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Biodiversity Net Gain Assessment

July 2024

Project No: PR-0151-24

Land opposite to 1-35 Bentley Street
Rochdale
OL12 6EU

National Grid Reference: SD89471490



Land opposite to 1-35 Bentley Street, Rochdale, OL12 6EU
Biodiversity Net Gain Assessment

Document Title	Biodiversity Net-gain Assessment
Project reference	PR-0148-24
Issue no.	1.0
Prepared for	Tang & Associates Architecture Ltd
Prepared by	Tyrer Ecological Consultants Ltd

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Survey Date	24/04/2024
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Review date	21/07/2024
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Date of Issue	22/07/2024

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Executive Summary

As part of a proposed planning application concerning Land opposite to 1-35 Bentley Street in Rochdale, Tyrer Ecological Consultants Ltd were commissioned to carry out a Biodiversity Net Gain (BNG) Assessment. This process follows on from a Preliminary Ecological Appraisal of the site in April 2024, which identified, mapped and condition assessed the habitats present within the red line boundary, and **deemed the site to not be exempt from BNG**.

Proposals are understood to entail the erection of nine new dwellings with associated parking and landscaping.

Based on the current landscaping proposals, the scheme will result in a **33.31% net-gain** in **Habitat units**. In terms of specific unit changes, the metric output indicates a gain of **0.34 Habitat units**. The **trading rules are satisfied** for the site.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.34
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	33.31%
	<i>Hedgerow units</i>	0.00%
	<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 (Tang & Associates), 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 mixed scrub and individual tree habitats to be created are considered significant enhancements, as they are in relation to 'Medium' distinctiveness, and as such they will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period.

See Section 5.0 for further information in respect of the next steps required to be undertaken by the applicant / agent.

Table of Contents

- 1.0** Introduction & Scope
- 2.0** The Statutory Biodiversity Metric Calculation Tool
- 3.0** Limitations
- 4.0** Habitat Survey with Metric
- 5.0** Conclusions & Recommendations
- 6.0** Bibliography

Appendix I: Condition Assessment Tables

Appendix II: Baseline UK Habitats Map

Appendix III: Post-development UK Habitats Map

External Appendices

- *PR-0148-24 Land opposite to 1-35 Bentley Street – Preliminary Ecological Appraisal* (Tyrer Ecological Consultants Ltd, June 2024)
- *PR-0148-24 Land opposite to 1-35 Bentley Street - The Statutory Biodiversity Metric Calculation Tool* (Tyrer Ecological Consultants Ltd, June 2024)

1.0 Introduction & Scope

- 1.1 As part of a proposed planning application concerning Land opposite to 1-35 Bentley Street in Rochdale, Tyrer Ecological Consultants Ltd were commissioned to carry out a Biodiversity Net Gain (BNG) Assessment. This process follows on from a Preliminary Ecological Appraisal of the site in April 2024, which identified, mapped and condition assessed the habitats present within the red line boundary, and **deemed the site to not be exempt from BNG**.
- 1.2 Proposals are understood to entail the erection of nine new dwellings with associated parking and landscaping. See **Figure 1.1** for a proposed site plan.



Figure 1.1 – Proposed site plan © Tang & Associates (9757/102)

- 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 2.8** of this report for key third-party data sources).
- 1.4 As part of the Local Planning Authorities (LPA) local planning policy and obligations to national Planning Framework, certain elements of the Biodiversity Net Gain (BNG) scheme for sites are typically required prior to planning consent being granted.
- 1.5 This assessment uses 'The Statutory Biodiversity Metric Tool' as this tool is the 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

- 1.6 The National Planning Policy Framework (NPPF), revised in December 2023, legislates net gain in biodiversity through paragraphs 180(d), 185(b) and 186(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.

- 1.7 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on the 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).
- 1.8 The Act is supported by secondary legislation, consisting of six statutory instruments laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024¹
 - The Biodiversity Gain Site Register Regulations 2024²
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024³
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024⁴
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024⁵
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024⁶
- 1.9 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

- 1.10 This national policy mandating Biodiversity Net Gain is reflected in Policy G7 of the Rochdale Core Strategy, entitled 'Increasing the value of biodiversity and geodiversity', which states:

"No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain."

