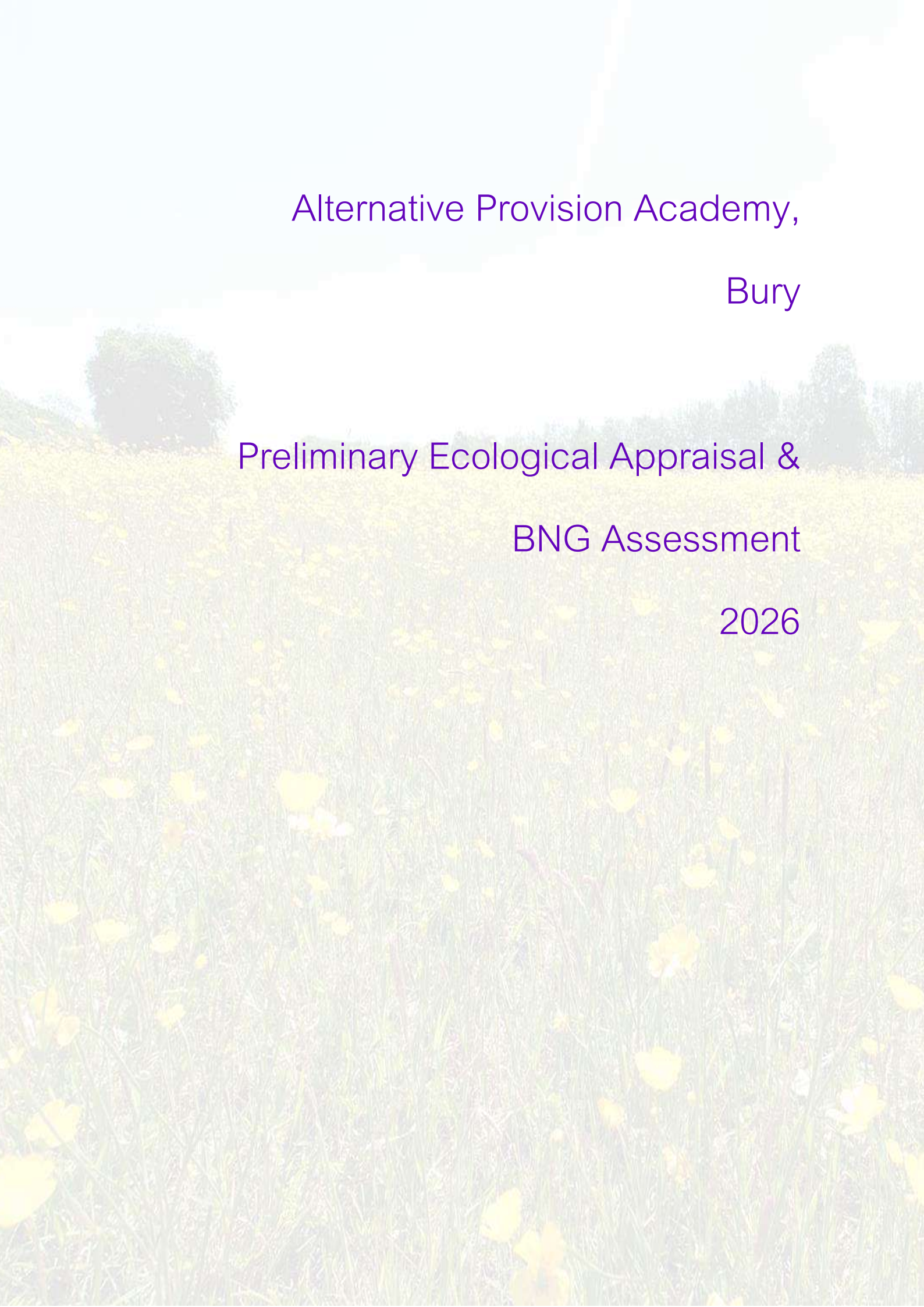




Alternative Provision Academy,

Bury

Preliminary Ecological Appraisal &

BNG Assessment

2026

Client	Cassidy + Ashton
Project Title	Bury Alternative Provision Academy
Project Reference	RHE.4805
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Executive Summary

Development Details

The client is proposing development of a new Alternative Provision Academy on land off Milton Road, Radcliffe, Bury, hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site has a low level of ecological interest. Habitats on site comprise species poor grassland, trees, scrub and hedgerows (site level importance).

Outcomes

No further surveys are required.

