



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

THE BARN AT VANDYKE STREET, ROCHDALE, OL12 7QQ

DECEMBER 2025

Biodiversity Net Gain Assessment Summary Report

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A report for

Zoe Thompson
9 Hawthorpe Grove
Uppermill
Oldham
OL3 6BW

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 B.Sc. (Hons.), P. dip.

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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned by Zoe Thompson to undertake a Biodiversity Net Gain (BNG) assessment for the proposed construction of a new residential dwelling at Vandyke Street, Rochdale, OL12 7QQ.

To address the anticipated loss of low-medium 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). Land at the Barn, Vandyke Street. The_Statutory_Metric_Macro_Enabled_1.0.4
2. Preliminary Ecological Appraisal Land at The Barn, Vandyke Street, Norden, Rochdale, OL12 7QQ.
3. Proposed site layout: Drawing 4054.

1.2 SITE CONTEXT

The site is located approximately 3.14km west of Rochdale town centre accessed off the A680 Edenfield Road, Norden. The approximately size of the site is 0.055ha. An aerial image of the area subject to survey is shown below.



Photograph 1: Aerial image land at Vandyke Street with site boundary in red.

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

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

2.1.1 Habitat Net Gain Results

An area of vegetated garden and three small trees will be removed. A single dwelling with associated, gardens and parking will be constructed.

A summary of the habitat calculations is provided in Tables 2.1 and 2.2 below.

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 garden	0.016	N/A	0.03	0.009	0.00	0.01
Developed land, sealed-surface (including buildings)	0.04	N/A	0.00	0.04	0.00	0.00
Individual trees	0.004	Moderate	0.03	0.00	0.00	0.03
Individual trees	0.008	Poor	0.03	0.00	0.00	0.03
TOTAL	0.055 (exc trees)		0.09	0.00	0.00	0.07

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered
Developed land, sealed surface (including buildings)	0.006	Created	V. Low	Condition Assessment N/A	Area not in Local Strategy	0.00	0.00
TOTAL	0.006					0.00	0.00

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 has resulted in an 80.99% net loss of habitat units. Trading rules have not been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	- 0.08 net habitat unit loss / 80.99% net loss
Trading Rules Satisfied	No

Biodiversity Net Gain Assessment
The Barn at Vandyke Street, Rochdale, OL12 7QQ

Table 3.2: BNG Headline Results extract

On-site baseline	Area habitat units	0.10		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.02		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.08		
	Hedgerow units	0.00		
	Watercourse units	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		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.08		
	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	-0.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-80.99%		
	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%	0.10	0.11	0.09
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

4. BNG PROPOSALS

The development has resulted in an 80.99% net loss of habitat units, therefore, failing the required 10% biodiversity net gain to satisfy National and Local Planning Policy. Trading rules have not been satisfied.

An additional **0.09** habitat units are required to achieve a 10% net gain and to satisfy trading rules.

As this is a residential development it is not possible to compensate for the losses with on-site compensation. The development will seek to compensate for the loss of biodiversity via off-site compensation.

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 a 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) Habitat units (0-6 months)

Rochdale

Site ID: A097

B) Habitat units (0-6 months)

Shaw Habitat Bank, Rochdale

Site ID: A278

C) Habitat units (0-6 months)

Astley, Tyldesley, Manchester M29 7JZ, UK

Site ID: A269

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). Land at the Barn, Vandyke Street.
The_Statutory_Metric_Macro_Enabled_1.0.4

Preliminary Ecological Appraisal Land at The Barn, Vandyke Street, Norden, Rochdale, OL12 7QQ.

Proposed site layout: Drawing 4054.3

Appendix B: Figures

Figure 1: UKHabs Baseline Map

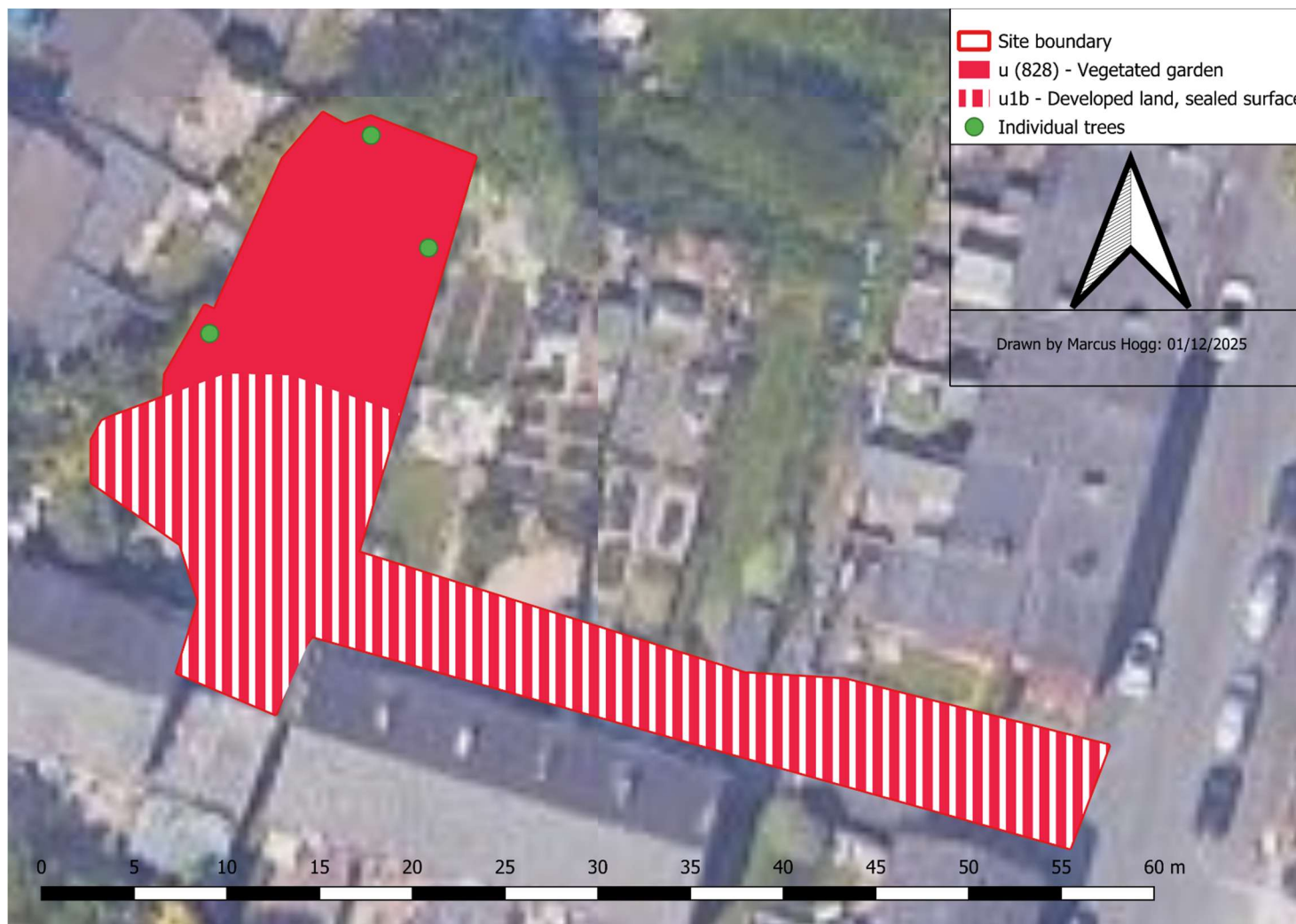


Figure 2: Proposed site layout: Drawing 4054.3

