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Client: WBW Surveyors Ltd

Date: 7th February 2025

Dear Gemma Kennedy,

Re: BNG Assessment: Yew Tree Farm South, Stott Lane, Middleton, Manchester, M24 6XJ

PENNINE ecological have been commissioned to assesses the site in relation to Biodiversity Net Gain (BNG) and provide a reasoned statement as to why this site is exempt from BNG.

The site was visited in October 2024 to obtain photographs and assess habitats. An assessment of the buildings in relation to bats has been undertaken by Batworker Consultancy in September 2024 (*Bat Survey Report and Method Statement, European Protected Species (Bats) - Reasonable Avoidance and Mitigation Measures: Yew Tree Farm South, Middleton, Manchester, M24 6XJ. 23.09.2024*).

The sites grid reference is SD 86636 08481, and the location is shown below;

Figure 1 Aerial Image of Yew Tree Farm South, Middleton



PENNINE ecological (Bolton Office): 24 The Highgrove, Heaton, Bolton, BL1 5PX

PENNINE ecological (Bolton Office): 62 Markland Hill Lane, Heaton, Bolton, BL1 5NU

PENNINE ecological (Preston Office): 1 Moss Cottage, North Road, Bretherton, Nr. Leyland PR26 9AY

PENNINE ecological (Glossop Office): 1a Turnlee Road. Glossop, SK13 6JS

Site Baseline

The site is a working farm yard. The site comprises u1c artificial unvegetated; unsealed surfaces. Sporadic areas of tall forbs are growing around the perimeter of the site and / or around old farm machinery; however the total area of vegetative cover is <10% and therefore categorised within the u1c habitat (refer to UKHabs, 2023 definition below).

Figure 2: UKHabs, 2023 definition



Code and Name
u1c Artificial unvegetated – unsealed surface

Category Type
Primary Level 4

Spatial Feature Type
Area Line Point

Definition
Land that has no or very low (<10%) cover of vegetation through direct or indirect human activity, and the soil surface is not sealed with impervious materials.

Inclusions
Unsealed surfaces with vegetation cover <10%.

Tracks (see 839) that are mappable as area features with vegetation cover <10%.

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Photographs of the site are provided below.



Photograph 1: Overview of the site looking towards buildings in east section of site. Minimal vegetation coverage within working farm yard.



Photograph 2: Overview looking south along western boundary. Some peripheral grass and tall forbs colonising the u1c habitat along fence line. Vegetation coverage is <10% of the u1c area.



Photograph 3: Looking along the north boundary. Old, abandoned farm machinery resulting in colonisation of tall forbs on the u1c artificial substrate. The vegetation cover does not exceed 10% of the overall area.



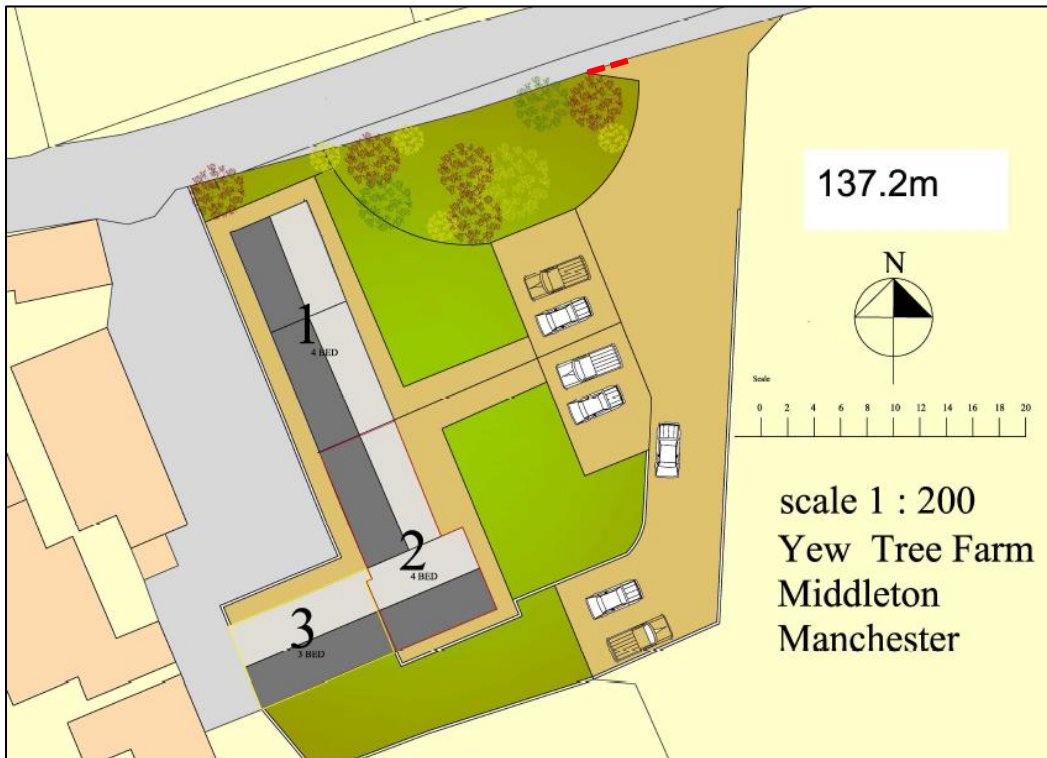
Photograph 4: Existing site access. Very small section (less than 5m length) of species poor hedgerow will be removed to widen access (red line indication section to be removed).

Proposals

The proposals include the conversion of the existing barn to dwellings, along with associated car parking and soft landscaping. The only habitats affected will be u1c artificial substrate.

A small section of the species poor hedgerow along the north boundary will be removed to provide a slightly wider access point. However the length of hedgerow to be removed does not exceed 5m.

Figure 3: Site Proposals with hedgerow removal extent (red line)



Recommendations: Biodiversity Net Gain

As per the exemptions set out in 'paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990' and the 'Biodiversity Gain Requirements (Exemptions) Regulations 2024', the application would be exempt on the following grounds:

- **Development subject to the de minimis exemption.** Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows

There are no further surveys or assessments required in relation to BNG.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM