

Biodiversity Net Gain Assessment

February 2025

Project Ref: PR-25-0024

Rutland Street
Heywood
Greater Manchester
OL10 4JJ

National Grid Ref: SD 8585111036



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Executive Summary

As part of an ongoing planning application with Rochdale Borough Council concerning land to the west of Rutland Street, Heywood (Ref: **24/01076/OUT**), Tyrer Ecological Consultants Ltd have been commissioned to carry out a Biodiversity Net Gain Assessment (BNG). This report is in response to updated post-development plans and follows on from an initial site visit in June 2024 which identified, mapped and condition assessed the habitats present within the redline boundary.

Proposals are understood to entail the development of 3No. houses with associated garden landscaping, with an area set aside for biodiversity enhancement.

Based on the current proposals, the scheme will result in a **22.48% net-gain** in **Habitat Units**. In terms of specific unit changes, the metric output indicated a gain of **0.09 Habitat Units** and a gain of **0.07 Hedgerow Units**.

The **trading rules are satisfied**.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.09
	<i>Hedgerow units</i>	0.07
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	22.48%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Pond Architects), which has resulted in changes to the landscaping scheme with biodiversity in mind, indicating that the scheme has been produced in line with the mitigation hierarchy and BNG guidance. If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Tool in order to ascertain whether a gain is still achieved.

The other neutral grassland, mixed scrub and individual tree habitats are considered significant enhancements, as these are 'medium distinctiveness' habitats, as such these enhanced and created habitats will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30-year period.

The other native hedgerow while being a 'low distinctiveness' habitat is also considered a significant enhancement as this habitat falls under the GMBAP as a priority hedgerow and as such will require a HMMP and securing for the 30-year period.

Table of Contents

1.0	Introduction & Scope
2.0	The Statutory Biodiversity Metric Calculation Tool
3.0	Limitations
4.0	Strategic Significance and Irreplaceable Habitats
5.0	Habitat Degradation
6.0	Habitat Survey with Metric
7.0	Strategic Significance & Significant Enhancements
8.0	Conclusions & Recommendations
9.0	Bibliography

Appendix I: Condition Assessment Tables

Appendix II: Pre-development UK Habitats Map

Appendix III: Post-development UK Habitats Map

External Appendices

- *PR-25-0024 Rutland Street – The Statutory Biodiversity Metric Calculation Tool* (Tyrer Ecological Consultants Ltd, February 2025).
- *PR-0209-24 Rutland Street Preliminary Ecological Appraisal* (Tyrer Ecological Consultants Ltd, July 2024).

1.0 Introduction & Scope

- 1.1 As part of an ongoing planning application with Rochdale Borough Council concerning land to the west of Rutland Street, Heywood (Ref: **24/01076/OUT**), Tyrer Ecological Consultants Ltd have been commissioned to undertake a Biodiversity net gain assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) in June 2024 as well as updated landscape proposals for post-development.
- 1.2 Proposals are understood to entail the development of 3No. houses with associated garden landscaping, with an area set aside for biodiversity enhancement within the wider ownership.

