



Biodiversity Net Gain Baseline Assessment

Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ

Mr & Mrs A Whiteside

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Mr & Mrs A Whiteside to undertake a Biodiversity Net Gain (BNG) Baseline Assessment at Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ (hereafter referred to as “the site”). The assessment was required to inform a planning application for the provision of a specialist SEN educational facility at the site with minor internal remodelling to the main house and annexe, demolition of the garage building and the construction of single-storey demountable accommodation, as well as further fencing within the grounds and addition of new parking areas and a MUGA court. (hereafter referred to as “the proposed development”).

The site generates 2.53 area-based units and 1.32 linear-based units in its baseline. A post-development calculation must be undertaken to discern the net change in the biodiversity value of the site.

To achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.253 will need to be achieved post-development. Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based score of 0.132 will need to be achieved.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Mr & Mrs A Whiteside to undertake a Biodiversity Net Gain (BNG) Assessment at Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ (hereafter referred to as “the site”). The assessment was required to inform a planning application for the provision of a specialist SEN educational facility at the site with minor internal remodelling to the main house and annexe, demolition of the garage building and the construction of single-storey demountable accommodation, as well as further fencing within the grounds and addition of new parking areas and a MUGA court. (hereafter referred to as “the proposed development”).

Appendix 1 provides a plan showing the proposed development.

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

- Defra Statutory Biodiversity Metric.
- Preliminary Ecological Appraisal and Roost Assessment of Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ.

1.2 Site Location, Geology and Landscape Context

The survey site is centred on National Grid Reference SD 85286 15075 and has an area of approximately ~0.431ha. It comprises a dwelling, access parking, outbuildings, artificial unvegetated surfaces, grassland, tree lines, scattered trees, and ornamental non-native hedgerow in Norden, Rochdale.

The underlying geology of the site is sandstone (rough rock), with superficial deposits of diamicton (Devensian Till), overlain by freely draining slightly acid loamy soils with low fertility. Typical habitats of this soil type include neutral and acid pastures and deciduous woodlands; with acid communities such as bracken and gorse in the uplands.

Adjacent to the west of the site is Over Town Lane, adjacent to the north and south is grassland, and adjacent to the east is woodland. Within a 4km radius of the site is scattered ‘Priority Deciduous Woodland’ (the closest being ~0.037km east), as well as ancient woodland. Other habitats include ‘Grass Moorland’ (non-priority), and ‘Open Mosaic Habitat’, designed under MAGIC. The closest watercourse to the site is Naden Brook, located ~0.335km east of the site boundary.

The wider landscape comprises rural areas with small, scattered settlements, with the large settlement of Manchester to the south of the site.

A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is enshrined within the National Planning Policy Framework (NPPF, 2021).

The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Biodiversity Metric 4.0 can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 *Baseline Biodiversity Value*

The baseline BNG Calculation was informed by the Preliminary Ecological Appraisal and Roost Assessment of Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ (Arbtech, 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The Preliminary Ecological Appraisal and Roost Assessment of Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in the Statutory Biodiversity Metric User Guide (Natural England, 2024).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2024).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape

2.3 *Limitations*

No site-specific limitations were identified.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site, along with their area/length, condition, and strategic significance. Appendix 4 provides a full condition assessment for each habitat (where relevant).

