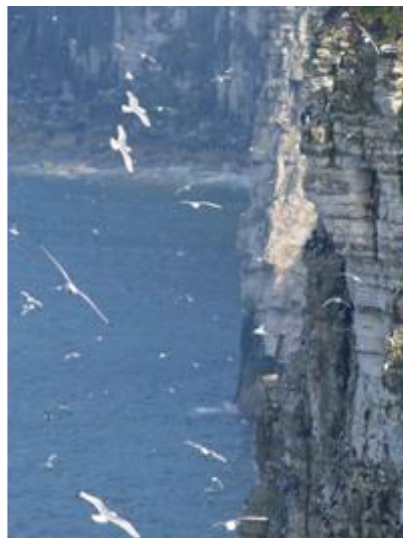




Biodiversity Net Gain Report

Spurr House

For

Watson Construction Limited

Report Ref.: WAT005-001-008/001/002

November 2025

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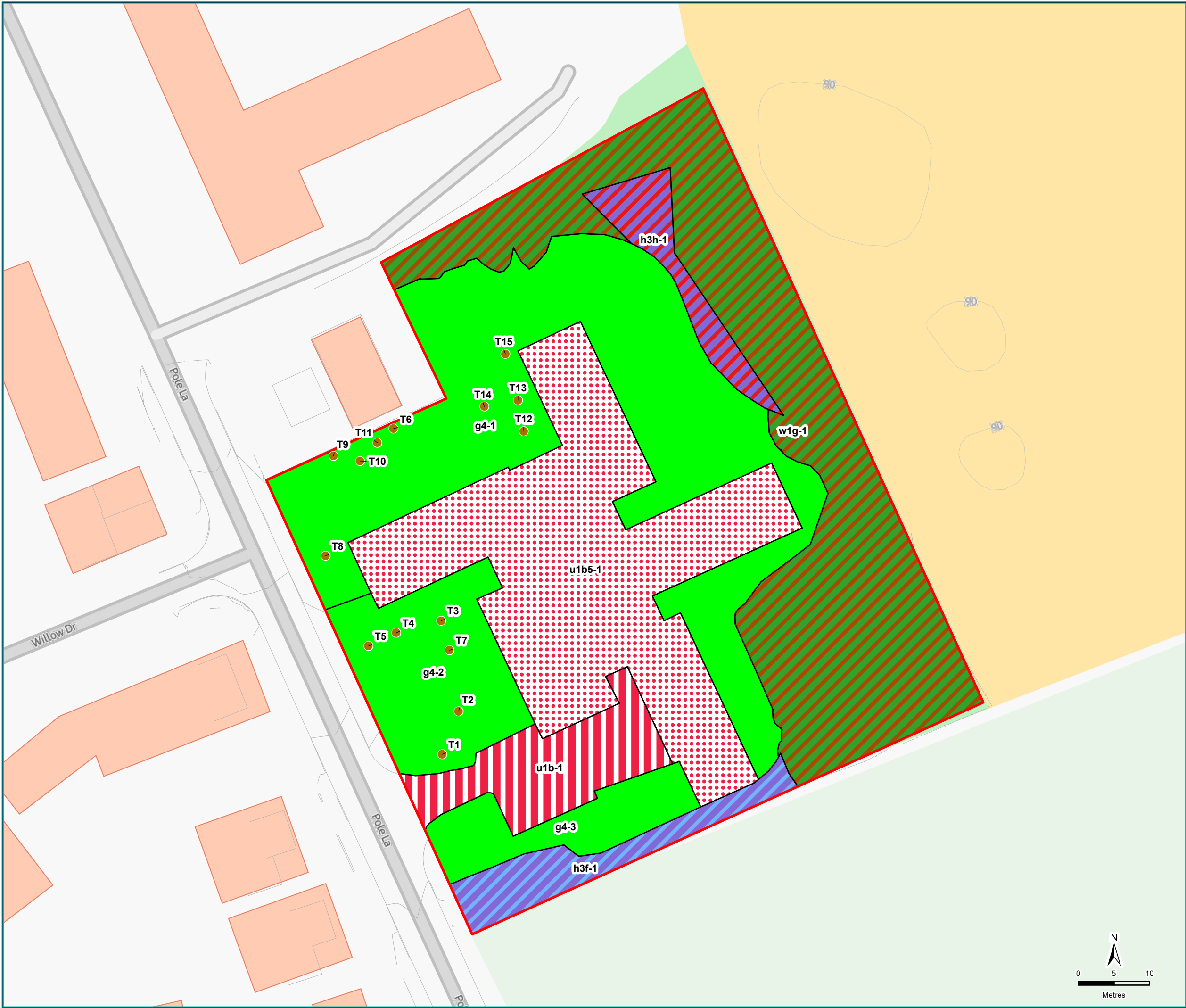
Contents

