

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

**at
Land West of 19 Broad Lane
Rochdale
Lancashire
OL16 4QQ**

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**JCA Ref:
21785a/JF R1**

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28/01/2026**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
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Revision 1: Change in proposed habitats					26/01/26	James Foster	27/01/26	Grace Bramley

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.



Executive Summary

JCA Limited was instructed by **John Johnson** to carry out a Biodiversity Accounting Assessment (BAA) of **Land West of 19 Broad Lane, Rochdale** (hereafter referred to as the 'site') to inform a planning application for the conversion of an existing stable building into a two-storey residential property ('the Proposed Development').

The purpose of the assessment is to determine the baseline biodiversity value of the site and to assess if there are sufficient biodiversity enhancement opportunities available within the site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Statutory Biodiversity Metric (February 2024) was used to calculate the baseline biodiversity value of all existing habitats onsite. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The baseline value of the habitats on site is 0.11 BU.

On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a **net loss** of **-0.03** habitat BU, equivalent to a **net loss** of **24.00%**.

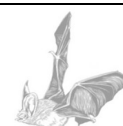
In addition, the Proposed Development has **not satisfied** the trading rules as a deficit of **-0.02** habitat units for medium distinctiveness habitats (scrub) and a deficit of **-0.01** low distinctiveness habitats was generated.

There is a unit deficit of **0.04** habitat BU.

To achieve a 10% gain whilst also satisfying the trading rules at least **0.04** habitat BU, including **0.02** medium distinctiveness scrub habitat units (or a habitat of higher distinctiveness will be required).

This can be achieved by using an additional off-site area, a habitat bank or statutory credits.

This executive summary is intended as a summary of the assessment of the site based on information received by the client at the time of production. This executive summary should be read in conjunction with the full Report.



Contents

1. Introduction.....	5
1.1 Purpose of the Report	5
1.2 Terms of Reference.....	5
1.3 Site Description	5
1.4 Details of Proposed Development.....	6
2. Biodiversity Accounting in Context.....	7
2.1 Background	7
2.2 Biodiversity Net Gain Principles	8
2.3 Biodiversity Offsetting Standards	8
3. Policy and Legislation	10
3.1 Introduction.....	10
3.2 National Policy and Guidance	10
3.3 Local Policy and Guidance.....	11
4. Methodology.....	16
4.1 Background	16
4.2 Baseline Data	16
4.3 Impact Assessment.....	16
4.4 Habitat Creation and Enhancement.....	17
4.5 Residual Effects	17
5. Statutory Biodiversity Metric.....	19
5.1 Introduction.....	19
5.2 Existing Site Value	19
6. Proposed Development Impact Assessment	21
6.1 Description of the Proposed Development	21
6.2 Habitats to be Retained.....	22
6.3 Habitats to be Enhanced.....	22
6.4 Habitats to be Lost	22
6.5 Proposed Habitat Creation	23
6.6 Proposed Development Summary of Net Impacts.....	23
7. Conclusion	25
Appendix 1: Baseline Habitat Map.....	29
Appendix 2: Proposed Habitat Map.....	31
Appendix 3: Proposed Development Plan	33
Appendix 4: Good Practice Principles for Development.....	35
Appendix 4: Author Qualifications	36



1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **John Johnson** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land West of 19 Broad Lane, Rochdale** (hereafter referred to as the 'site').

1.1.2 The purpose of this report is to:

- Assess the baseline biodiversity value of the site through the total sum of the habitats within the site, and their calculated biodiversity value.
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.
- To determine the level of overall residual biodiversity gains or losses associated with the Proposed Development.

1.1.3 The site location and red line / survey area are shown in **Appendix 1**.

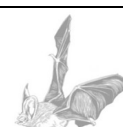
1.2 Terms of Reference

1.2.1 The principal source documents used to inform this BAA include:

- JCA Ltd. – Preliminary Ecological Appraisal (PEA), Feb 2024 (21785/JF).
- Building Design & Planning Consultancy – Existing & Proposed Floor Plans and Elevations (Dwg No: 1705.02)

1.3 Site Description

1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference **SD 91801 10443**, with nearby postcode **OL16 4QQ**. The site is bordered to the north by broad lane (B6194) and arable fields, to the east and the west by residential and commercial properties with arable fields and lines of trees further afield, and to the south by a group of trees, arable land with sudden brook further afield.



1.4 Details of Proposed Development

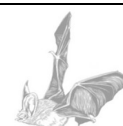
- 1.4.1 The scheme is the conversion of an existing stable building, which includes the construction of a new roof, into a two-storey residential property with two bedrooms.