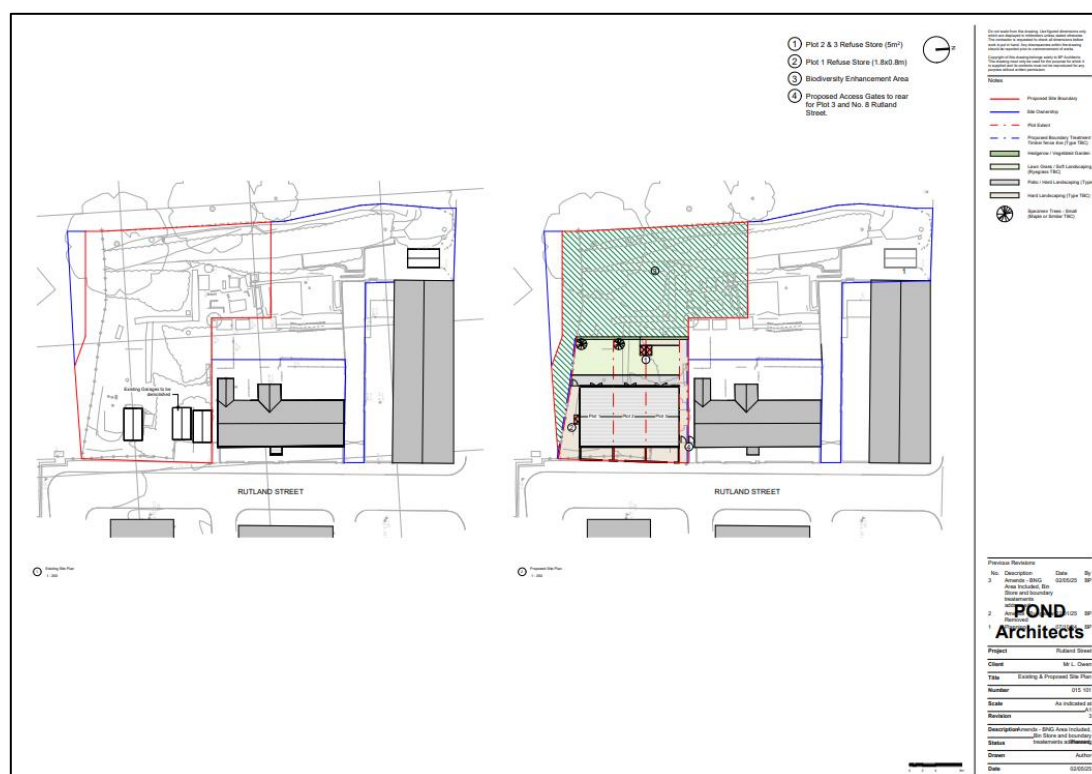


Figure 1.1 – Proposed site plan (©POND Architects)

- 1.3 This BNG Assessment relies on third-party information gathered during the baseline assessment as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Tool' as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.7 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024
 - The Biodiversity Gain Site Register Regulations 2024
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024
- 1.8 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.9 The following policies from Rochdale Borough Council Core Strategy and the Greater Manchester Places for Everyone Joint Development Plan are considered relevant to this assessment (**Table 1.1**):

Table 1.1 – Relevant policies

Policy Title	Summary
Policy G7 - Biodiversity and geodiversity Core Strategy	We will expect development proposals and improvements to: a. Protect and include existing biodiversity (including established biodiversity interest on brownfield land) within new developments, public realm and open spaces and meet the requirements of the Biodiversity and Development SPD, Greater Manchester and Local Biodiversity Action Plans; b. Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna; c. Take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping); d. Enhance strategic wildlife corridors and the most natural areas and ensure that habitats and corridors are not fragmented by development; e. Improve access where appropriate to new or existing biodiversity interest for public enjoyment;

¹ <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

Policy Title	Summary
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity Greater Manchester Places For Everyone	Through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, where relevant, by: 1. Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species; 2. Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes; 3. Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species; 4. Protecting sites designated for their nature conservation and/or geological importance, with the highest level of protection given to international and then national designations; Development will be expected to: a. Follow the mitigation hierarchy of: i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity b. Avoid fragmenting or severing connectivity between habitats; c. Achieve a measurable net gain in biodiversity of no less than 10% d. Make appropriate provision for long-term management of habitats and geological features connected to the development Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

2.0 The Statutory Biodiversity Metric Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2024) covered in the most recent User Guide² (see **Tables 2.1 – 2.2**), whilst also taking into account the Biodiversity Net Gain: Good practice principles³, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **IEMA** (Institute of Environmental Management and Assessment).
- 2.3 It is a legal requirement that the four BNG Rules are met, whilst the Principles provide guidance for application of use.

Table 2.1 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

² See: https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf

³ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and - ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.4 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Tool was completed by the following assessor (see **Table 2.3** below):

Table 2.3 – BNG Assessor credentials

Name	Description of most relevant credentials
Miss J. Collins	- A Junior Ecologist with a range of training and experience; holds a BSc in Wildlife Conservation and MSc in Drone Applications and Wildlife Conservation - Received in-house training from Senior Ecologists as well as attended both external webinars and training courses in applying the Metric, - Undertaken a number of BNG assessments, utilising the Statutory Metric Tool.