1. Summary	5
2. Introduction	6
2.1 Context	6
2.2 Project Description	6
2.3 Ecology Background	6
2.4 Site Description	6
2.5 The Brief and Objectives	7
2.6 Limitations	7
3. Legislation and Planning Policy Considerations	8
3.1 Legislation	8
3.2 National Planning Policy	8
3.3 Local Planning Policy	9
4. Methodology	10
4.1 Background	10
4.2 Baseline Formula	10
4.3 Post-development Formula	11
5. Biodiversity Net Gain Assessment	14
5.1 Habitat baseline (including retention and enhancement)	14
5.2 Post-development Scenario	16
5.3 Biodiversity net change	18
6. Conclusion	19
7. References	20
Appendix 1: Post-development Condition Assessment Sheets	21
Appendix 2: Proposed Landscape Plan	34
 Table 4.1: Biodiversity net gain trading rules	 13
Table 5.1: Habitat baseline, retention and enhancement	15
Table 5.2: Habitat creation	17
Table 5.3: Hedgerow creation	17
Table 5.4: Biodiversity net change	18
 Figure 1: Site Location	
Figure 2: UK Habitat Classification Survey (BNG Baseline)	
Figure 3: Post Development BNG (Retained and Enhanced Habitats)	
Figure 4: Post Development BNG (Created Habitats)	

1. Summary

- 1.1.1 Thomson Environmental Consultants has assessed the biodiversity net gain (BNG) value for a residential scheme located at Spurr House, Bury, Greater Manchester, shown on Figure 1.
- 1.1.2 A habitat survey and condition assessment were undertaken to determine the baseline biodiversity value of the site pre-development. The UK Habitat Classification (UKHab) survey results are provided in the Preliminary Ecological Appraisal report (Thomson Environmental Consultants Ltd, 2023) and the results map is provided in Figure 2. The 0.67ha site was found to have a baseline biodiversity value of 2.88 habitat units.
- 1.1.3 The post-development plan for the site is shown in Figures 3 and 4. The site will aim to deliver 2.31 habitat and 1.18 hedgerow units. The outcome is a biodiversity net loss of -19.72% for habitat units, there is no percentage net gain for hedgerow units as no hedgerow was present on site for the baseline, however it is a positive result that so many units for hedgerow will be created. The site does not satisfy the trading rules due to loss of scrub and urban trees.
- 1.1.4 To meet the legislative requirements of the Town and Country Planning Act 1990 (as amended), the project requires off-site compensation in the form of 0.85 habitat units to achieve 10% net gain. An example of units required for offsetting purchasing are 0.73 units of individual trees and 0.12 units of scrub, which would equate to a 10.03% habitat net gain for the development and appease the BNG trading rules.
- 1.1.5 Details of how BNG will be achieved must be provided in a Biodiversity Gain Plan to be submitted to the Local Planning Authority should the planning application be approved (in line with Government guidance <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- 1.1.6 Under the current proposals the project has not met the legislative requirements of the Environment Act 2021.
- 1.1.7 As per the Environment Act 2021, a Habitat Management and Monitoring Plan (HMMP) may be required, the Local Planning Authority will decide if one is required once planning permission has been granted. The HMMP outlines provisions for habitat creation, management, and monitoring over a 30-year period.

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Legend

- Urban Tree
- g4 - Modified Grassland
- h3f - Hawthorn Scrub
- h3h - Mixed Scrub
- u1b - Developed Land, Sealed Surface
- u1b5 - Buildings
- w1g - Other Woodland; Broadleaved
- Site Boundary

Map Centre Grid Reference: 382101E 407004N

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This map has been drawn at a sufficient level of accuracy to fulfil the requirements of a UK Habitat Classification survey. The level of accuracy depends on both the size of the area involved and the base mapping. Every effort has been made to create a map that is as accurate as possible. However, this map is not intended to represent a scaled landscape survey so should not be used to pin-point accurate engineering work or as a basis for detailed site planning.