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.1211 ha	There are three on-site buildings (B1 – the main dwelling, B2 – an annexe, and B3 – a garage). Some sections of the site include sealed surfaces such as a patio and a driveway and car parking area.	Condition assessment N/A Developed land sealed surface is excluded from condition assessments.	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Artificial unvegetated, unsealed surface	0.0301 ha	Some sections of the site include bare soil substrate overlain with gravel beds.	Condition assessment N/A The artificial unvegetated unsealed surface is excluded from condition assessments.	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Other neutral grassland	0.2759 ha	The majority of the garden area of the site is grassland which best represents 'other neutral grassland'. The sward height is homogenously short at ~5-10cm. Species richness among the sward is ~6-8 species per m2. There is >20% cover of broadleaved herbs and sedges. Species include: D: Poaceae sp. A: Yorkshire fog Holcus lanatus, and springy turf moss Rhytidiadelphus squarrosus. O: Creeping buttercup, daisy Bellis perennis, creeping thistle Cirsium arvense, pointed spear moss Calliergonella cuspidate, common ragwort Jacobaea vulgaris, and field wood-rush Luzula campestris.	Moderate The sward height across the grassland parcel is homogenously short, without microclimates for vertebrates and invertebrates. Cover of bare ground is between 1-5%, including localised areas. No bracken Pteridium aquilinum was recorded, and the cover of scrub is <5%. Creeping thistle and creeping buttercup combined likely account for >5% coverage of the grassland parcel. No non-native invasive species were recorded, associated with the parcel, but based on the time of year this survey was	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

		R: Soft rush, broad-leaved dock Rumex obtusifolius, willowherb, Asteraceae sp., meadow buttercup Ranunculus acris, mouse-ear chickweed Cerastium fontanum, speedwell Veronica sp., and fireweed.	undertaken, it is possible they would not yet be visible. There are at most ~8 species present per m2. The condition was assessed as moderate.	
Vegetated garden	0.0125 ha	The site includes a section of introduced shrub with other herbaceous vegetation: O: Hydrangea sp., buddleia Buddleja sp., Berberidaceae sp., bramble Rubus fruticosus agg., common nettle Urtica dioica, periwinkle Vinca sp., fireweed Onagraceae sp. R: Lesser celandine Ficaria verna, maple Aceraceae sp., daffodil Narcissus sp., and soft rush Juncus effusus. Other small stands of shrubs (e.g. Camellia sp.), are also scattered across the site. The site also has six ground-level planters with herbaceous vegetation currently present.	Condition assessment N/A Vegetated garden is excluded from condition assessments.	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Non-native and ornamental hedgerow	0.029 km	Sections of privet Ligustrum ovalifolium dominated hedgerow were recorded within the site. The understory of the hedgerow included the following species: O: Cleavers Galium aparine, willowherb Epilobium sp., and herb-robert Geranium robertianum. R: Creeping buttercup Ranunculus repens, common nettle Urtica dioica, cranesbill Geraniaceae sp., lesser celandine Ficaria verna, and dandelion Taraxacum officinale agg.	Condition assessment N/A Non-native ornamental hedgerow is excluded from condition assessments.	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Line of trees	0.215 km	Along the northern, eastern, and southern boundaries of the site is a line of trees (treeline 1), and a second line of trees is located along the western boundary (treeline 2). Both are abundant with horse chestnut Aesculus hippocastanum, and occasional with ash Fraxinus excelsior and beech Fagaceae sp., and treeline 1 also has a rare (abundance) of conifer Pinophyta sp., hawthorn Crataegus monogyna, and holly Ilex aquifolium. The majority of the trees associated with the treelines look to be	Good >70% of the trees are native species. The tree canopy is continuous with gaps in canopy cover making up <10% and no gaps being >5m wide. Some of the trees contain natural ecological niches (i.e., cavities and loose bark). There is an undisturbed naturally vegetated strip of at least 6m along both sides of the treeline. The majority of the trees look to be in healthy	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

		mature with an average circumference of ~80-90cm.	condition. The condition assessment was good.	
Individual trees	0.0367 ha	Other scattered trees around the site include young and semi-mature: O: Magnolia Magnoliaceae sp., goat willow Salix caprea, cherry Prunus sp., hawthorn Crataegus monogyna, Rosaceae sp.	Moderate The tree canopy is discontinuous with gaps making up >10% of total area, and with gaps >5m wide. There is no evidence of an adverse impact on tree health by human activities, however, there is likely a current pruning regime associated with some of the trees. The majority of the trees retain >75% of their expected canopy for their age range and height. No natural ecological niches are present, based on the age of the trees. The trees oversail grassland vegetation beneath (i.e., >20%). The condition was assessed as moderate.	Low strategic significance Area/compensation not in local strategy/no local strategy and no evidence to suggest that the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.3 Biodiversity Value of the Site

Area-Based Habitat Units

The baseline habitat value of the site is 2.53 units, comprising 2.21 units of other neutral grassland, 0.03 units of vegetated garden, 0.29 units of Individual trees and developed land (no value).

