



BIODIVERSITY NET GAIN ASSESSMENT

**MORRISONS PETROL STATION,
HEYWOOD, GREATER MANCHESTER**

SEPTEMBER 2025

Biodiversity Net Gain Assessment

Morrisons Petrol Station, Heywood, Greater Manchester

A report for

Jennings Design Ltd,
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Report by



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EXECUTIVE SUMMARY

PENNINE Ecological were commissioned to undertake an ecological assessment of the petrol station at Morrisons superstore, Heywood, Greater Manchester. The assessment is required to support an application for improvements to the petrol station with an extension to the existing shop and improvements to the car washing facilities.

The assessment includes the use of Natural England's/Defra's Statutory Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025) to determine whether the proposals would result in a biodiversity net gain or loss. The assessment was completed using standard methodologies and there was no deviation from the recognised guidance.

The baseline habitats recorded on site are of medium to very low distinctiveness and have a baseline habitat value of 0.82. The total number of habitat units lost (before mitigation) is 0.25.

The proposed habitats include developed land only. Through design, impacts on the woodland and individual trees has been minimised. The site is already very developed and there are limited opportunities to enhance or create habitats on site.

The current proposals would result a - 30.59% habitat net loss. The habitat trading rules have also not been satisfied (see Tables 4.1 and 4.2 below).

Table 0.1: Summary of the Biodiversity Net Gain Results

	Habitat Units	Habitat Units % Change
On-site Baseline	0.82	-
On-site Post-intervention	0.57	-
On-site Net Change	- 0.25	- 30.59 %
Trading Rules Satisfied	No	

The applicant proposes to purchase habitat units from a habitat bank in order to satisfy the 10% net gain requirements.

A number of habitat banks have been identified and presented within this document.

1. INTRODUCTION

1.1 BACKGROUND

PENNINE Ecological were commissioned to undertake an ecological assessment of the petrol station at Morrisons superstore, Heywood, Greater Manchester (hereafter referred to as 'the site'). Appendix A, Figure 1 provides the site's red line application boundary and the results of the UKHabs survey.

To date, a Preliminary Ecological Appraisal (Pennine Ecological, 2025a) has been undertaken to support an application for improvements to the petrol station with an extension to the existing shop and improvements to the car washing facilities.

1.2 PURPOSE OF THIS REPORT AND BNG BACKGROUND

As of 12th February 2024 Biodiversity Net Gain (BNG) became mandatory (unless exempt) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% unless otherwise agreed with the relevant Local Authority.

The PEA identified the requirement for a BNG assessment at this site due to the anticipated loss of low and medium distinctiveness habitats. The BNG assessment has been undertaken to determine whether or not the proposal demonstrates an overall net gain or loss of biodiversity, in line with the current National Planning Policy Framework, 2021.

Through site selection and layout, applicants should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG (unless agreed otherwise with the Local Authority), as measured by the statutory biodiversity metric. There are three ways an applicant can achieve BNG.

1. They can create biodiversity on-site (within the red line boundary of a proposal site).
2. If the applicant cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Applicants can either make off-site biodiversity gains on their own land outside the proposal site, or buy off-site biodiversity units on the market.

3. If the applicant cannot achieve on or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

1.3 SITE LOCATION

The site is located at the Morrisons superstore off Bamford Road, Heywood, Greater Manchester OL10 4TA. The grid reference is SD 8546 1099.

2. METHODOLOGY

2.1 UK HABITAT CLASSIFICATION BASELINE SURVEY

For a BNG assessment to be completed, a UK Habitat Classification (UKHabs) Survey (UKHab Ltd, 2023) has to be undertaken of the site's baseline habitats. The UKHabs survey, and habitat condition assessments were undertaken by Patrick Leatham in August 2025. This BNG assessment has also been undertaken by Patrick Leatham (refer to Section 2.3).

2.2 BIODIVERSITY METRIC CALCULATOR TOOL

All habitats recorded within the footprint of the site during the field survey were included in the Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025). The statutory biodiversity metric is a way of measuring biodiversity value for the purposes of BNG.

