G12: Protected open space, sport and recreation
- Policy LP-G15: Biodiversity
- Policy LP-G16: Biodiversity net gains from new development
- Policy LP-G18: Trees, woodland and hedgerows

Bury Unitary Development Plan – Adopted August 1997

A1.20. The Bury Unitary Development Plan includes the following core policies relevant for the ecology of the site and proposed development, this plan will be superseded by the Bury Local Plan when finalised:

¹² The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.

¹³ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.



- Environment Strategy Objective 2: To retain and manage the natural environment
- Environment Strategy Objective 4: To retain trees and encourage new tree planting
- Policy EN6 – Conservation of the natural environment
- Policy EN8 – Woodland and trees
- Policy EN10 – Environmental improvement

Local Biodiversity Action Plans (LBAP)

A1.21. At a local level, the Site is covered by the Greater Manchester Biodiversity Action Plan (GMBAP). This document identifies habitats and species of importance locally and contains local targets relevant for planning and mitigation within Greater Manchester. Species-rich hedgerows are detailed within the 'Hedgerows' management plan; this habitat is proposed within the post-development plans.



Appendix 2: Methodology and Results

Data Search

- A2.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were accessed and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site. For this assessment, data from the local record centre was not obtained and only readily available records were reviewed.

Biodiversity Actions Plans

- A2.2. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A2.3. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.
- A2.4. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹⁴;
 - Bury Council¹⁵
 - Places for Everyone website¹⁶,
 - Greater Manchester Local Record Centre website⁶,
 - Statutory Biodiversity Metric User Guide and Condition Assessment^{7,8},
 - Joint Nature Conservation Committee (JNCC) website¹⁷,
 - UKHabitat Classifications¹⁸,

¹⁴ DEFRA (2013). Magic Mapping

¹⁵ Bury Council (no date)

¹⁶ Places for Everyone Combined Authority Joint Development (2024)

¹⁷ JNCC (2010). Phase 1 Handbook for Phase 1 habitat survey

¹⁸ UKHab (2023). UK Habitat Classification Documents



- Google Maps, including aerial photography.

A2.5. The following areas of search around the boundary of the site boundary were applied:

- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
- 10 km for European statutory sites.

‘Extended’ Phase I Survey and UK Habs

- A2.6. A UK Habitat Survey was carried out on the 1st October 2025 by Lisa Campbell BSc (Hons) MA, a suitably experienced ecologist an Associate member of CIEEM. The methods used during the walkover survey broadly followed methods used in an ‘extended’ Phase I habitat survey and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group.
- A2.7. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- A2.8. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under Statutory Biodiversity Metric condition criteria, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Biodiversity Net Gain

- A2.9. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the ‘unit’ value associated with each habitat type is calculated based on the following parameters:
- Size (in hectares)/Length (in km);
 - Distinctiveness (i.e. how rare/valuable a given habitat is);
 - Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
 - Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).
- A2.10. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the ‘unit’ value of a given habitat and these are:
- Time to reach the target condition of each habitat; and
 - Difficulty category for the creation of a given habitat.
- A2.11. A calculation has been undertaken using the baseline habitats identified during habitat condition assessment survey, which was carried out on the 1st October 2025, alongside the ‘extended’ Phase 1 survey above. All



surveys were carried out by Lisa Campbell BSc (Hons) MA, a suitably experienced ecologist an Associate member of CIEEM.

- A2.12. The UK Habitat Classification was used to identify habitat types. Note that the calculation is completed separately for non-linear and linear habitats. Habitat areas entered into the Statutory metric in hectares were rounded to three decimal places for increased accuracy. Totals for both ha and unit value have then been rounded to two decimal places.

Evaluation

- A2.13. The evaluation of habitats and species is defined in accordance with published guidance. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.
- A2.14. Consideration will also be given to legally protected or controlled species which are 'important features' in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.
- A2.15. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.



Appendix 3: Proposed Development



Proposed Buildings

Existing Granite Set Paving

Existing Feeder Piers

Installed during Phase 1

Granitic Set Paving (vehicular)

Kellen block paving with natural aggregate 100 x 200 x 80mm

Finish: Breccia & Lucca

Colour: Buff Mix

Area: 980m²

Granitic Set Paving (pedestrian)

Kellen block paving with natural aggregate 300 x 75 x 80mm

Finish: Breccia & Lucca

Colour: Buff Mix

Area: 497m²

Reinforced Gravel

Reinforced Gravel

Size: 40mm

Colour: Pearl Jam

Area: 462m²

Porous Asphalt (pedestrian)

To Engineer's design and detail

Area: 900m²

Porous Asphalt (vehicular)

With white aggregate chippings and thermoplastic white lining to Engineer's design and detail

Area: 3183m²

Running Track

Rubber crumb with thermoplastic white lining

Colour: Yellow

Area: 2033m²

Stepping Stones

Kellen Breccia Slabs in Species-Rich Lawn

2x slabs side by side to make 2m wide path

Size: 1000 x 1000 x 100mm (L x W x D)

Quantity: 17

Granite Tactile Paving Blister

With white aggregate chippings and thermoplastic white lining to Engineer's design and detail

Size: 400mm x 400mm, depth 80mm

Quantity: 106

Perimeter Security Fencing

New fence lines to match existing.

For secure gateway, refer to Architect's design & detail.

Padel Tennis Court Fencing

Specialist steel & glass enclosure to padel tennis court

Sports Pitch Fencing

4.5m high rebound fencing with sliding gates to sports pitch/basketball court.

Recessed gate to MUGA, backboard to basketball court.

Rautator Picnic Bench RTTWB1

900 x 1350 x 700mm (L x W x H)

Reinforced concrete wheelchair accessible table

Galvanneal, powder coated steel frame & untreated jatoba hardwood boards & slats

RAL 1012 Lemon Yellow

Quantity: 4

Bus Stop Bench LBQY10

2995 x 640 x 440mm (L x W x H)

Galvanneal & powder coated steel structure

Steel & backrest made of untreated jatoba hardwood

RAL 9005 Jet Black

Quantity: 4

Concrete Bench

1000 x 400 x 450mm (L x W x H)

Balby Street Scene Aris bench

Solid concrete modular bench - groups of 4 to make 4800mm long benches

Colour: TBC (grey, white, black available)

Quantity: 8

Boulder Seats

Natural stone boulders arranged as informal seating among planting

Rough dimensions 500 x 500 x 1000mm

Quantity: 10

EV Charging Point

Refer to Engineer's drawing

Quantity: 68

Vehicle Stop

1000 x 140 x 80mm Cur Stop

Aluminium profile for maximum resistance without wheel trapping and high visibility yellow markings.

Quantity: 68

Running Track Graphics

50m interval markers with motivational words.

To Client design and detail.

Quantity: 2

Stainless Steel Bollard

900mm x 140mm (H x D) plus 300mm below ground (1200mm overall)

Barriers Direct S376

Placed 1.2m apart, min. 100mm offset from running track.

Quantity: 21

Totem

To Architect's design and detail.

Quantity: 2

Boundary Trees

Semi mature specimens with 5-8m height

Some multistem & feathered forms for screening

Quantity: 17

Rain Garden Trees

Mixture of extra heavy standard (18-20cm girth), multistem & feathered trees suitable for wet & dry conditions

Quantity: 14

Mini Woodland

Mixture of large and small clear stem, multistem & feathered

Selected to give a wild feel & provide biodiversity benefits

Quantity: 22

Welcome Trees

Semi mature specimens with 5-8m height

Quantity: 13

Campus Trees

Extra heavy standard trees with 2.5-4m height

Min. clear stem 1.75m or multistem with height of 3-4m

Quantity: 20

Hornbeam Hedge

Hedge planting maintained at 0.9m high

Triple staggered planting 700mm depth

Length: 100.0m

Native Species Hedge

Evergreen hedge planting maintained at 0.9m high

Triple staggered planting 700mm depth

Length: 45.0m

Species Rich Lawn

Product: The Original Species Rich Lawn Turf

Manufacturer: Wildflower Turf

Area: 345m²

Low Grow Turf

Product: Low Grow Turf

Manufacturer: Wildflower Turf

Area: 489m²

Wildflower Turf

Product: Indian Summer Turf

Manufacturer: Pictorial Meadows

Area: 526m²

Bulb Mix

Naturally scattered spring bulbs in blocks within grass planting

Area: 345m²

Rain Garden Mix

Selection of species suitable for extremes of dry and wet soil.

Area: 270m²

Shade Tolerant Planting

Native groundcover suitable for shady ground beneath trees

Area: 102m²

Ornamental Shrub Mix

Ornamental shrub planting maintained at 0.5m high

Area: 325m²

Sports Facilities

Padel Tennis Court

Double court with 30 surfacing, panoramic enclosure & floodlighting.

Detail by specialist supplier.

Basketball Shed Court

Porous asphalt with acrylic overlay artwork & thermoplastic lining to NBA standard & to Client detail

NOTES: Do not scale from this drawing; use figured dimensions only. The contractor must verify all dimensions before starting work. This drawing is for its intended purpose only and may not be copied or reproduced without written permission. All designs remain the copyright of CW Studio Ltd. Any discrepancies must be reported to the landscape architect before manufacture or construction. CW Studio Ltd is registered in England & Wales, No. 8054263.

