

Biodiversity Net Gain Assessment

May 2026

Project Reference: PR-26-0077

Geoffrey Kershaw Centre

54 Deal Street

Bury

BL9 7PZ

National Grid Reference: SD 81684 11043



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Executive Summary

As part of a proposed planning application with Bury Metropolitan Borough Council concerning Geoffrey Kershaw Centre, Tyrer Ecological Consultants Ltd were commissioned by KDB Services Ltd to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a site visit carried out at the site in March 2026, which identified, mapped and assessed the habitats present within the red line boundary. It is understood proposals entail the relocation of vehicular access and associated works to the car park.

Based on the landscaping proposals, with the incorporation of the off-site area as described, the scheme will result in a **2.60% net-gain in Habitat units**.

In terms of specific unit changes, the metric output indicates a **gain of 0.02 Habitat units**.

In addition, **the trading rules are not satisfied for the scheme**, based on the loss of mixed scrub not being adequately compensated for post-development.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.02
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	2.60%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the architect (KDB Services Ltd) on behalf of the applicant, which has resulted in changes to the landscaping scheme, including the retention of key areas, and creation and enhancement of grassland.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

The enhanced modified grassland habitat is considered significant, and will require a Habitat Management and Monitoring Plan (HMMP), detailing management prescriptions for the 30-year period.

Next steps

To ensure that the scheme achieves a 10% net gain and meets trading rules, habitat units will need to be purchased from an off-site habitat bank / provider

See [Section 9.0](#) for further details.

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1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Bury Metropolitan Borough Council concerning Geoffrey Kershaw Centre, Tyrer Ecological Consultants Ltd were commissioned by KDB Services Ltd to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a site visit carried out at the site in March 2026, which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 Proposals include the relocation of vehicular access and associated works to car park. See **Figure 1.1** below for a proposed layout plan.

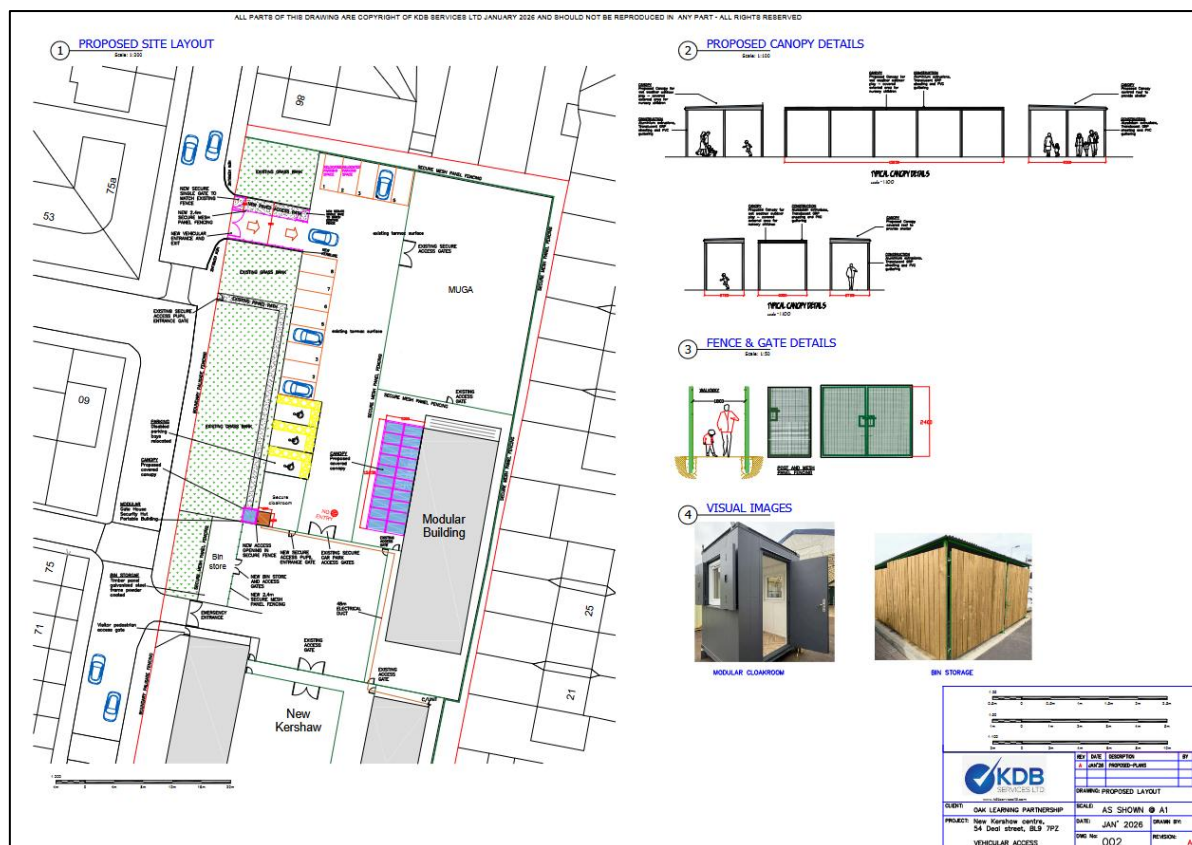


Figure 1.1 – Proposed layout (©KDB Services Ltd)

- 1.3 This BNG Assessment relies on information gathered during the site survey as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.7 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024,
 - The Biodiversity Gain Site Register Regulations 2024,
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024,
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024,
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024,
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.
- 1.8 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.9 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone'², a long-term joint development plan for nine Greater Manchester districts including Bury Council (see **Table 1.1** below):

Table 1.1 – Relevant policy

Policy Title	Summary
Policy JP-G8	Development will be expected to follow the mitigation hierarchy, avoid fragmenting or severing connectivity between habitats, achieve a net gain of at least 10%, and make provision for management of habitats and features connected to the development.