2. Biodiversity Accounting in Context

2.1 Background

- 2.1.1 Biodiversity is complex and so it is impossible to measure in its entirety. Therefore metrics, which incorporate measures of different biodiversity attributes, are used to provide surrogate measures of overall biodiversity. This report uses the 'Statutory Biodiversity Metric', which was designed by DEFRA (2024) to define the biodiversity impacts and compensation requirements associated with development proposals. The metric works by providing a comparative measure of each habitat onsite in biodiversity units (BU) by multiplying its area (hectares), distinctiveness (habitat type) and current condition (quality). The relative impacts (habitat loss) of the development, taking into account any additional onsite habitat creation or enhancement, can then be calculated to determine if a measurable biodiversity net gain will be achieved onsite. If a measurable net gain is unable to be achieved onsite, then the process of biodiversity offsetting must be undertaken.
- 2.1.2 Biodiversity offsets are conservation activities designed to deliver biodiversity benefits in compensation for residual losses, in a measurable way. Biodiversity offsetting is distinguished from other forms of compensation by the requirement for measurable outcomes. This is achieved by quantifying net biodiversity impacts caused by development; using the same metric to assess direct and indirect negative impacts to habitats and the value of any onsite compensation, to set the framework of offsite compensation (offset) requirements and the biodiversity net gain generated by these offsets. Biodiversity offsetting ensures that offsite compensation proposed is both proportionate to the development concerned and that a measurable net gain for biodiversity can be achieved.
- 2.1.3 Biodiversity offsetting, like other forms of compensation, is the last step of the mitigation hierarchy (first avoid, then reduce, and finally, compensate) and is applied as a last resort to otherwise policy-compliant development proposals. 'Offsetting' – i.e. creating or restoring new wildlife habitat in a measurable way and in a different place to where it was lost.
- 2.1.4 In addition to providing a mechanism for quantifiable compensation and net gain, biodiversity offsets provide reliable biodiversity outcomes as they are long-term (30 years), monitored and enforceable with adaptable management plans for optimised success.



2.2 Biodiversity Net Gain Principles

2.2.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

- a) Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;
- b) Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;
- c) Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;
- d) Providing a balance of losses, enhancements or onsite compensation to determine if a measure net gain contribution can be achieved;
- e) Providing transparent, robust and credible evidence to help inform the best possible site options for biodiversity; and,
- f) Ensuring that any residual offsite compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.3 Biodiversity Offsetting Standards

2.3.1 Good practice standards for biodiversity offsetting are set out by the Business and Biodiversity Offsets Programme (BBOP, 2012). These standards inform the approach for selection and development of suitable Offset Sites and projects. Of these standards, the following provide the most relevant UK framework for the preliminary offset site search:

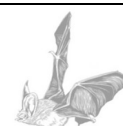
- The proposed offset site should be identified as suitable for the creation and/or enhancement of a target habitat within the vicinity of where the impact occurs;
- The site must be available and managed for a minimum specified term (typically 30 years).



- The landowner must agree to an enforceable delivery mechanism to secure the long-term management.
- The site must be available for monitoring to ensure appropriate management is being undertaken and to report biodiversity progress back to the local planning authority.

2.3.2 Further standards, with regards to offset site surveys and ensuring that appropriate target habitats and units can be achieved, will form part of the detailed site search that will precede the preliminary site search.

2.3.3 In addition to biodiversity net gains achieved onsite, offsite enhancements can also achieve positive outcomes for nature in the local area.



3. Policy and Legislation

3.1 Introduction

3.1.1 Planning guidelines, international commitments, legislation and planning policies relevant to the protection, conservation and enhancement of nature conservation interests are detailed below.

3.2 National Policy and Guidance

3.2.1 Specific habitats and species of relevance to the site receive legal protection in the United Kingdom under various pieces of policy and legislation, including:

- The **Environment Act 2021** mandates that all planning applications will be required to demonstrate how a development will enhance biodiversity and protect habitats from November 2023. This is to be achieved through a measurable 10% Biodiversity Net Gain (BNG), in association with development through the use of the most up to date DEFRA Metric (currently Statutory Biodiversity Metric);
- **National Planning Policy Framework (NPPF)**, as revised 2024) sets out how planning policies and decisions should contribute to and enhance the natural and local environment through amongst other things, ensuring BNG through development and protect ecological important sites and networks;
- The **Conservation of Habitats and Species Regulations 2017 (as amended)** (retained in UK law by **CHSR (Amendment) (EU Exit) 2019**) details the regulations for the protection of European Protected Habitat and Species. Such European Protected Species (EPS) of animals (**Schedule 2**) and plants (**Schedule 5**) include all species of bats, great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, and European otter *Lutra lutra*, amongst others;
- The **Wildlife and Countryside Act (WCA) 1981 (as amended)** covers the legislation for endangered species in England and the framework for the designation of Sites of Special Scientific Interest (SSSIs);
- The **Countryside and Rights of Way (CROW) Act 2000** reinforces the wildlife legislation listed in the WCA and places a duty of government departments to consider biodiversity, and provides governmental department powers for the protection and maintenance of SSSIs;
- The **Natural Environment and Rural Communities Act (NERC) 2006** places a duty upon local authorities to promote and enhance biodiversity in all their functions. Specifically, habitats and species of principal importance



to the conservation of biodiversity in regards to the planning process;

- The **Hedgerow Regulations 1997** provides protection by prohibiting the destruction or damage to important countryside hedges; and
- The **Protection of Badgers Act 1992** includes the protected of badgers under the act and that it is unlawful to wilfully kill, injure, take, possess or cruelly ill-treat badgers or attempt to do so.

3.2.2 Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species.

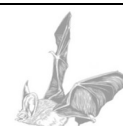
3.3 Local Policy and Guidance

3.3.1 The Statutory Development Plan for Oldham: Joint Core Strategy and Development Management Policies Development Plan Documents (DPDs)

3.3.2 Policy 1 Climate Change and Sustainable Development

When allocating sites and determining planning applications, the council will:

- ensure the effective and efficient use of land and buildings by promoting the reuse and conversion of existing buildings (including Oldham's industrial mills) and development on previously developed land (including through land reclamation, remediation of contaminated land and recycling derelict, vacant and underused land) prior to the use of greenfield sites.
- meet Oldham's housing needs and demands by focusing residential land in sustainable and accessible locations in regeneration areas (including Oldham Town Centre and the Housing Market Renewal area), also in areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and in rural settlements (such as the Saddleworth villages).
- promote the vitality and viability of the borough's centres by focusing appropriate major retail and leisure developments on Oldham Town Centre, and appropriate levels of development in the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill) and local shopping parades.
- promote economic prosperity and meet the needs of existing and new businesses by providing employment land in areas that are accessible by public transport. Appropriate business, industry and office developments will be focused on suitable and available employment land in Oldham Town Centre, the borough's other centres (of Chadderton, Failsworth, Hill Stores,



Lees, Royton, Shaw and Uppermill), at Foxdenton, the Hollinwood Business District, the Chadderton Technology Park and the other established employment areas ('Business and Employment Areas' and 'Saddleworth Employment Areas').

- reduce the need to travel by ensuring developments are located in areas that are accessible by a range of sustainable transport choices, consistent with the Transport Protocol and specifically key issues 1 and 5 (Table A).
- promote 'green' energy.
- promote development away from areas at risk of flooding, reduce surface water run-off and the likelihood of downstream flooding, and protect and improve water resources.
- promote sustainable and high quality design and construction of development that respects Oldham's local character, distinctiveness and sense of place, and enhances the borough's image.
- promote the prudent use and sustainable management of Oldham's natural and man-made resources, including land, soil, minerals, waste, air and water.
- maintain the borough's Green Belt, and protect locally designated 'Other Protected Open Land' and 'Land Reserved for Future Development'.
- ensure development respects Oldham's natural, built and historic environments, Green Infrastructure, biodiversity (including the environmental value of brownfield sites), geodiversity and landscapes, and their settings.

3.3.3 Policy 6 Green Infrastructure

When allocating sites and determining planning applications, the council will have regard to international, national, Greater Manchester and local guidance and policies, including:

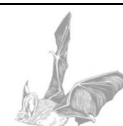
- the conservation of biodiversity duty.
- the findings of the Habitats Regulations Assessment. national guidance and policies, including Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation' (PPG17).
- North West Green Infrastructure Guide.
- North West Regional Forestry Framework.



- North West River Basin Management Plan.
- Pennine Edge Forest initiative.
- Greater Manchester Green Infrastructure Framework.
- Greater Manchester Ecological Framework.
- Greater Manchester Biodiversity Action Plan.
- Greater Manchester Local Geodiversity Action Plan.
- Greater Manchester and Oldham Urban Historic Landscape Characterisation Study.
- Peak District National Park Landscape Character Assessment, where appropriate.
- Oldham Landscape Character Assessment.
- Oldham Biodiversity Action Plan.
- Oldham Local Needs Assessment and Audit.

Development proposals, where appropriate, must:

- promote and enhance the borough's Green Infrastructure network. This currently consists of nature conservation sites, strategic recreation routes, green corridors and links, canals and open spaces which are defined below;
- make a positive contribution to Green Infrastructure assets and its functions in priority areas identified in the Greater Manchester Green Infrastructure Framework and elsewhere where there are deficiencies in quantity, quality, accessibility and functionality;
- support opportunities to contribute towards the habitat creation and repair of Biodiversity Opportunity Areas identified in the Greater Manchester Ecological Framework. In the borough the two priority biodiversity areas identified for habitat creation and repair are South Pennine Moors (this is a Special Area of Conservation and Special Protection Area for Birds) and Moston Brook Corridor (this is a green corridor);
- protect and enhance habitats and species identified in the Greater Manchester Biodiversity Action Plan and Oldham Biodiversity Action Plan;



- conserve, protect and enhance the geological and geomorphological heritage identified in the Greater Manchester Local Geodiversity Action Plan;
- have regard to historic landscape as identified in the Greater Manchester and Oldham Urban Historic Landscape Characterisation Study
- enhance and reinforce distinctive elements of the borough's landscapes and have regard to the Oldham Landscape Character Assessment;
- ensure that the purpose, appearance and valued characteristics of the Peak Park, and views into and out of it, are not adversely affected; and
- support the implementation of plans and projects which significantly contribute to the borough's Green Infrastructure. These include the Moston Brook project, Leesbrook Nature Park, Pennine Edge Forest Trail, Peak Park Northern Gateway project, Sustrans Connect2 projects, Beal Valley and canal and river valley enhancement schemes.

3.3.4 Policy 21 Protecting Natural Environmental Assets

Development proposals must:

- protect and maximise opportunities for Green Infrastructure at or near to the site.
- protect, conserve and enhance biodiversity and geodiversity, designated nature conservation sites, legally protected species and their habitats and Local Nature Reserves. The hierarchy for site protection is:
 - i. Special Protection Areas for Birds (SPAs) and Special Areas of Conservation (SAC);
 - ii. Sites of Special Scientific Interest (SSSIs);
 - iii. Sites of Biological Importance (SBI's); and
 - iv. Local Nature Reserves and other non-designated sites containing substantive nature conservation value of local significance.

The council will ensure development does not have an adverse effect on the integrity of a European designated site on the basis of objective information. The council will work with Natural England and the Greater Manchester Ecology Unit to assess proposals that may have an adverse effect on the integrity of the



European site and where appropriate, ensure effective mitigation measures are put in place before permission is granted.

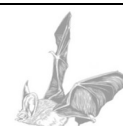
In exceptional circumstances where development is unavoidable and cannot be accommodated elsewhere:

- the applicant must demonstrate the need for, and the over-riding public interest and benefits of, the development.
- the development must set out how the proposals will protect and enhance the nature conservation, including how any harm will be minimised effectively through design and mitigation measures.
- maintain, extend or link existing green corridors and links, including strategic recreational routes, where appropriate.
- have regard to the principal landscape objective for the relevant landscape character area and type found within the Oldham Landscape Character Assessment. (71) Development must enhance the visual amenity of the area, including Green Belt land, through conserving and reinforcing the positive aspects and distinctiveness of the surrounding landscape character.
- protect and, where appropriate, enhance the aquatic environment, such as canal corridors, rivers and peat lands including their value as biodiversity resources. The council will support appropriate canal and river side regeneration, whilst ensuring development does not act as an obstacle to canal maintenance and its operations, navigation for leisure or freight purposes and public access to towpaths.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

3.3.5 Greater Manchester Biodiversity Action Plan (BAP)

The BAP for Greater Manchester (Greater Manchester City Council, 2009) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include grasslands, hedgerows, lowland mosslands, reedbeds, ponds, canals, native woodland, bats, black redstart, water vole, hares, twite, willow tit and great crested newt.



4. Methodology

4.1 Background

4.1.1 Biodiversity accounting of existing and post-development habitats and linear features onsite was carried out using the Statutory Biodiversity Metric Calculator Tool, following guidance set out in the metric user guide (DEFRA 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

4.2 Baseline Data

4.2.1 A baseline analysis of the existing habitats onsite was carried out from the information gathered during the site's ecological assessment visit carried out by Adam West (Principal Ecologist, JCA Limited) on 08/10/2024.

4.2.2 To undertake the Statutory Biodiversity Metric calculations, the following information was recorded for each habitat parcel and/or linear feature:

- Habitat type;
- Area/Length (ha/km) (using the Minimum Mappable Unit of 25m² and 5m);
- Habitat condition;
- Strategic significance; and
- Whether that habitat will be lost, retained, enhanced, succeeded and/or created, and at what scale.

4.2.3 The habitat map for the site was digitised and interpreted using QGIS Version 3.38.0-Grenoble to calculate habitat area.

4.3 Impact Assessment

4.3.1 The existing baseline habitat plan for the site was overlain with the Existing & Proposed Floor Plans & Elevations (Dwg No: 1705.02) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

4.3.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the onsite compensation proposals being provided. An estimate of



future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

4.4 Habitat Creation and Enhancement

- 4.4.1 The area of any retained/enhanced or created habitats proposed onsite as part of the Proposed Development was mapped using the Existing & Proposed Floor Plans & Elevations (Dwg No: 1705.02) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of onsite compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.
- 4.4.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

4.5 Residual Effects

- 4.5.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Biodiversity Metric Calculator Tool. This subtracts the pre-development baseline values from that of the post-development values to determine the change in overall habitat value for the site, taking into account any habitat trading.
- 4.5.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by DEFRA is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S41), require compensation in a like-for like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.



4.5.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.



5. Statutory Biodiversity Metric

5.1 Introduction

5.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the site's ecological assessment survey carried out on 08/10/2024.

5.2 Existing Site Value

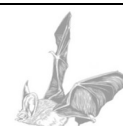
5.2.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in **Table 1**. Existing onsite habitats can be found in **Appendix 1**.

Table 1: Baseline habitats onsite and their ecological value as categorised by the Statutory Biodiversity Metric calculator.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Total Area onsite (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Modified grassland	0.0466	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.09
2	Bramble scrub	0.004	Medium	N/A	Area/compensation not in local strategy/ no local strategy	0.02
3	Artificial unvegetated, unsealed surface	0.0092	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
4	Developed land, sealed surface	0.0122	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
	Total	0.07	–	–	–	0.11

5.2.2 The modified grassland was classified as **poor** as it passed **4 out of 7** criteria, but failed critical criteria **A**. The following criteria were failed:

- Criteria A – There are 6-8 vascular plant species per m² present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**
- Criteria C – Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus agg.* may be present).



- Criteria G – There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).

5.2.3 Bramble scrub does not have a condition assessment and has an automatic value equivalent to a **poor** condition scrub habitat.

5.2.4 To ensure a 10% net gain in biodiversity is achieved as part of the Proposed Development the following measures can be employed:

- Habitat retention; and/or
- Habitat enhancement; and/or
- Habitat creation.



6. Proposed Development Impact Assessment

6.1 Description of the Proposed Development

- 6.1.1 The Proposed Development involves the conversion of an existing stable building, which includes the construction of a new roof, into a two-storey residential property with two bedrooms.
- 6.1.2 The Proposed Development will see the removal of all onsite habitats to facilitate the development; this will see the loss of poor condition low and medium distinctiveness (scrub) habitats.
- 6.1.3 The result of the metric calculation indicates that a total of **0.11** habitat units lost as a result of the development, with **0.00** habitat units retained and **0.00** units enhanced (**Table 2**).

Table 2: Summary of baseline habitat biodiversity value through retention and enhancement.