Linear-Based Habitat Units

The baseline hedgerow value of the site is 1.32 units, comprising 1.29 units of line of trees and 0.03 units of non-native and ornamental hedgerows.

4.0 Recommendations to Deliver BNG

4.1 Discussion

The site generates 2.53 area-based units and 1.32 linear-based units in its baseline. A post-development calculation must be undertaken to discern the net change in biodiversity value of the site.

In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.253 will need to be achieved post-development. Similarly, to achieve +10% biodiversity net gain for linear-based habitats, a minimum linear-based score of 0.132 will need to be achieved.

4.2 Landscaping

To maximise the biodiversity value of the site itself, the following alterations to the current landscaping proposals could be considered:

- Retention of all trees is recommended. Tree planting and hedgerow creation is encouraged to increase the biodiversity net gain. However, these will not count towards the post-development score if they are created within a privately managed, vegetated garden.
- Do not use box *Buxus sempervirens*, privet *Ligustrum sp.* or yew *Taxus baccata* when planting a new hedgerow, as these are considered features of an ornamental hedgerow under the BNG metric.
- If there are limited areas where soft landscaping can be provisioned, green roofs and green walls should be considered to contribute to biodiversity units.

Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.

4.3 Biodiversity Offsetting

If the landscaping plans are not altered or if the above alterations still do not deliver a 10% net gain, the deficit will need to be delivered in a suitable offsite location i.e. biodiversity offsetting.

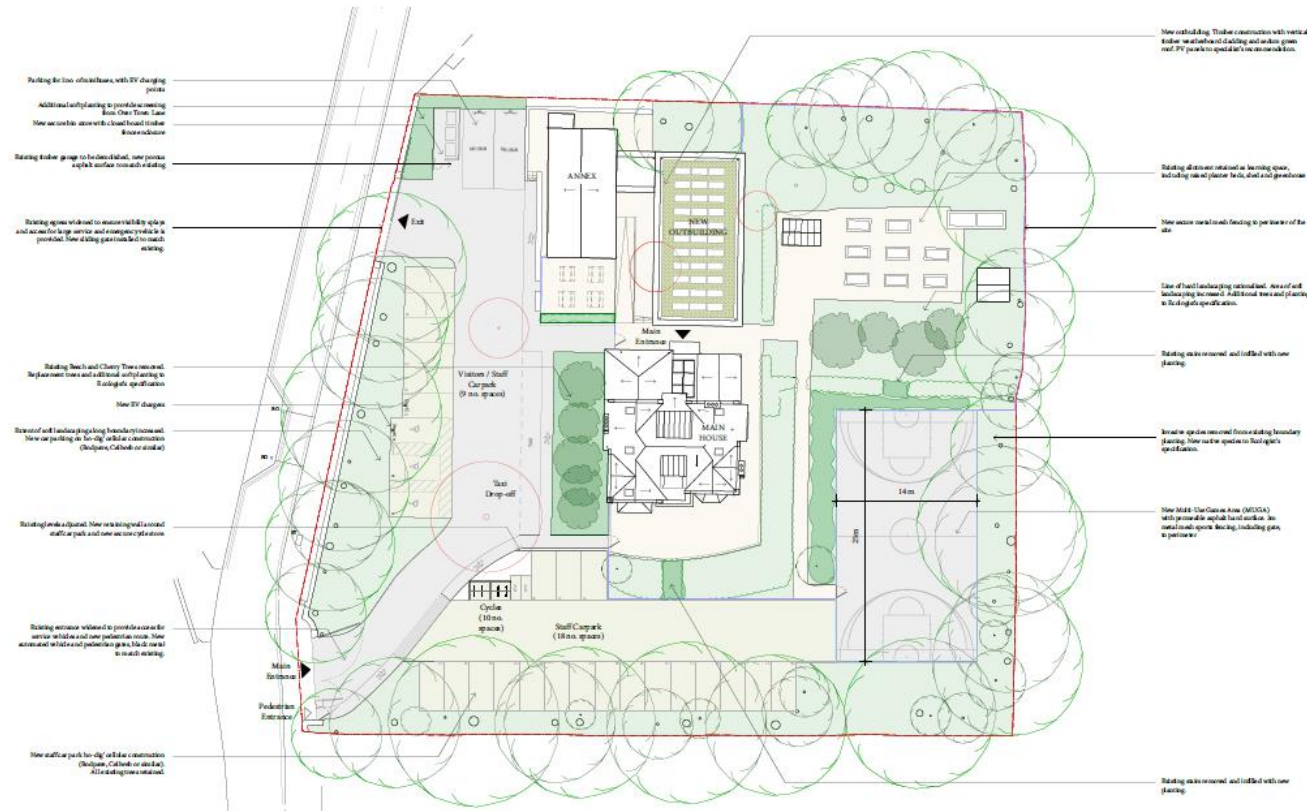
The mechanism for securing this off-setting will need to be proposed to, and confirmed by the LPA e.g., purchasing conservation credits through a registered provider, habitat creation directly through the client owned or LPA offered land or a financial contribution towards another provider such as a local nature reserve or park. As well as the creation of new habitats, this should also secure the management of the proposed habitats to help achieve the desired condition for at least 30 years. This would be linked to the application through a planning obligation Section 106 (S106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG. An ecology survey of the baseline habitat of any off-site land will be required to inform the baseline conditions of any land subject to off-site compensation measures.

4.4 Design statement

This report contains recommendations on measures for achieving BNG. These recommendations do not constitute a design for BNG. In submitting these recommendations, Arbtech Consulting has no design liability associated with these recommendations for BNG. The strategy sets out the criteria which the landscape team can use to design the creation and management of the site.

5.0 Bibliography

- Arbtech (2024). Preliminary Ecological Appraisal and Roost Assessment of Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
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- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.
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- Natural England (2024). The Statutory Biodiversity Metric.
- Natural England (2024). The Statutory Biodiversity Metric User Guide.
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

[illegible]

Keys

- Baseline survey
- New standard grade points
- New standard level test
- Rotating with landscape (not measured)
- Prepared with landscape
- From a highball
- Cellular Parking System (University Child)
- Parking
- Prepared (Class Road)
- Rotating (not measured)
- Rotating (not measured)
- Prepared (not)

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City Manager Mr. & Mrs. W. H. H. H. H.	
Proposed Name H. H. H. H. H.	
Proposed Site Plan	
Job No. 000	Design No. 000
Station 000	Route 000

Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Habitat Condition Assessment Sheets - Baseline

Other neutral grassland; assessed using the 'Grassland medium, high and very high distinctiveness' condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)
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).¹ 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 ² .	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 suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No
Number of criteria passed		5
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X

Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	
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Individual trees; assessed using the 'Individual trees' habitat condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 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) ¹ .	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.	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 (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	X
Passes 2 or fewer criteria	Poor (1)	

Line of trees; assessed using the 'Line of trees' habitat condition assessment sheet:

Condition Assessment Criteria		LOT1	LOT2									
		Criterion passed (Yes or No)										
A	At least 70% of trees are native species.	Y	Y									
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	Y									
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y	Y									

D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	Y	Y									
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Y									
Number of criteria passed		5	5									
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 5 criteria	Good (3)	X	X									
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)											