



Tritax Property Income Fund

Waterfold Business Park, Bury

ECOLOGICAL APPRAISAL

October 2023

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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EXECUTIVE SUMMARY

- FPCR Environment and Design Ltd. (FPCR) were commissioned by Tritax Property Income Fund to complete an ecological assessment of Waterfold Business Park, Bury.
- The majority of the site was formed by hardstanding in the form of sealed surfaced carpark and loading bays. Seven individual buildings were present within the site, and a block of immature broadleaved plantation woodland was present within the west of the site. Other habitats present within and/or bounding the site included amenity grassland, ephemeral/short perennial vegetation, introduced shrub, dense/continuous scrub, broadleaved trees and tree lines, coniferous trees, tall ruderal vegetation, species-poor semi-improved grassland, walls and fence lines.
- It is anticipated that development will have no impacts to the nature conservation status of any designated sites within the appropriate search radius of the site.
- No habitats on site were identified as meeting the criteria for classification as Habitat of Principal Importance under the Natural Environment & Rural Communities (NERC) Act.
- Japanese knotweed, Himalayan balsam, giant hogweed and wall cotoneaster are all species listed under Schedule 9 Part 2 list of The Wildlife and Countryside Act (WCA) 1981 (as amended) and are present within the site. Section 14(2) of the WCA states that it is 'an offence to plant or otherwise cause any plant included on the Schedule to grow in the wild'. It is therefore recommended that these species be removed from the site through the instruction of a suitably qualified invasive species treatment company.
- According to the latest landscape concept plan, the scheme retains part of the plantation broadleaved woodland along with the vast majority of broadleaved trees and tree lines along the peripheries of the site. Furthermore, the majority of grassland is to be retained and enhanced to species rich grassland. Further habitat provisions outlined include new native species broadleaved tree planting, native species rich hedgerows, native species thicket planting and aquatic and marginal planting to SuDS basin.
- Site surveys recorded no active or inactive badger setts or other evidence of use by badgers onsite or within a 30m radius of the site (where accessible). Badgers have therefore not been identified as a statutory constraint to development.
- No buildings or vegetation were identified that provided suitable roosting habitat for bats. The presence of a bat roost has therefore not been identified as a statutory constraint to development. Bat activity surveys undertaken indicated the on-site plantation woodland does not provide a significant commuting or foraging habitat for bats, with this habitat utilised by common and widespread species in very low numbers.
- Woody vegetation provided potential nesting opportunities for birds, but no suitable nesting opportunities for ground nesting species. To avoid disturbance to nesting birds it is recommended that any woody vegetation removal and building demolition works are undertaken outside of the breeding bird season (i.e. avoiding March to September inclusive). If this is not possible a nesting bird check must be undertaken by a suitably qualified ecologist prior to removal, with vegetation/suitable nest sites removed within 48 hours if this check confirms no active nests are present.
- Reptiles and great crested newts have not been identified as statutory constraints to development and further survey work and/or mitigation for such species is not considered to be necessary or proportionate given the very low likelihood of these being present on site.

1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment and Design Ltd. on behalf of Tritax Property Income Fund and details the results of an Ecological Appraisal of an area of land located at the Waterfold Business Park, Bury (hereafter referred to as the 'Site' (central OS grid reference: SD818102).
- 1.2 The aims of the appraisal are to identify the habitats and protected species present and any other features of ecological value within the Site, to identify and describe potential ecological constraints and impacts of the proposed development, and to set out appropriate avoidance, mitigation, compensation and enhancement measures that could be implemented.
- 1.3 The appraisal of the Site has been informed by an ecological desk study and extended Phase I habitat and hedgerow survey and further protected faunal species surveys.

Site Location and Context

- 1.4 The site is located within the LPA boundary of Rochdale District Council.
- 1.5 Habitats present within and/or bounding the site included: plantation broadleaved woodland; buildings; hardstanding; amenity grassland; ephemeral/short perennial vegetation; introduced shrub; poor semi-improved grassland; dense/continuous scrub; broadleaved trees and tree lines, walls, fence lines, coniferous trees and other habitats/notable features denoted by target notes.
- 1.6 Neighbouring land to the north comprised existing business park development, to the east the M66 motorway and motorway embankment buffer planting, to the south a railway embankment and to the west the River Roch.

Development Proposals

- 1.7 Development proposals include the redevelopment of existing premises, comprising full demolition; erection of new building for Class B8 purposes with ancillary offices; installation of external plant and gatehouse; hardstanding for servicing and parking; attenuation pond; and boundary enclosure.

2.0 METHODOLOGY

Desk Study

- 2.1 An ecological desk study was undertaken to collate existing baseline information held by statutory and on-statutory consultees. The following baseline data was collated:
- Records of statutory designated sites of European nature conservation importance (such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), national/regional nature conservation importance (such as Sites of Special Scientific Importance (SSSIs) and National Nature Reserves (NNRs)), and sites of local nature conservation importance (Local Nature Reserves (LNR)) within 5km, 2km and 1km of the site, respectively;
 - Non-statutory designated sites for nature conservation for within 1km of the site, Sites of Biological Importance (SBIs) which are designated on the basis of the habitat(s) they support or the known presence of rare, local and/or declining species, and
 - Records of legally protected or otherwise notable species, including Species of Principal Importance under the Natural Environment & Rural Communities (NERC) Act 2006 from within 1km of the site.
- 2.2 Existing ecological information was requested from Greater Manchester Ecology Unit (GMEU).
- 2.3 Online resources, including data available through the Multi-Agency Geographic Information for the Countryside¹ and Bing maps² were used to supplement information obtained from consultees, and reviewed in order to obtain an overview of statutory designations and identify any features of potential importance for nature conservation in the wider landscape.

Field Survey

Extended Phase 1 Survey Habitats

- 2.4 An extended phase 1 habitat survey was undertaken on 22nd November 2022 by a suitably experienced ecologist holding a level 3 FISC. Survey methods followed the Phase I Survey technique³. This involved a systematic walkover of the site to classify the broad habitat types and to particularly identify any Habitats of Principal Importance for the conservation of biodiversity under the NERC Act 2006. In addition, species lists were compiled for each habitat type present, and their relative abundances recorded using the DAFOR scale.
- 2.5 The survey was 'extended' to include the recording of observation, signs or suitable habitat for any species protected under Part I of the WCA 1981 (as amended). The Conservation of Habitats and Species Regulations 2017 (as amended) and the Protection of Badgers Act 1992.

¹ Magic [online] <https://magic.defra.gov.uk/MagicMap.aspx>

² Bing Maps <https://www.bing.com/maps>.

³ JNCC 2010. *Handbook for Phase I habitat survey – a technique for environmental audit*. JNCC, Peterborough.

Biodiversity Net Gain (BNG) Assessment

- 2.6 A BNG assessment completed on the scheme has been calculated in accordance with the DEFRA Biodiversity Metric 4.0 Calculation Tool, with the results of the phase 1 habitat survey, condition assessment survey in accordance with Biodiversity Metric 4.0 - Technical Annex 1 - Condition Assessment Sheets and Methodology, and the latest site development proposals and planting plans (70115512-LA-PL-001 P02 Landscape Concept Plan).
- 2.7 The development site was mapped and divided into existing habitat criteria. Habitats were defined using the UK Habitat Classification with further information providing habitat area, distinctiveness and condition, which are used to calculate the value of each habitat.
- 2.8 The condition assessments were undertaken using the relevant Condition Assessment Criteria within the Biodiversity Metric 4.0 - Technical Annex 1 - Condition Assessment Sheets and Methodology.
- 2.9 Full details of the calculation methodology are provided in Biodiversity Metric 4.0 – User Guide.

Fauna

Badger

- 2.10 All suitable habitats within the site and accessible land within 30m were searched for evidence of badger *Meles meles* activity. The methodology employed followed that outlined by Harris, Creswell and Jefferies⁴.
- 2.11 Evidence of badger occupation and activity sought included:
- Setts: including earth mounds, evidence of bedding and runways between setts;
 - Latrines: often located close to setts, at territory boundaries or adjacent to favoured feeding areas;
 - Prints and paths or trackways;
 - Hairs caught on rough wood or fencing; and
 - Other evidence: including snuffle holes, feeding and playing areas and scratching posts.

Bats

Ground Level Tree Assessment

- 2.12 Tree assessments were undertaken from ground level with the aid of a torch and binoculars (where appropriate). This survey was undertaken on 22nd November 2022 by a suitably experienced ecologist. During the survey Potential Roosting Features (PRFs) for bats were sought⁵.

Internal/External Building Assessment

- 2.13 Specific evaluation of all buildings was carried out by a suitably qualified ecologist on 22nd November 2022. This entailed a full internal inspection (where access was possible) and external inspection of all buildings within the study area. This methodology took into account the statutory

⁴ Harris, S., Creswell, P. & Jefferies, D. 1989. *Surveying for Badgers*. Occasional Publication of the Mammal Society No. 9.

⁵ British Standard 8596:2015. *Surveying for Bats in Trees and Woodland*. October 2015.

guidance current at the time⁶ and updated guidelines introduced by the Bat Conservation Trust⁷ and earlier guidance within the 2004 Bat Workers Manual⁸.

- 2.14 The building exteriors were visually assessed for potential access points and evidence of bat activity. Features with potential to be used as access points were sought, such as small gaps under barge/soffit/fascia boards, raised or missing ridge tiles and gaps at gable ends. Indicators that potential access points had not recently been used included the presence of cobwebs and general detritus within the feature.
- 2.15 The interior of the buildings, including roof voids where present and accessible, were also visually assessed for evidence of bat activity and/or for the potential to be used by bats.

Commuting and Foraging

- 2.16 The potential for the study area and immediate surrounds to support feeding and commuting bats was also assessed, with particular regard being given to the presence of continuous treelines, water courses and hedgerows providing good connectivity with the landscape, and the presence of varied habitat such as scrub, woodland, grassland and open water in the vicinity suitable to support invertebrate prey.

Automated Surveys – Foraging and Commuting Bats

- 2.17 Static passive recording broadband detectors were deployed within the study area to assess the bat species assemblage utilising the Site. These surveys were undertaken during summer and autumn months, between the 1st to 6th August and 6th to 11th September 2023.
- 2.18 Passive monitoring was undertaken using an automated logging system (Wildlife Acoustics Inc. Song Meter® SM4 BAT FS bat detectors) with the output saved to an internal storage device. These devices were placed alongside or close to features considered to be of value to bats. They were deployed during suitably mild weather conditions and were programmed to activate 30 minutes before dusk and record continuously until 30 minutes following sunrise for an extended period on each occasion (five consecutive nights). The output was then subjected to computer analysis using Kaleidoscope® Pro 5 (Wildlife Acoustics) to assess bat activity over this period.
- 2.19 In some cases the static bat detectors were deployed for longer than five nights. In accordance with the BCT guidelines the first five nights of data are presented in this report. Any data recorded following the initial five nights were analysed/checked for the presence of Annex II species and notable species only.

Birds

- 2.20 Habitats present within the site were considered for their potential suitability to support nesting birds, in addition to their value as a resource for overwintering bird populations.

Great Crested Newt (GCN) *Triturus cristatus*

- 2.21 There are no ponds or other waterbodies present within the site, however as part of the habitat survey, any ponds or other suitable breeding habitat for GCN within a 500m radius of the site were identified via aerial imagery and OS mapping, and an assessment made of their suitability to

⁶ English Nature 2001. *Bat Mitigation Guidelines*.