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.

- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2023/24, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **015-101 Existing and Proposed Site Plan** – *Pond Architects, January 2025*
 - **Preliminary Ecological Appraisal** – *Tyrer Ecological Consultants, July 2024*
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Miss. J. Collins, as well as with other Senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Section 2.7**), therefore Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; these discrepancies should be taken into account by both the practitioner and reviewer in line with the above.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Strategic Significance & Irreplaceable habitats

- 4.1 The Greater Manchester Biodiversity Action Plan (GMBAP), Greater Manchester Places for Everyone Policies Map and Greater Manchester Nature Network Map⁴ were used to determine the strategic significance of the habitats present onsite. The site is not located within any relevant layers for nature conservation or within any areas of the ecological network of Greater Manchester. The site is deemed to not be in a strategically significant area for the borough.

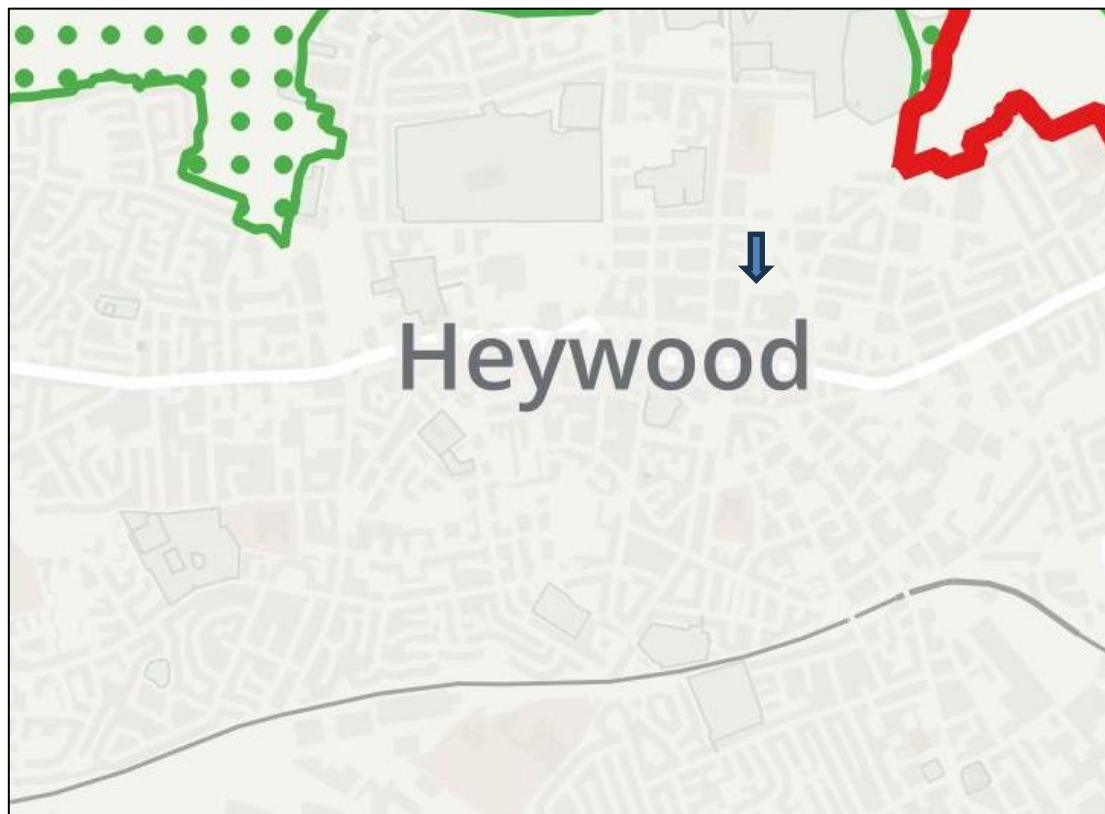


Figure 4.1 – Location of site, marked with blue arrow, on the Greater Manchester Places for Everyone Policies Map (© Greater Manchester)

- 4.2 No irreplaceable habitats have been identified on the site during the baseline assessment.