Habitat loss is significant at the site level only.

Enhancement opportunities are identified.

The proposed development is predicted to result in a net loss of 0.91 area units (-35.84%) and a net gain of 0.6 hedgerow units (+120.11%). There is a shortfall of 1.16 area units required to meet the mandatory requirement for 10% BNG. This will be met by purchasing units from a habitat bank.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited (RHE) was commissioned in 2026 by Cassidy + Ashton (the Client) to carry out an Ecological Appraisal and Biodiversity Net Gain Assessment of land at Milton Road, Radcliffe, Greater Manchester (the 'site'). The site is located at O.S. grid reference: SD771077 (see Figure 1).



Figure 1. Site location

- 1.1.2 The site comprises a field north of Milton Road. The surrounding landscape is residential.
- 1.1.3 The site is proposed for construction of a specialist education facility (Alternative Provision Academy).

1.2 Scope of Work

- 1.2.1 The Client commissioned RHE to carry out the following works:
- Desk-based study to obtain details of designated sites, protected and notable species within a specified search area.
 - Record the extent, type, and condition of habitats within and next to the site.
 - Calculate the baseline and post-development biodiversity units.

- Search for signs of protected species and assess the potential of habitats and features to support protected and notable species.

1.3 Site Visit Information

Surveyor Details

- 1.3.1 The site was surveyed on 13 May 2026 by Simon Holden MCIEEM. Simon has 21 years' professional experience and is a suitably qualified ecologist.

Weather

- 1.3.2 During the survey the weather was sunny with light showers and 14°C.



2. Methods

2.1 Desk Study

- 2.1.1 The Magic website (Multi-Agency Geographical Information for the Countryside) was interrogated for the presence of Statutory Designated Sites (and European Protected Species licences) within a 1km radius of the site.
- 2.1.2 The site was checked to determine if it is located within an Impact Risk Zone for any Site of Special Scientific Interest (SSSI) and if so, whether the Local Planning Authority will need to consult Natural England.
- 2.1.3 Greater Manchester Local Record Centre (GMLRC) was contacted to provide details of non-statutory designated sites and records of protected and notable species within a 1km radius of the site.

2.2 Field Survey

Habitat Survey

- 2.2.1 The site was walked over and the habitats and features of ecological interest were mapped and described according to the UK Habitat Classification system¹. Habitats and features of particular interest were target noted.

Species Assessment

- 2.2.2 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines². Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

2.3 Biodiversity Net Gain

- 2.3.1 During the site walkover the ecological condition of each habitat was assessed in accordance with the Defra (2024) guidelines³.
- 2.3.2 Habitat data including type, area (or length) and condition were uploaded to the Defra Statutory Biodiversity Metric Calculator spreadsheet to determine the baseline value of the site.

¹ UKHab-v2.01-July-2023-Final-2.pdf. at <http://UKhab.org>

² CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

³ The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf (publishing.service.gov.uk)

2.4 Mitigation Hierarchy

2.4.1 Mitigation measures have been included during the design process. Measures during the construction phase should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:

- Aim to avoid negative effects through the design process.
- Mitigate if negative effects cannot be avoided.
- Use compensation measures to offset residual impacts.
- Identify and implement opportunities to enhance biodiversity.



3. Results

3.1 Survey Constraints

- 3.1.1 No constraints affected the survey, and a high degree of confidence is placed on the results.

3.2 Designated Sites

- 3.2.1 There are no statutory designated sites within the study area. Non-statutory sites within the study area are listed below in Table 1.

Table 1. Non-statutory Designated Sites			
Name	Status	Location/distance	Interest
Manchester, Bolton and Bury Canal (East)	SBI	550m southwest	Standing water.
Wetlands and Meadows Near Coggra Fold	SBI	740m northwest	Grassland and ponds.
Marl Pits at Black Lane	SBI	875m northeast	Woodland and ponds.

- 3.2.2 The site is within the Impact Risk Zone of Ashclough Special Scientific Interest (SSSI). The proposed development will not require the Local Planning Authority to consult with Natural England.