DRAFT FOR COMMENT

CLIENT		
JD Sports		
PROJECT NAME		
JD Campus Pavilion		
DRAWING NAME		
Landscape Plan		
DRAWING NUMBER	REV	REV DATE
2622-CWS-XX-XX-D-L-1000	D09	18/11/2025
REASON FOR ISSUE	WORK STAGE	STATUS
Road & buildings adjusted	Stage 3	Planning
JOB NO.	FIRST ISSUE	DRAWING SCALE
2622	17/10/25	1200 @ A1

CW Studio

Studio Nine

9 Stevenson Square

Manchester, M1 1DB

0161 464 3895 / info@cwstudio.co.uk

www.cwstudio.co.uk

CW

STUDIO

Appendix 4: Baseline Condition Assessments

Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	Dominated by perennial ryegrass. Creeping thistle, herb robert, ribwort plantain, rosebay willowherb all occurred occasionally
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
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.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Poor	



Individual trees

Limitations (if applicable)				Habitat parcel reference										
				T27	T28	G29 (x3)	T30	T40	T41	G42	T39	T36	T35	
				Grid reference										
Condition Assessment Criteria														Notes (such as justification)
				Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	yes	no	no	yes	yes	yes	yes	yes	yes	no	no	T27 is pedunculate oak. T28 is Lawson cypress. G29 is Norway maple. T30, T39 and T41 are ash. T40 is alder.	
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).	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	all are individual trees	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	T27, T28, G29, T30, T40 are early-mature. All others are 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.	yes	no	no	yes	yes	yes	yes	yes	yes	yes	yes	T28 has been topped and G29 has been pruned.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	yes	no	no	yes	yes	yes	yes	yes	yes	yes	yes	deadwood and bark wounds on trees providing niches.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	no	no	no	yes	yes	no	no	yes	yes	yes	yes	T27, T28, T41, G42 have canopies over unsealed surface whilst others are over modified grassland.	
Number of criteria passed		5	2	2	6	6	5	5	6	5	5			
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved */√										
Passes 5 or 6 criteria		Good (3)		√			√	√	√	√	√	√	√	
Passes 3 or 4 criteria		Moderate (2)												
Passes 2 or fewer criteria		Poor (1)			√	√								



Individual trees continued

Limitations (if applicable)				Habitat parcel reference											
				G37 (x2)	T34	T33	T19	T26							
				Grid reference											
Condition Assessment Criteria															
				Criterion passed (Yes or No)										Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).	no	no	no	yes	no								G37, T34, T33 are beech. T19 is goat willow. T26 is Norway maple.	
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).	yes	yes	yes	yes	yes								All individual trees.	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	yes	yes	yes	yes	yes								G37, T19, T26 are early-mature. T34 and T33 are dead.	
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.	yes	yes	yes	yes	yes								No evidence for any.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	no	yes	yes	no	yes								deadwood and woodpecker holes on T34 and T35. T26 has cracks in stem and bark wounds.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	yes	yes	yes	no	no								T19 and T26 are predominantly over unsealed surface others are in modified grassland.	
Number of criteria passed		4	5	5	4	4									
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/√											
Passes 5 or 6 criteria		Good (3)			√	√									
Passes 3 or 4 criteria		Moderate (2)		√			√	√							
Passes 2 or fewer criteria		Poor (1)													



Plans:

Plan 1: Habitat Features Plan 10085/P001i

Plan 2: Post-development Habitats Plan 10085/P002g

Plan 3: Bat & Bird Box Plan 10085/P003





Key

-  Application site boundary
-  Scattered trees
-  Ornamental hedgerow
-  Modified grassland
-  Sparsely vegetated / ruderal
-  Introduced shrub planting
-  Built form
-  Developed land; Sealed surface
-  Artificial unvegetated; Unsealed surface



0 50 m

Project	JD Sports Campus, Bury
Drawing Title	Habitat Features Plan
Scale	1:750 @ A3
Drawing No.	10085_P001i
Date	November 2025