¹ See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

² See: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Miss. H. McGlynn Qualifying CIEEM	• Junior Ecologist with a range of experience and currently undergoing extensive training; holds a BSc (Hons) in Ecology and Conservation and MSc in Conservation Management (a CIEEM accredited course), • Holder of a FISC Level 3 (2025) (Botanical competency), • Meets the requirements of CIEEM's Competency Framework Section S (surveying) to Capable level.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide³ (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁴, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

³ See:

https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

⁴ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and - ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **KDB Services Ltd** (DWG No.: 001) – Existing Layout (January 2026),
 - **KDB Services Ltd** (DWG No.: 002) – Proposed Layout (January 2026).
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Miss. H. McGlynn, as well as with other senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 As stated within the BNG User Guide, where a Local Nature Recovery Strategy (LNRS) has been published, as is the case in Greater Manchester, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all habitats within the site have been assigned 'Area/compensation not in local strategy/no local strategy' at the baseline
- 4.2 The site was not host to any irreplaceable habitats outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, as evidenced during the diurnal assessment undertaken in March 2026.

5.0 Habitat Degradation

- 5.1 Based upon satellite and street view imagery, habitat degradation appears to have taken place between June 2023 and July 2024 with areas of scrub removed on the eastern aspect and north-eastern corner of the site, and grassland removed along the northern section of the development boundary (see **Figures 5.1 – 5.2** below). While this is presumed to be in relation to a granted planning application (Ref.: 70467)⁵, given the application was submitted in January 2024, with plans demarcating vegetation removal including the above areas, it is highly likely that this clearance was conducted after the relevant date of 25th August 2023. Therefore, the baseline value of the site has been entered in its pre-clearance value.



Figure 5.1 – Aerial imagery of site boundary in June 2023 (left) prior to clearance and March 2025 (right) after clearance (© Google Earth Pro)

- 5.2 Based on street view imagery (see **Figure 5.2** overleaf), the south-western corner of the site appears to have been previously covered by dense shrub of various species. It is difficult to ascertain exact species from this imagery, but there appears to be a mix of non-native species such as dominant butterfly-bush (*Buddleja davidii*) and sparse sycamore (*Acer pseudoplatanus*) and native species including rowan (*Sorbus aucuparia*) and elder (*Sambucus nigra*). Using this information, this area has been entered as '**Mixed scrub**' within the metric.

⁵ See: https://planning.bury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= BURY_DCAPR_61657



Figure 5.2 – Evidence of habitat parcel's dense coverage by scrub in August 2023 prior to clearance occurring onsite (© Google Street View)

- 5.3 Given the dense cover of non-native butterfly-bush, it is considered highly unlikely that the mixed scrub parcel would meet Criterion A of the condition assessment, whereby it must be covered by at least 80% native species. In addition, the parcel's enclosed nature within fencing and the developed nature of its bordering habitats means that it would be unlikely to meet Criterion D and Criterion E, with an absence of a well-developed edge and clearings, glades or rides. The parcel is also considered to be unlikely to meet Criterion B with seedlings, saplings, young shrubs and mature shrubs not present in this area, with the parcel only appearing to have become established from 2018 onwards, as per street view imagery. As such, it is likely that the scrub at best would meet Criteria C, thus meeting 'Poor' condition overall.
- 5.4 The north-eastern corner of the site (see **Figure 5.3** overleaf) appears to have been previously covered by a mixture of grassland and encroaching scrub from the adjacent site. The grassland strip along the northern aspect of the site appears to have been lost with a sparsely vegetated area now present as evidenced during the diurnal assessment. Based on the species composition of this area, it is likely that the grassland strip would have reflected the other grassland areas to the west of this parcel. As such, the grassland areas and remaining vegetation have been used to categorise and condition assess this strip of grassland and therefore, this habitat has been inputted into the metric as '**Modified grassland**' in 'Poor' condition.



Figure 5.3 – Evidence of north-eastern corner of the site in August 2023 prior to clearance (© Google Street View)

- 5.5 In relation to the scrub within this area, the majority appears to be encroaching scrub from the neighbouring site that does not appear to have become established within the site boundary. However, in the corner of the site boundary, the scrub present was of a large size and therefore, has been treated as an individual habitat. Species composition is difficult to specify from street view imagery and therefore, imagery taken within Site Plans – Existing & Proposed (© Ryder Architecture) as submitted within the previously mentioned planning application has been used to inform species composition. Based on this evidence, the parcel appears to be comprised of a variety of dogwood (*Cornus sanguinea*), bramble (*Rubus fruticosus* agg.), and laurel (*Prunus* sp.). As such, this parcel has been categorised as **'Mixed scrub'** within the metric.
- 5.6 Given the small size of the parcel and bordering fencing, it is considered highly unlikely that the parcel would meet Criteria D and E. Additionally, it is unlikely that the habitat would have featured a variety of ages and therefore, would not pass Criterion B, as per street view imagery which indicates the habitat is around ~10 years old. As such, it is likely that the habitat would at best meet Criteria A and C, thus meeting 'Poor' condition.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁶, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** & **Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis.