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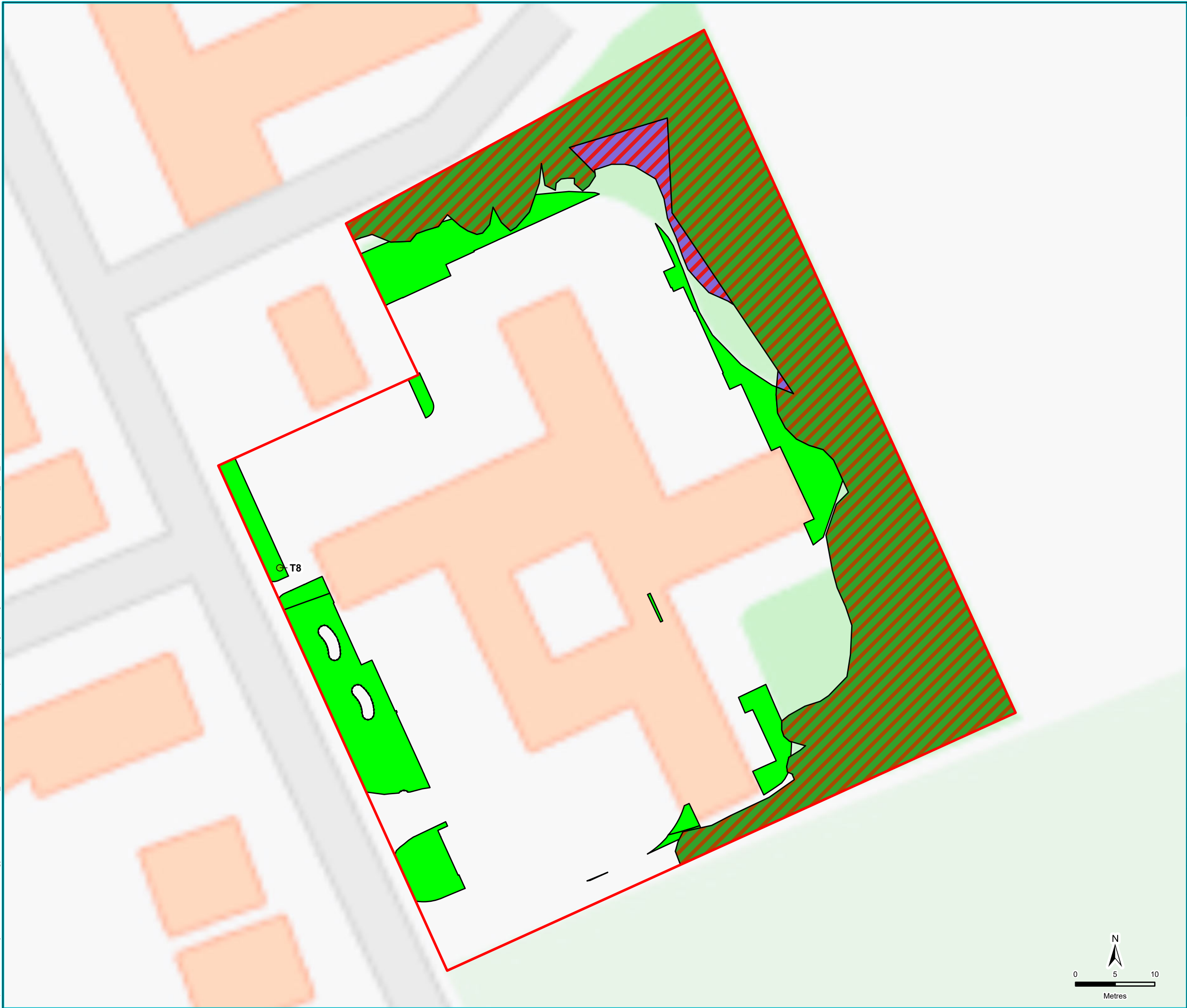
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Client
Watson Homes

Figure Number
2

Figure Title
UK Habitat
Classification Survey
(BNG Baseline)

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- Legend
- Existing Tree to be Retained
 - g4 - Modified Grassland
 - h3h - Mixed Scrub
 - w1g - Other Woodland; Broadleaved
 - Site Boundary

Map Centre Grid Reference: 382102E 407002N

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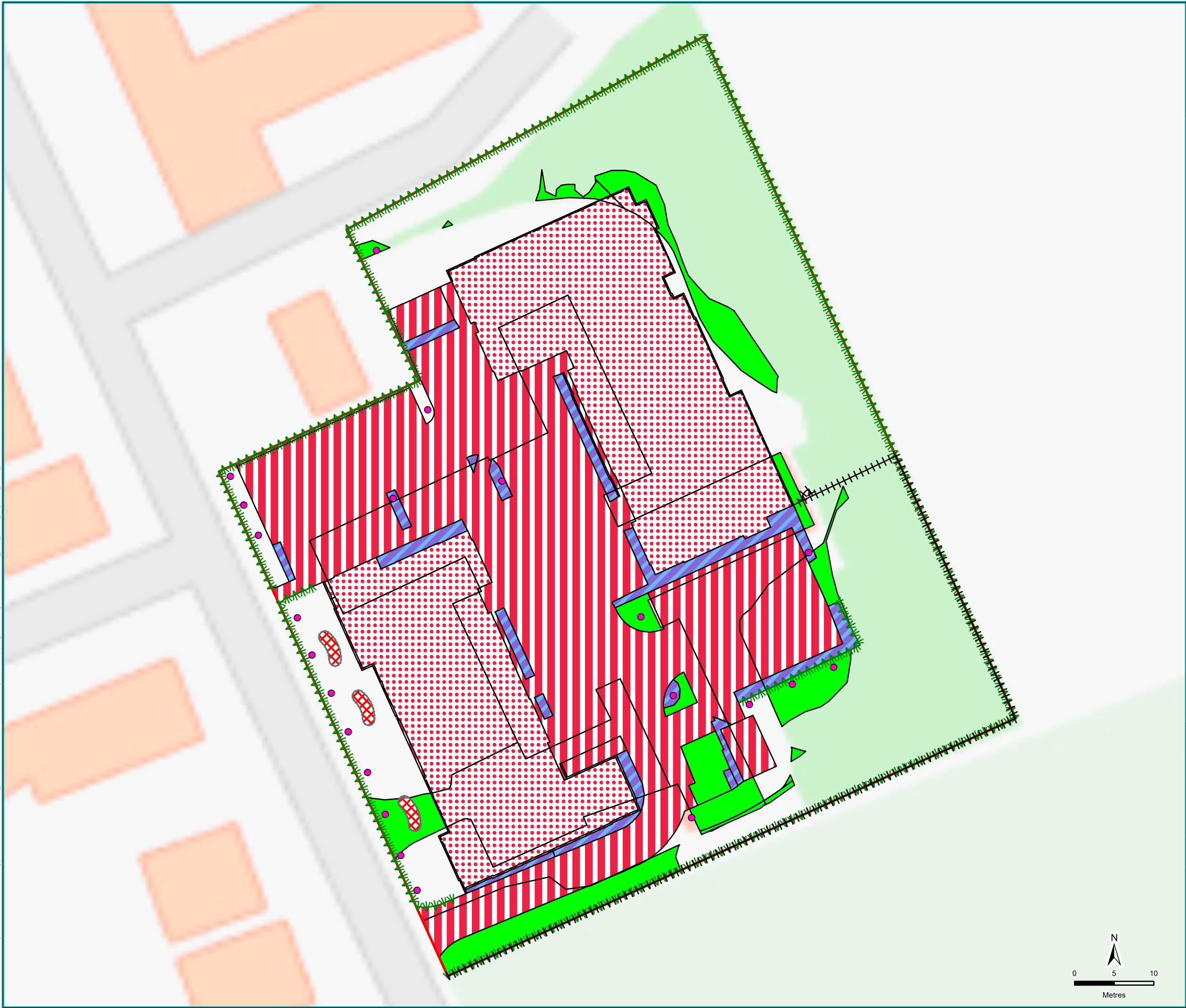
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3	
Figure Title	