⁷ Bat Conservation Trust 2016. *Bat Surveys for Professional Ecologists, Good Practice Guidelines*, 3rd Edition

⁸ Mitchell-Jones, A.J., & McLeish, A.P. Ed. 2004. *Bat Workers' Manual* 3rd Edition

support breeding GCN populations. Consideration was also given to the quality of terrestrial habitats between such features and the site.

Reptiles

- 2.22 Habitats present within the site were considered for their potential suitability to support reptile populations. These include the presence of features that provide opportunities for reptiles to bask, forage and/or hibernate, and areas of varied vegetation structure in sheltered locations with sunny aspects and connectivity to other suitable reptile habitats. This assessment was based on the methodology detailed in the Herpetofauna Workers Manual⁹ and the Froglife Advice Sheet¹⁰.

⁹ Gent, A.H. & Gibson, S.D., eds., 1998. *Herpetofauna Workers' Manual*. Peterborough, Joint Nature Conservation Committee.

¹⁰ Froglife, 1999. *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. Froglife Advice Sheet 10. Froglife, Halesworth.

3.0 RESULTS

Desk Study (Figure 1)

Statutory Designations

- 3.1 The site is not covered by, and does not lie adjacent to, any statutory sites designated for their nature conservation value.
- 3.2 No international statutory designated sites for nature conservation were identified within a 5km radius of the site.
- 3.3 Two national statutory sites designated for nature conservation were identified within 2km radius: Chesham Woods Local Nature Reserve (LNR) and Hollins Vale LNR are located c.1250m north and 1500m south of the site respectively.
- 3.4 Chesham Woods LNR comprises six small woods, of which three are semi-natural and the remainder form part of the former semi-ornamental grounds of previously demolished dwellings. Dry stone walls are an important feature of the site. The main habitats include broadleaved semi-natural woodland, broadleaved semi-natural plantation, scrub, improved grassland, amenity grassland, neutral grassland and an orchard.
- 3.5 Hollins Vale LNR is a farmland reserve with areas of woodland and wetland.

Non-Statutory Designations

- 3.6 The site is not covered by, and does not lie adjacent to, any non-statutory designated site of notable nature conservation value.
- 3.7 A single non-statutory designated site for nature conservation was located within 1km of the application site: Railway Cutting at Heywood SBI. The location of this SBI is presented within Figure 1 and a description of it is outlined in Table 1.

Table 1: Non-Statutory Sites of Nature Conservation Interest

Site Name	Designation Status	Closest approx. location to Site (m)	Nature Conservation Reason for Designation
Railway Cutting at Heywood	SBI	750m East	This site qualifies because it comprises a diverse mosaic of habitats including neutral grassland, heathland, tall ruderal vegetation, scrub, and young semi-natural broadleaved woodland. The presence of common twayblade <i>Neottia ovata</i> is of primary importance on site.

Species Records

- 3.8 Records provided by GMEU concerning protected or otherwise notable taxa from within a 1km search area are summarised below and shown on Figure 1.

Badger

- 3.9 Two badger *Meles meles* records were returned from within 1km of the site.

Bats

- 3.10 Records of at least seven bat species were identified within 1km of the site, though no existing bat records were returned from within the site. Species identified included soprano pipistrelle *Pipistrellus pygmaeus*, common pipistrelle *Pipistrellus pipistrellus*, noctule *Nyctalus noctule*, brown long-eared bat *Plecotus auratus*, Daubenton's bat *Myotis daubentonii*, Natterers bat *Myotis nattereri*, whiskered/Brandt's bat *Myotis brandtii*, and *Pipistrellus* sp. No records of any Annex II bat species were identified.

Birds

- 3.11 A total of 35 protected and/or notable bird records were identified within 1km of the site, including 12 Red list and 20 Amber list BOCC 5 (Birds of Conservation Concern) species, as summarised in Table 2 below.

Table 2: Bird Species Records within 1km of the site and BOCC5 status.

Species Name	Scientific Name	UK Status
Black-Headed Gull	<i>Chroicocephalus ridibundus</i>	Amber
Bullfinch	<i>Pyrrhula pyrrhula</i>	Amber
Curlew	<i>Numenius aquata</i>	Red
Dunnock	<i>Prunella modularis</i>	Amber
Greenfinch	<i>Chloris chloris</i>	Red
Grey Wagtail	<i>Motacilla cinerea</i>	Amber
Herring Gull	<i>Larus argentatus</i>	Red
House Martin	<i>Delichon urbicum</i>	Red
House Sparrow	<i>Passer domesticus</i>	Red
Kestrel	<i>Falco tinnunculus</i>	Amber
Lapwing	<i>Vanellus vanellus</i>	Red
Lesser Black-backed Gull	<i>Larus fuscus</i>	Amber
Linnet	<i>Linaria cannabina</i>	Red
Mallard	<i>Anas platyrhynchos</i>	Amber
Mistle Thrush	<i>Turdus viscivorus</i>	Red
Oystercatcher	<i>Haematopus ostralegus</i>	Amber
Pink-footed Goose	<i>Anser brachyrhynchus</i>	Amber
Reed Bunting	<i>Emberiza schoeniclus</i>	Amber
Sedge Warbler	<i>Acrocephalus schoenobaenus</i>	Amber
Skylark	<i>Alauda arvensis</i>	Red
Song Thrush	<i>Turdus philomelos</i>	Amber
Sparrowhawk	<i>Accipiter nisus</i>	Amber

Species Name	Scientific Name	UK Status
Spotted Flycatcher	<i>Muscicapa striata</i>	Red
Starling	<i>Sturnus vulgaris</i>	Red
Stock Dove	<i>Columba oenas</i>	Amber
Swift	<i>Apus spus</i>	Red
Tawny Owl	<i>Strix aluco</i>	Amber
Wheatear	<i>Oenanthe oenanthe</i>	Amber
Whitethroat	<i>Sylvia communis</i>	Amber
Willow Warbler	<i>Phylloscopus trochilus</i>	Amber
Woodpigeon	<i>Columba palumbus</i>	Amber
Wren	<i>Troglodytes troglodytes</i>	Amber

Other Mammals

- 3.12 One record of brown hare *Lepus europaeus* was returned from within 1km of the site, located at grid reference SD8211, and dated 2009.
- 3.13 Two hedgehog *Erinaceus europaeus* records were returned from within 1km of the site, the closest located approximately 500m north-west of the site, dated 2020.

Amphibians

- 3.14 Four GCN records were returned from within 1km of the site, the closest of which was approximately 300m east of the site, dated 2005.

Other Notable species

- 3.15 One record of cinnabar *Tyria jacobaeae* was returned from within 1km of the site.

Field Survey – Habitats

Overview

- 3.16 The habitats described below correspond to those mapped on Figure 2: Phase 1 Habitat Plan. Plant species lists for each habitat are provided in Appendix A.
- 3.17 The majority of the site was formed by hardstanding in the form of sealed surfaced carparks and loading bays. Seven individual buildings were present within the site, and a block of immature broadleaved plantation woodland was present within the west of the site. Other habitats present within and/or bounding the site included amenity grassland, ephemeral/short perennial vegetation, introduced shrub, tall ruderal vegetation, poor semi-improved grassland, dense/continuous scrub, broadleaved trees and tree lines, coniferous trees, walls and fence lines.

Hardstanding

- 3.18 Hardstanding formed the majority of onsite habitat in the form of sealed surfaced tarmacked carparks, existing business park access road and concrete loading bays.

Buildings

- 3.19 Seven buildings were present within the site. Further details of these buildings are provided within the Roosting Bats – Buildings section.

Broadleaved Plantation Woodland

- 3.20 An immature broadleaved plantation woodland formed part of the western proportion of the site. At the time of survey the planting lines and mounds were still evident and visible. Canopy and woody species were dominated by willow *Salix* species and occasional birch *Betula* species. Canopy height was between c.8-12m. No current program of woodland management was apparent at the time of survey, though evidence of historic coppicing was noted. The woodland lacked a middle and shrub/understorey canopy layer. Ground-level vegetation included occasional common nettle *Urtica dioica*, crested dogs' tail *Cynosurus cristatus* and false oat-grass *Arrhenatherum elatius*. A number of early mature standard willow species trees were present on a flood bank, located along the western extent of the woodland.

Amenity Grassland

- 3.21 Areas of amenity grassland were located along the southern and eastern site boundaries and as pockets within the east of the site. These formed formal green infrastructure to parts of the carparking. Species composition included frequently occurring creeping bent *Agrostis stolonifera* and Yorkshire-fog *Holcus lanatus* and occasional red fescue *Festuca rubra*. At the time of survey, areas of amenity grassland located within the north of the site were unmanaged, comprising a lush and tussocky sward c.10-25cm in height. Two small sections of amenity grassland were present at the row ends of carparking and comprised a disturbed and worn sward c.2-7cm in length. Amenity grassland bordering the southern and eastern site boundaries exhibited an infrequently mown management regime with a sward length c.3-7cm. Two areas of managed amenity grassland were present within and adjacent to roundabouts associated with the existing business park access road.

Tall Ruderal Vegetation

- 3.22 Tall ruderal vegetation bordered the western site boundary. Two distinct areas of tall ruderal vegetation habitat was identified, one along and adjacent to the river bank (TN1), the second by and on top of an anthropogenically constructed flood bank (TN2).
- 3.23 TN1 was located adjacent to the river Roch bank and had partly colonised a flood bank between the river and plantation broadleaved woodland. The species composition recorded here included locally frequent common nettle *Urtica dioica*, bramble *Rubus fruticosus* and giant hogweed *Heracleum mantegazzianum* in addition to non-native species comprising locally abundant Japanese knotweed *Fallopia japonica* and Himalayan balsam *Impatiens glandulifera*.
- 3.24 TN2 was located by and on top of a flood bank in the south-western corner of the site. A small number of broadleaved willow species trees had colonised within this habitat, with bramble encroachment also establishing. Species composition included locally abundant rosebay willowherb *Chamerion angustifolium*, and great willowherb *Epilobium hirsutum* and locally frequent bramble, common nettle and field horsetail *Equisetum arvense*.

Introduced Shrub

- 3.25 Managed and unmanaged introduced shrub formed small pockets of formal structural planting around the eastern carparks. Species identified included frequently occurring common box *Buxus sempervirens* and privet *Ligustrum* species, and occasional *Hebe* species, Japanese spindle *Euonymus japonicus* and wall cotoneaster *Cotoneaster horizontalis*. A line of semi-mature laurel *Laurus* species was located within the south-eastern corner of the site.

Ephemeral/Short Perennial Vegetation

- 3.26 A thin strip of ephemeral/short perennial vegetation was located between the carpark and a wall and to the west of building B1a. Short, patchy plant establishment had colonised within and over an unmanaged gravel bed. Fox-and-cubs *Pilosella aurantiaca* was recorded as frequently occurring in abundance, with all other species recorded as rarely occurring in abundance.

Poor Semi-Improved Grassland

- 3.27 A small area of species-poor semi-improved grassland was located at the western extent of the carpark. This thin strip of grassland at the time of survey exhibited no evidence of a current management regime and exhibited a sward height of c.5-20cm. The species composition included abundant false oat-grassland and occasional red fescue.