Table 6.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g4 Modified grassland	0.0652	Poor	The western aspect of the site is comprised of a species poor (5 species per m ²), short-sward modified grassland bank that is presumed to be subject to regular management. Species composition includes dominant graminoid coverage of perennial ryegrass (<i>Lolium perenne</i>) and Yorkshire-fog (<i>Holcus lanatus</i>), with occasional dandelion (<i>Taraxacum</i> agg.), creeping buttercup (<i>Ranunculus repens</i>), broad-leaved dock (<i>Rumex obtusifolius</i>), common ragwort (<i>Jacobaea vulgaris</i>), cleavers (<i>Galium aparine</i>) and daisy (<i>Bellis perennis</i>), and rare presence of common mouse-ear (<i>Cerastium fontanum</i>), cuckooflower (<i>Cardamine pratensis</i>), and dove's-foot crane's-bill (<i>Geranium molle</i>).	0.13
Habitat Ref.: 2 h3h Mixed scrub	0.0188	Poor	Areas of mixed scrub within the site boundary to the south-western and north-eastern corners of the site. These areas have been categorised as mixed scrub given they are less than 5m in height with continuous (<75%) cover. While some areas are less than 5m wide at the base within the site boundary, the habitat extends further east beyond the development with the base of the canopy generally greater than 2m from the ground. As such, it is not considered that this habitat acts as a boundary line and is	0.08

⁶This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
			best suited to the habitat definition of 'Dense scrub'.	
Habitat Ref.: 3 h3d Bramble scrub	0.0147	N/A	Along the eastern aspect of the site, dense bramble (<i>Rubus fruticosus</i> agg.) scrub is present which extends beyond the site boundary further east.	0.06
Habitat Ref.: 4 u1 828 Vegetated garden	0.0007	N/A	A small portion of the site boundary on the eastern aspect appears to be included within an extension of the eastern residential development and therefore, has been mapped as 'Vegetated garden'.	0.00
Habitat Ref.: 5 u1 847 Introduced shrub	0.0029	N/A	A small parcel of introduced shrub on the south-western corner of the site comprised of planted, ornamental species.	0.01
Habitat Ref.: 6 u1b5 Buildings Metric: <i>Developed land; sealed surface</i>	0.1208	N/A	Two buildings are present within the site boundary.	0.00
Habitat Ref.: 7 u1b6 Other developed land Metric: <i>Developed land; sealed surface</i>	0.2542	N/A	Areas of hardstanding within the application boundary including site access and parking.	0.00
Habitat Ref.: 8 u1c Artificial unvegetated; unsealed surface	0.0077	N/A	An area of artificially unvegetated, unsealed surface located to the south of the site.	0.00

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 9 u1f Sparsely vegetated land Metric: Ruderal/ Ephemeral	0.0082	N/A	A linear stretch of sparsely vegetated land along the eastern aspect of the site which is broadly comprised of occasional willowherb (<i>Epilobium</i> sp.) and bramble with an average vegetation cover of 40 – 50%.	0.02
Habitat Ref.: 10 Individual trees Urban tree	0.0163	Poor	Four small trees (DBH = 7.5cm – 30cm) in poor condition are present within the site boundary, namely three Leyland cypress (<i>Cupressus x leylandii</i>) trees (T2 – T4) and a single sycamore (<i>Acer pseudoplatanus</i>) (T11).	0.07
Habitat Ref.: 11 Individual trees Urban tree	0.0204	Moderate	Five trees of a small size in moderate condition are located along the eastern boundary of the site, comprised of rowan (T5 – T7), oak (<i>Quercus</i> sp.) (T8), and a cherry (<i>Prunus</i> sp.) (T10).	0.16
Habitat Ref.: 12 Individual trees Urban tree	0.0489	Moderate	Three trees in moderate condition of a medium size (DBH = 30cm – 60cm) are present on the eastern portion of the site. Including a cherry (T1), rowan (T9), and a hazel (<i>Corylus avellana</i>) tree (T12).	0.39
Total Habitat Area (excl. urban trees)	0.49		Total Habitat Units (incl. urban trees)	0.91

Proposals

- 6.3 The proposals are understood to involve the relocation of vehicular access and associated works to the car park to include a new modular secure cloakroom hut, a timber clad bin store, a covered canopy to the existing modular building, the relocation of disabled parking bays and installation of secure mesh fencing and gates. The majority of on-site habitats will be retained, however a small section of **Habitat Ref.: 1 g4** on the western aspect of the site will be lost to facilitate the works alongside the habitat degradation of mixed scrub areas and northern strip of **g4** modified grassland as described in **Section 5.0**.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Table 6.2** for **post-development habitat information** as provided to the author and extracted from the Metric.