¹ <https://www.legislation.gov.uk/uksi/2024/44/contents/made>

² <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

³ <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

⁴ <https://www.legislation.gov.uk/uksi/2024/47/contents/made>

⁵ <https://www.legislation.gov.uk/uksi/2024/48/contents/made>

⁶ <https://www.legislation.gov.uk/uksi/2024/50/contents/made>

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, February 2024) covered in the most recent User Guide⁷ (see **Tables 2.1 – 2.2**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁸, 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.

⁷ See:

https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

⁸ 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
Mr. H. Mulligan Qualifying CIEEM	- Consultant Ecologist with 2 years of professional training and experience, - MBiolSci in Biological Sciences (Zoology), - Received both 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, SSM and full BNG tool, v3.0, v3.1 & v4.0.

- 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 The Rochdale Borough Council 'Unitary Development Plan June 2006 and other planning policy maps'⁹, which displays spatial data for policies and land use priorities in accordance with the Local Plan, was accessed and used to assess the strategic significance of the site in lieu of a formal local nature recovery strategy (LNRS), which is yet to be finalised in Greater Manchester. The site does not lie within any of the designated zones for biodiversity or green space, and none of the habitats feature within the UK Biodiversity Action Plan (UKBAP) or Greater Manchester Biodiversity Action Plan (GMBAP). All habitats on site will, therefore, be considered 'not in local strategy'.
- 2.8 Key third-party data sources and / or information used to inform this BNG assessment include:
- **Proposed Site Plan, 9757/102D**, Tang & Associates Architecture Ltd,
 - **Existing Site Plan, 9757/010C**, Tang & Associates Architecture Ltd,
 - **Location Plan, 9792/001**, Tang & Associates Architecture Ltd,
 - **Soft Landscaping Proposals, 04/121/01**, The Ark Company Landscape Architects,
 - **Arboricultural Impact Assessment**, Christians Environmental.
- 2.9 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 Mr. Mulligan, as well as with Senior consultants within the company.

⁹ Available from <https://www.cartogold.co.uk/rochdale/rochdale.htm>

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net-gain assessment (see **Section 2.8**), 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 where required, 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 Habitat Survey with Metric

Baseline Habitats

- 4.1 The reader is referred to the 'Hard copy' of the Metric¹⁰, which will accompany this report when issued and should be read in conjunction with this section. See **Table 4.1** below for **baseline habitat information** as extracted from the Hard copy of the Metric.
- 4.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis.

Table 4.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g4 – Modified grassland	0.0299	Poor	An area at the west of the site that has succeeded to a species-poor modified grassland.	0.06
u1 – Built up areas and gardens	0.0771	N/A	The north of the site is dominated by Japanese knotweed and thus aligns with introduced shrub within the Metric.	0.15
u1b6 – Other developed land	0.0064	N/A	A small area of hardstanding access to the south-west.	0.00
u1c – Artificial unvegetated, unsealed surface	0.1246	N/A	The south of the site is comprised of a mosaic of previously developed land with scattered emergent ruderal vegetation, aligning with u1f – Sparsely vegetated land. For the purposes of biodiversity net gain, this habitat has been assessed as being approximately 50% ' u1c - Artificial, unvegetated unsealed surface' and 50% ' 81 - Ruderal/ ephemeral', as the habitat ' u1f - Sparsely vegetated land' does not exist within the Statutory Biodiversity Metric.	0.00
u1 – Built up areas and gardens	0.1246	Poor	See above, this area refers to the ruderal/ ephemeral areas within the mosaic habitat dominating the south of the site.	0.25