*The habitat area is so small it has been rounded down to 0.00 habitat BU by the calculation tool.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Modified grassland	0.00	0.00	0.00	0.00	0.05	0.09
2	Bramble scrub	0.00	0.00	0.00	0.00	0.00*	0.02
3	Artificial unvegetated, unsealed surface	0.00	0.00	0.00	0.00	0.01	0.00
4	Developed land, sealed surface	0.0122	0.00	0.00	0.00	0.00	0.00
Total		0.01	0.00	0.00	0.00	0.06	0.11



6.2 Habitats to be Retained

- 6.2.1 Any development should apply the Mitigation Hierarchy (British Standards Institution (BSI), 2013; shown below in Figure 1).
- 6.2.2 Development proposals should first seek to **avoid** impacts by retaining habitats. Second, development proposals should look to **minimise** the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to **restore** any damaged or degraded habitats. Then, only as a last resort should proposals **compensate** for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

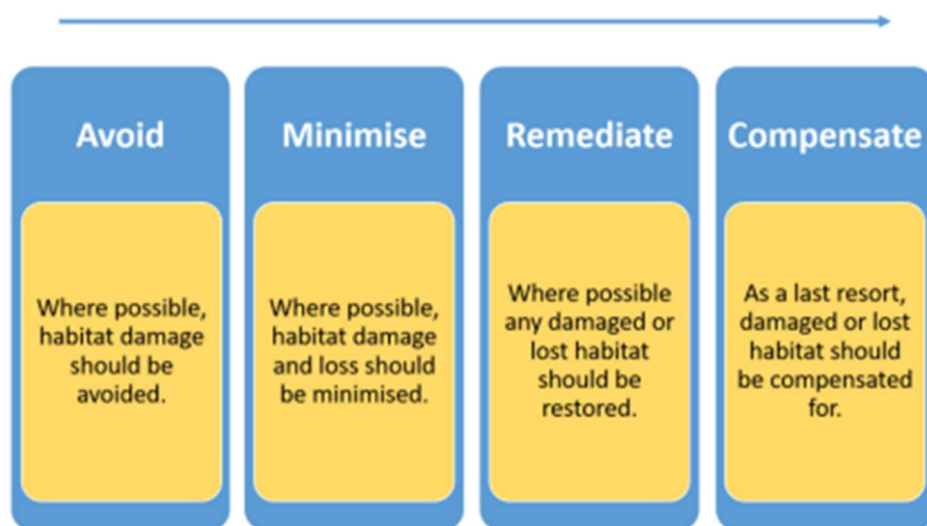


Figure 1: The mitigation hierarchy (BSI, 2013)

- 6.2.3 The Proposed Development will see the retention of developed land, sealed surface only to facilitate the development. The retention of this will not avoid any direct impacts of loss of habitat, as it has no biodiversity value.

6.3 Habitats to be Enhanced

- 6.3.1 The Proposed Development will see no enhancement of habitats onsite to facilitate the development.

6.4 Habitats to be Lost

- 6.4.1 The Proposed Development will see the loss of modified grassland and bramble scrub habitats onsite to facilitate the development. This will see the loss of poor



condition low and medium distinctiveness habitats. The loss is considered to be very minor.

6.5 Proposed Habitat Creation

6.5.1 It is proposed that the following habitats be created as part of the Proposed Development:

- Developed land; sealed surface
- Vegetated garden

6.5.2 The proposed habitats onsite can be found within **Appendix 2**.

6.5.3 **Table 3** below summarises the value of all habitats that are to be created as part of the Proposed Development.

6.5.4 In total, **+0.08** BU for habitats are to be created within the Proposed Development.

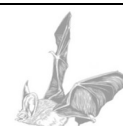
Table 3: Summary value of onsite habitat proposals.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Target Habitat Type	Total Area onsite (Ha)	Distinctiveness	Target Condition	Strategic Significance	Biodiversity Unit Value
1	Developed land; sealed surface	0.0168	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
2	Vegetated garden	0.043	Low	N/A	Area/compensation not in local strategy/ no local strategy	0.08
	Total (area excl. trees)	0.06	–	–	–	0.08

6.5.5 Vegetated gardens do not have a condition score and are given an automatic value; therefore, no specific management is required.

6.6 Proposed Development Summary of Net Impacts

6.6.1 **Table 4** below summarises the BU value of the Proposed Development together with the unit value of any biodiversity impacts or onsite habitat creation/enhancement proposals.



6.6.2 This shows that on balance, the Proposed Development would result in a **net loss** of **-0.03** habitat BU, equivalent to a **net loss** of **24.00%**.

6.6.3 The Proposed Development **does not** satisfy the Trading Rules as unit deficits have been generated across distinctive units. A deficit of **-0.02 BU** of medium distinctiveness heathland and shrub habitat and a deficit of **-0.01 BU** of low distinctiveness habitat has been generated due to the loss of bramble scrub and modified grassland habitats.

Table 4: Summary of Biodiversity Metric results for habitats and hedgerows

	Biodiversity Units (BU)
Existing Site habitat biodiversity value	0.11
Value of gross habitat biodiversity loss	0.11
Value of retained and proposed onsite habitat creation and enhancement	0.08
Net habitat biodiversity balance	-0.03 (-24.00%)



7. Conclusion

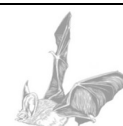
7.1.1 In accordance with the NPPF, where a biodiversity impact cannot be avoided or mitigated then compensation measures must be provided. If this cannot be achieved onsite through further avoidance, mitigation or compensatory habitat creation or enhancement measures, then offsite compensation measures will be required.