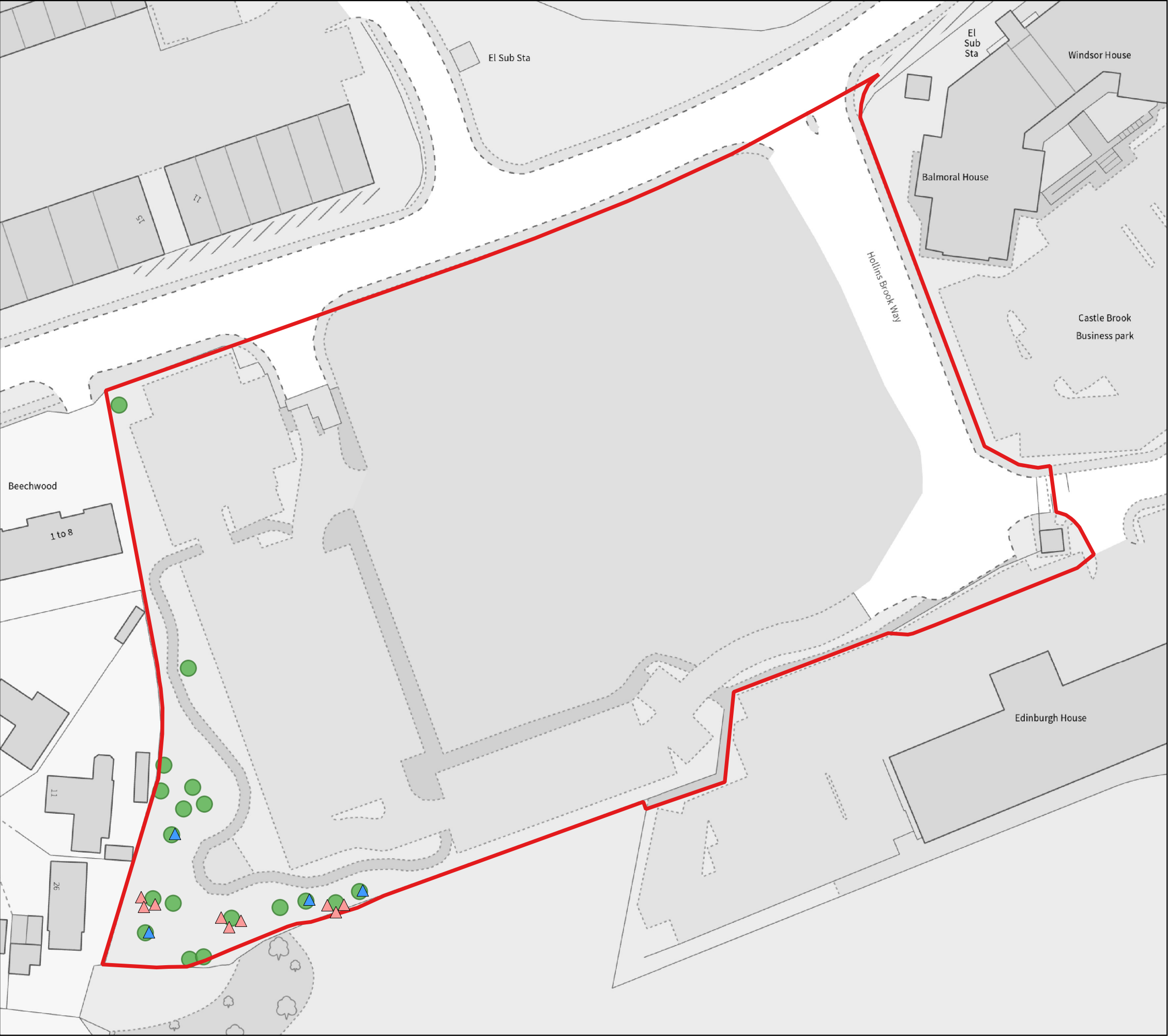


- Key**
- Application site boundary
 - Scattered trees - proposed
 - Scattered trees - retained
 - Species rich native hedgerow
 - Ornamental hedgerow
 - Introduced shrub planting
 - Modified grassland
 - Other neutral grassland
 - Rain garden
 - Built form
 - Developed land; Sealed surface
 - Artificial unvegetated; Unsealed surface



Project	JD Sports Campus, Bury
Drawing Title	Post Development Habitat Plan
Scale	1:750 @ A3
Drawing No.	10085_P002g
Date	November 2025

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Tel: 07749 967168



Key

-  **Application site boundary**
-  **Scattered trees - retained**
-  **Three clusters of 3 no. woodcrete double crevice bat boxes to be erected 3m from the ground on south-west to south-east aspects. Installation according to bat box specification.**
-  **Four Schwegler woodcrete 32mm nest boxes to be erected 3m from the ground on northern and eastern aspects. Installation according to bird box specification.**



0 50 m

Project	JD Sports Campus, Bury
Drawing Title	Bat & Bird Box Plan
Scale	1:750 @ A3
Drawing No.	10085_P003
Date	November 2025

 **DUNHAM
ECOLOGY**
Tel: 07749 967168