¹⁰This section of the report should be read in conjunction with the hard copy of the Statutory Biodiversity Metric tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Individual trees	0.0448	Moderate	Five individual trees in moderate condition are present to the north of the site, namely two medium goat willows (T2-3), two small goat willows (T4-5) and one silver birch (T6). The DBH of the two willow trees was calculated by Christians Environmental in their arboricultural report though the silver birch was not included within the report. Each of these trees will be retained post-development.	0.36
Individual trees	0.0163	Good	One medium goat willow in good condition is present to the south-west of the site (T1). The DBH of the tree was also calculated by Christians Environmental. This will be lost to the development.	0.20
Total Habitat area (excl. urban trees)	0.3626		Total Habitat Units (incl. urban trees)	1.02

Proposals

- 4.3 Proposals are understood to entail the erection of nine new dwellings with associated parking and landscaping.
- 4.4 The current proposals result in the loss of most of the habitats onsite, with the exception of some of the trees located to the north which will be retained (T2 – T6); see **Figures 4.1 – 4.2** overleaf for UK Habitats maps of the habitats at the baseline and post-development stage.

Post-Development Habitats

- 4.5 The reader is again referred to the 'Hard copy' of the Metric, **Table 4.2** displays **post-development habitat information** based on the proposals provided to the author.

Table 4.2 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g4 – Modified grassland	0.1124	Poor	Various areas around the site of communal amenity space, planted with 'low maintenance wildflower grass mix'.	0.22

Land opposite to 1-35 Bentley Street, Rochdale, OL12 6EU
Biodiversity Net Gain Assessment

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
h3h – Mixed scrub	0.0252	N/A	Three areas at the north of the site will be planted with native scrub species including heather, hawthorn, wild privet, holly, dog rose and guelder-rose.	0.10
u1 – Built up areas and gardens	0.0272	N/A	Areas of introduced shrubbery proposed around the site.	0.05
u1b5 – Buildings	0.0859	N/A	The new dwellings to be erected onsite.	0.00
u1b6 – Other developed land	0.0986	N/A	New areas of hardstanding including pathways, access and parking.	0.00
u1 – Built up areas and gardens	0.0133	N/A	Areas of private garden proposed to the west of the site.	0.03
Individual trees	0.1832	Poor	A total of 45 trees are to be planted onsite.	0.51
Individual trees	0.0448	Moderate	T2-5 will be enhanced due to the native planting surrounding them allowing them to meet an additional criterion in condition assessment.	0.42
Individual trees	0.0448	Moderate	T6 retained at the north of the site – it cannot meet sufficient criteria through enhancement to achieve ‘Good’ condition.	0.03
Total Habitat area (excl. urban trees)	0.3626		Total Habitat Units (incl. urban trees)	1.36