This metric calculation has been undertaken following the standard methodology (DEFRA, 2025) and in accordance with CIEEM good practice guidelines (CIEEM, 2019).

2.3 SURVEYOR EXPERIENCE

The site surveyor and BNG assessor is Patrick Leatham who has over 13 years' experience in ecological survey and evaluation. Patrick is a Full member of CIEEM and key skills relevant to this assessment include the following.

- Over 13 years completing Extended Phase 1 Habitat Survey / UKHabs Survey on both small planning applications and Nationally Significant Infrastructure Projects (NSIPs).
- Over three years' experience undertaking and reviewing BNG assessments for small and large planning applications.

2.4 LIMITATIONS

The field survey was undertaken on 19/08/2025 which is within the optimal habitat survey window. There are considered to be no constraints to this assessment.

3. BIODIVERSITY NET GAIN ASSESSMENT RESULTS

The following section details the baseline habitats, along with habitats to be created, enhanced and retained within the site (where applicable).

3.1 ON-SITE HABITAT BASELINE RESULTS

The habitats recorded on site were of the following distinctiveness';

- Medium – Other broadleaved woodland, individual trees
- Low – Modified grassland, ruderal / ephemeral, introduced shrub.
- Very low – Developed land (building and sealed surfaces).

In total, the baseline habitats surveyed have a total habitat value of 0.82 habitat units.

A summary of the baseline habitat information is shown in Table 3.1 below.

Table 3-1: Summary of the Baseline Habitats and Habitat Value

Broad Habitat	Habitat Type	Habitat Area (ha)	Distinctiveness	Condition	Total Habitat Units (Ecological Baseline)	Units Retained	Units Enhanced	Units Lost (before mitigation)
Grassland	Modified grassland	0.0099	Low	Poor	0.02	0.02	0.00	0.00
Sparsely vegetated land	Ruderal/Ephemeral	0.0081	Low	Poor	0.02	0.01	0.00	0.01
Urban	Introduced shrub	0.0281	Low	N/A	0.06	0.04	0.00	0.02
Urban	Developed land; sealed surface	0.1624	V.Low	N/A	0.00	0.00	0.00	0.00
Individual trees	Urban tree	0.0774	Medium	Moderate	0.62	0.39	0.00	0.23
Woodland and forest	Other woodland; broadleaved	0.0263	Medium	Poor	0.11	0.11	0.00	0.00
TOTAL		0.23ha*			0.82	0.57	0	0.25

* Site area (ha) excludes individual trees as the tree area is calculated on canopy biomass and not footprint.

3.2 ON-SITE HABITAT ENHANCED AND CREATED RESULTS

The habitats to be created on site (Table 3.2) are of the following distinctiveness¹:

- Very low; Developed land; sealed surface.

The total number of habitat units delivered is 0.00.

There are no enhancement proposals. No habitat units will be delivered on site.

The habitats and their respective areas, distinctiveness, condition etc. are included in Table 3.2 below.

Table 3-2: Summary of the On-Site Habitat Creation and Habitat Value

Broad Habitat	Habitat	Habitat Area (ha)	Distinctiveness	Condition	Habitat Units Delivered
Created Habitats					
Urban	Developed land; sealed surface	0.01	V. Low	N/a	0.00

4. CONCLUSION

4.1 CONCLUSION AND BNG ASSESSMENT RESULTS

The following section summarises the Biodiversity Net Gain assessment results.

Baseline habitats of very low, low and medium distinctiveness were assessed as being present within the site in August 2025.

The proposal design has ensured the mitigation hierarchy has been followed. Consultation with Pennine ecological has been ongoing throughout the design stage to minimise impacts to biodiversity.