Post Development BNG
(Retained and Enhanced
Habitats)

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Legend

- Proposed Tree Planting
- u1e - Built Linear Features
- h2 - Hedgerow
- g4 - Modified Grassland
- Ornamental Shrub Planting
- u1 - Built up Areas and Gardens
- u1b - Developed Land, Seal Surfaced
- u1b5 - Buildings
- Site Boundary

Map Centre Grid Reference: 382102E 407003N

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Figure Number
4

Figure Title
Post Development BNG
(Created Habitats)

2. Introduction

2.1 Context

- 2.1.1** Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land, aiming to leave habitats in a better state than before. The purpose of the assessment is to quantify the biodiversity losses and gains arising from the proposed development, with the overall aim of achieving $\geq 10\%$ net gain as required under the Environment Act 2021.

2.2 Project Description

- 2.2.1** Watson Construction Ltd. is proposing the demolition of Spurr House, a large former care home, on an approximately 0.67ha site, to build affordable housing. The development will also require the clearance of some of the grassland, scrub and woodland on site, including the felling of trees. The development will include the creation of two blocks of housing containing 15 one bedroom, and 45 two bedroom apartments, a road, car parking spaces and landscaping. The site is located on Pole Lane in Bury, Greater Manchester, BL9 8PX (central Grid Reference: SD 82103 06996) and is shown on Figure 1.
- 2.2.2** The proposals described above are hereafter collectively referred to as 'the development'. The proposed layout of the development is shown on Figures 3 and 4 and in Appendix 2.
- 2.2.3** The area impacted by the works is hereafter referred to as 'the site'. The site is in a residential area, with a motorway to the east of the site and areas of arable land, grassland and woodland in the wider area.
- 2.2.4** Planning permission for the development has been submitted to Manchester City Council.

2.3 Ecology Background

- 2.3.1** A Preliminary Ecological Appraisal (PEA) of the site was completed by Thomson Environmental Consultants in August 2022 and the report submitted in January 2023 (Thomson Environmental Consultants Ltd, 2023). This included an ecological desk study, a habitat survey and an assessment of the baseline biodiversity value. The baseline biodiversity value for the site was calculated to be 3.73 habitat units.
- 2.3.2** After feedback from the Greater Manchester Ecology Unit about the baseline habitats, the woodland on site has been changed from 'lowland mixed deciduous' to 'other woodland; broadleaved'. Some tree sizes have been changed from 'small' to 'medium' size, and the strategic significance of the site has been changed.

2.4 Site Description

- 2.4.1** The site is located south of the town of Bury. It is surrounded by residential development to the west, a school to the north and a cricket club to the south. The M66 is to the east of the site and the surrounding area consists of golf courses, grassland and small pockets of woodland. At the

time of the latest survey the site consisted of modified grassland, hawthorn scrub, mixed scrub, woodland, developed land; sealed surface and buildings. The garage on site has since been demolished.

2.5 The Brief and Objectives

2.5.1 Watson Construction Limited commissioned Thomson on the 21st January 2025 to produce:

- Biodiversity Net Gain (BNG) baseline and post development calculations using the Statutory Biodiversity Metric. The baseline will be based on the UK Habitat classification survey completed as part of the 2022 PEA by Thomson. Calculations and figures will details how 10% net gain can be achieved on site. If this is not possible then requirement for offsetting will be included in the report.

2.6 Limitations

2.6.1 This report and post-development scenario are based on the boundary shown on the masterplan "Dwg no 7560.01 Rev G" provided by Trevor Bridge Associates Ltd (Landscape Architects) Ltd on 17th November 2025, which is visualised in Appendix 2. Subsequent changes to this layout will result in a requirement to reassess the biodiversity metric calculations for the site.

3. Legislation and Planning Policy Considerations

3.1 Legislation

3.1.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

3.1.2 Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development. Both on-site and off-site enhancements will need to be maintained for a period of at least 30 years following completion of a development.

Baseline Habitat Degradation

3.1.3 Schedule 7A of the Town and Country Planning Act 1990 makes provision relating to unauthorised degradation takes place, and also makes provision relating to degradation taking place which is in accordance with a planning permission:

- Paragraph 6: *'Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.'*
- Paragraph 6A: *'If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities.'*

3.2 National Planning Policy

3.2.1 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In relation to BNG, it states:

- Paragraph 187: *'Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'*
- Paragraph 193: *'When determining planning applications, local planning authorities should apply... opportunities to improve biodiversity in and around developments... as part of their design, especially where this can secure measurable net gains for biodiversity.'*

3.3 Local Planning Policy

3.3.1 Manchester City Council's 'Places for everyone' contains Policy JP-G9 which is the policy concerning the natural environment which has relevance to BNG.

- Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity: Through local planning and associated activities, a net enhancement of biodiversity resources will be sought, including, where relevant by:
- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species;
- Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and stepping stones that enable the movement of species, especially as the climate changes; • Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species;
- Facilitating greater access to nature, particularly within urban areas; and
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network

3.3.2 Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity (Continued): Development will be expected to:

- Follow the mitigation hierarchy of: i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts where appropriate, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity • Avoid fragmenting or severing connectivity between habitats;
- Achieve a measurable net gain in biodiversity of no less than 10%;
- Make appropriate provision for long-term management of habitats and geological features connected to the development.

4. Methodology

4.1 Background

- 4.1.1 The calculations were carried out using the statutory biodiversity metric calculation tool (Defra, 2023a).
- 4.1.2 The metric calculation tool determines the net change in BNG units by subtracting the baseline biodiversity value score from the post-development biodiversity value. If this number is positive, the works have achieved a biodiversity net gain. If the number is negative, there is a net loss.
- 4.1.3 Area based habitats, hedgerows and rivers/streams are considered separately to account for the differences in their ecological values and functions.
- 4.1.4 This assessment also follows the Chartered Institute for Ecology and Environmental Management's (CIEEM's) Good Practice Principles for Biodiversity Net Gain.

4.2 Baseline Formula

- 4.2.1 The baseline biodiversity value calculation represents the pre-development biodiversity value of the site as it was at the time that the baseline habitat survey was undertaken.
- 4.2.2 To calculate the baseline biodiversity value, habitat distinctiveness and condition are given numerical 'scores' which are multiplied with hectares or kilometres of habitat. The formula for calculating baseline biodiversity units is as follows:

$$(A \times D \times Q \times S) = AHBU$$

Where:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- S = Strategic significance
- AHBU = Area or length-based habitat biodiversity units

Distinctiveness

- 4.2.3 Each habitat parcel is assigned a multiplier based on habitat distinctiveness. This includes '*consideration of species richness and rarity; the extent to which the habitat is protected by designations; and the degree to which a habitat supports species rarely found in other habitats*' (Defra, 2023b).
- 4.2.4 Habitats such as hard standing and buildings are assumed to have very low distinctiveness and are not included.

Condition

4.2.5 To enable the calculation of BNG units, an assessment of the condition of each habitat was made in the field in accordance with the statutory biodiversity metric condition assessments (Defra, 2023c). These sheets provide a series of condition assessment criteria, specific to each habitat type. Once all applicable criteria have been assessed, a condition score of good, moderate or poor is applied, based on the scoring instructions provided within the condition sheets.

4.2.6 The condition of habitats such as hard standing and buildings is not assessed.

Strategic Significance

4.2.7 The location of habitat parcels is factored into the calculation based on whether it has been identified as significant for nature conservation within local plans and strategies.

4.3 Post-development Formula

Habitat Creation

4.3.1 The first formula covers habitat creation:

$$((Ax Dx Qx S)x (Rx T)x (S)) = AHBU$$

Where:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- R = Difficulty/risk factor
- T = Time to target factor
- S = Strategic significance
- AHBU = Area or length-based habitat biodiversity units

Habitat Retention and Enhancement

- 4.3.2** The second formula is used to calculate habitat retention and enhancement. This is where a habitat is retained but the condition is improved. This is calculated as follows:

$$\left((AP \times DP \times QP) - (AB \times DB \times QB) \right) \times (R \times T) + (AB \times DB \times QB) \times (S) = AHBU$$

- 4.3.3** If some habitat is retained, but the condition remains the same, then the following formula applies:

$$(AP \times DP \times QP) - (AB \times DB \times QB)$$

In both cases:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- R = Difficulty/risk factor
- T = Time to target factor
- S = Strategic significance
- P = Post-development
- B = Baseline
- AHBU = Area or length-based habitat biodiversity units

- 4.3.4** Distinctiveness, condition and strategic significance are all scored as for the baseline calculations.

Difficulty/Risk Factor

- 4.3.5** The risk associated with the creation or enhancement of a given habitat is assigned a difficulty multiplier to account for the uncertainty and risk of failure inherent in any action to create new habitat due to the unique physical and ecological features of every site.

Time to Target Factor

- 4.3.6** The time scale of the creation/enhancement of habitats is assigned a temporal risk multiplier (0-30years+) to compensate for the fact that there will not be an instant change in habitats or conditions and there may be a biodiversity deficit until the habitat has matured.

Trading Rules

- 4.3.7** The trading rules are in place to ensure habitat creation and enhancement compensate for specific habitat losses. They are only a requirement up to no net less. Table 4.1 below details the trading rules.