Dense/Continuous Scrub

- 3.28 A thin strip of semi-mature dense/continuous scrub was present along part of the southern site boundary. Species present included bramble and blackthorn *Prunus spinosa*.

Trees

- 3.29 Trees were present within and bounding the site in the form of individual broadleaved standard trees, individual coniferous trees and mixed species tree lines.
- 3.30 A number of early-mature to semi-mature standard broadleaved trees were present within areas of amenity grassland to the south-east, east and north-east of the site. Species recorded included sycamore *Acer pseudoplatanus*, common ash *Fraxinus excelsior* and silver birch *Betula pendula*.
- 3.31 A number of scattered early mature to semi-mature willow species had established over tall ruderal habitat (TN2) to the south of the broadleaved plantation woodland.
- 3.32 A single Leyland cypress *Cupressus × leylandii* was present within the amenity grassland along the eastern site boundary.
- 3.33 Three immature to early-mature broadleaved tree lines were present along the southern, eastern and northern site boundaries. The tree species included willow species, field maple *Acer campestre*, birch species, alder *Alnus glutinosa*, ash, sycamore and holly *Ilex aquifolium*, with hazel *Corylus avellana*, dog-rose *Rosa canina*, privet species and blackthorn in the shrub layer.

Wall and Fence Lines

- 3.34 A steel wire fence with concrete wall located along the northern, eastern and southern site boundaries and formed a physical separation between the commercial facility and the woodland in the west.

Invasive Species

- 3.35 Japanese knotweed, Himalayan balsam, giant hogweed and wall cotoneaster are all species listed under Schedule 9 Part 2 list of The Wildlife and Countryside Act 1981 (as amended).
- 3.36 Section 14(2) of the Act states that it is 'an offence to plant or otherwise cause any plant included on the Schedule to grow in the wild'.
- 3.37 Giant hogweed, Himalayan balsam and Japanese knotweed were all located within TN1 habitat. Furthermore, target notes TN3-TN9 denote areas of Himalayan balsam establishment, whereas TN10-TN14 denote areas of introduced shrub planted with wall cotoneaster.

- 3.38 Whilst field horsetail is not listed as an invasive species under the WCA, horsetails are highly invasive and can be a difficult weed to control and manage. Target notes TN1 and TN2 and TN15-TN18 denote areas where field horsetail has established.

Fauna

Badgers

- 3.39 No evidence of badger setts or other signs of badger activity was recorded within the site or land within 30m of the site (where accessible).

Bats

Roosts

- 3.40 All buildings were assessed as providing negligible potential to support roosting bats.
- 3.41 No trees or any other woody vegetations were assessed to have suitability to support roosting bats.

Commuting and Foraging

- 3.42 Plantation broadleaved woodland, habitats adjacent to the river, scrub, broadleaved trees and the tree lines provide suitable commuting and foraging potential for local bat populations.

Summer 2023 Static Detector Survey

- 3.43 The summer static detector was positioned within the centre of the plantation broadleaved woodland, of which a proportion is required to be removed to facilitate development.
- 3.44 A total of 296 registrations were recorded across the five-night recording period (Appendix B). Bat activity was dominated by common pipistrelle, which accounted for 286 registrations (96.6% of total bat activity recorded). Other species recorded included unidentified *Pipistrellus* species (9 registrations, 3% of total registrations) and soprano pipistrelle (1 registration, 0.3%).

Autumn Static Detector Survey

- 3.45 The autumn static detector was positioned at the same location as the summer location. This recorded a total of 106 registrations across the five-night recording period (Appendix B). Bat activity was again dominated by common pipistrelle, accounting for 100 registrations (94.3% of total bat activity recorded). Other species recorded included unidentified *Myotis* species (3 registrations, 2.8% of total registrations) Nathusius' pipistrelle *Pipistrellus nathusii* (1 registration, 0.9%), unidentified *Pipistrellus* species (1 registration, 0.9%), and noctule *Nyctalus noctula* (1 registration, 0.9%).

Birds

- 3.46 Plantation broadleaved woodland, scrub, broadleaved trees and tree lines provided suitable nesting opportunities for breeding birds.
- 3.47 The site, being dominated by plantation woodland, hard standing and built environment was not considered to provide suitable habitats to support ground nesting birds.

Great Crested NewtTerrestrial Habitat

- 3.48 Suitable terrestrial habitat for GCN and other amphibians is present within the site, including the plantation broadleaved woodland, amenity grassland located within the north of the site, introduced shrub, poor semi-improved grassland, scrub and TN1 and TN2 habitats.

Waterbody Locations (Figure 3)

- 3.49 No waterbodies or other suitable breeding habitat were present within the site.
- 3.50 A single pond was identified within a 250m radius of the site, with a further six identified within 500m. Pond P1 appears to frequently dry up during the spring and summer, hence is unlikely to provide suitable breeding habitat for GCN other than during very wet years.
- 3.51 Intensively grazed pasture fields representing sub-optimal commuting habitat with minimal cover for GCN separate ponds P4 to P7 from the site. Between pond P1 and the site is an area of suitable GCN terrestrial habitat in the form of a large railway embankment, which include dense scrub, woodland and rough grassland. A minor hardstanding track is then present between the railway embankment and the site. The vast majority of habitat bordering the site's southern boundary is an extensive hardstanding car park. As such, any GCN which may be present within pond P1 or P4 to P7 are unlikely to migrate into the site as they are unlikely to commute beyond the suitable terrestrial habitat located within the railway embankment and onto the hardstanding car park. The M66 motorway separate ponds P2 and P3 from the site, with only a small hardstanding underpass, considered a sub-optimal commuting habitat, providing any connectivity to the site.
- 3.52 Given the distance of the remaining ponds from the site, and the presence of more suitable intervening habitats between the identified ponds and the site, it is considered highly unlikely that GCN, if present locally, would utilise the suitable on-site habitats.

Reptiles

- 3.53 The site did not support a matrix of habitats suitable to support a viable reptile population.

4.0 DISCUSSION, RECOMMENDATIONS AND CONCLUSIONS

Sites of Nature Conservation Value

- 4.1 No impacts to the nature conservation interests of either Chesham Woods LNR and Hollins Vale LNR are anticipated during the construction phase as a result of the proposed development given the intervening distances from the site ($\geq 1250\text{m}$) and the presence of ecological buffers to impacts, including existing residential developments, road infrastructure, light industrial parks/units and a newly developed out-of-town retail park at Pilsworth. Due to the nature of the proposals, being commercial development rather than residential, and given the presence of an existing public right of way (PRoW) immediately connecting and adjacent to the site boundary, providing a suitable alternative recreational area(s), it is unlikely that any significant increase in recreation activity within the LNRs will occur as a result.
- 4.2 No impacts to the nature conservation interests of the Railway Cutting at Heywood LWS are anticipated as a result of proposed development during the construction phase due to the intervening distance between the LWS and the proposed development (c.750m) and the presence of ecological buffers, including the M66 and open farmland. Given the commercial nature of the proposals and the absence of any public access or PRoWs within the LWS it is considered very unlikely that the development would result in a significant increase in recreation pressure within the LWS.

Habitats

- 4.3 The degree to which habitats receive consideration within the planning system relies on a number of mechanisms, including:
- Inclusion within a specific policy, for example veteran trees, ancient woodland and linear habitats within the National Planning Policy Framework (NPPF)¹¹;
 - A non-statutory site designation (e.g. LWS);
 - Habitats considered as Habitats of Principal Importance for the conservation of biodiversity as listed within Section 41 of the NERC Act 2006; and
 - Habitats identified as being a Priority Habitat within the national and local Biodiversity Action Plan
- 4.4 No habitat identified during the survey was assessed and considered to fall within one or more of the above listed categories.
- 4.5 Habitat offering no/negligible ecological value included buildings, hardstanding, amenity grassland, ephemeral/short perennial, introduced shrub, wall and fence lines.
- 4.6 Habitat of low or moderate ecological value at site level included plantation broadleaved woodland, tall ruderal vegetation, poor semi-improved grassland, scrub, coniferous and broadleaved trees.
- 4.7 The scheme proposed seeks to retain as much existing habitat as feasible, including part of the broadleaved plantation woodland, the vast majority of individual broadleaved trees and also tree lines around the periphery of the site, and the retention and enhancement of areas of existing grassland to species-rich grassland.

¹¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 4.8 To avoid indirect impacts to retained woodland and trees during the construction period it is recommended that suitable protection is provided in line with BS 5837 Trees in Relation to Design, Demolition and Construction to Construction - Recommendations.
- 4.9 To mitigate for the loss of tree habitat, the landscape concept plan includes the provision of new native species broadleaved tree planting, native species-rich hedgerows, native species thicket planting and aquatic and marginal planting to the SuDS basin.

Invasive Species

- 4.10 Japanese knotweed, Himalayan balsam, giant hogweed and wall cotoneaster are all species listed under Schedule 9 Part 2 list of The Wildlife and Countryside Act 1981 (*as amended*) and are all present within the site boundary.
- 4.11 Section 14(2), states that it is 'an offence to plant or otherwise cause any plant included on the Schedule to grow in the wild'.
- 4.12 As a result, these species must be removed from the site. It is recommended this is undertaken through the instruction of a suitably qualified invasive species treatment company.

Biodiversity Net Gain (BNG) Assessment (Appendix C)

- 4.13 The BNG assessment, utilising 70115512-LA-PL-001 P02 Landscape Concept Plan concluded that the proposals would result in the:
- Net loss to biodiversity of 4.61 habitat units (-46.96%); and
 - Net gain of 1.57 hedgerow units (79.28%).

Fauna

- 4.14 Principal pieces of legislation protecting wild species are Part 1 of the Wildlife and Countryside Act 1981 (*as amended*) and the Conservation of Habitats & Species Regulations 2017 (*as amended*). Some species, for example badgers, also have their own protective legislation (Protection of Badger Act 1992). The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.
- 4.15 The presence of protected species is a material consideration in any planning decision, it is essential that the presence or otherwise of protected species, and the extent to which they are impacted by proposals is established prior to planning permission being granted. Furthermore, where protected species are present and proposals may result in harm to the species or its habitat, steps should be taken to ensure the long-term protection of the species, such as through attaching appropriate planning conditions.
- 4.16 In addition to protected species, there are those that are otherwise of conservation merit, such as Species of Principal Importance for the purpose of conserving biodiversity under the NERC Act 2006. These are recognised in the NPPF, which advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a set of principles including:
- If significant harm to biodiversity resulting from a development cannot be avoided....., adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

4.17 The implications for the proposed development that various species identified from the desk study and field survey, or those that are otherwise thought reasonably likely to occur, are outlined below.

Badger

- 4.18 Badgers are a widespread species that are protected from harm and cruelty by the Protection of Badgers Act 1992.
- 4.19 No evidence of badger activity was identified within the site or on land within 30m of the site (where accessible).
- 4.20 Badger have therefore not been identified as a statutory constraint to development.

Bats

- 4.21 All UK species of bats and their roosts are afforded protected by the Conservation of Habitats & Species Regulations 2017 (as amended), making it illegal to deliberately disturb any such animal or damage/destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally obstruct access to any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection. Some bat species, including soprano pipistrelle, noctule and brown long-eared bat are also Species of Principal Importance under the NERC Act.