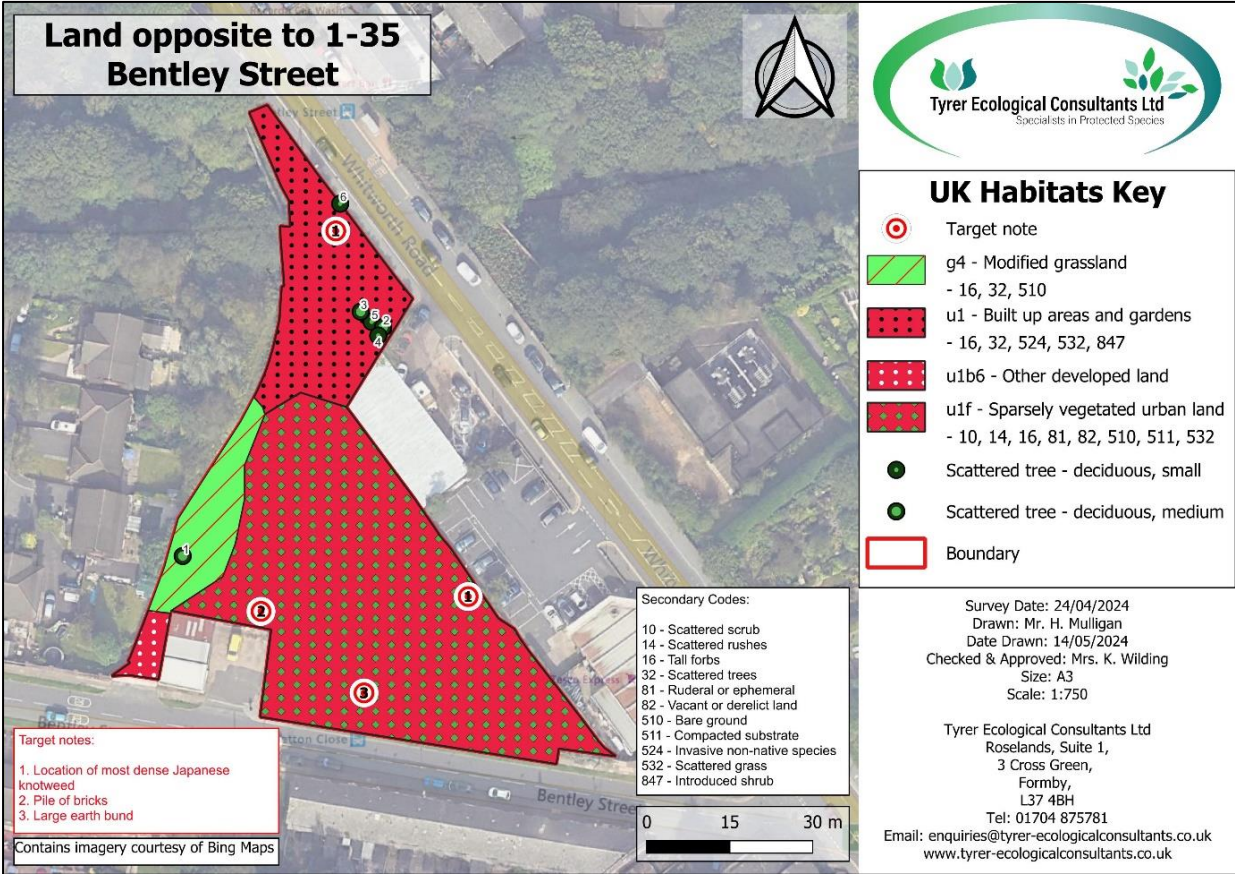


Figure 4.1 – Baseline UK Habitats Map

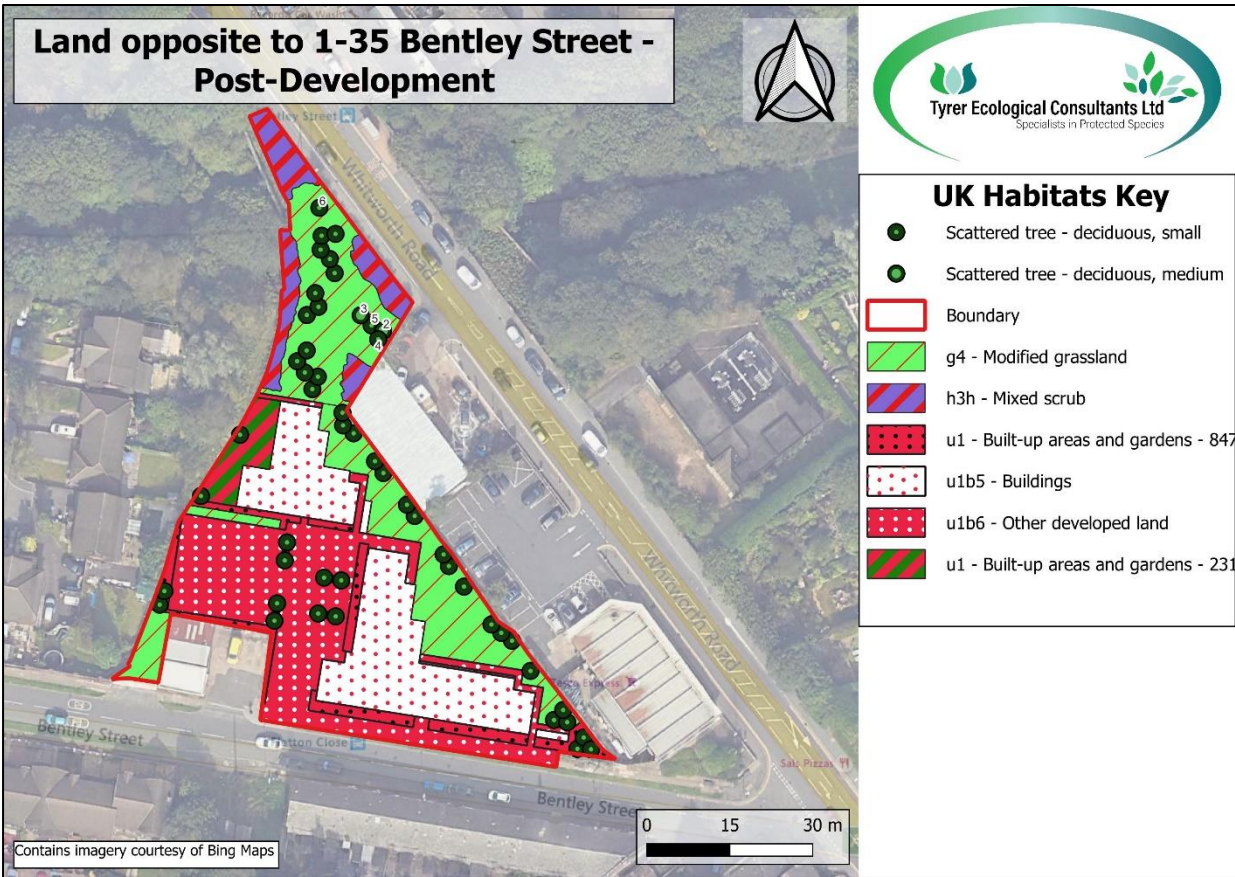


Figure 4.2 – Post-development UK Habitats Map

5.0 Conclusions & Recommendations

- 5.1 Based on the current landscaping proposals, the scheme will result in a **33.31% net-gain** in **Habitat units**.
- 5.2 In terms of specific unit changes, the metric output indicates a gain of **0.34 Habitat units**.
- 5.3 The **trading rules are satisfied** for the site.
- 5.4 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>	0.34
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	33.31%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

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

- 5.5 The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Tang & Associates), 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.
- 5.6 The mixed scrub and individual tree habitats to be created are considered significant enhancements, as they are in relation to 'Medium' distinctiveness, and as such they will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period.

Next steps

- 5.7 The site will need to be registered with Natural England on the national biodiversity gain sites register as a Biodiversity Net Gain site¹¹. As a part of this, the following information will be requested by NE from the agent / applicant:
- Proof of site ownership in the form of title deeds or a lease agreement;
 - Written authorisation from landowner / leaseholder if applying on their behalf;
 - A site boundary plan;
 - A suitable legal mechanism securing the land for a period of at least 30 years (this could take the form of a planning obligation (Section 106 agreement) or a conservation covenant;
 - A completed Statutory Biodiversity Metric Calculation tool (see External Appendices);
 - Completed Habitat Monitoring and Management Plans (HMMPs) for each of the habitats classed as undergoing 'significant enhancement';
 - A local land charge search certificate.
- 5.8 NE aim to process all applications to register biodiversity net gain within 30 working days and will return either a Further Information Request or an acceptance / rejection notice.

¹¹ See: <https://www.gov.uk/guidance/register-a-biodiversity-gain-site>

6.0 Bibliography

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- **Joint Nature Conservancy Council (JNCC)**, 2010. *Handbook for Phase 1 habitat survey*. Available from: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- **Magic Maps Application**, 2024. Available from: www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

Appendix I: Condition Assessment Tables

Baseline Condition Assessment Score – Grassland (Low)

Condition Assessment Criteria		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	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 vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	N
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

Land opposite to 1-35 Bentley Street, Rochdale, OL12 6EU
Biodiversity Net Gain Assessment

