



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

11A BRAMHALL CLOSE, MILNROW, ROCHDALE, OL16 4BX

MAY 2025

Biodiversity Net Gain Assessment Summary Report

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A report for

Nick Cunliffe

11a Bramhall Close
Milnrow
Rochdale
OL16 4BX

Report by



PENNINE *ecological*

24 The Highgrove,
Heaton,
Bolton,
Greater Manchester,
BL1 5PX

Tel. 07505 172 087

email: bob@pennineecological.co.uk

web: www.pennineecological.co.uk

Report Author:

Marcus Hogg BSc (Hons) MSc QCIEEM

Reviewed by:

Robert N. Leatham BSc (Hons), PDip.

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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned to undertake a Biodiversity Net Gain (BNG) assessment for a proposed new dwelling at 11a Bramhall Close, Milnrow, Rochdale, OL16 4BX.

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

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

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

1. Pennine Ecological (2025). 11a Bramhall Close -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled
2. Preliminary Ecological Appraisal 11a Bramhall Close, Milnrow, Rochdale, OL16 4BX

1.2 SITE CONTEXT

The site is located within the urban residential area of Milnrow, Rochdale. The sites central National Grid Reference is NGR: SD 9252 1249. The approximate site area is 0.15ha.



Photograph 1- View of building, developed land and vegetated garden



Photograph 2- View of vegetated garden and scattered trees



Photograph 3- View of ornamental non-native hedgerow



Photograph 4- View of developed land, sealed surface and artificial unvegetated, unsealed surface

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

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

2.1.1 Habitat Net Gain Results

An area of vegetated garden will be removed as part of the proposals.

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

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Vegetated grassland	0.11	N/A	0.23	0.1	0	0.03
Individual trees	0.02	Good	0.2	0.02	0	0
Individual trees	0.04	Moderate	0.31	0.04	0	0
Developed land, sealed surface and buildings	0.04	N/A	0	0	0	0
Artificial unvegetated, unsealed surface	0.0004	N/A	0	0	0	0
Ornamental non-native hedgerow	0.073 km	Poor	0.07 (hedge units)	0.073 km	0	0
TOTAL	0.15 (exc trees)		0.78 habitat units and 0.07 hedgerow units		0	0.03 habitat units

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time to Condition Target (Years)	Habitat Units Delivered
Developed land, sealed surface and buildings	0.016	Created	V.Low	Condition Assessment N/A	Area not in Local Strategy	0	0.00
TOTAL	0.016						0

3. CONCLUSION

3.1 CONCLUSION

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

The development will result in a loss of 0.03 habitat units. Trading rules have not been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	- 0.03 habitat units loss / 4.07% net loss
Trading Rules Satisfied	No

Biodiversity Net Gain Assessment
11a Bramhall Close, Milnrow, Rochdale, OL16 4BX

Table 3.2: BNG Headline Results extract

On-site baseline	Habitat units	0.78		
	Hedgerow units	0.07		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.75		
	Hedgerow units	0.07		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-4.07%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.78	0.86	0.11
Hedgerow units	10.00%	0.07	0.08	0.01
Watercourse units	10.00%	0.00	0.00	0.00

4. BNG PROPOSALS

The development will result in a 4.07% net loss, therefore, failing the required 10% biodiversity net gain to satisfy National and Local Planning Policy.

An additional 0.11 habitat units and 0.01 hedgerow units are required to achieve a 10% net gain.

On-site compensation cannot be achieved as any habitat creation would be within a residential garden. Therefore, compensation will be achieved off-site by purchasing habitat units from a habitat bank.

In order for the planning application to be approved, the client will need to provide the Local Planning Authority (LPA) with evidence of engagement with unit providers to confirm availability of habitat units, so that the LPA can have a level of confidence that 10% Biodiversity Net Gain can be achieved, subject to planning permission.

4.1.1 Potential Off-Site Locations

A review of <https://www.futurehomes.org.uk/biodiversityunitfindermap> has been undertaken to identify potential nearby receptor sites.

The nearest receptor sites are as follows:

A) Rochdale

Habitat units (0-6 months)

Site ID: A097

B) Hainworth, Cullingworth, Keighley BD21 5QP, UK

Habitat units (0-6 months)

Site ID: A250

C) [Barnoldswick BB18 5SG, UK](#)

Habitat units (0-6 months)

Site ID: A288

REFERENCES

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

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

Pennine Ecological (2025). 11a Bramhall Close -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled

Natural England National Character Areas - <https://nationalcharacterareas.co.uk/> (accessed 09/05/2025).

Appendix A: Condition Assessments

Individual tree condition assessments

A medium size beech tree.			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	11a Bramhall Close, Milnrow.	Survey date and Surveyor name	23/04/25 Robert N. Leatham
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	See Appendix 1, Map 1. Tree T1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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 .	Y	
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.	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		6	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved */✓
Passes 5 or 6 criteria		Good (3)	Yes
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	

Habitat Description															
T2 and T3 are small (20cm dbh) Lombardy Poplars. T4 is a large cherry (Prunus species), 60cm dbh.															
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location	11a Bramhall Close, Milnrow.			Survey date and Surveyor name		23/04/25 Robert N. Leatham									
				Survey reference (if relating to a wider survey)		See Appendix 1, Map 1.									
Limitations (if applicable)				Habitat parcel reference											
				T2	T3	T4									
Condition Assessment Criteria			Grid reference												
			Criterion passed (Yes or No)										Notes (such as justification)		
A	The tree is a native species (or at least 70% within the block are native species).			N	N	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	Y	Y									
C	The tree is mature (or more than 50% within the block are mature) ¹ .			N	N	Y									
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	Y	N									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			N	N	Y									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Y	Y	Y									
Number of criteria passed				3	3	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)			Y	Y	Y									
Passes 2 or fewer criteria	Poor (1)														

Appendix B: Figures

Figure 1: UKHabs Baseline Map



Figure 2: UKHabs Proposed Site Layout