Table 6.2 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g4 Modified grassland <u>Enhanced</u>	0.0500	Moderate	Areas of modified grassland within the site boundary to be retained and enhanced to moderate condition as per correspondence with the architect on behalf of the applicant and as per Proposed Layout © KDB Services Ltd.	0.17
Habitat Ref.: 2 h3h Mixed scrub <u>Retained</u>	0.0057	Poor	The south-western section of mixed scrub is to be retained as per Proposed Layout © KDB Services Ltd.	0.02
Habitat Ref.: 3 h3d Bramble scrub <u>Retained</u>	0.0147	N/A	Bramble scrub along the eastern aspect of the site to be retained as per Proposed Layout © KDB Services Ltd.	0.06
Habitat Ref.: 4 u1 828 Vegetated garden <u>Retained</u>	0.0007	N/A	Small parcel of vegetated garden to be retained along the eastern portion of the site as per Proposed Layout © KDB Services Ltd.	0.00
Habitat Ref.: 5 u1 847 Introduced shrub <u>Retained</u>	0.0029	N/A	A small parcel of introduced shrub on the south-western corner of the site to be retained as per Proposed Layout © KDB Services Ltd.	0.01
Habitat Ref.: 6 u1b5 Buildings Metric: <i>Developed land; sealed surface</i> <u>Retained</u>	0.1208	N/A	Retained buildings as per Proposed Layout © KDB Services Ltd.	0.00

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 7 u1b6 Other developed land Metric: <i>Developed land; sealed surface</i> <u>Retained</u>	0.2542	N/A	Areas of hardstanding to be retained as per Proposed Layout © KDB Services Ltd.	0.00
Habitat Ref.: 8 u1c Artificial unvegetated; unsealed surface <u>Retained</u>	0.0077	N/A	The southern area of artificial unvegetated, unsealed surface is not to be impacted by the development as per Proposed Layout © KDB Services Ltd.	0.00
Habitat Ref.: 9 u1f Sparsely vegetated land Metric: <i>Ruderal/Ephemeral</i> <u>Retained</u>	0.0082	Poor	The linear section of sparsely vegetated land is to be retained as per Proposed Layout © KDB Services Ltd.	0.02
Habitat Ref.: 10 Individual trees Urban tree <u>Retained</u>	0.0163	Poor	Four small trees in poor condition to be retained within the development boundary as per Proposed Layout © KDB Services Ltd.	0.07
Habitat Ref.: 11 Individual trees Urban tree <u>Retained</u>	0.0204	Moderate	Five small trees in moderate condition along the eastern aspect of the site are to be retained as per Proposed Layout © KDB Services Ltd.	0.16
Habitat Ref.: 12 Individual trees Urban tree <u>Retained</u>	0.0489	Moderate	Three medium trees in moderate condition not to be impacted by the development as per Proposed Layout © KDB Services Ltd and therefore, are retained.	0.39

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 13 g4 Modified grassland <u>Created</u>	0.0096	Poor	A strip of modified grassland in poor condition is to be created along the northern aspect of the site as per correspondence with the architect on behalf of the applicant.	0.03
Habitat Ref.: 14 u1 845 Ground level planters <u>Created</u>	0.0016	N/A	A linear section of ground level planters is present on the eastern aspect of the site.	0.00
Habitat Ref.: 15 u1b5 Buildings Metric: <i>Developed land; sealed surface</i> <u>Created</u>	0.0006	N/A	Created buildings including a modular cloakroom and bin storage as per Proposed Layout © KDB Services Ltd.	0.00
Habitat Ref.: 16 u1b6 Other developed land Metric: <i>Developed land; sealed surface</i> <u>Created</u>	0.0131	N/A	Areas of hardstanding to be created within the boundary as per Proposed Layout © KDB Services Ltd.	0.00
Total Habitat Area (excl. urban trees)	0.49		Total Habitat Units (incl. urban trees)	0.93