Roost Assessment

- 4.22 The presence of a bat roost has not been identified as a constraint to development.
- 4.23 As an enhancement, it is recommended that bat boxes are installed onto the SW/S/SE facing aspects of suitably retained trees. These should include a range of designs suitable for use by common bat species.

Foraging/Commuting Habitat

- 4.24 Automated bat static detector surveys undertaken identified the site being utilised by common and widespread species in very low numbers. As a result, it is concluded that the plantation broadleaved woodland is not considered to provide a significant commuting and foraging resource for bats.
- 4.25 The scheme will retain a proportion of the plantation broadleaved woodland, located closest to the River Roch, along with the vast majority of the broadleaved trees and tree lines around the peripheries of the site, with the enhancement of areas of existing grassland to species-rich grassland. Further bat commuting and foraging provision will include new native species broadleaved tree planting, native species hedgerow, native species thicket planting, marginal and aquatic planting, and a SuDS feature.
- 4.26 It is recommended that an appropriate sensitive lighting scheme is implemented to maintain dark corridors along retained and created habitat of the development. Where artificial lighting cannot

be avoided the lighting scheme will be designed with reference to the Bat Conservation Trust and Institute of Lighting Professionals guidance¹². Lighting considerations suitable for implementation during construction and/or for incorporation into the development to ensure minimal light spill from the site include:

- During the construction period no artificial lighting should be used at night in the vicinity of the perimeter and retained habitats;
- The lighting scheme should ensure lighting is directed to where it is needed, avoiding light spillage, particularly the retained woodland, trees, tree lines and grassland around the site perimeters, and new habitats including trees, hedgerows, SuDS habitat and grassland.
- The lighting scheme should incorporate LED luminaires as these have a sharp cut-off, lower intensity, good colour rendition and dimming capability. All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used;
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component;
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards;
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered;
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Security lighting on properties backing on to sensitive habitats such as hedgerows, trees or waterbodies will be low wattage (<70W)¹³ motion censored lights on short (1min) timers;
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites.

4.27 As such, in consideration of the above, the scheme is unlikely to create a significant impact to commuting and foraging bats and the local bat population.

Birds

4.28 All wild bird species are protected while nesting by the Wildlife and Countryside Act 1981 (as amended). This legislation protects wild birds and their eggs from intentional harm, and makes it illegal to intentionally take, damage, or destroy a wild bird nest while it is in use or being built.

¹² Bat Conservation Trust & Institute of Lighting Professionals 2023. *Guidance Note 8: Bats and Artificial Lighting at Night*. Bats and the Built Environment Series.

¹³ Stone, E.L. 2013. *Bats and lighting: Overview of current evidence and mitigation*.

- 4.29 The site was assessed as providing a no habitats suitable to support breeding ground nesting birds. Plantation broadleaved woodland, scrub, broadleaved trees and tree line habitats however provided suitable nesting opportunities for a range of common and widespread passerine species.
- 4.30 To avoid disturbance to nesting birds, **any woody vegetation clearance should be undertaken prior to the bird-breeding season (i.e. avoiding March to September inclusive) to minimise the risk of disturbance to nesting birds. If this is not possible, habitats will be checked prior to removal by an experienced ecologist and if no nesting birds are identified, the vegetation removed and building demolished within 48 hours.** If active nests are identified, the nest site(s) will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided by the ecologist prior to undertaking the clearance.
- 4.31 As an enhancement, it is recommended that bird boxes are installed onto the W/N/E facing aspects of suitably retained trees. These should include a range of designs, including hole and open fronted boxes, suitable for use by a range of urban edge bird species.
- 4.32 The proposals aim to retain existing suitable breeding and foraging habitat where possible, including the retention of part of the plantation woodland and the vast majority of broadleaved trees and tree lines. The on-site soft landscaping will further provide new native species broadleaved tree planting, native species hedgerow and native species thicket planting, in addition to habitats not currently represented on site such as species-rich grassland and marginal and aquatic SuDS planting.

Great Crested Newt

- 4.33 No waterbodies or other suitable breeding habitat were present within the site.
- 4.34 A single pond was identified within a 250m radius of the site, with six more identified within 500m.
- 4.35 Of the six neighbouring ponds, P1 is prone to drying up during the spring and summer, significantly reducing its potential to support breeding GCN, whereas ponds P2-P7 are located >250m from the site, i.e. beyond the maximum routine migratory range for GCN from a breeding pond (c. 250m; Franklin, 1993¹⁴; Oldham and Nicholson, 1986¹⁵; Jehle, 2000¹⁶). Further evidence that GCN do not typically migrate >250m is provided by Jehle (2000), who determined a terrestrial zone of 63m, within which 95% of GCN summer refuges were located, and Jehle and Arntzen (2000)¹⁸ who recorded that 64% of adult GCN remained within 20m of their breeding pond following the breeding season.
- 4.36 Sub-optimal commuting habitat for GCN separates the site from ponds P4 to P7 to the south, and vast majority of habitat bordering the site's southern boundary comprises extensive hardstanding.
- 4.37 Suitable GCN terrestrial habitat in the form of a large, densely vegetated railway embankment is located between the site and ponds P1 and P4-P7. As such, any GCN which may be present within these ponds are very unlikely to commute beyond the suitable terrestrial habitat located within the embankment and onto less suitable habitats within the site. The M66 motorway largely separates the site from ponds P2 and P3, with only a small hardstanding underpass providing very limited and sub-optimal commuting connectivity.

¹⁴ Franklin, P.S., 1993. *The migratory ecology and terrestrial habitat preferences of the great crested newt Triturus cristatus at Little Wittenham Nature Reserve*. De Montford University unpublished thesis.

¹⁵ Oldham, R.S. & Nicholson, M., 1986. *Status and ecology of the warty newt Triturus cristatus*. Report to the Nature Conservancy Council (Contract HF 3/05/123), Peterborough.

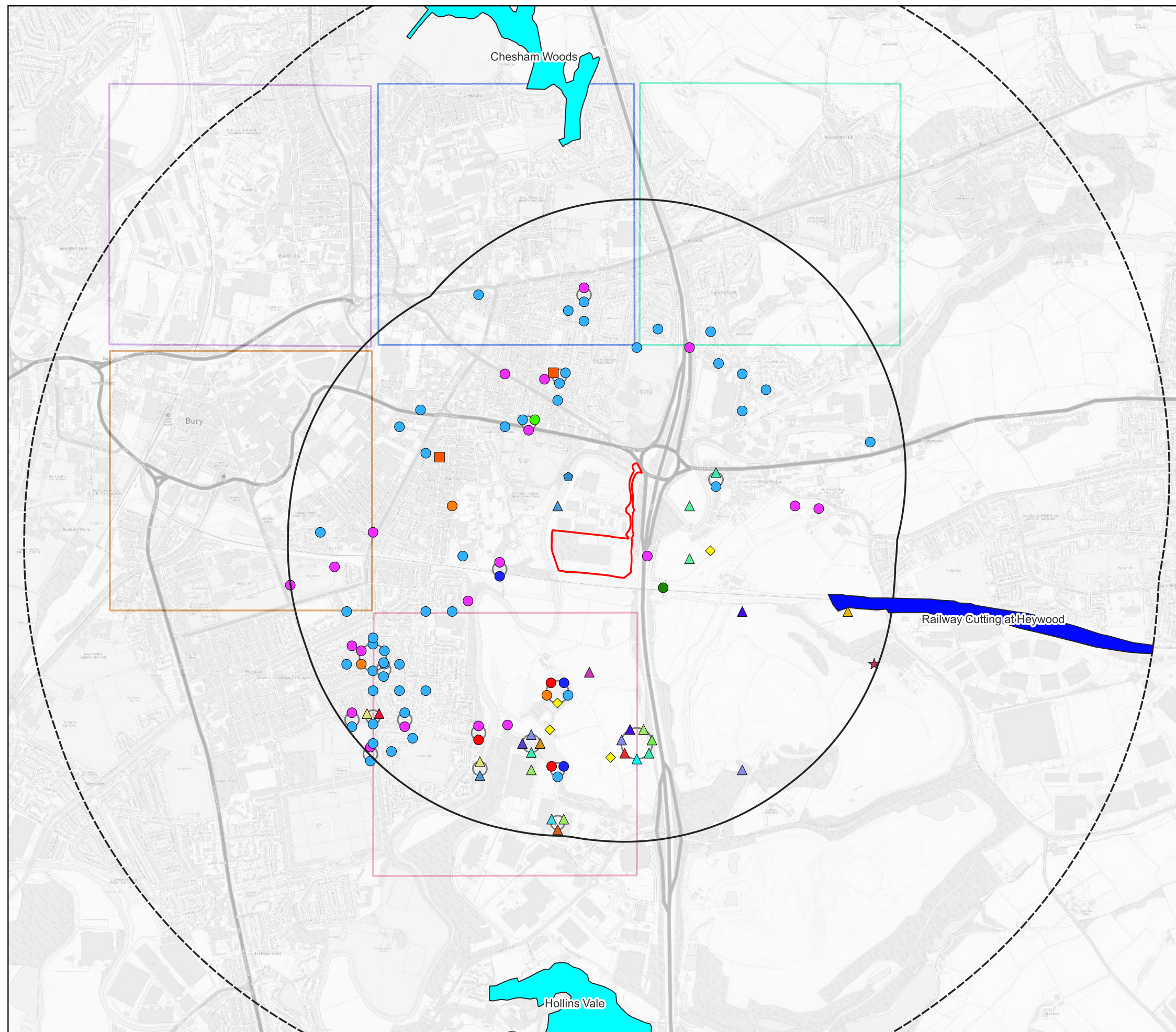
¹⁶ Jehle, R., 2000. The terrestrial summer habitat of radio-tracked great crested newts (*Triturus cristatus*) and marbled newts (*T. marmoratus*). *Herpetological Journal* 10:137-142.

¹⁸ Jehle, R. & Arntzen, J.W., 2000. Post-breeding migrations of newts with contrasting ecological requirements. *J. Zool.* 251:297-306.

- 4.38 Given the above, it is highly unlikely that GCN would be present within the site. As a result, GCN have not been identified as a statutory constraint to development and further survey work and/or mitigation for GCN would not be proportionate.

Reptiles

- 4.39 All British reptiles are protected from killing and injury under the Wildlife and Countryside Act 1981 (as amended) and are listed as Species of Principal Importance for the conservation of biodiversity under Section 41 of the NERC Act. Public bodies, such as the Local Planning Authority therefore have a duty to have regard to the conservation of these species.
- 4.40 The site did not support a suitable matrix of habitats that could support a viable reptile population. Reptiles therefore have not been identified as a statutory constraint to development.