⁴ See: [Greater Manchester Nature Network Map](#)

5.0 Habitat degradation

- 5.1 From historic satellite imagery available, the site was cleared once sometime before May 2019, which is before the relevant date of 30th January 2020, thus the baseline data can be taken from the original site visit in 2024.
- 5.2 Since the initial visit in June 2024, satellite imagery shows the site has been cleared again sometime after the baseline assessment and September 2024. However, considering that relevant baseline information was able to be gathered prior to site clearance, but after the relevant date, it is deemed suitable to use the information gathered during the initial baseline assessment in June 2024 to inform this assessment.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the 'Hard copy' of the Metric⁵, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** and **Figure 6.1** below for **baseline habitat information** as extracted from the Hard copy of the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis.
- 6.3 Due to changes in the red line boundary, the baseline information and habitat area units differ between this report and the initial PEA and baseline assessment carried out in June 2024.

Table 6.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g3c – Other neutral grassland Habitat Ref: 1	0.0634	Poor	The majority of the site is comprised of unmanaged tussocky neutral grassland with a number of ruderal / ephemeral species due to the disturbed nature of the site and likely enrichment from dogs.	0.25
h3d – Bramble scrub Habitat Ref: 2	0.0159	N/A	Two distinct patches of bramble dominant scrub exist within the red line boundary.	0.06
u1b5 – Buildings Habitat Ref: 3	0.0033	N/A	Four sheds of UPVC and timber construction respectively, exist within the north-east corner of the site.	0.00
u1b6 – Other developed land Habitat Ref: 4	0.0020	N/A	An area of developed hardstanding is present adjacent to the buildings, used for vehicle and pedestrian access.	0.00
Individual trees Habitat Ref: 5	0.0081	Moderate	Two small individual trees exist within the site boundary in the form of an ash (T1) and juniper (T2) tree.	0.06
Total Habitat area (excl. urban trees)	0.09		Total Habitat Units (incl. urban trees)	0.38

Proposals

- 6.3 The proposals are understood to entail the development of 3No. houses with associated garden landscaping, with an area set aside for biodiversity enhancement.

⁵This section of the report should be read in conjunction with the hard copy of the Statutory Biodiversity Metric Calculation tool – external Appendix.

- 6.4 Refer to **Figures 4.1 – 4.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.5 The reader is again referred to the 'Hard copy' of the Metric, see **Tables 4.2 and 4.3 for post-development habitat and hedgerow information** based on the proposals provided to the author.

Table 6.2 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g3c – Other neutral grassland (Enhanced) Habitat Ref.: 1	0.0402	Moderate	An area of g3c grassland in an area designated for biodiversity which has been enhanced from poor to moderate condition. The invasive non-native species will be removed, the bramble scrub has been cut back, and the area has been re-seeded with a species-rich seed mix.	0.27
h3h – Mixed scrub (Created) Habitat Ref: 6	0.0105	Moderate	An area of mixed scrub created along the southern site boundary in the area designated for biodiversity. It is comprised of a mixture of native woody species.	0.07
u1 828 – Vegetated Garden (Created) Habitat Ref: 7	0.0087	N/A	An area of created gardens for the proposed dwellings.	0.02
u1b – Developed land, sealed surface (Created) Habitat Ref: 8	0.0121	N/A	Areas of hardstanding for pedestrian and vehicle access for the dwellings.	0.00
u1b5 – Buildings (Created) Habitat Ref 9	0.0145	N/A	The proposed three terraced dwellings.	0.00
Individual tree (Retained) Habitat Ref: 5	0.0041	Moderate	The small juniper tree will be retained and remain in similar condition from the baseline.	0.03
Individual trees (Created) Habitat Ref: 10	0.0244	Moderate	Six small native trees will be planted as part of proposals along the western site boundary to the rear of the gardens.	0.07

