



BIODIVERSITY NET GAIN ASSESSMENT SUMMARY REPORT

Land at: Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT

OCTOBER 2025

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A report for

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CONTENTS

1.	Introduction	1
1.1	Background	1
1.2	Site Context	1
2.	Biodiversity Net Gain Results	2
2.1	Biodiversity Net Gain Results	2
3.	Conclusion	3
3.1	Conclusion	3
4.	BNG Proposals	5
	References	6
	Appendix B: Figures	7

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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned to undertake a Biodiversity Net Gain (BNG) assessment for the proposed construction of a menagerie at Land at: Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT.

To address the anticipated loss of low distinctiveness habitats as a result of the proposed development a biodiversity net gain (BNG) assessment has been undertaken to determine whether a 10% gain can be achieved. This is in line with both National and Local Planning Policy ((Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021))).

The assessment has been undertaken to support the LPA in making an informed decision on whether the proposal will be able to achieve the required 10% net gain.

This document should be read in conjunction with the following documents:

1. Pennine Ecological (2025). Land at Brow Edge_The_Statutory_Metric_Macro_Enabled_1.0.4
2. Preliminary Ecological Appraisal Land at Brow Edge Ending Rake Whitworth Rochdale OL12 0TT

1.2 SITE CONTEXT

The site is located within enclosed pasture on the upland moorland margins at around 220m above sea level. The site is approximately 3.4km north / north west of Rochdale town centre, accessed via Toad Leach Lane, off the A671 Whitworth Road. The sites central National Grid Reference is SD 89309 16061. The approximate site area is 0.4ha.



Photograph 1: Aerial image of Land at Brow Edge with site boundary in red.

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

The biodiversity calculation concluded that the development would result in a net loss of biodiversity on the site. The habitat trading rules have also not been satisfied.

2.1.1 Habitat Net Gain Results

An area of modified grassland will be lost. Artificial unvegetated, unsealed surface will be created.

A summary of the habitat calculations is provided in Tables 2.1 and 2.2 below.

Refer to Appendix B, Figure 1 for baseline habitats plan. Refer to Appendix B, Figure 2 and 3 for site proposals.

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Modified grassland	0.4	Moderate	1.61	0.3	0	0.46
TOTAL	0.4		1.61	0.3	0	0.46

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered
Artificial unvegetated unsealed surface	0.1	Created	V. Low	Condition Assessment N/A	Area not in Local Strategy	0	0
TOTAL	0.1					0	0

3. CONCLUSION

3.1 CONCLUSION

A summary of the BNG assessment can be found in Table 3.1 and the headline results extracted in Table 3.2 below.

The development has resulted in a loss of 0.46 habitat units. Trading rules have not been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	- 0.46 habitat units loss / 28.75% net loss
Trading Rules Satisfied	No

Biodiversity Net Gain Assessment
Land at: Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT

Table 3.2: BNG Headline Results extract

On-site baseline	Area habitat units	1.61		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.14		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.46		
	Hedgerow units	0.00		
	Watercourse units	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		
Off-site net change (units & percentage)	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	-0.46		
	Hedgerow units	0.00		
	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	-0.46		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-28.75%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.61	1.77	0.62
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

4. BNG PROPOSALS

The development would result in a 28.75% net loss of habitat units, therefore, failing the required 10% biodiversity net gain to satisfy National and Local Planning Policy.

An additional 0.62 habitat are required to achieve a 10% net gain.

The scheme has been reviewed and it is considered possible to provide compensation on-site by enhancing the retained grassland habitat.

If on-site compensation is not possible, the development will achieve a 10% net gain via off-site compensation. In order for the planning application to be approved, the client will need to provide the Local Planning Authority (LPA) with evidence of engagement with unit providers to confirm availability of habitat units, so that the LPA can have a level of confidence that 10% Biodiversity Net Gain can be achieved, subject to planning permission.