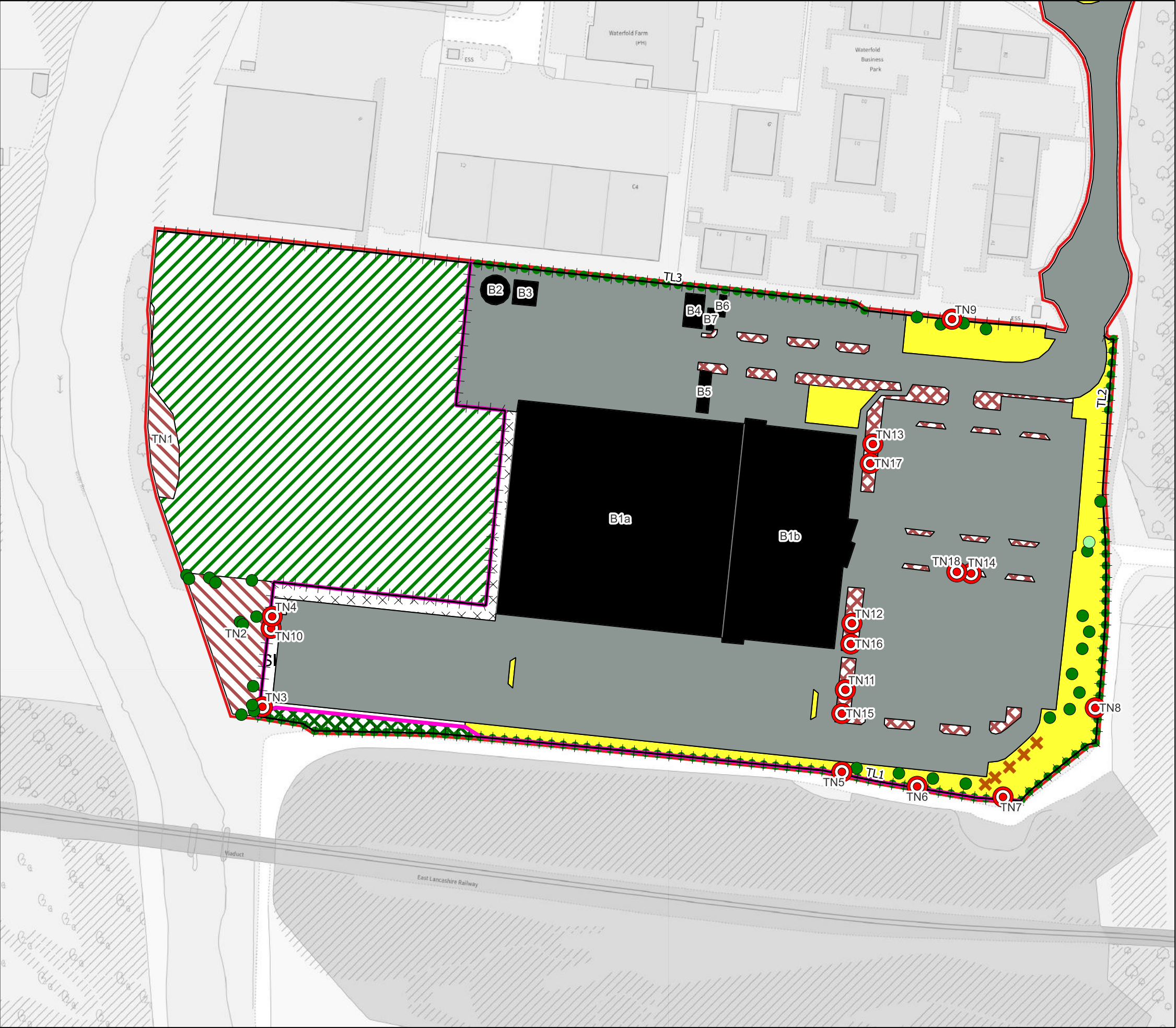


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Key:

- Site Boundary
- Local Nature Reserve (LNR)
- Site of Biological Importance (SBI)
- Hedgehog
- ▲ Barn Owl
- Bat sp
- Common Pipistrelle
- Daubenton's Bat
- Natterer's Bat
- Noctule Bat
- Pipistrelle sp
- Soprano Pipistrelle
- ◆ Brown Trout
- ◆ Great Crested Newt
- ▲ Bullfinch
- ▲ Dunnock
- ▲ Herring Gull
- ▲ House Martin
- ▲ House Sparrow
- ▲ Kingfisher
- ▲ Lapwing
- ▲ Linnet
- ▲ Mallard
- ▲ Pink-footed Goose
- ▲ Reed Bunting
- ▲ Skylark
- ▲ Starling
- ▲ Swift
- ▲ Willow Warbler
- ▲ Woodpigeon
- ★ Cinnabar
- Species within SD8010; Dunnock, Song Thrush, Willow Warbler, Wren
- Species within SD8011; Pipistrelle sp.
- Species within SD8109; Kingfisher, Brown Trout, House Sparrow, Grey Wagtail, Mallard, Wren
- Species within SD8111; Common Pipistrelle
- Species within SD8211; Brown Hare

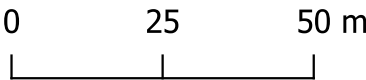
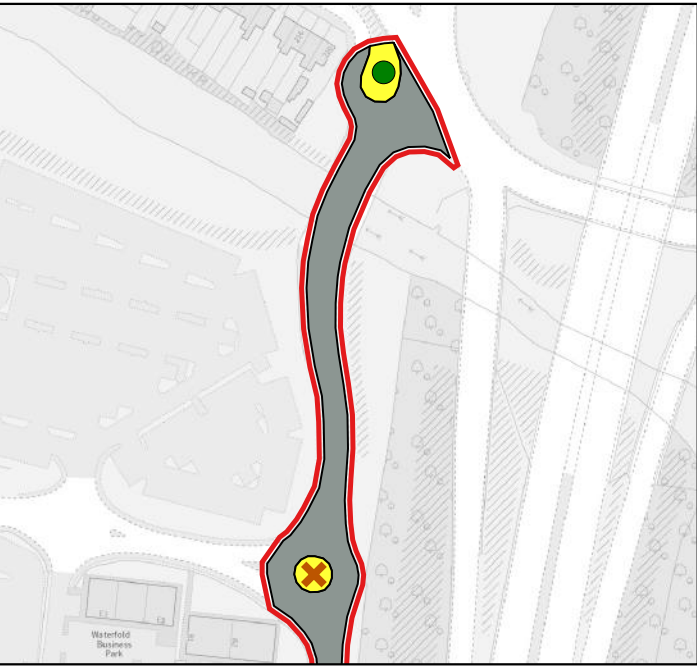


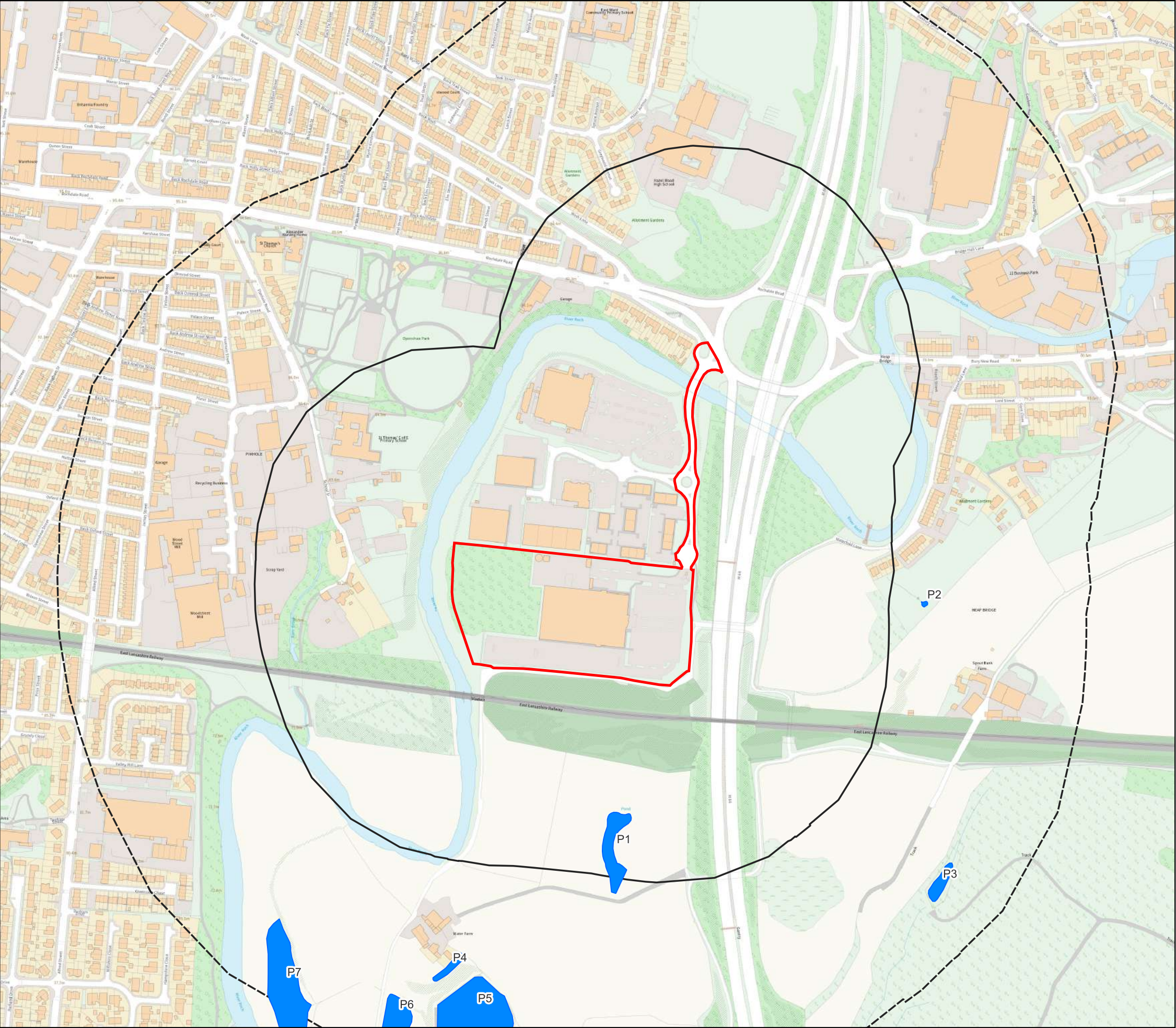
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Key:

- Site Boundary
- Broadleaved woodland - plantation
- Buildings
- Built Environment: Buildings/hardstanding
- Cultivated/disturbed land - amenity grassland
- Cultivated/disturbed land - ephemeral/short perennial
- Introduced shrub
- Other tall herb and fern - ruderal
- Poor semi-improved grassland
- Scrub - dense/continuous
- Broadleaved treelines
- Wall
- Fence
- Introduced shrub
- Target note
- coniferous trees
- Broadleaved tree



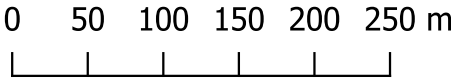


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Key:

- Site Boundary
- Pond
- 250m Site Boundary Buffer
- 500m Site Boundary Buffer



client
Tritax Property Income Fund
project
**Waterford Park,
Bury**
drawing title
WATERBODY LOCATION PLAN

scale @ A3
1:5,000

drawn
MPG/AJR

issue date
9/10/2023

drawing / figure number
Figure 3

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APPENDIX A: BOTANICAL SPECIES LIST

Abundance is described on the DAFOR scale.