Table 4.1: Biodiversity net gain trading rules

Baseline Habitat Distinctiveness	Area	Hedgerow	Watercourse
Very High	Priority should be given to replacing losses with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type	Priority should be given to replacing losses with watercourse units of the same habitat type
High	Losses must be replaced with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Medium	Losses must be replaced by area habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Low	Losses must be replaced with area habitat units of the same or higher band	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of a higher band
Very Low	Not applicable	Losses must be replaced with hedgerow units of the same or of a higher band	Not applicable

5. Biodiversity Net Gain Assessment

5.1 Habitat baseline (including retention and enhancement)

5.1.1 The baseline habitats recorded on site during the habitat survey are listed in Table 5.1 and shown in Figure 2. Multipliers for distinctiveness, condition and strategic significance have been applied, as described in Section 4. The full habitat descriptions, species lists and condition assessments are provided in the PEA (Thomson, 2023).

5.1.2 In the proposed development landscape plan (see Appendix 2 and visualised in Figures 3 and 4), there is some retention and enhancement of habitats:

- 0.054ha of modified grassland will be retained and enhanced from poor condition to moderate condition.
- 0.010ha of mixed scrub in moderate condition will be retained.
- 0.008ha of poor condition mixed scrub will be enhanced to moderate condition.
- 0.1616ha of other woodland; broadleaved will be enhanced from fairly poor to fairly good condition, by ensuring the woodland reaches a score of at least 30 in the condition assessment.

Table 5.1: Habitat baseline, retention and enhancement

Habitat Type	Area (ha) ¹	Distinctiveness	Condition	Strategic Significance	Baseline (habitat units)	Area Retained	Area Enhanced	Units Retained	Units for Enhancement	Units Delivered by Enhancement	Area Lost	Units Lost
g4-1 Modified grassland	0.1845	2	1	1	0.37	0.00	0.0315	0.00	0.06	0.11	0.15	0.31
g4-2 Modified grassland	0.0524	2	1	1	0.10	0.00	0.0172	0.00	0.03	0.06	0.04	0.07
g4-3 Modified grassland	0.0268	2	1	1	0.05	0.00	0.0058	0.00	0.01	0.02	0.02	0.04
ub-1 Developed land; sealed surface	0.0353	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00
u1b5-1 Developed land; sealed surface	0.1559	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00
h3f-1 Hawthorn scrub	0.0227	4	2	1	0.18	0.0106	0.00	0.08	0.00	0.00	0.01	0.10
h3h-1 Mixed scrub	0.0178	4	1	1	0.07	0.00	0.0084	0.00	0.03	0.06	0.01	0.04
w1g-1- Other woodland; broadleaved	0.1711	4	1.5	1.15	1.03	0.00	0.1616	0.00	1.03	1.42	0.01	0.06
Urban trees (small)	0.0366	4	2	1	0.29	0.00	0.00	0.00	0.00	0.00	0.04	0.29
Urban trees (medium)	0.0977	4	2	1	0.78	0.0163	0.00	0.13	0.00	0.00	0.08	0.65
Totals	0.80				2.88	0.03	0.22	0.22	1.11	1.67	0.55	1.55
Site Area (excluding area of individual trees, green walls, intertidal hard structures)	0.67											

¹ Where habitat parcels <0.01ha, this metric/report will display the area as 0.00. The metric only shows 2 decimal places, but the habitat has still been quantified.

5.2 Post-development Scenario

- 5.2.1 The proposed habitat types and areas to be created are listed below in Tables 5.2 and 5.3. Multipliers have been applied for distinctiveness, condition, strategic significance, difficulty/risk and time to target, as described in Section 4.
- 5.2.2 For target condition assessment criteria of proposed post-development habitats see Appendix 1.

Table 5.2: Habitat creation

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Time to Target	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
Modified grassland	0.0308	2	2	1	4	0.867	1	0.11
Introduced shrub	0.0228	2	1	1	1	0.965	1	0.04
Introduced shrub	0.0019	2	1	1	1	0.965	1	0.00
Developed land; sealed surface	0.2072	0	0	1	0	1.000	1	0.00
Developed land; sealed surface	0.1712	0	0	1	0	1.000	1	0.00
Urban tree	0.0896	4	2	1	27	0.382	1	0.27
Totals	2.52							0.43
Site Area (excluding area of individual trees, green walls, intertidal hard structures)	2.43							

Table 5.3: Hedgerow creation

Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Time to Target	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
Native hedgerow	0.320	2	2	1.1	5	0.837	1	1.18
Totals	0.32							1.18

5.3 Biodiversity net change

5.3.1 The biodiversity net change estimation associated with the works is shown below in Table 5.4. Trading rules have also not be satisfied due to the loss of scrub and woodland.

Table 5.4: Biodiversity net change

		On-site post-intervention (Including habitat retention, creation & enhancement)							
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created		Post-development Units	On-site net % change
Habitat	2.88	0.22	+	1.67	+	0.43	=	2.31	-19.72%
Hedgerow	0	0	+	0	+	1.18	=	1.18	+N/A%

6. Conclusion

- 6.1.1** In the scenario set out in this report, the assessment has concluded that a net gain in biodiversity cannot be achieved and the works will not meet the requirements of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021, the NPPF or the Local Plan.
- 6.1.2** In England, BNG is mandatory under Schedule 7A of the TPCA.
- 6.1.3** Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development. Both on-site and off-site enhancements will need to be maintained for a period of at least 30 years following completion of a development.
- 6.1.4** The client will look into buying credits and use offsetting to achieve 10% net gain. An example of units required for offsetting purchasing are 0.73 units of individual trees and 0.12 units of scrub, which would equate to a 10.03% habitat net gain for the development.
- 6.1.5** A Habitat Management and Monitoring Plan (HMMP) is likely to be required, the Local Planning Authority decide if one is required once planning permission has been granted. The HMMP outlines provisions for habitat creation, management, and monitoring over a 30-year period.