7.1.2 The BAA identified that the Proposed Development would have a **net loss** of -**0.03** habitat BU, equivalent to a **net gain** of **-24.00%**. Additionally, the Proposed Development **does not** satisfy Trading Rules, as a deficit of **-0.02** habitat units for medium distinctiveness scrub habitats and **-0.01** habitat units for low distinctiveness habitats was generated. As such, the client should seek to undertake one or a combination of the following recommendations to achieve an overall biodiversity net gain in habitat BU and hedgerow BU, whilst meeting the Trading Rules:

- Incorporate onsite habitat creation/enhancement to compensate for the loss of medium and low distinctiveness habitat to achieve a minimum of 10% net gain whilst satisfying the Trading Rules. This can be achieved by incorporating **0.04** habitat units, including **0.02** habitat units of medium distinctiveness heathland and shrub habitats (or **0.02** habitat units of any higher distinctiveness habitat), and **0.01** habitat units of low distinctiveness (or **0.01** habitat units of any higher distinctiveness habitat).
- If onsite habitat creation/enhancement is not possible, then offsite habitat creation/enhancement will be required. This can be achieved by the purchase of additional land designated as a compensatory biodiversity offset site to compensate for the unit deficit of **0.04** habitat units, which must include, **0.02** medium distinctiveness heathland and shrub units and **0.01** low distinctiveness habitats (or higher distinctiveness habitats), which will reach a 10% net gain, and satisfy the Trading Rules.
- If neither onsite nor offsite compensation is possible, statutory biodiversity credits will need to be purchased as a last resort.

7.1.3 Further details of the Statutory Biodiversity Metric calculations and associated condition assessments can be found within the Statutory Biodiversity Metric Calculator Tool excel spreadsheet and the Statutory Biodiversity Metric Habitat Condition Assessment Sheets accompanying this report.

7.1.4 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be



undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.



8. References

JCA Ltd. – *Preliminary Ecological Appraisal (PEA)*, Feb 2024 (21785/JF).

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Business and Biodiversity Offsets Programme (BBOP). (2012). *Standard on Biodiversity Offsets*.

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Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

UKHab. (2023). *The UKHab Classification System Version 2.01*. Available at: <https://ukhab.org/>.

Relevant Legislation:

Wildlife and Countryside Act (WCA) 1981 (as amended)

- <http://jncc.defra.gov.uk/page-3614>
- <https://www.legislation.gov.uk/ukpga/1981/69/contents>

The Conservation of Habitats and Regulations (CHSR) 2017.

- <https://www.legislation.gov.uk/ukxi/2017/1012/contents/made>

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

- <https://www.legislation.gov.uk/ukxi/2019/579/contents/made>

Natural Environment and Rural Communities (NERC) Act 2006

- <https://www.legislation.gov.uk/ukpga/2006/16/contents>

Environment Act 2011

- <https://www.legislation.gov.uk/ukpga/2011/30/contents/enacted>

Protection of Badgers Act 1992

- <https://www.legislation.gov.uk/ukpga/1992/51/contents>

Countryside and Rights of Way Act 2000

- <https://www.legislation.gov.uk/ukpga/2000/37/contents>



Appendices

Appendix 1: Baseline Habitat Map





Site name & address
Land West of 19 Broad Lane,
Rochdale, Lancashire, OL16
4QQ

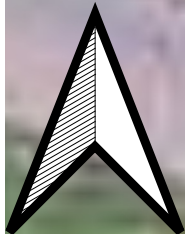
- Key
-  Red Line Boundary
 - Habitats Baseline
 -  Artificial unvegetated, unsealed surface
 -  Bramble scrub
 -  Developed land; sealed surface
 -  Modified grassland



Site Land West of 19 Broad Lane	Client John Johnson
Project Biodiversity Accounting Assessment	Author JF
Plan ref 21785a/JF R1	Revision R1

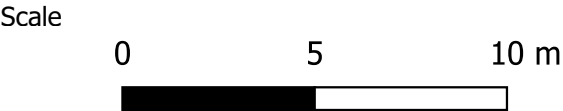
Appendix 2: Proposed Habitat Map





Site name & address
Land West of 19 Broad Lane,
Rochdale, Lancashire, OL16
4QQ

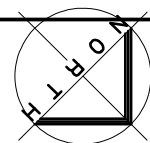
- Key
-  Red Line Boundary
 - Habitats Proposed
 -  Developed land; sealed surface
 -  Vegetated garden