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare, LD = Locally Dominant, LA = Locally Abundant, LF = Locally Frequent, LO = Locally Occasional, LR = Locally Rare

Plantation Broadleaved Woodland

Common Name	Scientific Name	DAFOR
Alder	<i>Alnus glutinosa</i>	R
Ash	<i>Fraxinus excelsior</i>	R
Birch species	<i>Betula</i> sp.	O
Bramble	<i>Rubus fruticosus</i>	R
Burdock species	<i>Arctium</i> sp.	R
Cleavers	<i>Galium aparine</i>	R
Common nettle	<i>Urtica dioica</i>	O
Crested dogs tail	<i>Cynosurus cristatus</i>	O
Elder	<i>Sambucus nigra</i>	R
False oat-grass	<i>Arrhenatherum elatius</i>	O
Garlic mustard	<i>Alliaria petiolata</i>	R
Ground elder	<i>Aegopodium podagraria</i>	R
Hard rush	<i>Juncus inflexus</i>	R
Hawthorn	<i>Crataegus monogyna</i>	R
Hazel	<i>Corylus avellana</i>	R
Hedge woundwort	<i>Stachys sylvatica</i>	R
Herb robert	<i>Geranium robertianum</i>	R
Himalayan balsam	<i>Impatiens glandulifera</i>	LA
Holly	<i>Ilex</i> sp.	R
Ivy	<i>Hedera</i> sp.	R
Perennial ryegrass	<i>Lolium perenne</i>	R
Small nettle	<i>Urtica urens</i>	R
Soft rush	<i>Juncus effusus</i>	R
Tufted hair-grass	<i>Deschampsia cespitosa</i>	R
Willow species	<i>Salix</i> sp.	D
Wood avens	<i>Geum urbanum</i>	R

Amenity Grassland

Common Name	Scientific Name	DAFOR
Autumn hawkbit	<i>Scorzonoides autumnalis</i>	R
Broad-leaved dock	<i>Rumex obtusifolius</i>	R
Canadian fleabane	<i>Erigeron canadensis</i>	R
Chickweed	<i>Stellaria media</i>	R
Cleavers	<i>Galium aparine</i>	R
Common knapweed	<i>Centaurea nigra</i>	R
Common mouse-ear	<i>Cerastium fontanum</i>	R
Common nettle	<i>Urtica dioica</i>	R
Common ragwort	<i>Jacobaea vulgaris</i>	R
Common sorrel	<i>Rumex acetosa</i>	R
Common vetch	<i>Vicia sativa</i>	R
Creeping bent	<i>Agrostis stolonifera</i>	F
Creeping buttercup	<i>Ranunculus repens</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R
Dandelion	<i>Taraxacum officinale</i>	R

Common Name	Scientific Name	DAFOR
Dove's-foot crane's-bill	<i>Geranium molle</i>	R
False oat-grass	<i>Arrhenatherum elatius</i>	R/LO
Fox and Cubs	<i>Pilosella aurantiaca</i>	R
Garlic mustard	<i>Alliaria petiolata</i>	R
Hogweed	<i>Heracleum sphondylium</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	R
Red fescue	<i>Festuca rubra</i>	O
Ribwort plantain	<i>Plantago lanceolata</i>	R
Self-heal	<i>Prunella vulgaris</i>	R
Small nettle	<i>Urtica urens</i>	R
Wall lettuce	<i>Lactuca muralis</i>	R
White clover	<i>Trifolium repens</i>	R
Yorkshire-fog	<i>Holcus lanatus</i>	F

Poor Semi-Improved Grassland

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	R
Burdock species	<i>Arctium</i> sp.	R
Cock's-foot	<i>Dactylis glomerata</i>	R
Common nettle	<i>Urtica dioica</i>	R
Cow parsley	<i>Anthriscus sylvestris</i>	R
Crane's-bill species	<i>Geranium</i> sp.	R
Creeping buttercup	<i>Ranunculus repens</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R
Dandelion	<i>Taraxacum officinale</i>	R
Dove's-foot crane's-bill	<i>Geranium molle</i>	R
False oat-grass	<i>Arrhenatherum elatius</i>	A
Field mallow	<i>Malva neglecta</i>	R
Fox and Cubs	<i>Pilosella aurantiaca</i>	R
Fuchsia	<i>Fuchsia</i>	R
Ground elder	<i>Aegopodium podagraria</i>	R
Herb robert	<i>Geranium robertianum</i>	R
Himalayan balsam	<i>Impatiens glandulifera</i>	R
Lesser trefoil	<i>Trifolium dubium</i>	R
Red clover	<i>Trifolium pratense</i>	R
Red fescue	<i>Festuca rubra</i>	O
Rosebay willowherb	<i>Chamerion angustifolium</i>	R
Self-heal	<i>Prunella vulgaris</i>	R
Silverweed	<i>Argentina anserina</i>	R
Smooth tare	<i>Vicia tetrasperma</i>	R
White clover	<i>Trifolium repens</i>	R

Ephemeral / Short Perennial Vegetation

Common Name	Scientific Name	DAFOR
Birch species	<i>Betula</i> sp.	R
Bramble	<i>Rubus fruticosus</i>	R
Common birds-foot trefoil	<i>Lotus corniculatus</i>	R
Common ragwort	<i>Jacobaea vulgaris</i>	R
Common sorrel	<i>Rumex acetosa</i>	R
Creeping bent	<i>Agrostis stolonifera</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R

Common Name	Scientific Name	DAFOR
False oat-grass	<i>Arrhenatherum elatius</i>	R
Field mallow	<i>Malva neglecta</i>	R
Figwort	<i>Scrophularia nodosa</i>	R
Fox and Cubs	<i>Pilosella aurantiaca</i>	F
Groundsel	<i>Senecio vulgaris</i>	R
Herb robert	<i>Geranium robertianum</i>	R
Lesser trefoil	<i>Trifolium dubium</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	R
Prickly sow-thistle	<i>Sonchus asper</i>	R
Red clover	<i>Trifolium pratense</i>	R
Red fescue	<i>Festuca rubra</i>	R
Wall lettuce	<i>Lactuca muralis</i>	R
White clover	<i>Trifolium repens</i>	R
Yorkshire-fog	<i>Holcus lanatus</i>	R

Introduced Shrub

Common Name	Scientific Name	DAFOR
Ash	<i>Fraxinus excelsior</i>	R
Autumn hawkbit	<i>Scorzoneroides autumnalis</i>	R
Bay laurel	<i>Laurus nobilis</i>	R
Birch species	<i>Betula</i> sp.	R
Bramble	<i>Rubus fruticosus</i>	R
Burdock species	<i>Arctium</i> sp.	R
Butterfly-bush	<i>Buddleja</i>	R
Canadian fleabane	<i>Erigeron canadensis</i>	R
Common birds-foot trefoil	<i>Lotus corniculatus</i>	R
Common box	<i>Buxus sempervirens</i>	F
Common mouse-ear	<i>Cerastium fontanum</i>	R
Common nettle	<i>Urtica dioica</i>	R
Common ragwort	<i>Jacobaea vulgaris</i>	R
Creeping bent	<i>Agrostis stolonifera</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R
Cypress species	<i>Cupressus</i> sp.	R
Dandelion	<i>Taraxacum officinale</i>	R
Darwin's barberry	<i>Berberis darwinii</i>	R
Dog rose	<i>Rosa canina</i>	R
Elm	<i>Ulmus procera</i>	R
English oak	<i>Quercus robur</i>	R
Field mallow	<i>Malva neglecta</i>	R
Fuchsia	<i>Fuchsia</i>	R
Gorse	<i>Ulex</i>	R
Groundsel	<i>Senecio vulgaris</i>	R
Hawthorn	<i>Crataegus monogyna</i>	R
Hazel	<i>Corylus avellana</i>	R
Hebe species	<i>Hebe</i> sp.	O
Herb robert	<i>Geranium robertianum</i>	R
Holly	<i>Ilex</i> sp.	R
Ivy	<i>Hedera</i> sp.	R
Japanese andromeda	<i>Pieris japonica</i>	R
Japanese spindle	<i>Euonymus japonicus</i>	O
Laurel species	<i>Laurus</i> sp.	R
Perennial ryegrass	<i>Lolium perenne</i>	R

Common Name	Scientific Name	DAFOR
Privet species	<i>Ligustrum</i> sp.	F
Red clover	<i>Trifolium pratense</i>	R
Red fescue	<i>Festuca rubra</i>	R
Rosebay willowherb	<i>Chamerion angustifolium</i>	R
Self-heal	<i>Prunella vulgaris</i>	R
Wall cotoneaster	<i>Cotoneaster horizontalis</i>	O
Wall lettuce	<i>Lactuca muralis</i>	R
White clover	<i>Trifolium repens</i>	R
Willow species	<i>Salix</i> sp.	R
Yorkshire-fog	<i>Holcus lanatus</i>	R

Tall Ruderal Vegetation

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	LF
Canadian fleabane	<i>Erigeron canadensis</i>	R
Cock's-foot	<i>Dactylis glomerata</i>	R
Common nettle	<i>Urtica dioica</i>	LF
Common ragwort	<i>Jacobaea vulgaris</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R
False oat-grass	<i>Arrhenatherum elatius</i>	R
Field horsetail	<i>Equisetum arvense</i>	LF
Fool's Watercress	<i>Apium nodiflorum</i>	R
Giant hogweed	<i>Heracleum mantegazzianum</i>	LF
Great willowherb	<i>Epilobium hirsutum</i>	LA
Greater plantain	<i>Plantago major</i>	R
Hard rush	<i>Juncus inflexus</i>	R
Himalayan balsam	<i>Impatiens glandulifera</i>	LA
Japanese knotweed	<i>Fallopia japonica</i>	LA
Marsh thistle	<i>Cirsium palustre</i>	R
Rosebay willowherb	<i>Chamerion angustifolium</i>	LA
Smooth tare	<i>Vicia tetrasperma</i>	R
Tufted hair-grass	<i>Deschampsia cespitosa</i>	R
Wood avens	<i>Geum urbanum</i>	R

APPENDIX B: AUTOMATED BAT STATIC DETECTOR SURVEY RESULTS

Recording Period	Unit No.	Start Date	End Date	Survey Hours	Total Av. per hour	Total Registrations	Common Pipistrelle			Pipistrelle Species			Myotis Species			Soprano Pipistrelle			Nathusius' pipistrelle			Noctule		
							Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
Summer	2	01/08/23	06/08/23	47:29:26	6.23	296	286	167	6.02	9	8	0.19	0	0	0.00	1	1	0.02	0	0	0.00	0	0	0.00
Autumn	16	06/09/23	11/09/23	59:23:39	1.79	106	100	31	1.68	1	1	0.02	3	3	0.05	0	0	0.00	1	1	0.02	1	1	0.02
			Totals:	106:53:05	3.76	402	386	167	3.61	10	8	0.09	3	3	0.03	1	1	0.01	1	1	0.01	1	1	0.01

APPENDIX C: BIODIVERSITY NET GAIN (BNG) ASSESSMENT

The Biodiversity Metric 4.0 - Calculation Tool

Start page

Project details			
Planning authority:	Rochdale District Council		
Project name:	Waterfold Business Park, Bury		
Applicant:	Tritax Property Income Fund		
Application type:	Erection of a New Class B8 facility		
Planning application reference:	N/A		
Completed by:	Mark Gardiner, FPCR Environment & Design Ltd.		
Date of metric completion:	23.10.23		
Reviewer:	Rachel Gordon, FPCR Environment & Desingn Ltd.		
Version control:	Rev A		
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	1%	Target set below 10% ▲	
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	5.32	Irreplaceable habitat area at baseline:	0.00