Baseline Condition Assessment Score – Ruderal/ephemeral

Condition Assessment Criteria		Criterion passed (Y/N)
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	N
Total Score		1
Condition Assessment Result		Condition Assessment Score
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate
• Passes 0 or 1 of 3 core criteria.		Poor

Baseline Condition Assessment Score – Individual Trees

Condition Assessment Criteria		Habitat Reference					
		T1	T2	T3	T4	T5	T6
		Criterion passed (Y/N)					
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	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	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	Y	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	N	N	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	Y	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	N	N	N	N	Y
Total Score		5	4	4	4	4	4
Condition Assessment Result		Condition Assessment Score					
Passes 5 or 6 criteria		Good (T1)					
Passes 3 or 4 criteria		Moderate (T2 – T6)					
Passes 2 or fewer criteria		Poor					

Post-development Condition Assessment Score – Grassland (Low)

Condition Assessment Criteria		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	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 vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		5
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

Post-Development Condition Assessment Score – Scrub

Condition Assessment Criteria		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Total Score		2
Condition Assessment Result		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Land opposite to 1-35 Bentley Street, Rochdale, OL12 6EU
Biodiversity Net Gain Assessment

Post-development Condition Assessment Score – Individual Trees (Planted)

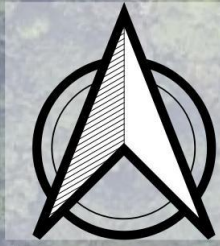
Condition Assessment Criteria		Criterion passed (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically 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 human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N
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
Total Score		2
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Land opposite to 1-35 Bentley Street, Rochdale, OL12 6EU
Biodiversity Net Gain Assessment

Post-development Condition Assessment Score – Individual Trees (Retained/Enhanced)

Condition Assessment Criteria		Habitat Reference				
		T1	T1	T1	T1	T1
		Criterion passed (Y/N)				
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	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	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	N	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y
Total Score		5	5	5	5	4
Condition Assessment Result		Condition Assessment Score				
Passes 5 or 6 criteria		Good (T2 – T5)				
Passes 3 or 4 criteria		Moderate (T6)				
Passes 2 or fewer criteria		Poor				

Land opposite to 1-35 Bentley Street



UK Habitats Key

-  Target note
-  g4 - Modified grassland
- 16, 32, 510
-  u1 - Built up areas and gardens
- 16, 32, 524, 532, 847
-  u1b6 - Other developed land
-  u1f - Sparsely vegetated urban land
- 10, 14, 16, 81, 82, 510, 511, 532
-  Scattered tree - deciduous, small
-  Scattered tree - deciduous, medium
-  Boundary

Secondary Codes:

- 10 - Scattered scrub
- 14 - Scattered rushes
- 16 - Tall forbs
- 32 - Scattered trees
- 81 - Ruderal or ephemeral
- 82 - Vacant or derelict land
- 510 - Bare ground
- 511 - Compacted substrate
- 524 - Invasive non-native species
- 532 - Scattered grass
- 847 - Introduced shrub

Target notes:

- 1. Location of most dense Japanese knotweed
- 2. Pile of bricks
- 3. Large earth bund

Contains imagery courtesy of Bing Maps

0 15 30 m

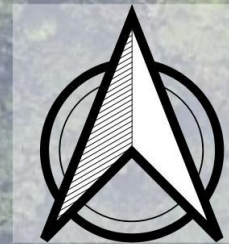
Survey Date: 24/04/2024
 Drawn: Mr. H. Mulligan
 Date Drawn: 14/05/2024
 Checked & Approved: Mrs. K. Wilding
 Size: A3
 Scale: 1:750

Tyrer Ecological Consultants Ltd
 Roselands, Suite 1,
 3 Cross Green,
 Formby,
 L37 4BH