- Avoiding impacts on notable habitats: The woodland belt along the eastern boundary will be retained. The proposals have been amended to minimise the amount of tree loss on site, specifically the re-location of the compound from next to the shop building, which has allowed trees 2, 3 and 4 to be retained.
- Minimise impacts on site: As above. The scheme design has incorporated recommendations to minimise impacts on medium distinctiveness habitats. The majority of habitat impacted is of low distinctiveness and low biodiversity value.
- Restoring habitats on site: Not applicable. The site is predominantly developed land and the habitats to be lost are low value. There is little opportunity or value in restoring the lost habitats on site.

The current proposals would result a - 30.59% habitat net loss. The habitat trading rules have also not been satisfied (see Tables 4.1 and 4.2 below).

Table 4.1: Summary of the Biodiversity Net Gain Results

	Habitat Units	Habitat Units % Change
On-site Baseline	0.82	-
On-site Post-intervention	0.57	-
On-site Net Change	- 0.25	- 30.59 %
Trading Rules Satisfied	No	

Biodiversity Net Gain Assessment Morrisons Petrol Station, Heywood

Table 4.2: Extract of BNG Headline Results

On-site baseline	Area habitat units	0.82	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.57	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.25	-30.59%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.25	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.25	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-30.59%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.82	0.90	0.33
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

5. BNG PROPOSALS

In order for the proposal to achieve 10% net gain, 0.33 habitat units are required.

The applicant proposes to deliver the remaining net gains through purchasing off-site habitat units from a habitat bank.

5.1 POTENTIAL OFF-SITE LOCATIONS

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

Note – Future homes has not verified the accuracy of any of this information. The locations in the map are approximate only. Therefore, this information should be used as a guide only, to assist in finding a habitat bank.

Note - if the habitat bank is located outside of the Local Planning Authority (LPA) or National Character Area (NCA) of the site, then a spatial risk multiplier¹ is applied to the habitat unit deficit.

The following habitat banks have been identified:

(i) Habitat Bank Option 1 (Pending Legal Agreement)

Organisation: Contact landowner (via Future Homes link).

Site ID: A097

Address: Rochdale, UK

Local Planning Authority (LPA): Rochdale Borough Council

National Character Area (NCA): 54 – Manchester Pennine Fringe

This site is within the same LPA and same NCA.

¹ Refer to Page 35 of the Statutory Metric User Guide for details on Spatial Risk Multipliers - https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf

(ii) Habitat Bank Option 2 (Units Available)

Organisation: Environment Bank

Site ID: A278

Address: Haugh, Rochdale, OL16 3SZ

Local Planning Authority (LPA): Oldham Metropolitan Borough Council

National Character Area (NCA): 36 – Southern Pennines

This site is within a neighbouring LPA and NCA. Spatial risk multiplier will apply.

(iii) Habitat Bank Option 3 (Units Available)