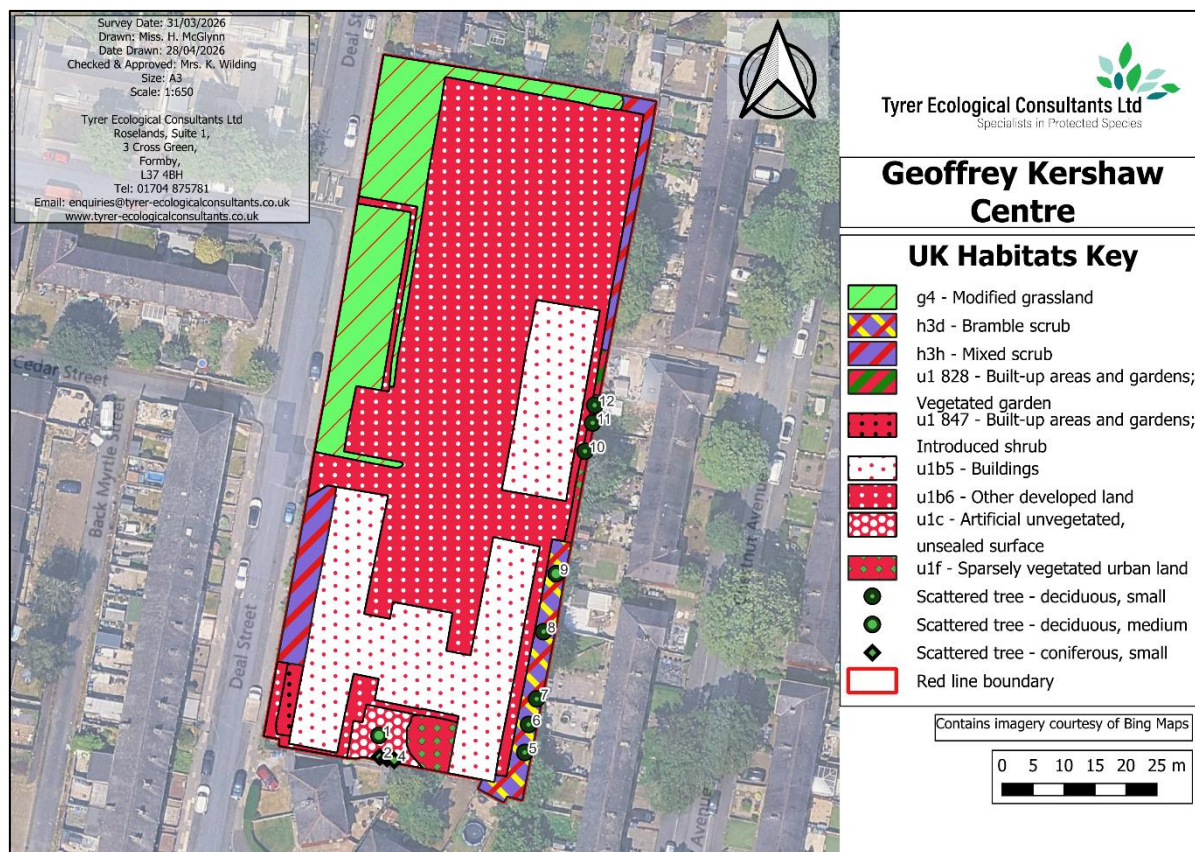


Figure 6.1 – Baseline UK Habitats Map

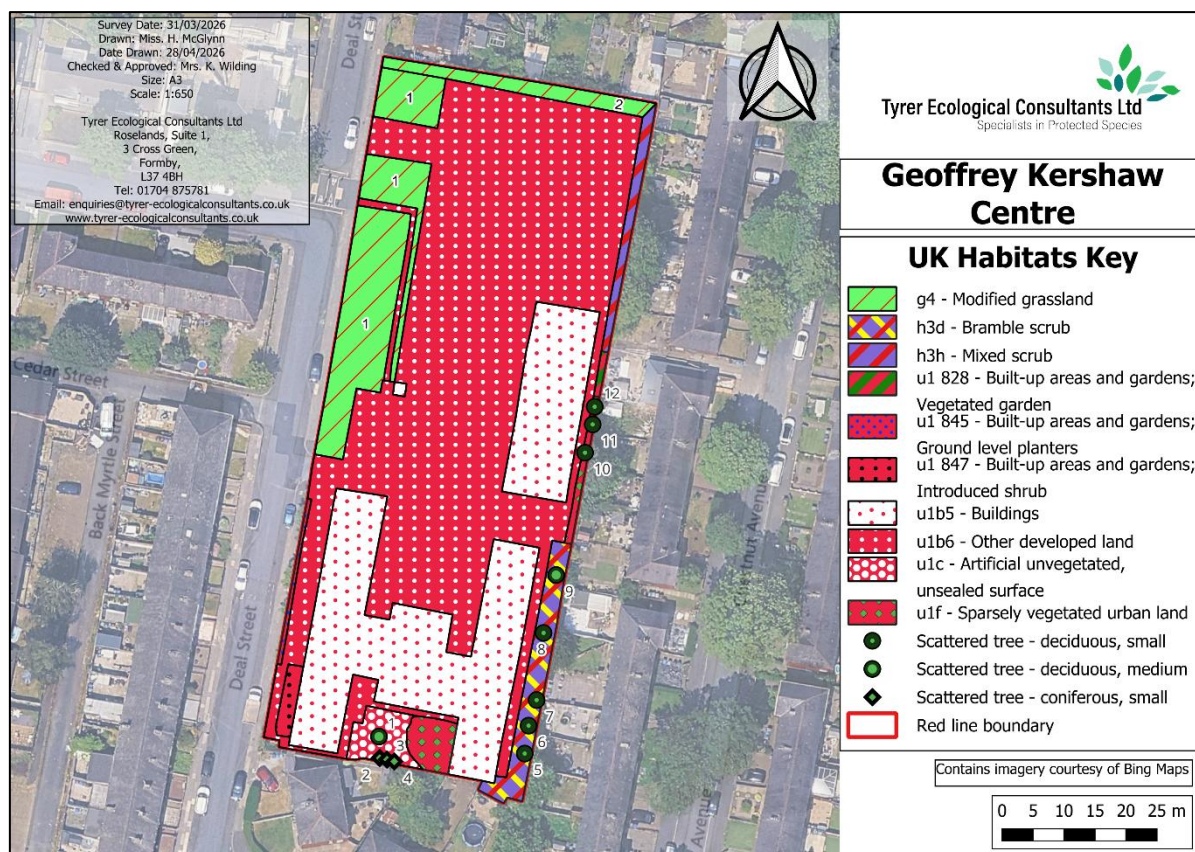


Figure 6.2 – Post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 The Greater Manchester Nature Network Map⁷ was accessed and used to assess the post-development strategic significance of the site in relation to the Manchester LNRS (see **Figure 7.1**). Based upon this, no areas fall within a Nature Recovery Opportunity Area and thus, all post-development habitats have been inputted into the metric as 'Area/compensation not in local strategy/no local strategy'.



Figure 7.1 – Site boundary in relation to the Greater Manchester Nature Network Map (as amended © Greater Manchester Combined Authority)

⁷ See: <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

8.0 Significant Enhancements

- 8.1 The habitat creation works within the red line boundary pertain to only low and very low distinctiveness habitats which will not require a Habitat Management and Monitoring Plan (HMMP). The enhancement of retained modified grassland to moderate condition will be considered a significant enhancement however and therefore will require a HMMP.