3.3 Habitats

- 3.3.1 The habitats survey plan is contained in Appendix 3. Condition Assessments are provided as a separate spreadsheet. Species abundance, if included, follows the DAFOR system (Dominant, Abundant, Frequent, Occasional, Rare, Locally Dominant, Locally Abundant and Locally Frequent) and is provided in brackets after each species.
- 3.3.2 There are no irreplaceable habitats on site, and the site has not been subject to any prior degradation.
- Grassland**
- 3.3.3 The site comprises a field of modified grassland extending to approximately 0.99ha (see Photograph 1). Grass species comprise Perennial Rye-grass *Lolium perenne* (A), Yorkshire Fog *Holcus lanatus* (A), Cock's-foot *Dactylis glomerata* (A), Meadow Foxtail *Alopecurus pratensis* (F), Red Fescue *Festuca rubra* (F) and Sweet Vernal-grass *Anthoxanthum odoratum* (O).
- 3.3.4 Herbs comprise Creeping Buttercup *Ranunculus repens* (A), Meadow Buttercup *Ranunculus acris* (O), Dandelion *Taraxacum* agg. (F), and Lady's Smock *Cardamine pratensis* (R).





Photograph 1. Modified grassland, looking east from west.

- 3.3.5 The grassland appears unmanaged and is tussocky in places. Several desire lines cross the field.
- 3.3.6 Occasional patches of tall ruderal herbs are present, dominated by Common Nettle *Urtica dioica*. A small area appears to have been sown/planted with wildflowers such as Yarrow *Achillea millifolium*.
- 3.3.7 Although the total species count is moderately high for an urban site, the grassland has less than 8 species per m² and is therefore in poor condition.

Scrub

- 3.3.8 Bramble *Rubus fruticosus* agg. scrub is present around the edges of the site, notably along the northern edge (see Photograph 2). Raspberry *Rubus idaeus* is present along the southeast of the site.



Photograph 2. Bramble scrub, north of site.

Hedgerows

- 3.3.9 Outgrown native hedgerow is present around the eastern boundary (see Photograph 3). Hawthorn *Crataegus monogyna* is dominant with Elder *Sambucus nigra* frequent.



Photograph 3. Hedgerow along eastern boundary.

Individual Trees

- 3.3.10 Occasional trees are present around the edges of the site, including Poplar *Populus* sp. and Beech *Fagus sylvatica*.

3.4 Species

Invertebrates

- 3.4.1 The desk study returned one record of Cinnabar moth *Tyria jacobaeae* in 2020, 721m away from the site.
- 3.4.2 The habitats on site are likely to support an assemblage of common and widespread species. Invertebrates are not considered further.

Amphibians

- 3.4.3 The desk study returned five records of Great Crested Newt *Triturus cristatus* between 2016 and 2021, with the closest record being 669m away from the site.
- 3.4.4 No ponds are present on site. Three waterbodies are present 180m – 280m to the northeast. The ponds were not surveyed but appear large and likely to be used for angling. There is no habitat connectivity between these and the site. Amphibians, including Great Crested Newt are reasonably unlikely to be present and are not considered further.

Reptiles

- 3.4.5 No records were returned.
- 3.4.6 The edges of scrub/grassland offer limited suitability for widespread reptile species, but the site is isolated and reptiles are very scarce in Greater Manchester. Reptiles are reasonably unlikely to be present and are not considered further.

Birds

- 3.4.7 The desk study returned records of Barn Owl *Tyto alba*, 900m away from the site (2020). Other records included House Sparrow *Passer domesticus*, Lapwing *Vanellus vanellus*, Song Thrush *Turdus philomelos*, Starling *Sturnus vulgaris*, Kingfisher *Alcedo atthis* and Peregrine *Falco peregrinus*.
- 3.4.8 The trees, hedgerows and scrub offer suitable nesting habitat for a range of common and widespread urban species. The grassland is unsuitable for ground nesting birds due to disturbance.

Badger

- 3.4.9 No evidence of Badger *Meles meles* was recorded during the survey. The site is surrounded by urban development and there is no woodland nearby. Badgers are unlikely to be present and are not considered further.

Bats

- 3.4.10 The desk study returned records of Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus* between 2016 and 2024 with the closest record being 311m away from the site.
- 3.4.11 No structures are present on the site. None of the trees offer features of potential to be used by roosting bats. Common and widespread species such as Common Pipistrelle are likely to forage around the

tree lines and hedgerows, but the site is generally of low suitability for bats. Bats are not considered further.

Other Mammals

- 3.4.12 The desk study returned 10 records of Hedgehog *Erinaceus europaeus*, between 2018 and 2022, with the closest record being 275m away from the site.
- 3.4.13 The site offers suitable forage and shelter habitat for Hedgehog.
- 3.4.14 The site is unsuitable for Brown Hare *Lepus europaeus* due to its isolation by urban development. Brown Hare is not considered further.
- 3.4.15 There is no suitable habitat on site for any other notable mammal species.

