



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

07/02/2025

1.2 Planning application reference number

70903

1.3 Local planning authority (LPA)

Bury Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

SD 80522 10310

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Land remediation works, construction of vehicular access road and footway from Market Street with associated infrastructure and structural works

2. Developer details

2.1 Applicant name

Roz Catlow-Patterson

2.2 Company name

Bury Council

2.3 Address

Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

2.4 Email address

R.Catlow-Patterson@bury.gov.uk

2.5 Telephone number

0161 253-6268

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature



2.8 Date

11/2/2025

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Emma Hickson

3.2 Company name

The Environment Partnership (TEP)

3.3 Address

Birchwood Park, 401 Faraday St, Risley, Warrington
WA3 6GA

3.4 Email address

EmmaHickson@tep.uk.com

3.5 Telephone number

07760 788737

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

E Hickson

3.8 Date

04/02/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

BNG has been met through inclusion of habitat creation included in the biodiversity enhancement masterplan (D9302.02.001A).

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The site does not contain any irreplaceable habitats. The site contains habitats of very high, medium and low distinctiveness. 1.39 ha of the overall 2.89 ha of the site will be retained, and a further 0.54 ha will be enhanced, totalling 66% of the overall site area being retained and or enhanced.

Impacts on retained habitats, particularly trees, scrub and woodland, will be minimised in accordance with protection measures set out in the current standards (BS 5837:2012 Trees in relation to design, demolition and construction – recommendations). These measures will minimise incidental damage and disturbance to the habitats and the species they support.

In addition, a Construction Environmental Management Plan (CEMP) will deliver avoidance and control measures which will minimise impacts on retained habitats, such as the use of bunds to catch and divert runoff, drip trays to prevent any oil and fuel spillages spreading, use of wheel washing and damping down to minimise the incidence of windblown dust and net fencing to catch windblown rubbish. Watercourse banks will also be protected from damage by construction plant.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☐ Yes
☒ No

4.6 How will you achieve the target net gain percentage?

- ☐ On-site
☐ Off-site
☒ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☒ Yes
☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

The Biodiversity Enhancement Plan, which includes the translocation and enhancement of existing habitats to the east of the site, will be submitted to the LPA. This obligation will be included within the JCT contract to ensure that the post-remediation works, as per the below, are undertaken by a specialist landscape contractor.

Enhancements to be provided within the post-development proposals include:

- 0.20ha of bramble scrub enhanced to mixed scrub, moderate condition;
- 0.27ha of wetland fens (upland and lowland), poor condition, to be enhanced to good condition;
- 0.07ha of broadleaved woodland, moderate condition, to be enhanced to good condition

Conditions of the planning approval requires this BGP and a Habitat Management & Monitoring Plan (HMMP) to be submitted and approved by the LPA to secure landscaping and BNG. A recognised management organisation will be responsible for the management and maintenance of the habitats and landscapes within the site, in alignment with the 30-year HMMP and through liaison with the LPA.

This will include the management, in the interim period between the completion of the remediation works and through to the full disposal of the site to a developer (i.e., for the residential scheme). After the disposal of the site, the future developer will be responsible for the long-term maintenance and management of the habitats, with the expectation that the existing management contract is novated and a new managing

organisation is appointed by the developer and this is secured via condition as part of the residential planning approval process.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

4.84

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

In this particular case, we are unable to create or restore on-site biodiversity features due to the nature of the habitat we are working with, and the limited space available on site. The majority loss of habitat on the site is a high-distinctiveness wetland – fens (upland and lowland), which is a rare and ecologically valuable habitat that cannot be easily replicated or re-created elsewhere due to its unique ecological characteristics and the complexity of its environmental conditions. Fen ecosystems rely on specific hydrological, soil, and plant conditions that are difficult to recreate successfully.

Therefore, after consulting with local authorities and in line with the local planning authority's biodiversity strategy, the most effective solution is to purchase off-site biodiversity units. These units will support the restoration and enhancement of similar wetland fen habitats within the local planning area. This approach ensures that the overall biodiversity value within the area will be maintained, while also complying with regulatory requirements for biodiversity net gain.

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

X9302.02.002 (V4)

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

x9302.02.001 Condition Assessment Sheet and
G9302.02.008 Baseline Condition & Significance

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

9302.02.005 Pyramid Park, Bury - Ecological Impact Assessment and G9302.02.006B Phase 1 Habitat Survey

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

9302.02.006 (V3) Pyramid Park, Bury - BNG Assessment and x9302.02.002 (V4) - Pyramid Park Statutory Metric

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

01/05/2024, 03/06/2024

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

No survey constraints were encountered for this scheme.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

20.63

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

17.85

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

-2.77

Area habitat biodiversity units % change

-13.44%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

The developer has purchased off-site biodiversity units from the Environment Bank Limited, whose registered company address is 35 Ballards Lane, London, England, N3 1XW (company number: 05944540).

7.2 Biodiversity gain site register reference number

BGS-130325001

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

The off-site units have been secured via a conservation covenant between the Environment Bank and RSK Biocensus Ltd (who act as the responsible body).

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

No – the Environment Bank unit purchase will include very high distinctiveness habitats and therefore achieve the same habitat as required.

High

Yes

Medium

No – the Environment Bank unit purchase will include both medium and very high distinctiveness habitats and therefore achieve the same broad habitat, or a higher distinctiveness habitat, as required.

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No