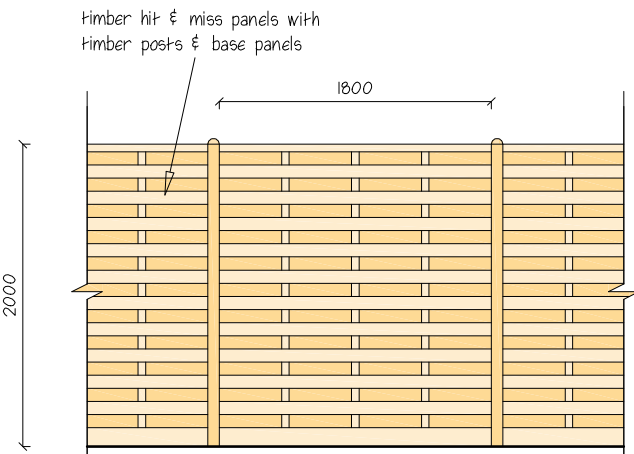
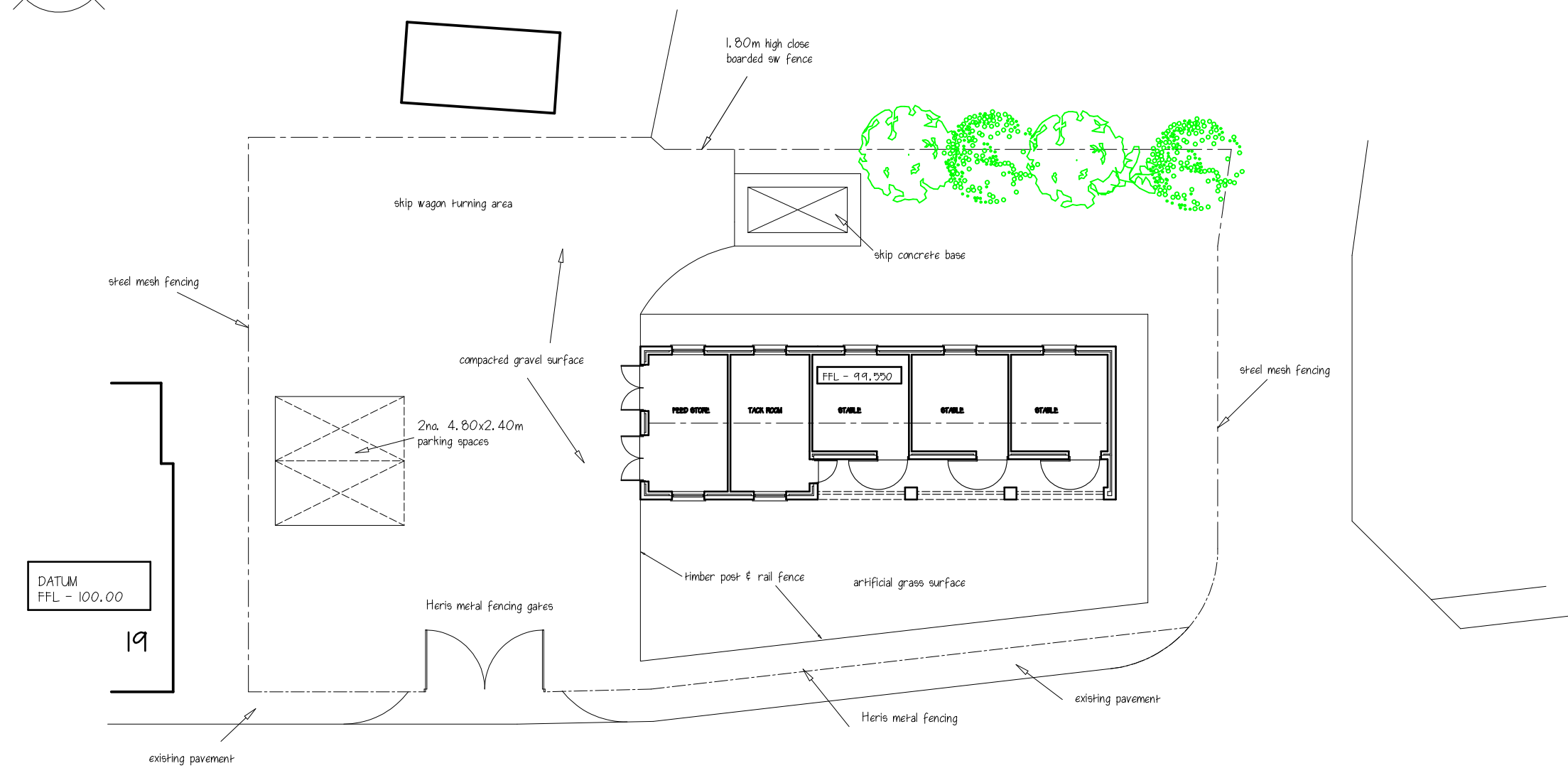
Site Land West of 19 Broad Lane	Client John Johnson
Project Biodiversity Accounting Assessment	Author JF
Plan ref 21785a/JF R1	Revision R1