7. References

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Appendix 1: Post-development Condition Assessment Sheets

Condition Sheets: GRASSLAND Habitat Type - g4 Modified Grassland

Condition Assessment Criteria		Criterion Passed (Yes or No)		
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. 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.	Yes		
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 .	No		
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 for Good condition achieved (Yes or No)				
Number of criteria passed		4		

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓		
Result out of 7 criteria				
Passes 6 or 7 criteria including passing essential criterion A	Good (3)			
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Moderate		
Passes 3 or fewer criteria; OR Passes 4 to 6 criteria (excluding criterion A)	Poor (1)			
Notes				
Footnote 1 - Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 - For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 - Wildlife and Countryside Act 1981 (as amended).				

		Parcel Reference	g3c-1	2	3
Condition Assessment Criteria		Criterion Passed (Yes or No) - Include reasoning in the boxes below			
A	There are 6-8 vascular plant species per m² 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. 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 m² (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.				

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.			
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.			
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .			
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.			
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).			
Essential criterion for Good condition achieved (Yes or No)				
Number of criteria passed				
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓		
Result out of 7 criteria				
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 to 6 criteria (excluding criterion A)	Poor (1)			
Notes				
Footnote 1 - Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 - For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 - Wildlife and Countryside Act 1981 (as amended).				

Condition Sheets: SCRUB Habitat Type - h3h Mixed Scrub

Condition Assessment Criteria		Criterion passed
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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - 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> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Number of criteria passed		4
Condition Assessment Result (out of 5 criteria)		Score Achieved x/√
Passes 5 criteria		Good (3)
Passes 3 or 4 criteria		Moderate (2)
Passes 2 or fewer criteria		Poor (1)

Condition Sheets: INDIVIDUAL TREES Habitat Type - Urban Trees

Parcel Reference		All		
Condition Assessment Criteria		Criterion Passed		
A	The tree is a native species (or at least 70% within the block are native species).	Yes		
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		
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No		
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.	No		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes		
Number of criteria passed				
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓		
Result out of 6 criteria				
Passes 5 or 6 criteria	Good (3)			
Passes 3 or 4 criteria	Moderate (2)	✓		
Passes 2 or fewer criteria	Poor (1)			
Notes				
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)				

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees)

Condition Sheets: Woodland - w1g-1 Other woodland; broadleaved

Parcel Reference					w1g-1		
Condition Assessment Criteria							
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per criterion		
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2		
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3		
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3		
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3		
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3		
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3		

G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2		
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3		
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2		
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2		
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1		
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2		
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across	1 hectare or more of nutrient enrichment, and or 20% or	2		

			woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	more of woodland area has damaged ground ¹⁴ .			
Total Score (out of a possible 39)							
Condition Assessment Result						Score Achieved ✓	
Total Score >32 (33 to 39) = Good Condition							
Total Score 26 to 32 = Moderate Condition						31	
Total Score <26 (13 to 25) = Poor Condition							
Notes							
Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). <i>Assessing your Woodland's Condition</i> [online]. Available from: Woodland Wildlife Toolkit (sylvia.org.uk) The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However, the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition. Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch <i>Betula</i> sp., cherry <i>Prunus</i> sp. or <i>Sorbus</i> sp.: 0 - 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or <i>Sorbus</i> species; 0 - 20 years = Young; 21 - 60 years = Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees. Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed. Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly. Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage <i>Lysichiton americanus</i>; Himalayan balsam <i>Impatiens glandulifera</i>; Japanese knotweed <i>Reynoutria japonica</i>; cherry laurel <i>Prunus laurocerasus</i>; shallon <i>Gaultheria shallon</i>; snowberry <i>Symphoricarpos albus</i>; variegated yellow archangel <i>Lamium galeobdolon</i> subsp. <i>argenteum</i>; rhododendron <i>Rhododendron ponticum</i>; and tree-of-heaven <i>Ailanthus altissima</i>. Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.							

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 - Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.

Footnote 11 - This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from:

[Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/614442/ancient-woodland-and-trees-policy.pdf)

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614442/ancient-woodland-and-trees-policy.pdf)

EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 - See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

Condition Sheets: HEDGEROW Habitat Type - h2a Native hedgerow

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	No
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed
Core groups - applicable to all hedgerow types				
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes

Condition categories for hedgerows without trees			
Category	Category Requirements	Metric Score	Condition
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	✓
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	

Appendix 2: Proposed Landscape Plan

Plant Schedule							
Trees							
Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants	
AGST	Acer campestre 'Street Wise'	350-425cm	12-14cm	Heavy Standard 3x B	B	7	-
CBF	Carpinus betulus 'Fastigiata'	350-425cm	12-14cm	Heavy Standard 3x B	B	3	-
CFF	Carpinus betulus 'Frans Fontaine'	350-425cm	12-14cm	Heavy Standard 3x B	B	11	-
PA	Prunus avium	350-425cm	12-14cm	Heavy Standard 3x B	B	5	-
TC	Tilia cordata	350-425cm	12-14cm	Heavy Standard 3x B	B	4	-
						Total :30 -	