9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **2.60% net-gain** in **Habitat units**, thus below the **10% requirement**.
- 9.2 In terms of specific unit changes, the metric output indicates a **gain** of **0.02 Habitat units**.
- 9.3 In addition, **the trading rules are not satisfied for the scheme**, based on the loss of mixed scrub units not being adequately compensated at post-development.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.02
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	2.60%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the architect on behalf of the applicant and ecological consultant and represents an improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.
- 9.7 BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at Geoffrey Kershaw Centre, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. However, the applicant has indicated that they do not own any suitable land for this use.
- 9.8 In addition, it is not considered feasible to achieve any further habitat units on-site to achieve a 10% net gain, with limited scope within the project to create additional habitats or enhance retained habitats.
- 9.9 The applicant has therefore indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve a 10% gain in Habitat units and meet trading rules.

Next Steps (On-site)

- 9.10 In line with national policy, should planning permission be granted modified grassland habitats to be enhanced will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.
- 9.11 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the HMMP). This process ensures compliance with biodiversity commitments. Additional survey and monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.
- 9.12 Once the above has been completed, the applicant / agent should submit the completed biodiversity gain plan and HMMP secured for 30 years, as evidenced by any legal agreements (if required) for the required on-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

Next Steps (Habitat Bank)

- 9.13 Upon the granting of planning permission the applicant will purchase habitat units from a suitable habitat bank to achieve the required 10% net gain; units will be sourced from within the same Local Planning Authority (Bury Metropolitan Borough Council) or National Character Area (Manchester Pennine Fringe) where available, however habitat banks from neighbouring LPAs or NCAs may be utilised where required.
- 9.14 These units will be secured subject to a planning obligation such as a Section 106 agreement between the unit provider and local planning authority.
- 9.15 The applicant should be aware that either the unit provider or themselves (with the unit provider's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.
- 9.16 If the biodiversity gain site is not yet registered, the applicant can either:
- Wait for the provider to register the site and then apply to record the allocation of gains to the development, or;
 - Apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to a development will need to be recorded **before the LPA can approve any biodiversity gain plan**.

- 9.17 It will be the responsibility of the unit provider to ensure that the biodiversity commitments in relation to BNG are met in relation to the application and the correct habitat monitoring and maintenance takes place in order to achieve the forecast outcome in the metric over the 30-year period.
- 9.18 Once the above has been completed, the applicant should submit the completed biodiversity gain plan, inclusive of the biodiversity net gain register reference number, as well as details of the legal agreement to secure the land and HMMP for 30 years for off-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

10.0 Bibliography

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Appendix I: Condition Assessment Tables

Baseline

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. 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.	N
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.	N
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.	Y
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.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Condition Assessment Score – Heathland and shrub (Habitat Ref.:2)

Condition Assessment Criteria		Habitat Reference
		2
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Number of criteria passed		1
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor
		Y

Condition Assessment Score – Urban (Habitat Ref. : 9)

Condition Assessment Criteria		Habitat Reference	
		9	
		Criterion passed (Y/N)	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Total Score		1	
Condition Assessment Result		Condition Assessment Score	
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate	
• Passes 0 or 1 of 3 core criteria.		Poor	Y

Condition Assessment Score – Individual Trees (Habitat Refs.: 10 & 12)

Condition Assessment Criteria		Habitat references			
		T1	T2	T3	T4
		Criterion Passed (Y/N)			
A	The tree is a native species (or at least 70% within the block are native species).	Y	N	N	N
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).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N
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.	Y	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	N
Total Score		3	1	1	1
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good			
Passes 3 or 4 criteria		Moderate	Y		
Passes 2 or fewer criteria		Poor	-	Y	Y

Condition Assessment Score – Individual Trees (Habitat Refs.: 11)

Condition Assessment Criteria		Habitat references			
		T5	T6	T7	T8
		Criterion Passed (Y/N)			
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y
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).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N
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.	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y
Total Score		3	3	3	3
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good			
Passes 3 or 4 criteria		Moderate	Y	Y	Y
Passes 2 or fewer criteria		Poor			

Condition Assessment Score – Individual Trees (Habitat Refs.: 11 & 12)

Condition Assessment Criteria		Habitat references			
		T9	T10	T11	T12
		Criterion Passed (Y/N)			
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	N	Y
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).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N
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.	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y
Total Score		3	3	2	3
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good			
Passes 3 or 4 criteria		Moderate	Y	Y	- Y
Passes 2 or fewer criteria		Poor		Y	

Post-Development

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. 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.	Y
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.	N
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.	Y
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.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

Condition Assessment Score – Heathland and shrub (Habitat Ref.:2)

Condition Assessment Criteria		Habitat Reference
		2
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Number of criteria passed		1
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor
		Y

Condition Assessment Score – Urban (Habitat Ref. : 9)

Condition Assessment Criteria		Habitat Reference	
		9	
		Criterion passed (Y/N)	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Total Score		1	
Condition Assessment Result		Condition Assessment Score	
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate	
• Passes 0 or 1 of 3 core criteria.		Poor	Y

Condition Assessment Score – Individual Trees (Habitat Refs.: 10 & 12)