Plants

- 3.4.16 The site is unlikely to support any rare plant species.

3.5 Invasive Species

- 3.5.1 The desk study returned no records of invasive plant or animal species.
- 3.5.2 No invasive non-native species were recorded on site. This group is not considered further.

4. Assessment

4.1 Development Context

4.1.1 The following assessment is based on the proposed site plan (Drawing MR26-043/102 Rev E).

4.2 Impacts on Designated Sites

4.2.1 No impacts to any statutory or non-statutory designated sites are anticipated due to the absence of impact pathways.

4.3 Impacts on Habitats

4.3.1 The proposed development will result in the loss of modified grassland. This would be significant at the site level only.

4.3.2 Minor areas of scrub will be lost. This would be significant at the site level only.

4.3.3 Trees and hedgerows will be retained. In the absence of mitigation retained habitats could be damaged during construction through soil compaction or mechanical damage.

4.4 Biodiversity Net Gain

4.4.1 The baseline habitat value within the redline development is 2.54 area units and 0.50 hedgerow units (see Table 2 and Table 3).

Table 2 Baseline Habitat Units			
Habitat	Area (ha)	Condition	Units
Modified Grassland	0.99	Poor	1.97
Bramble Scrub	0.012	N/A	0.05
Artificial Unvegetated; Unsealed Surface	0.029	N/A	0.00
Individual Trees	0.0041	Moderate	0.03
Individual Trees	0.0407	Good	0.49

Total	1.03 (exc. trees)		2.54
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Table 3 Baseline Hedgerow Units			
Hedgerow Number	Length (km)	Condition	Units
H1	0.125	Moderate	0.50
Total	0.13		0.50

4.4.2 Post-development habitat units are summarised in Tables 4 and 5.

Table 4 Post-development Habitat Units			
Habitat	Area(ha)	Condition	Units
Modified Grassland	0.0196	Good	0.08
Modified Grassland	0.00858	Moderate	0.03
Modified Grassland	0.185	Poor	0.37
Introduced Shrub	0.0695	N/A	0.13
Developed Land; Sealed Surface	0.68	N/A	0.00
Other Neutral Grassland	0.0291	Poor	0.11
Artificial Unvegetated; Unsealed Surface	0.029	N/A	0.00
Individual Tree	0.0407	Good	0.49
Individual Tree	0.0041	Moderate	0.03
Individual Tree	0.1384	Poor	0.39
Total	1.021 (excl. trees)		1.63

Table 5 Post-development Hedgerow Units			
Hedgerow Number	Length (km)	Condition	Units
H1	0.125	Moderate	0.5
H2	0.0441	Poor	0.04
H3	0.1677	Moderate	0.56
Total	0.3368		1.1

4.5 Impacts on Species

Birds

- 4.5.1 Removal of scrub could result in impacts to nesting birds, should they be present.

Hedgehog

- 4.5.2 Hedgehogs could potentially be harmed during clearance of scrub and should they access a construction site.



5. Recommendations

5.1 Further Surveys

- 5.1.1 No further surveys are required.

5.2 Mitigation and Enhancement Measures

- 5.2.1 Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures to protect, maintain and enhance ecological features during the operational phase of development will be described in a Habitat Management and Monitoring Plan (HMMP). Management Plans will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the CEMP and HMMP will be provided as a planning condition in advance of the commencement of the proposed development.

Habitats

- 5.2.2 Retained trees and hedgerows should be protected during construction via a Tree Protection Plan.

Birds

- 5.2.3 Impacts on nesting birds should be avoided by carrying out scrub clearance and similar operations outside of the bird breeding season (March- August). If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.

- 5.2.4 The new building should incorporate features for nesting birds such as House Sparrow *Passer domesticus*. Bird boxes could also be installed on suitable retained trees to further enhance nesting opportunities.

Bats

- 5.2.5 The new building should incorporate integral bat boxes to enhance roosting opportunities on site.