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Total Habitat area (excl. urban trees)	0.09		Total Habitat Units (incl. urban trees)	0.47

Table 6.3 – Post-development Hedgerow information for Linear habitats

Hedgerow Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
h2a6 – Other native hedgerow (Hedge Ref: 1)	0.017	Moderate	A hedgerow consisting of native species will be planted to form a boundary between the residential gardens and the area for biodiversity enhancement.	0.07
Total Hedgerow length	0.02		Total Hedgerow units	0.07

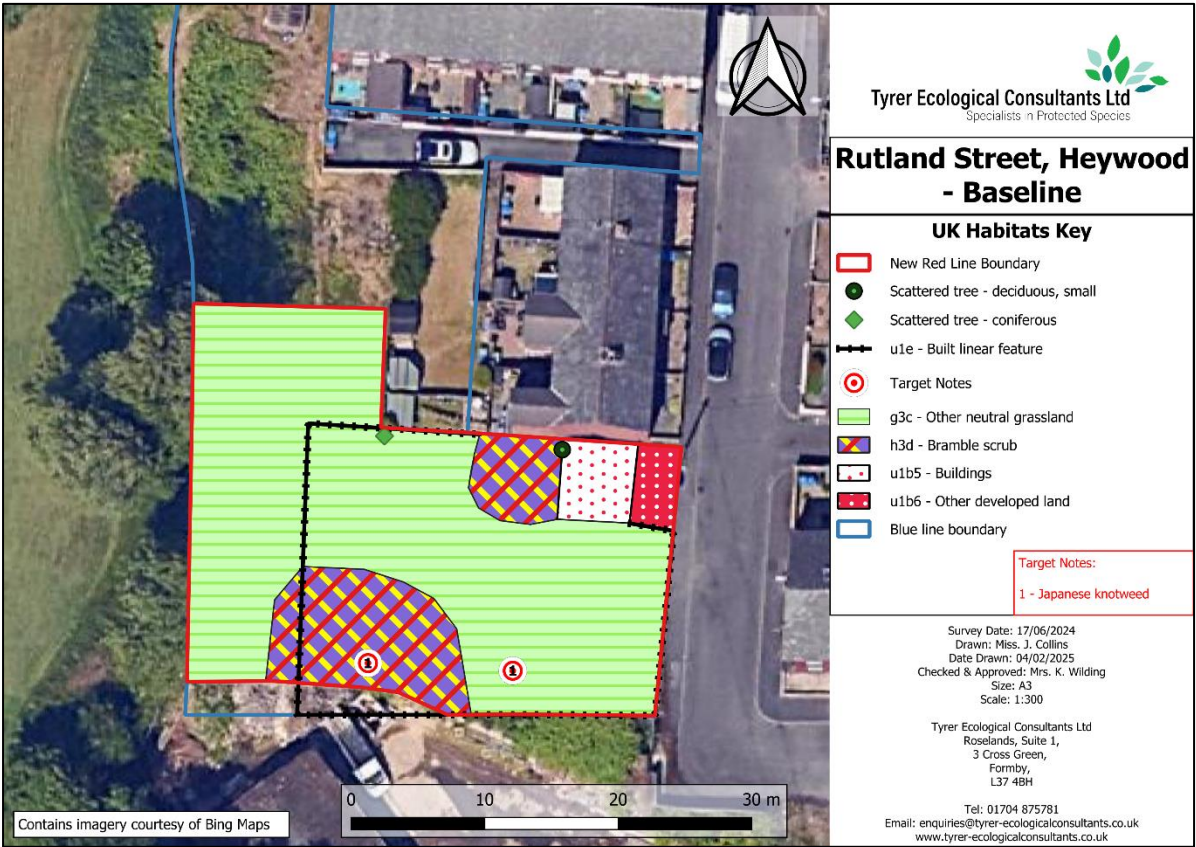


Figure 4.1 – Baseline UKHabitats Map

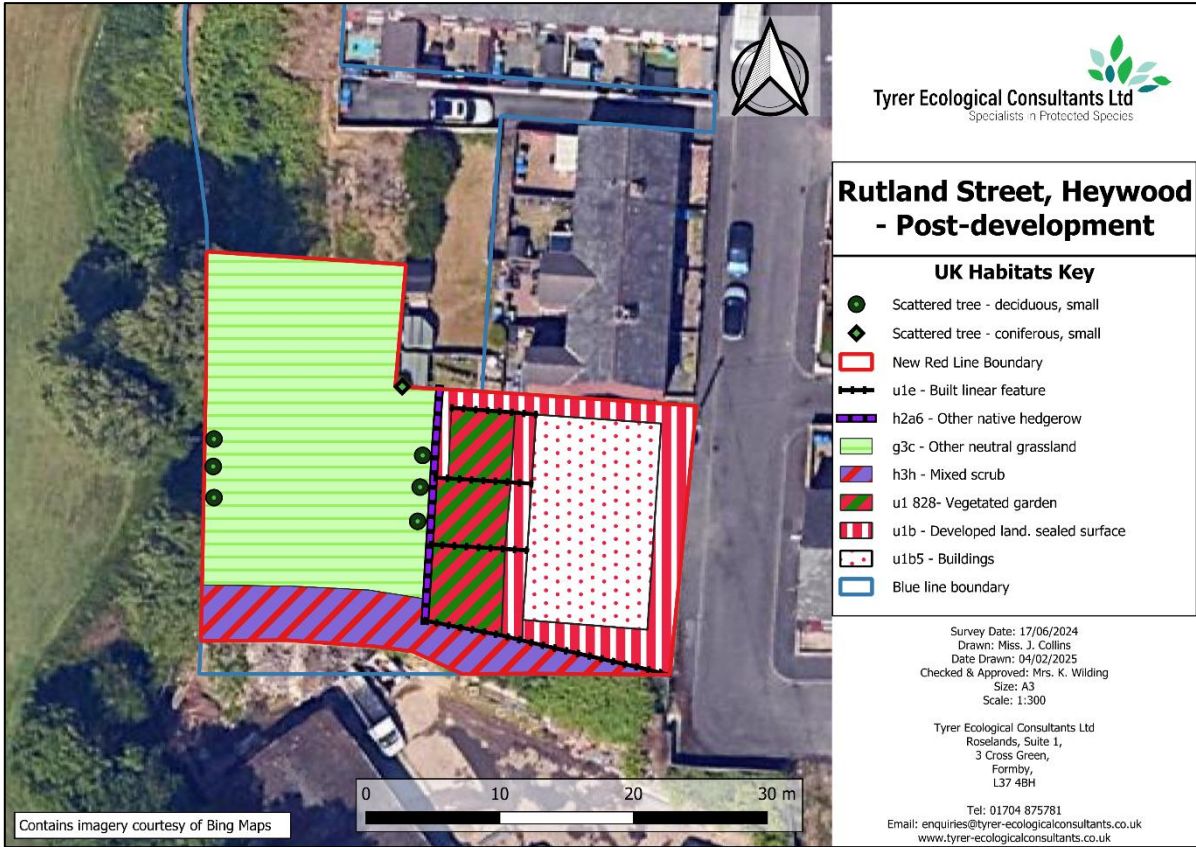


Figure 4.2 – Post-development UKHabitats Map

7.0 Strategic significance & Significant Enhancement

Strategic Significance

- 7.1 The post development strategic significance does not differ from the baseline as the site has been identified as not falling under any designations for nature conservation. However, the inclusion of a native hedgerow falls under the Greater Manchester Biodiversity Action Plan (GMBAP) as a priority hedgerow and as such is strategically significant and is formally identified in the local strategy.

Significant enhancements

- 7.2 The other neutral grassland, mixed scrub and individual tree habitats are considered significant enhancements, as these are 'medium distinctiveness' habitats, as such these enhanced and created habitats will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30-year period.
- 7.3 The other native hedgerow while being a 'low distinctiveness' habitat is also considered a significant enhancement as this habitat falls under the GMBAP as a priority hedgerow and as such will require a HMMP and securing for the 30-year period.