- Instructions
- Main menu
- Results

Cell style conventions	
▲	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

- View all
- Reset view

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

Waterfold Business Park, Bury
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Habitat units	9.81
	Hedgerow units	1.98
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	5.21
	Hedgerow units	3.54
	Watercourse units	0.00
On-site net change (units & percentage)	Habitat units	-4.61
	Hedgerow units	1.57
	Watercourse units	0.00

-46.96%	On-site net gain is less than target set ⚠
79.28%	
0.00%	

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

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-4.61
	Hedgerow units	1.57
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-4.61
	Hedgerow units	1.57
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-46.96%
	Hedgerow units	79.28%
	Watercourse units	0.00%

Total net gain achieved is less than target set ⚠

Trading rules satisfied?	No - Check Trading Summaries ▲
--------------------------	--------------------------------

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	1.00%	9.81	9.91	4.71
Hedgerow units	1.00%	1.98	2.00	0.00
Watercourse units	1.00%	0.00	0.00	0.00

Unit requirement met or surpassed ✓
Unit requirement met or surpassed ✓

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	No ▲
Low	Same distinctiveness or better habitat required ≥	No ▲

Very High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire[1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mire and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Mire lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Take for like not satisfied	0.00

Medium Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	1.74
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	-0.11	0.00	-0.11	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.50
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.61	0.00	0.61	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-2.52	0.00	-2.52	-2.52
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland broadleaved	Woodland and forest	-3.40	0.00	-3.40	-3.40
Woodland and forest - Other woodland mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-3.69	0.00	-3.69	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	2.23
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-5.92
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-5.92
Cumulative surplus of units	-3.69

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-0.62	0.00	-0.62
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	-0.11	0.00	-0.11
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	-0.21	0.00	-0.21
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	-0.19	0.00	-0.19
Urban - Rain garden	Urban	0.15	0.00	0.15
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.07	0.00	0.07
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.92		-0.92

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.92
Cumulative surplus of units	-4.61

Project Name: Waterfold Business Park, Bury Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Area habitat summary	
Total Net Unit Change	-4.81
Total Net % Change	-48.85%
Trading Rules Satisfied	No - check trading summaries ▲

Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	0.2539	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.51
2	Grassland	Modified grassland	0.0677	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.16
3	Grassland	Other neutral grassland	0.0168	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.07
4	Grassland	Other neutral grassland	0.0066	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.03
5	Heathland and shrub	Bramble scrub	0.0276	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.11
6	Sparsely vegetated land	Ruderal/Ephemeral	0.0562	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.11
7	Sparsely vegetated land	Tall forbs	0.1057	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.21
8	Urban	Developed land; sealed surface	3.0752	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
9	Urban	Introduced shrub	0.0974	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.19
10	Woodland and forest	Other woodland; broadleaved	0.9644	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	3.86
11	Woodland and forest	Other woodland; broadleaved	0.1197	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.48
12	Individual trees	Urban tree	0.0685	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.68
13	Individual trees	Urban tree	0.0366	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.29
14	Individual trees	Urban tree	0.0204	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.16
15	Individual trees	Urban tree	0.3664	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	2.93
16								
17								
18								
19								
20								
Total habitat area			5.32					9.81

Site Area (Excluding area of Individual trees and Green walls)	4.81
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M² to hectares conversion tool:	Select a unit	Hectares	M²

Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GIS reference number
0.032	0	0.06	0.00	0.22	0.44				
0	0.0677	0.00	0.18	0.00	0.00				
0	0	0.00	0.00	0.02	0.07				
0	0.0066	0.00	0.03	0.00	0.00				
0	0	0.00	0.00	0.03	0.11				
0	0	0.00	0.00	0.06	0.11				
0	0	0.00	0.00	0.11	0.21				
0.3758	0	0.00	0.00	2.70	0.00				
0	0	0.00	0.00	0.10	0.19				
0	0	0.00	0.00	0.96	3.86				
0	0.1197	0.00	0.48	0.00	0.00				
0.0685		0.68	0.00	0.00	0.00				
0.0366		0.29	0.00	0.00	0.00				
		0.00	0.00	0.02	0.16				
		0.00	0.00	0.37	2.93				
0.53	0.21	1.04	0.68	4.68	8.09				

Total area lost (excluding area of Individual trees and Green walls)	4.19
--	------

Project Name: Waterfold Business Park, Bury Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Area habitat summary	
Total Net Unit Change	-4.61
Total Net % Change	-48.98%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats											
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty	Habitat units delivered	Comments		GIS reference number
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	User comments	Consenting body comments	
Grassland	Other neutral grassland	0.1855	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	1.24		
Heathland and shrub	Mixed scrub	0.0907	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.61		
Urban	Developed land; sealed surface	3.8173	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00		
Urban	Rain garden	0.0418	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Low	0.15		
Urban	Sustainable drainage system	0.0281	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	0.07		
Woodland and forest	Other woodland; broadleaved	0.026	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	15	Low	0.12		
Individual trees	Urban tree	0.1873	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.57		
Total habitat area		4.38							2.76		

Site Area (Excluding area of Individual trees and Green walls)	4.19
--	------

M² to hectares conversion tool:	Select a unit	Hectares	M²

	Decrease liabilities

Post development/ post intervention[illegible]

Project Name: Waterfold Business Park, Bury Map Reference:
B-1 On-Site Hedge Baseline

Hedgerow summary	
Total Net Unit Change	1.67
Total Net % Change	79.88%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns	Condense / Show Rows
Main Menu	Instructions

Existing hedgerow habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		
1		Line of trees	0.344	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.38
2		Line of trees	0.024	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.10
3		Line of trees	0.126	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.50
4												
5												
6												
7												
8												
			0.49									
												1.98

Retention category biodiversity value						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference number
0.344	0	1.38	0.00	0.00	0.00			
0.024	0	0.10	0.00	0.00	0.00			
0.126	0	0.50	0.00	0.00	0.00			
0.49	0.00	1.98	0.00	0.00	0.00			

Project Name: Waterfold Business Park, Bury

Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Hedgerow summary	
Total Net Unit Change	1.57
Total Net % Change	79.28%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		GIS reference number
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Consenting body comments	
1		Species-rich native hedgerow	0.109	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.73			
2		Species-rich native hedgerow	0.048	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.32			
3		Species-rich native hedgerow	0.058	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.39			
4		Species-rich native hedgerow	0.019	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.13			
5													
6													
7													
8													
9													
10													
			0.23							1.57			

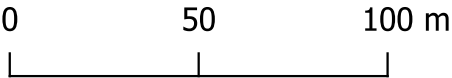
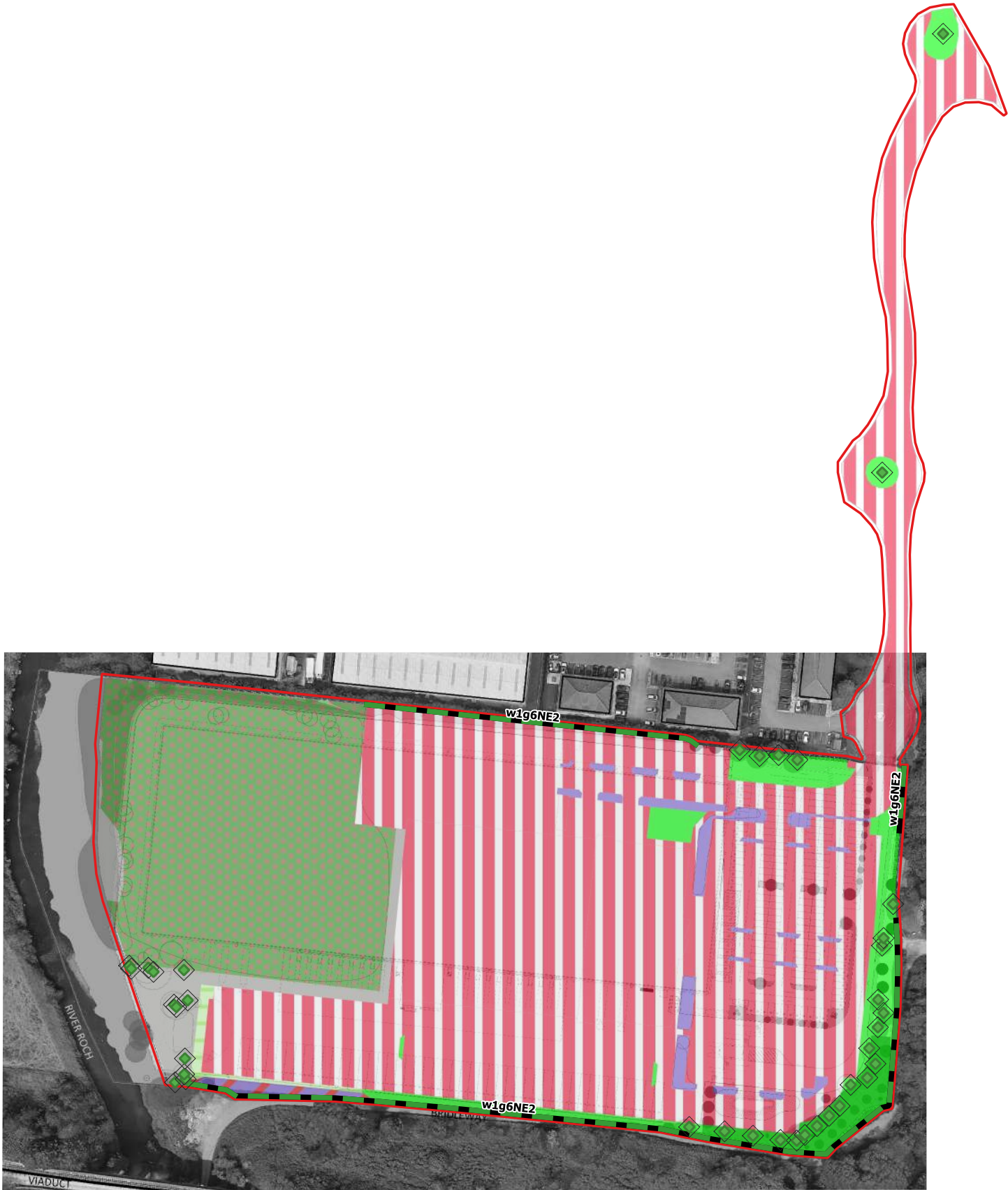
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Key