5.3 Biodiversity Net Gain

- 5.3.1 The proposed development is predicted to result in a net loss of 0.91 area units (-35.84%) and a net gain of 0.6 hedgerow units (+120.11%). There is a shortfall of 1.16 area units required to meet the mandatory requirement for 10% BNG. This will be met by purchasing units from a habitat bank.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2026) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The most relevant to individual planning decisions are Policies N1 to N6, shown below:

PLAN MAKING POLICIES

N1: Identifying environmental opportunities and safeguards

1. Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:
 - a. Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geodiversity or biodiversity value in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;
 - b. Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);
 - c. Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within Protected Landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate development with environmental restoration, but should not necessarily preclude the allocation of land for development; and
 - d. Set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1). These should draw upon

Natural England's Green Infrastructure Standards for England, tailored as necessary to local circumstances.

2. Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Local standards should not extend to categories of development which are exempt from statutory biodiversity net gain.

NATIONAL DECISION-MAKING POLICIES

N2: Improving the natural environment

1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:
 - a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);
 - b. Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;
 - c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;
 - d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;
 - e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;
 - f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and

- g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.
- 2. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.
- 3. Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decision-makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt.

N3: Trees in new development

- 1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:
 - a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;
 - b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and
 - c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

N4: Protected Landscapes

- 1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.
- 2. Proposals for major development within Protected Landscapes should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public

interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:

- a. The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;
 - b. The cost of, and scope for, developing outside the Protected Landscape, or meeting the need for the development in some other way; and
 - c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.
3. Where, exceptionally, proposals for major development are approved within Protected Landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes⁶⁰, including on features such as tranquillity and dark skies.
 4. Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.

N5: Maintaining the character of the coast

1. Development proposals should maintain the character of undeveloped areas of coast, including land designated for its landscape, habitat or heritage value, while improving public access to it where appropriate. They should not hinder the completion and maintenance of a continuous signed and managed route around the coast (the King Charles III England Coast Path National Trail).
2. Development proposals in areas defined as Heritage Coast (and which do not already fall within a Protected Landscape) should be consistent with the special character of the area and the importance of its conservation. Major development within areas defined as Heritage Coast should not be supported, unless the development is compatible with the special character of the area.
3. If located within a Coastal Change Management Area, development proposals should also be considered against policy F9.

N6: Areas of particular importance for biodiversity and geodiversity

1. To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:
 - a. A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:
 - i. An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests⁶¹; and/or

- ii. The impact of development on the relevant protected features of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.
 - b. A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:
 - i. There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or
 - ii. The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or
 - iii. The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.
 - c. A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:
 - i. There would not be a significant adverse effect on the integrity of the site; or
 - ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.
2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
 3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.



The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

- a) Deliberately capture, injure or kill an EPS;
- b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.
- c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
- d) Damage or destroy a breeding site or resting place of an EPS;
- e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
- f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing Badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.

The Environment Act 2021 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

The Environment Act 2021 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

The Environment Act 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other satisfactory solution' and that granting the licence is 'not detrimental to the survival of any the population of the species concerned'. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

Appendix 2: Desk Study

The report includes a summary of the species records that were made available. Should you wish to see further details please submit a written request to Rachel Hacking Ecology. We will contact the client to ask permission to share the data.



Appendix 3: BNG Summary

Headline Results		Return to results menu	
Scroll down for final results ▲			
On-site baseline	Area habitat units	2.54	
	Hedgerow units	0.50	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Area habitat units	1.63	
	Hedgerow units	1.10	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.91	-35.84%
	Hedgerow units	0.60	120.11%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (including habitat retention, creation & enhancement)	Area 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)	Area habitat units	-0.91	
	Hedgerow units	0.60	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	-0.91	
	Hedgerow units	0.60	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-35.84%	
	Hedgerow units	120.11%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Appendix 4: Baseline Habitat Plan



UK Habitat Map

Key

-  Red Line Boundary
-  Individual Tree
-  Native Hedgerow
-  Modified Grassland
-  Mixed Scrub
-  Artificial Undeveloped; Unsealed Surface

Alternative Provision Academy

Cassidy and Ashton Architecture

Project Reference: RHE.4805

Drawn By: IE

Date: 29/06/2026

0 50 100 m



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Appendix 5: Post-development Habitat Plan



UK Habitat Post Development Map

Key

-  Red Line Boundary
-  Individual Tree
-  Hedgerow
-  Native Hedgerow
-  Artificial Undeveloped; Unsealed Surface
-  Developed Land; Sealed Surface
-  Modified Grassland
-  Other Neutral Grassland
-  Introduced Shrub

Alternative Provision Academy

Cassidy and Ashton Architecture

Project Reference: RHE.4805

Drawn By: IE

Date: 29/06/2026

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