8.0 Conclusions

8.1 Based on the current proposals, the scheme will result in a **22.48% net-gain** in **Habitat Units**. In terms of specific unit changes, the metric output indicated a gain of **0.09 Habitat Units** and a gain of **0.07 Hedgerow Units**.

8.2 The **trading rules are satisfied**.

8.3 See **Figure 5.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.09
	<i>Hedgerow units</i>	0.07
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	22.48%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes	

Figure 5.1 – Headline results summary outputted by the Statutory Biodiversity Metric Tool

8.4 The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Pond Architects), which has resulted in changes to the landscaping scheme with biodiversity in mind, indicating that the scheme has been produced in line with the mitigation hierarchy and BNG guidance. If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Tool in order to ascertain whether a gain is still achieved.

9.0 Bibliography

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Appendix I: Condition Assessment Tables

Baseline

Baseline Condition Assessment Score – Grassland (Medium, High & Very High)

Condition Assessment Criteria		Condition passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	N
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	N
Additional Group (Non-acid types only)		
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Criterion 1 Achieved (Essential for good condition for non-acid grassland) (Y/N)		N
Number of criteria passed		2
Condition Assessment Result	Condition Assessment Score	
Non-acid grassland Types		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F	Good	
Passes 3 – 5 criteria, including essential criterion A	Moderate	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F.	Poor	Y

Baseline Condition Assessment Score: Individual trees

Condition Assessment Criteria		T1	T2
A	The tree is a native species (or more than 70% within the block are native species).	Y	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y
Number of criteria passed		3	3
Condition Assessment Result	Condition Assessment Score		
Passes 5 or 6 of 6 criteria	Good		
Passes 3 or 4 of 6 criteria	Moderate	Y	Y
Passes 2 or fewer criteria	Poor		

Post-development

Post-development Condition Assessment Score – Grassland (Medium, High & Very High)

Condition Assessment Criteria		Condition passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
Additional Group (Non-acid types only)		
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Criterion 1 Achieved (Essential for good condition for non-acid grassland) (Y/N)		Y
Number of criteria passed		5
Condition Assessment Result		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F	Good	
Passes 3 – 5 criteria, including essential criterion A	Moderate	Y
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F.	Poor	

Post-development Condition Assessment Score – Individual Trees

Condition Assessment Criteria		Condition passed (Y/N)
A	The tree is a native species (or more than 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Number of criteria passed		4
Condition Assessment Result	Condition Assessment Score	
Passes 5 or 6 criteria	Good	
Passes 3 or 4 criteria	Moderate	Y
Passes 2 or fewer criteria	Poor	

Post-development Condition Assessment Score – Hedgerow

Attributes and functional groupings (A, B, C, D & E)		Criteria	Description	Condition Achieved
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).	N
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall gappiness but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y

C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Y
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N
Number of Criteria failed				3
Number of Functional Groups failed				1
Condition Assessment Result			Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.			Good	
No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).			Moderate	
Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).			Poor	



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Rutland Street, Heywood - Baseline

UK Habitats Key

- New Red Line Boundary
- Scattered tree - deciduous, small
- Scattered tree - coniferous
- u1e - Built linear feature
- Target Notes
- g3c - Other neutral grassland
- h3d - Bramble scrub
- u1b5 - Buildings
- u1b6 - Other developed land
- Blue line boundary

Target Notes:
1 - Japanese knotweed

Survey Date: 17/06/2024
Drawn: Miss. J. Collins
Date Drawn: 04/02/2025
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:300

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Rutland Street, Heywood - Post-development

UK Habitats Key

-  Scattered tree - deciduous, small
-  Scattered tree - coniferous, small
-  New Red Line Boundary
-  u1e - Built linear feature
-  h2a6 - Other native hedgerow
-  g3c - Other neutral grassland
-  h3h - Mixed scrub
-  u1 828- Vegetated garden
-  u1b - Developed land. sealed surface
-  u1b5 - Buildings
-  Blue line boundary

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