REFERENCES

DEFRA (2024) The Statutory Biodiversity Metric: User Guide. Last updated: July 2024.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

Pennine Ecological (2025). Land at Brow Edge_The_Statutory_Metric_Macro_Enabled_1.0.4

Preliminary Ecological Appraisal Land at Brow Edge Ending Rake Whitworth Rochdale OL12 0TT

Appendix B: Figures

Figure 1: UKHabs Baseline Map

Map 1: UKHabs Habitat Survey: Land at: Brow Edge Ending Rake Whitworth Rochdale OL12 0TT.
Survey Date: 22/09/25



- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

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UKHabs Habitat Survey:

Map Colour Codes:

- g4 Modified grassland
- Site boundary

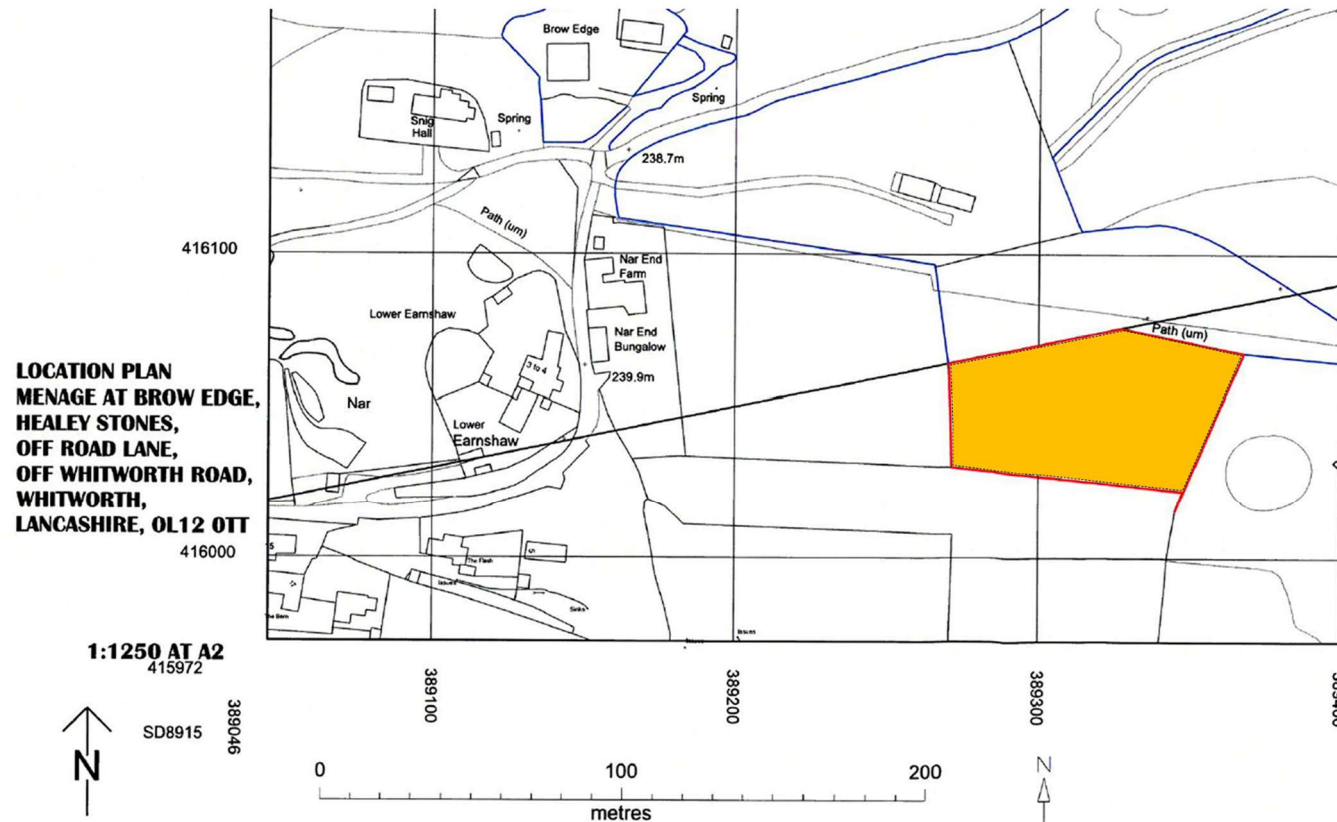
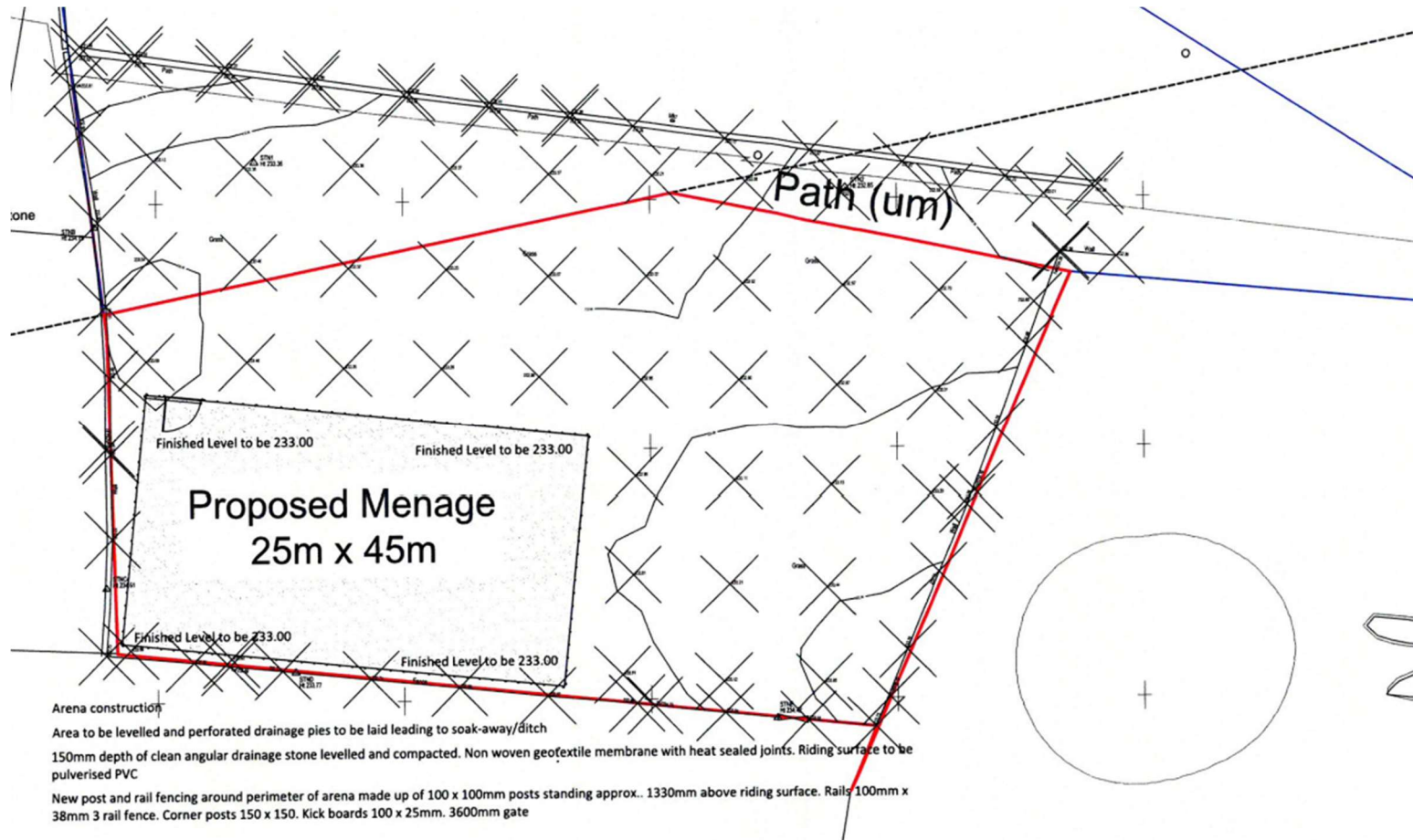


Figure 2: Proposal for Menagerie



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