

The Statutory Biodiversity Metric

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Project details

Planning authority:	Greater Manchester (Borough of Rochdale)		
Project name:	JRD New Gas Building, Bonscale Crescent, Middleton, Borough of Rochdale, Greater Manchester		
Applicant:	Cadent		
Application type:	JRD New Gas Building		
Planning application reference:			
Completed by:	Miranda Cowan		
Date of metric completion:	26/05/2026 (V01)		
Reviewer:			
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.01	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

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Cell style conventions

⚠	Attention required
⬆	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

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On-site baseline map

[Insert](#)

On-site post intervention map

[Insert](#)

On-site baseline map reference number

Off-site baseline map

[Insert](#)

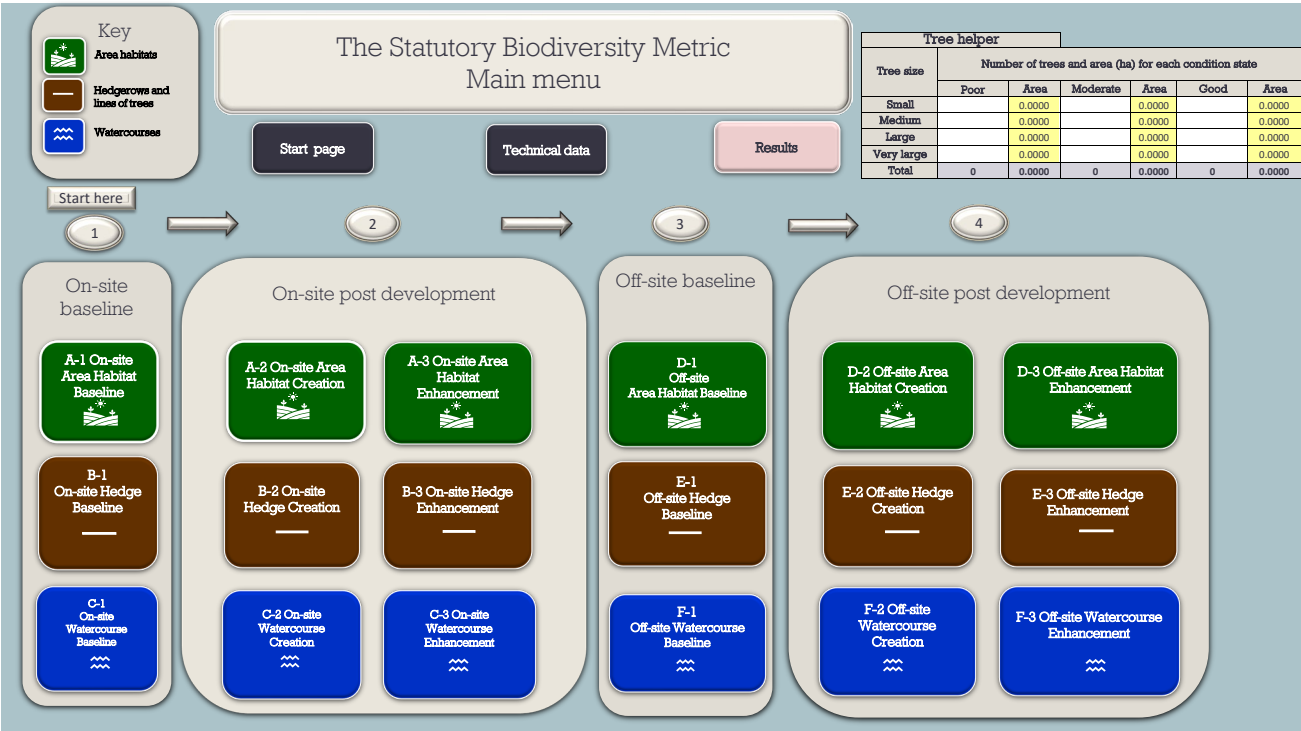
On-site post-intervention map reference number

Off-site post intervention map

[Insert](#)

Off-site baseline map reference number

Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

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On-site baseline	Area habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.03	-100.00%	On-site net gain is less than target set 
	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	-0.03		
	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	Area habitat units	-0.03		
	Hedgerow units	0.00		

(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
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Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-100.00%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?	No - Check Trading Summaries ▲
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.03	0.03	0.03
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 ✓

Input errors/rule breaks present in metric ▲

Return to results menu	Trading Summary		
	Distinctiveness Group	Trading Rule	Trading Satisfied?
Trading summary hedgerows	Very High	Same habitat required - long-don compensation option A	Yes ✓
	High	Same habitat required =	Yes ✓
	Medium	Same based habitat or a higher distinctiveness habitat required (C)	Yes ✓
	Low	Same distinctiveness or better habitat required >	No ✗

Trading summary watercourses	Very High Distinctiveness					
	Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
	Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
	Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
	Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
	Heathland and shrub - Mountain heath and yellow scrub	Heathland and shrub	0.00	0.00	0.00	
	Lakes - Aquatic fed naturally draining water bodies	Lakes	0.00	0.00	0.00	
	Scarcely vegetated land - Callunetum caeruleum	Scarcely vegetated land	0.00	0.00	0.00	
	Scarcely vegetated land - Lemnaceae coverdom	Scarcely vegetated land	0.00	0.00	0.00	
	Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
	Wetland - Depressures on peat moorlands (B1/B2)	Wetland	0.00	0.00	0.00	
	Wetland - Fens, lowland and lowfens	Wetland	0.00	0.00	0.00	
	Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
	Wetland - Occasional valley mires (B2.1)	Wetland	0.00	0.00	0.00	
	Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
	Wetland - Transition mire and squalid bog (B1/B3)	Wetland	0.00	0.00	0.00	
	Woodland and forest - Wood pastures and meadows	Woodland and forest	0.00	0.00	0.00	
	Rocky shores - High energy littoral rock - on point, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Low energy littoral rock - on point, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Moderate energy littoral rock - on point, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Low energy littoral rock - on point, clay or shale	Rocky shores	0.00	0.00	0.00	
	Rocky shores - Features of littoral rock - on point, clay or shale	Rocky shores	0.00	0.00	0.00	
	Intertidal sediment - Littoral meadows on point, clay or shale	Intertidal sediment	0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Like for like not satisfied	0.00