Appendix 3: Proposed Development Plan



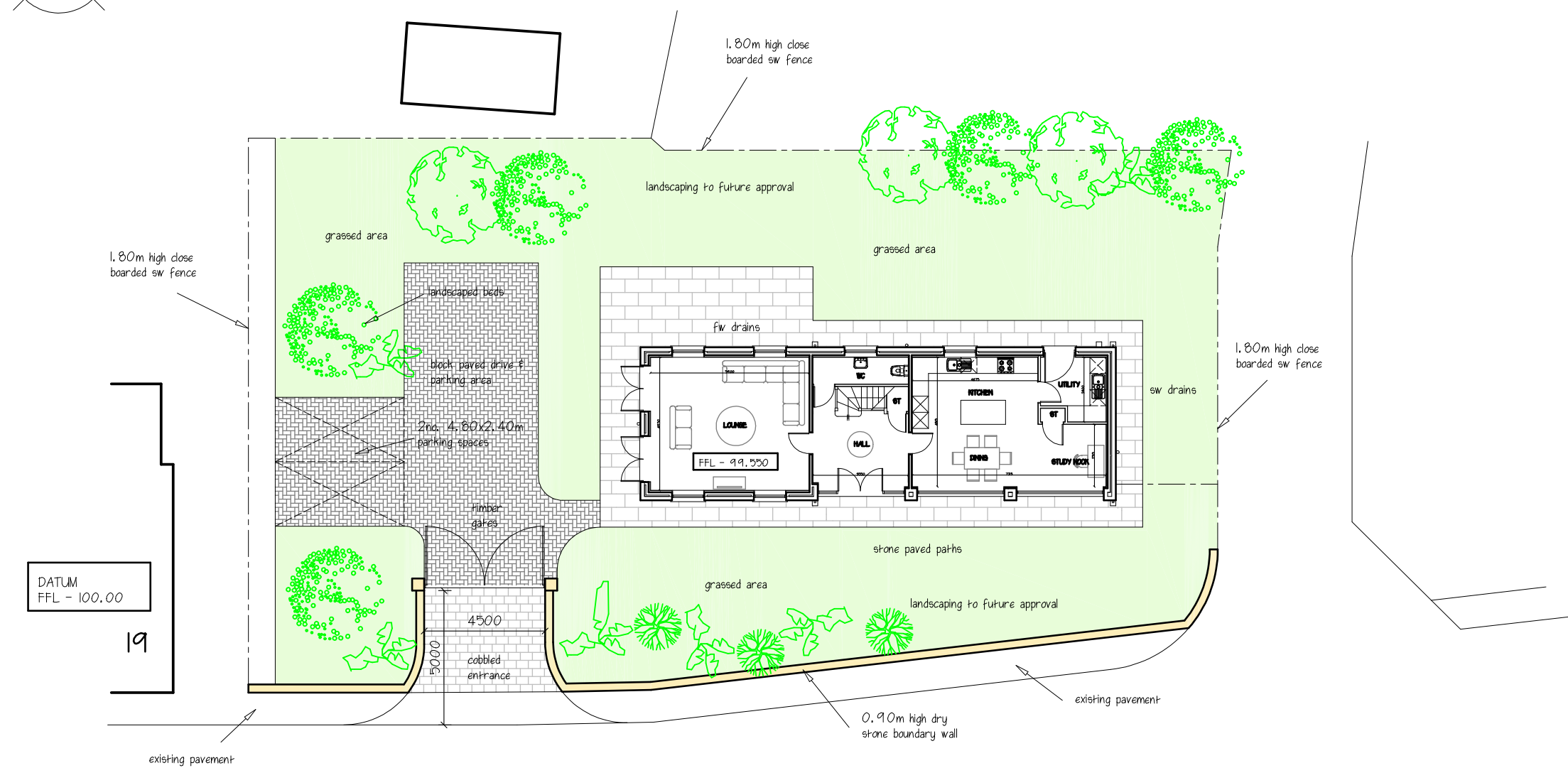
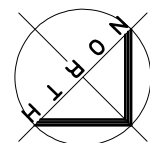


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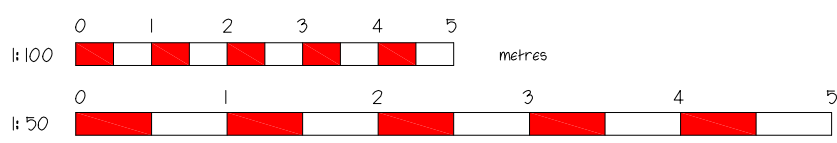


PROPOSED FENCE - 1:50

B R O A D L A N E



B R O A D L A N E



Malcolm B. J. Percy, 5, Newark Place, Henhull, Nantwich, Cheshire, CW5 6XY. E-mail : malcolmpercy@hotmail.com Mobile : 07802 663325 BUILDING DESIGN AND PLANNING Consultancy				
PROJECT CONVERSION & INCREASE IN ROOF HEIGHT OF STABLE BLOCK TO CREATE A SINGLE DWELLING. LAND WEST OF 19, BROAD LANE, ROCHDALE, OL16 4GQ.				
CLIENT MR J. JOHNSON.				
TITLE EXISTING & PROPOSED SITE PLANS.				
DATE Dec 2023	SCALE 1:200 & 1:50 @ A2	DRAWN BY mbjp	DRAWING NO. 1705.02	REVISION

Appendix 4: Good Practice Principles for Development

Taken from CIEEM (2016) Biodiversity Net Gain: Good practice principles for development.

Principal 1. Apply the Mitigation Hierarchy.

Principal 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.

Principal 3. Be inclusive and equitable.

Principal 4. Address risks.

Principal 5. Make a measurable Net Gain contribution.

Principal 6. Achieve the best outcomes for biodiversity.

Principal 7. Be additional.

Principal 8. Create a Net Gain legacy.

Principal 9. Optimise sustainability.

Principal 10. Be transparent.



Appendix 4: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Batchelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

James Foster, Assistant Ecologist

BSc (Hons) Biology.

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has 11 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.

Grace Bramley, Assistant Ecologist

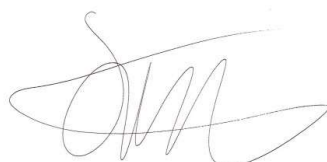
BSc (Hons) Design and Innovation with Environmental Science

Grace joined JCA in 2024 after completing her degree from The Open University with a first-class honour's degree in design and environmental science. Prior to this she spent six years working in the automotive industry followed by three years in the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
James Foster *BSc (Hons)*

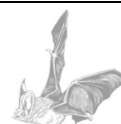
26/01/2026

Approved by



.....
Grace Bramley *BSc (Hons)*

27/01/2026



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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