Tel: 01704 875781

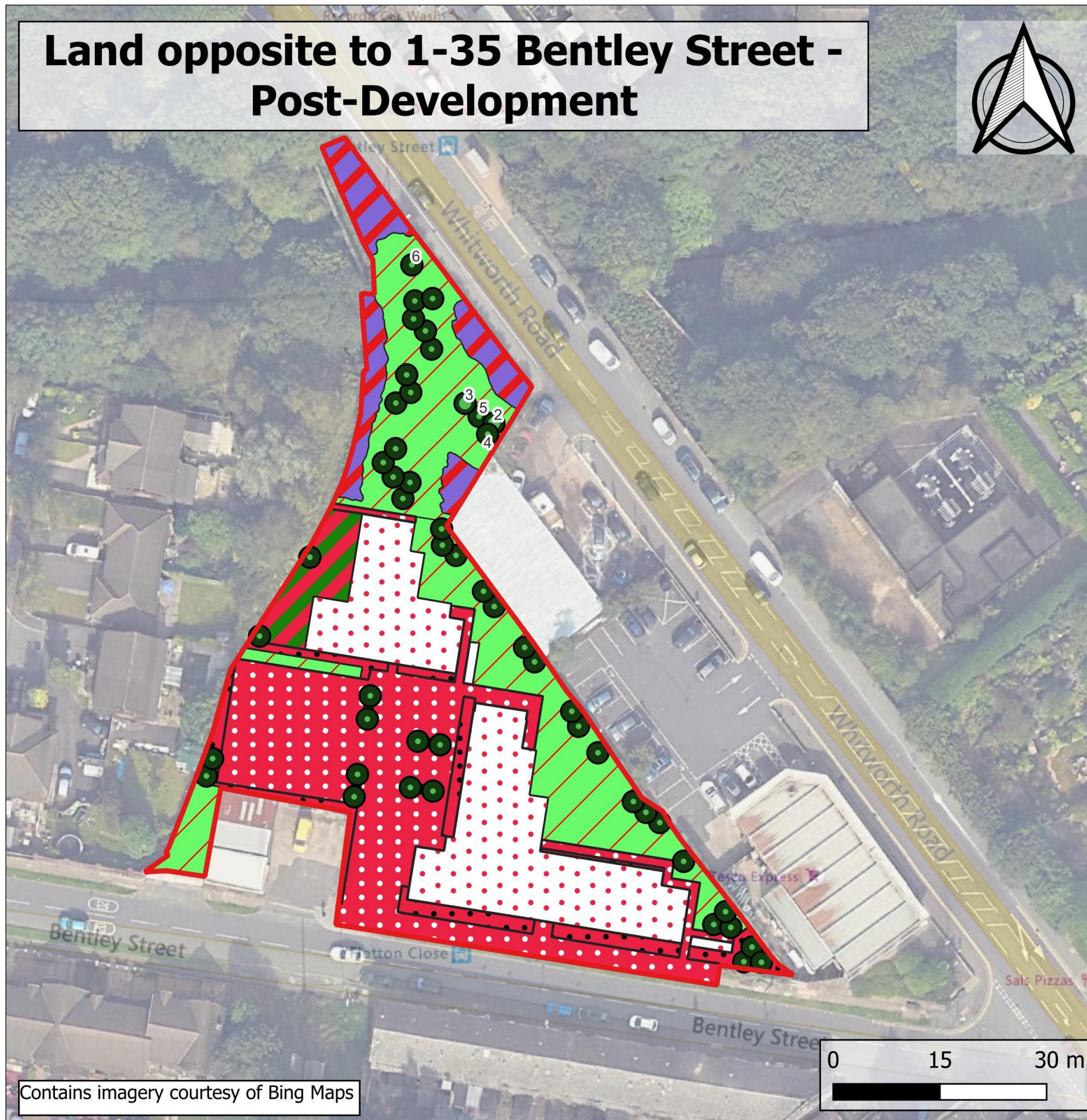
Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk

Land opposite to 1-35 Bentley Street - Post-Development



UK Habitats Key

-  Scattered tree - deciduous, small
-  Scattered tree - deciduous, medium
-  Boundary
-  g4 - Modified grassland
-  h3h - Mixed scrub
-  u1 - Built-up areas and gardens - 847
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  u1 - Built-up areas and gardens - 231



Contains imagery courtesy of Bing Maps

0 15 30 m