Organisation: Environment Bank

Site ID: A104

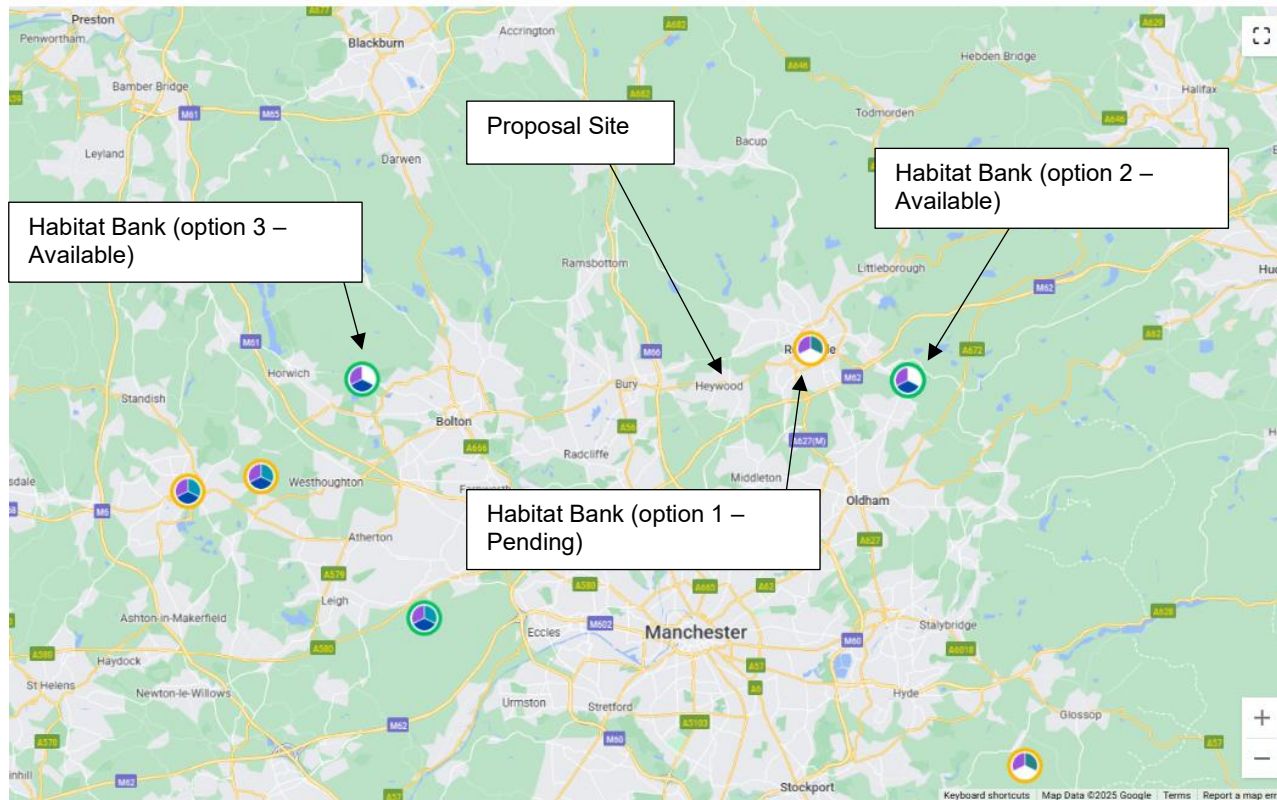
Address: Horwich, Bolton, BL6 6PZ

Local Planning Authority (LPA): Bolton Metropolitan Borough Council

National Character Area (NCA): 36 – Southern Pennines

This site is within a neighbouring LPA and NCA. Spatial risk multiplier will apply.

Figure 5.1: Screenshot taken from Future Homes interactive map



Using the map

Click on the icons in the map to see more details about specific opportunities, including a link to contact the landholder related to that opportunity.

There are a few ways you can search the map.

You can select Status and/or Habitat Type to only show markers that are not relevant to you. The Habitat Type is displayed on the map using the following icons.

If you have any questions then please [contact the Future Homes Hub team](#).

You can also use the search bar to look for [Local Planning Authorities](#), [National Character Areas](#) or other key words. Any opportunities that meet your search criteria will be displayed in the list to the left of the map.



REFERENCES

CIEEM (2019). *Biodiversity net gain. Good practice principles for development; a practical guide*. CIRIA publications

Natural England (2025). The Statutory Biodiversity Metric - User Guide. Last updated: July 2025

