06th May 2026

BNG AND RCA EXEMPTION FOR PARRS WOOD HIGH SCHOOL FENCING

PROJECT DESCRIPTION

Collington Winter Environmental Ltd was commissioned by Parrs Wood High School to undertake a Biodiversity Net Gain Assessment (BNG) AND River Condition Assessment (RCA) at Parrs Wood High School, Wilmslow Road, East Didsbury, Manchester, M20 5PG, to inform a planning application for a fence around the perimeter of the playing field. This included the eastern and southern boundary ONLY; the northern and western fencing has been completed under a previous planning application (REF: 136137/FO/2023).

The site walkover was undertaken by Andrew Taylor, Lead Field Ecologist and Caitlin O'Connor, Senior Ecologist at Collington Winter Environmental. The survey was undertaken on the 24th April 2026. The methods were based on the standard methodology as detailed by UKHab classifications (The UK Habitat Classification Working Group, May 2023) using the UK Habitat Classification V2 guidance tool.

The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 which amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

EXEMPTIONS

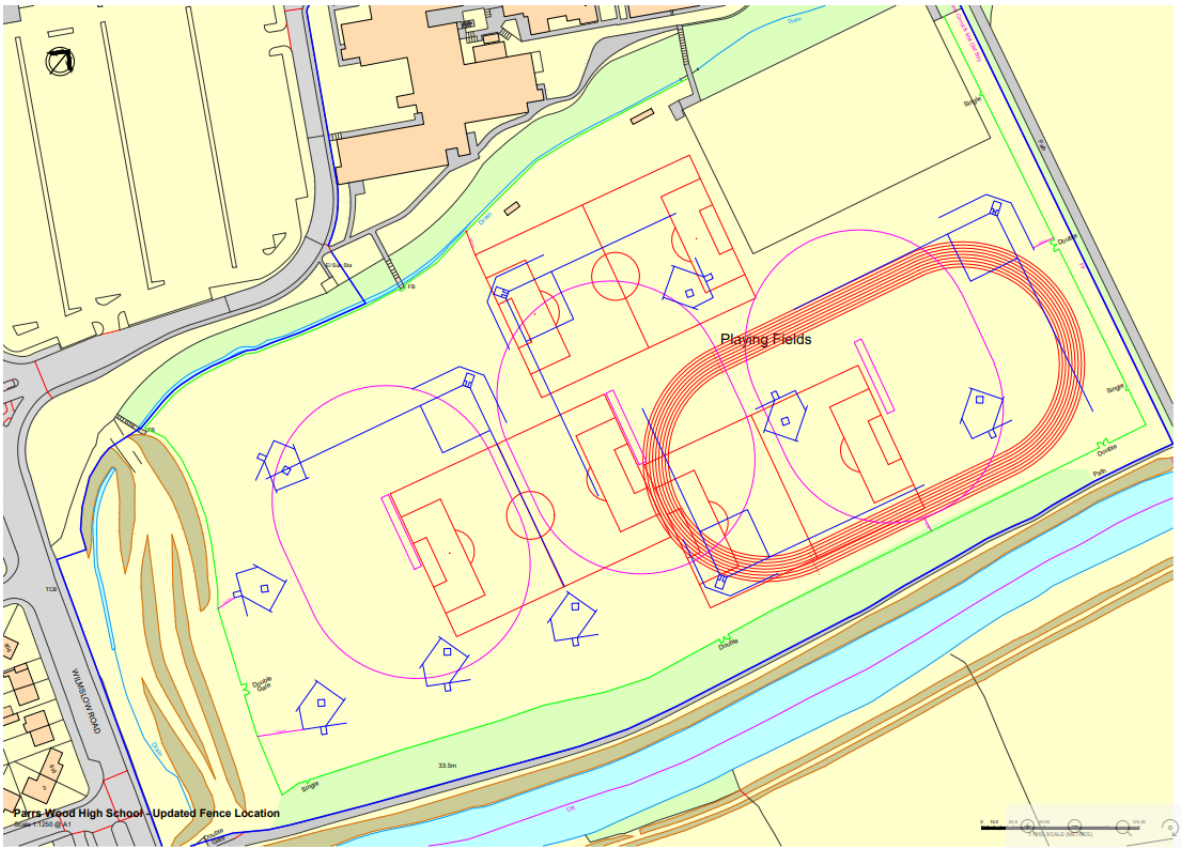
It is assessed that the project is exempt from the application of BNG due to it falling under the de minimis exemption as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The proposed development site does not impact a priority habitat and the proposed area of habitat to be affected is now below the 25m^2 threshold as detailed below with minimal habitats to be impacted by the proposed development and fencing to be placed on the grassland. The fencing is not anticiapted to impact the condition assessment of the grassland habitat.

> ***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, and 5 metres of linear habitats such as hedgerows.*

Please refer to the attached plans for the layout drawing and the appendix for the habitat map.

SITE PLANS



There will be no loss of habitats onsite, with all trees retained in the condition recorded during the site walkover. The proposed fencing will be installed within areas of existing grassland; however, impacts will be highly localised and temporary, limited to the installation of posts set within small concrete footings. The majority of the grassland will remain intact and unaffected between posts.

The grassland onsite is classified as ‘Modified Grassland’ in ‘Poor’ condition, as it does not meet the criteria set out within the Statutory Biodiversity Metric essential criterion, specifically failing to achieve the required diversity of vascular plant species (i.e. 6–8 species per m² including at least two forbs).

Given the absence of habitat loss, the low distinctiveness and condition of the grassland, and the minimal footprint of the works, the proposed fencing is anticipated to result in negligible ecological impact. The works are therefore considered to constitute non-habitat-altering development and do not trigger the requirement for Biodiversity Net Gain in accordance with the Environment Act 2021.

The proposed fenceline is located over 10m from the River Mersey located to the south of the site boundary and therefore a River Condition Assessment (RCA) is not applicable to the application.

Please accept this letter as confirmation that the proposed development falls below the de minimis threshold and is therefore not subject to a BNG assessment. The fencing is a sufficient distance from any watercourses and therefore not subject to an RCA assessment.

Kind regards

Katie Brewer BSc (Hons),
Senior Ecologist at Collington Winter Environmental.