- Red Line Boundary
- Baseline Habitats**
- Bramble scrub
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ruderal/Ephemeral
- Tall forbs
- Baseline Hedgerows**
- Line of trees
- Baseline Trees**
- Existing Medium Urban Tree
- Existing Small Urban Tree





client

Tritax Property Income Fund

project

Waterfold Business Park,
Bury

drawing title

BASELINE HABITATS

scale @ A3
1:2,000

drawn
MPG

issue date
24/10/2023

N

Figure 1

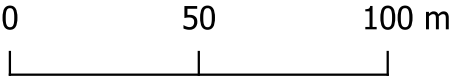
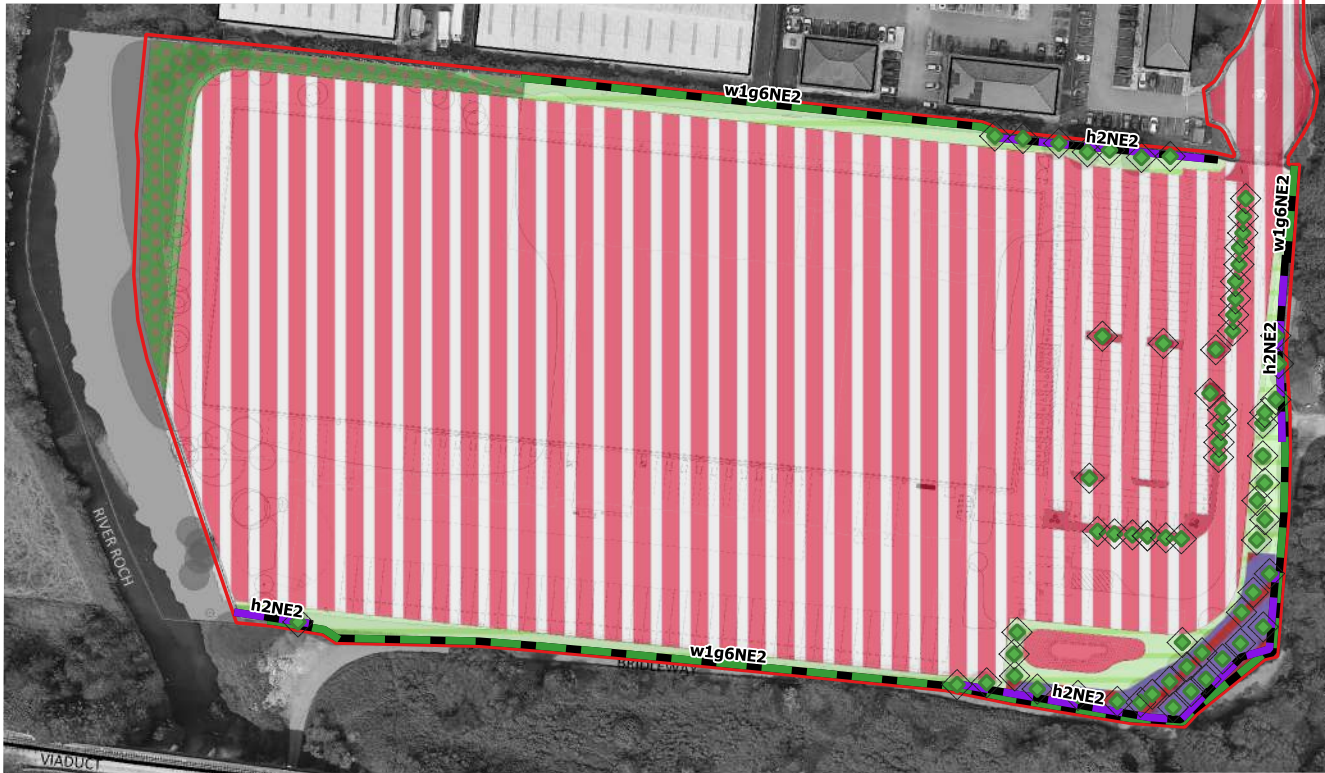
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Key

- Red Line Boundary
- Proposed Habitats**
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Rain garden
- Sustainable drainage system
- Proposed Hedgerows**
- Line of trees
- Species-rich native hedgerow
- Proposed Trees**
- Proposed Medium Urban Tree
- Proposed Small Urban Tree



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Key

Red Line Boundary

Habitat Retention

Enhanced

Retained

Lost

Hedgerow Retention

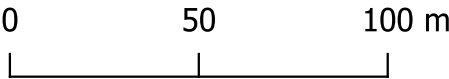
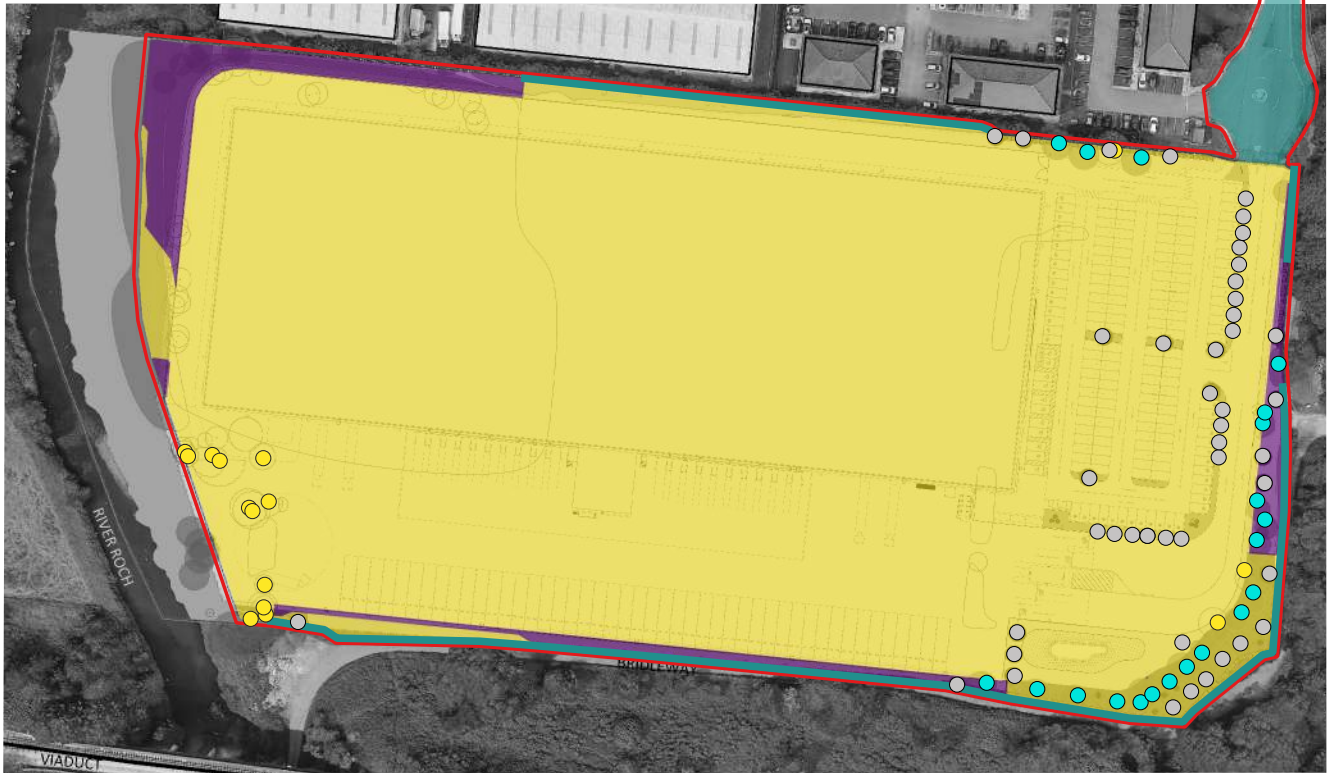
Retained

Individual Tree Retention

Created

Retained

Proposed Lost



client
Tritax Property Income Fund
project
Waterfold Business Park,
Bury
drawing title
HABITAT RETENTION

scale @ A3
1:2,000

drawn
MPG

issue date
24/10/2023

drawing / figure number
Figure 3

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Key

 Red Line Boundary

Baseline Habitat Condition

 Poor

 N/A - Other

 Condition Assessment N/A

Baseline Habiutat Distinctiveness

 Medium

 Low

 V.Low

Baseline Hedgerow Condition

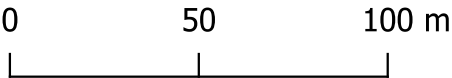
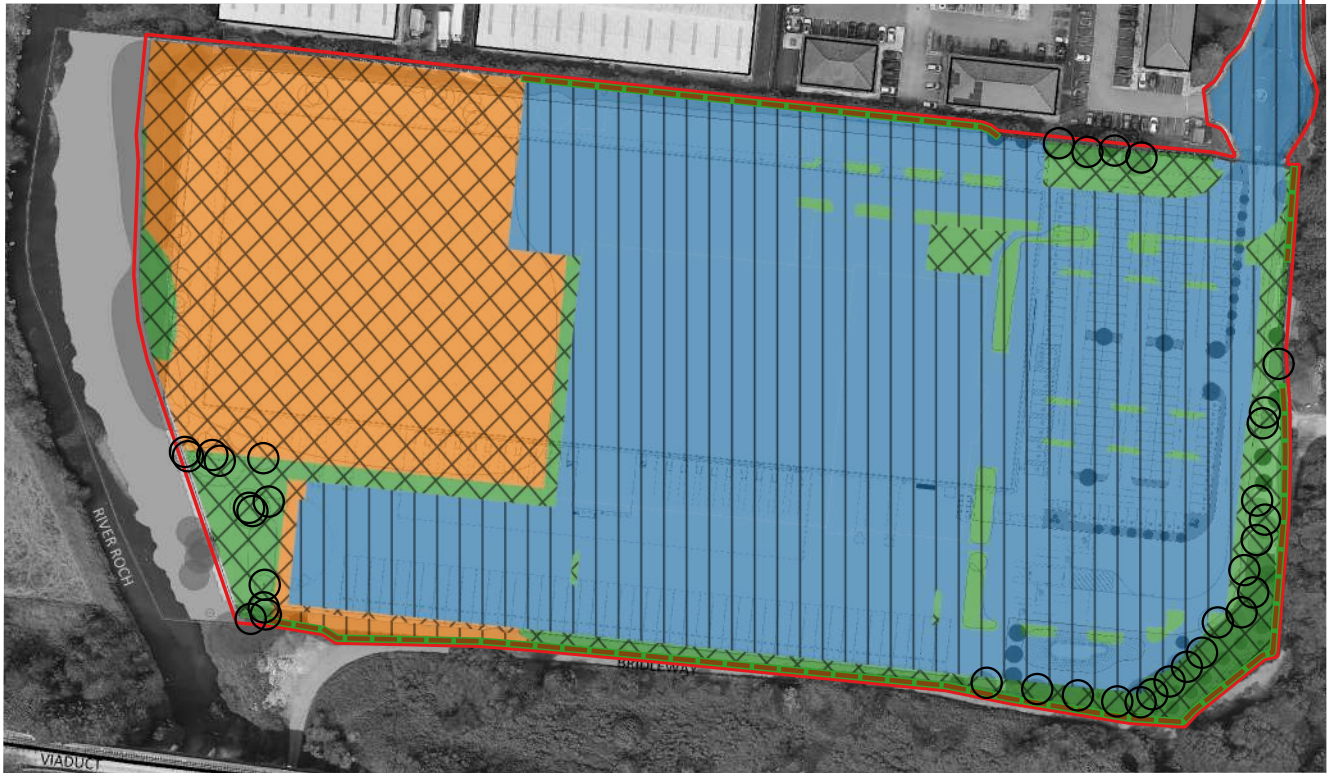
 Moderate

Baseline Hedgerow Distinctiveness

 Low

Baseline Individual Tree Condition

 Moderate



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Key

 Red Line Boundary

Proposed Habitat Condition

 Moderate

 Poor

 N/A - Other

Proposed Habitat Distinctiveness

 Medium

 Low

 V.Low

Proposed Hedgerow Condition

 Moderate

Proposed Hedgerow Distinctiveness

 Medium

 Low

Proposed Individual Tree Condition

 Moderate