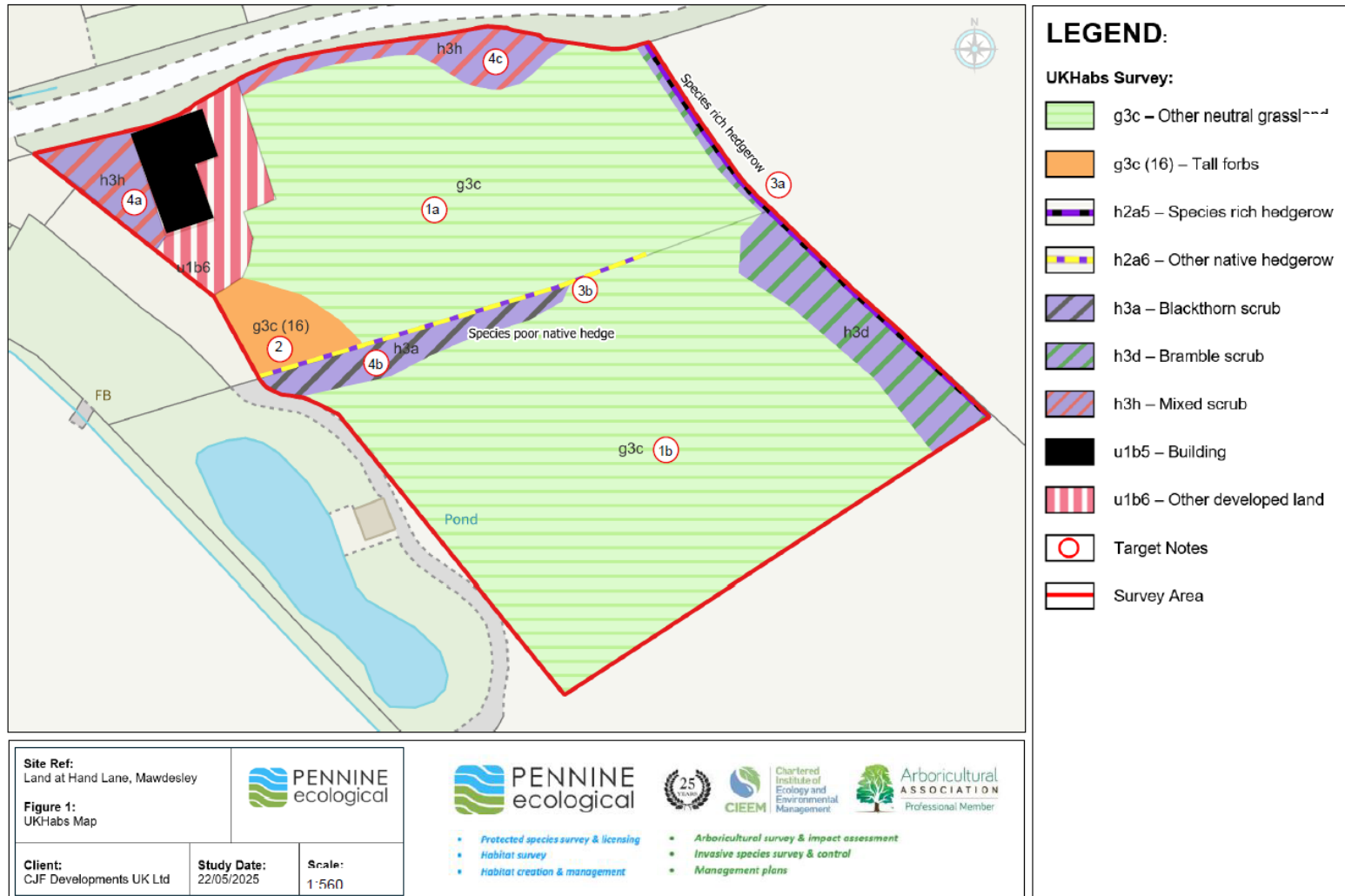
PENNINE ecological (2025a). *Preliminary Ecological Appraisal – Morrisons Petrol Station, Heywood, Greater Manchester*.

Pennine Ecological (2025b). *Morrisons Petrol Station, Heywood - Condition_assessments_version_1.02*

UKHabs Ltd (2023). *UK Habitat Classification Version 2.01* (at <https://www.ukhab.org>)

Appendix A - Figures

Figure 1: Baseline Habitats Map



*Biodiversity Net Gain Assessment
Morrisons Petrol Station, Heywood*

Figure 2: Landscape General Arrangement (Randall Thorp, 2025 – Land at Hand Lane, Mawdesley (Drawing No: B 25_06_2025)