Condition Assessment Criteria		Habitat references			
		T1	T2	T3	T4
		Criterion Passed (Y/N)			
A	The tree is a native species (or at least 70% within the block are native species).	Y	N	N	N
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).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N
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.	Y	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	N
Total Score		3	1	1	1
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good			
Passes 3 or 4 criteria		Moderate	Y		
Passes 2 or fewer criteria		Poor	-	Y	Y

Condition Assessment Score – Individual Trees (Habitat Refs.: 11)

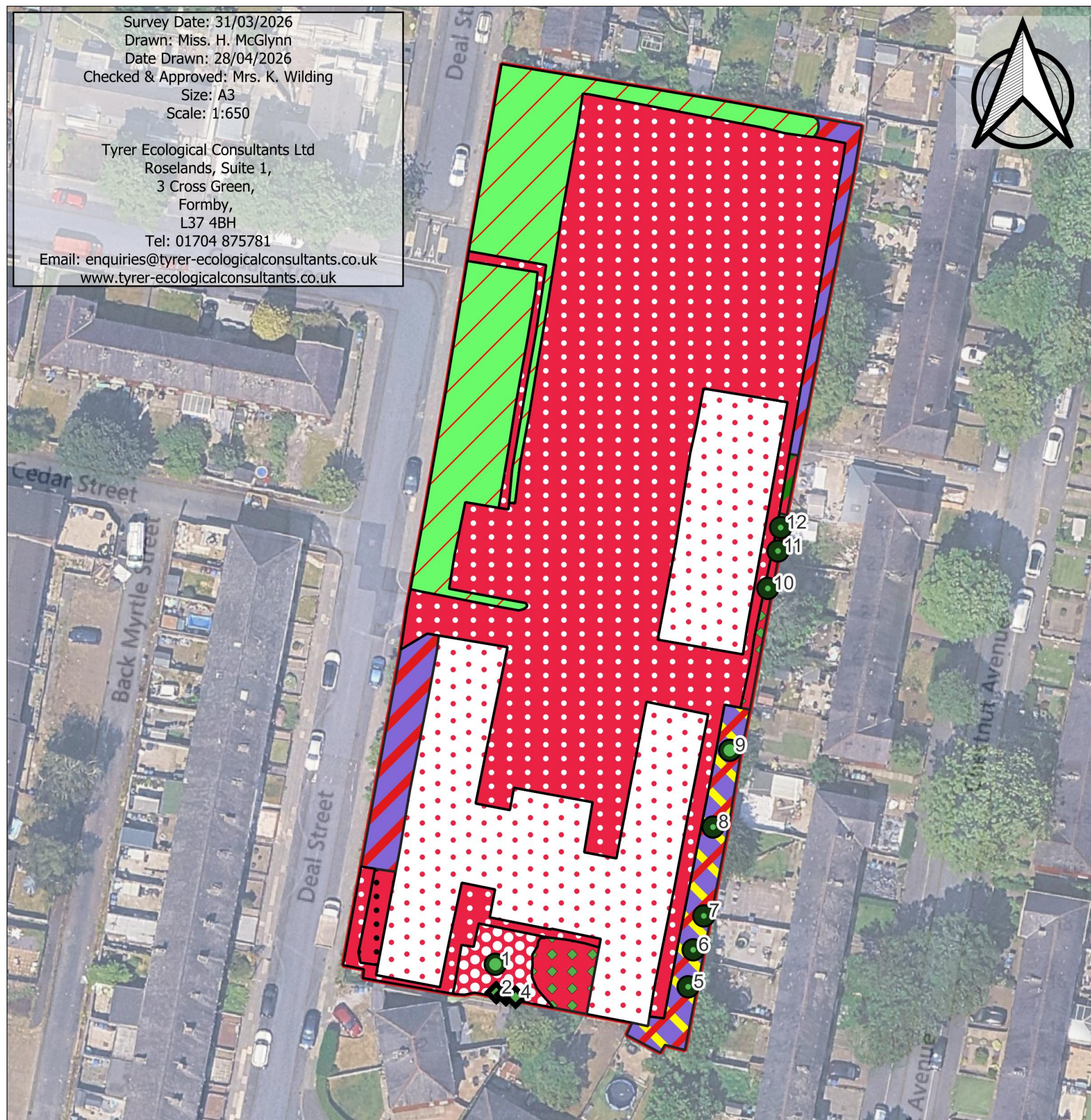
Condition Assessment Criteria		Habitat references			
		T5	T6	T7	T8
		Criterion Passed (Y/N)			
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N
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.	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y
Total Score		3	3	3	3
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good			
Passes 3 or 4 criteria		Moderate	Y	Y	Y
Passes 2 or fewer criteria		Poor			

Condition Assessment Score – Individual Trees (Habitat Refs.: 11 & 12)

Condition Assessment Criteria		Habitat references			
		T9	T10	T11	T12
		Criterion Passed (Y/N)			
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	N	Y
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).	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N
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.	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y
Total Score		3	3	2	3
Condition Assessment Result		Condition Assessment Score			
Passes 5 or 6 criteria		Good			
Passes 3 or 4 criteria		Moderate	Y	Y	- Y
Passes 2 or fewer criteria		Poor		Y	

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 13)

Condition Assessment Criteria		Habitat Reference
		13
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. 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.	N
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.	N
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.	Y
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.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y



Survey Date: 31/03/2026
 Drawn: Miss. H. McGlynn
 Date Drawn: 28/04/2026
 Checked & Approved: Mrs. K. Wilding
 Size: A3
 Scale: 1:650