Native Hedge Mix - Double Staggered row											
Abbreviation	Species	Specification	Height	Pot Size	Density	Mix Species Contribution	Length	Number			
CORAV	Corylus avellana	Transplant 1+1	60-80cm	B	6/m	20%	64.6622m	389 -			
CRAMON	Crataegus monogyna	Transplant 1+1	60-80cm	B	6/m	30%	96.9933m	585 -			
PRUSP	Prunus spinosa	Transplant 1+1	60-80cm	B	6/m	20%	64.6622m	389 -			
ROSAR	Rosa arvensis	Transplant 1+1	60-80cm	B	6/m	15%	48.4966m	293 -			
ROSCA	Rosa canina	Transplant 1+1	60-80cm	B	6/m	15%	48.4966m	293 -			
						Total :100%	Total :323.3109m	Total :1949 -			

Native Shrub Planting Mix							
Abbreviation	Species	Height	Pot Size	Specification	Density	Percentage Contribution	Number
CORAV	Corylus avellana	60-80cm	B	Transplant 1+1	1/m ²	20%	154 -
CRAMON	Crataegus monogyna	60-100cm	B	Transplant 1+1	1/m ²	25%	118 -
CYTSC	Cytisus scoparius	60-80cm	B	Transplant 1+1	1/m ²	5%	39 -
ILEA	Ilex aquifolium	60-80cm	5L	Container	1/m ²	10%	77 -
PRUSP	Prunus spinosa	60-80cm	B	Transplant 1+1	1/m ²	10%	77 -
ROSAR	Rosa arvensis	60-80cm	B	Transplant 1+1	1/m ²	10%	77 -
ROSCA	Rosa canina	60-80cm	B	Transplant 1+1	1/m ²	10%	77 -
SAMNI	Sambucus nigra	60-80cm	B	Transplant 1+1	1/m ²	5%	39 -
ULFEU	Ulex europaeus	60-80cm	B	Transplant 1+1	1/m ²	5%	39 -
VIBOP	Viburnum opulus	60-80cm	B	Transplant 1+1	1/m ²	10%	77 -
						Total :100%	Total :772 -

Shrubs							
Abbreviation	Species	Height	Specification	Pot Size	Density	Number of Plants	
GDC	Choisya ternata Sundance ®	30-40cm		3L	6/m ²	70 -	
CTC	Griselinia littoralis 'Dixon's Cream'	40-60cm		5L	4/m ²	73 -	
HG	Hebe 'Green Globe'	30-40cm		3L	6/m ²	46 -	
HMW	Hebe 'Mrs Winder'	30-40cm		3L	6/m ²	207 -	
HMT	Hypericum x moesianum 'Tricolor'	30-40cm		3L	6/m ²	31 -	
PJ	Pieris japonica	30-40cm		3L	6/m ²	217 -	
SS	Senecio 'Sunshine'	30-40cm		3L	6/m ²	38 -	
SKJ	Skimmia japonica	30-40cm		3L	6/m ²	55 -	
SJA	Spiraea japonica 'Anthony Waterer'	30-40cm		3L	6/m ²	127 -	
VD	Viburnum davidii	30-40cm		3L	6/m ²	141 -	
VTE	Viburnum tinus 'Eve Price'	40-60cm		5L	4/m ²	88 -	
						Total :1094 -	

Specimens					
Abbreviation	Species	Specification	Height	Pot Size	Number of Plants
PTB	Phormium 'Bronze Baby' (Double Crown)		7.5L		12 -
					Total :12 -

Bulb Mix					
Abbreviation	Species	Specification	Density	Percentage Contribution	Number
CROCHBP	Crocus chrysanthus 'Blue Pearl'		20/m ²	20%	83 -
CROCHCB	Crocus chrysanthus 'Cream Beauty'		20/m ²	10%	42 -
CROCHSB	Crocus chrysanthus 'Snow Bunting'		20/m ²	30%	124 -
NARTT	Narcissus 'Tete a Tete'		20/m ²	40%	164 -
					Total :413 -

WILDFLOWER SEED MIXES - To be sown at a rate of 4g/m².

EW1 - Hedgerow Mixture.
wildseed.co.uk/product/mixtures/hedgerow-mixture
EW1 - Woodland Mixture.
wildseed.co.uk/product/mixtures/woodland-mixture

SPECIES RICH TURF

WFT-Species-Rich-26
wildflowerturf.co.uk/products/wildflower-turf/suds-turf/

Available from Wildflower Turf Ltd. Tel: 01256 771 222 or similar approved.

KEY

EXISTING TREE TO BE RETAINED (REFER TO ARBORICULTURAL IMPACT ASSESSMENT)

PROPOSED TREE PLANTING

HEDGE PLANTING

ORNAMENTAL SHRUB PLANTING

SPECIES RICH TURF

BULBS

EH1-Hedgerow mixture

EW1-Woodland mixture

DECORATIVE GRAVEL / SLATE CHIPPINGS OVER MEMBRANE

SPECIMEN PLANTING

1.2m ESTATE RAILING WITH ACCESS MAINTENANCE GATE

1.5m POST AND RAIL/MESH/STOCK FENCING While native hedge matures

NATIVE SHRUB/SCRUB PLANTING MIX (To be notch planted by hand dig only to avoid existing tree roots)

Refer to architects drawing for all hard landscape materials