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Tyrer Ecological Consultants Ltd
 Specialists in Protected Species

Geoffrey Kershaw Centre

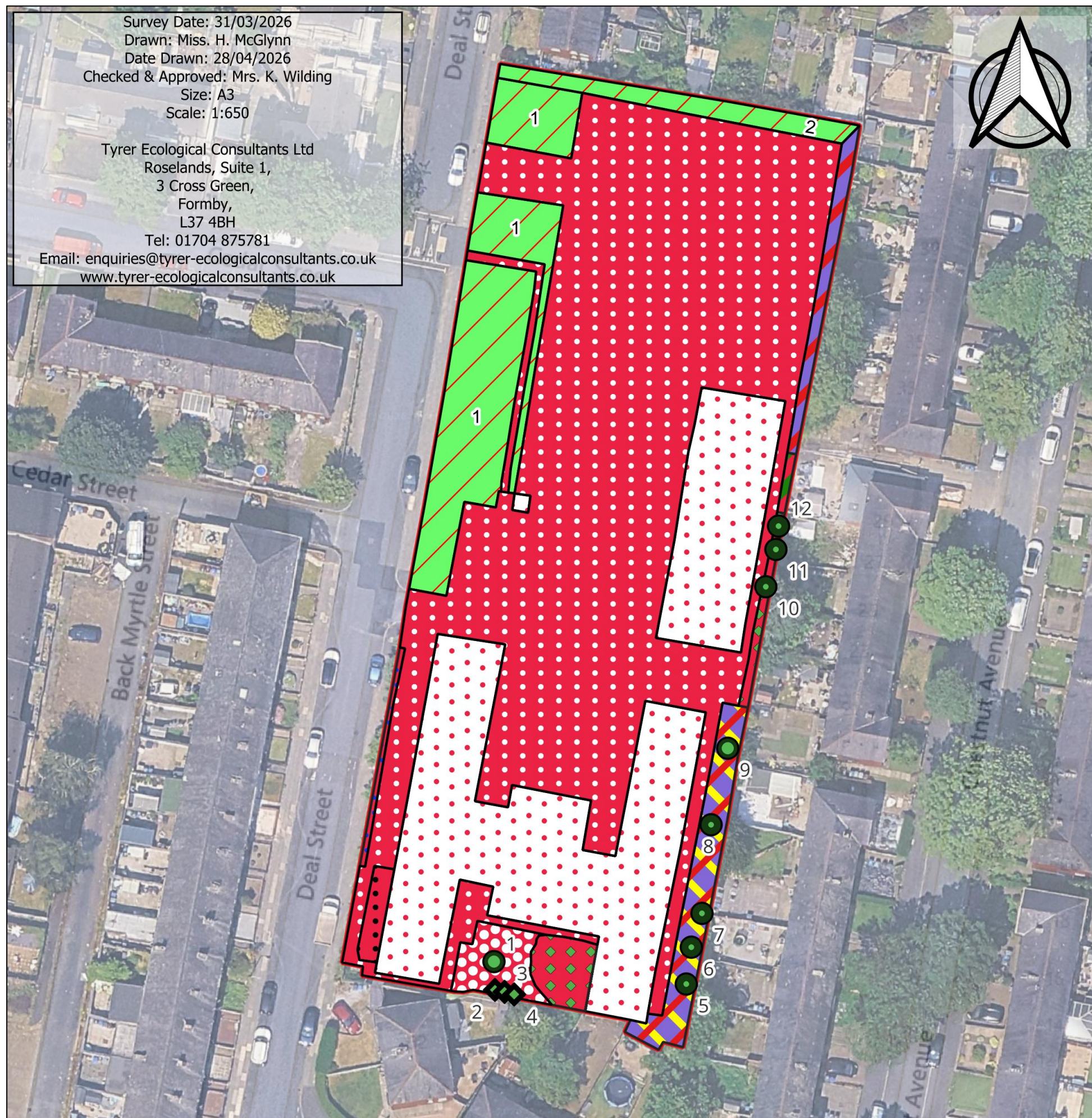
UK Habitats Key

-  g4 - Modified grassland
-  h3d - Bramble scrub
-  h3h - Mixed scrub
-  u1 828 - Built-up areas and gardens;
Vegetated garden
-  u1 847 - Built-up areas and gardens;
Introduced shrub
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  u1c - Artificial unvegetated,
unsealed surface
-  u1f - Sparsely vegetated urban land
-  Scattered tree - deciduous, small
-  Scattered tree - deciduous, medium
-  Scattered tree - coniferous, small
-  Red line boundary

Contains imagery courtesy of Bing Maps

0 5 10 15 20 25 m





Tyrer Ecological Consultants Ltd
 Specialists in Protected Species

Geoffrey Kershaw Centre

UK Habitats Key

-  g4 - Modified grassland
-  h3d - Bramble scrub
-  h3h - Mixed scrub
-  u1 828 - Built-up areas and gardens;
Vegetated garden
-  u1 845 - Built-up areas and gardens;
Ground level planters
-  u1 847 - Built-up areas and gardens;
Introduced shrub
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  u1c - Artificial unvegetated,
unsealed surface
-  u1f - Sparsely vegetated urban land
-  Scattered tree - deciduous, small
-  Scattered tree - deciduous, medium
-  Scattered tree - coniferous, small
-  Red line boundary

Contains imagery courtesy of Bing Maps

0 5 10 15 20 25 m