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CPVM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H64/3)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H21/H5)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Acid lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (mostly habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H11/H7)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrops and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime delft and skows	Sparsely vegetated land	0.00	0.00	0.00	
Upland - Open moorland habitats on previously developed land	Upland	0.00	0.00	0.00	
Woodland - Broadleaved	Woodland	0.00	0.00	0.00	
Woodland and forest - Felled Broadleaved for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and very woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet wood	Woodland and forest	0.00	0.00	0.00	
Coastal heathland - Coastal heathland	Coastal heathland	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal sediments - Sediments and saline meadows	Coastal sediments	0.00	0.00	0.00	
Intertidal sediment - Littoral heathland meadows - Mosses	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral heathland meadows - Grasslands	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral meadow	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral swamps	Intertidal sediment	0.00	0.00	0.00	

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Like for like not satisfied	0.00

Medium Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pasture grass bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins cereal and reeds	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Cropland - Other natural field margins	Cropland	0.00	0.00	0.00	0.00
Grassland - Other natural grassland	Grassland	0.00	0.00	0.00	
Grassland - Other natural grassland	Grassland	0.00	0.00	0.00	
Grassland - Other natural grassland	Grassland	0.00	0.00	0.00	
Heathland and shrubs - Blackberry scrub	Heathland and shrubs	0.00	0.00	0.00	0.00
Heathland and shrubs - Blackberry scrub	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Bramble scrub	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Hawthorn scrub	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Willow scrub	Heathland and shrubs	0.00	0.00	0.00	0.00
Heathland and shrubs - Hazel scrub	Heathland and shrubs	0.00	0.00	0.00	
Heathland and shrubs - Mixed scrub	Heathland and shrubs	0.00	0.00	0.00	
Leisure - Parks (non-primary habitats)	Leisure	0.00	0.00	0.00	
Leisure - Recreation	Leisure	0.00	0.00	0.00	0.00
Seasonally vegetated land - Other planted rock and sedge	Seasonally vegetated land	0.00	0.00	0.00	
Urban - Commercial and characteristic	Urban	0.00	0.00	0.00	
Urban - Residential green (non-paved)	Urban	0.00	0.00	0.00	
Individual trees - Urban trees	Individual trees	0.00	0.00	0.00	0.00
Woodland and forest - Broad tree	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Broad tree	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland, broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland, mixed	Woodland and forest	0.00	0.00	0.00	0.00
Intertidal sediment - Lateral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Lateral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures	Artificial hard structures with integrated greening of grey infrastructure (OGI)	0.00	0.00	0.00	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00
Medium Distinctiveness Unit deficit	0.00

Low Distinctiveness					
Habitat group	Group	On-site unit chance	Off-site unit chance		Project wide unit change
Cropland - General crops	Cropland	0.00	0.00		0.00
Cropland - Horticulture	Cropland	0.00	0.00		0.00
Cropland - Intensive orchards	Cropland	0.00	0.00		0.00
Cropland - Non-forest crops	Cropland	0.00	0.00		0.00
Cropland - Temporary grasses and clover leys	Cropland	0.00	0.00		0.00
Cropland - Winter stubble	Cropland	0.00	0.00		0.00
Cropland - Mixedland as pasture	Mixedland	-0.00	0.00		-0.00
Cropland - Pasture	Cropland	0.00	0.00		0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00		0.00
Lake - Ornamental lake or pond	Lake	0.00	0.00		0.00
Semi-natural vegetated land - Rock outcrop	Semi-natural vegetated land	0.00	0.00		0.00
Semi-natural vegetated land - Tall forest	Semi-natural vegetated land	0.00	0.00		0.00
Urban - Barren	Urban	0.00	0.00		0.00
Urban - Bare-earth	Urban	0.00	0.00		0.00
Urban - Asphalt	Urban	0.00	0.00		0.00
Urban - Concrete	Urban	0.00	0.00		0.00
Urban - Grassed paved areas	Urban	0.00	0.00		0.00
Urban - Gravel based areas	Urban	0.00	0.00		0.00
Urban - Ground level plants	Urban	0.00	0.00		0.00
Urban - Other green roof	Urban	0.00	0.00		0.00
Urban - Intensive green roof	Urban	0.00	0.00		0.00
Urban - Introduced plants	Urban	0.00	0.00		0.00
Urban - Main garden	Urban	0.00	0.00		0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00		0.00
Urban - Sustainable drainage system	Urban	0.00	0.00		0.00
Urban - Vacant or derelict land	Urban	0.00	0.00		0.00
Urban - Vegetated gardens	Urban	0.00	0.00		0.00
Woodland and forest - Other continuous woodland	Woodland and forest	0.00	0.00		0.00
Coastal saltmarsh - Artificial saltmarsh and saline creeks	Coastal saltmarsh	0.00	0.00		0.00
Intertidal sediment - Artificial littoral mud and silt	Intertidal sediment	0.00	0.00		0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00		0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00		0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00		0.00
Intertidal sediment - Artificial littoral organic beds	Intertidal sediment	0.00	0.00		0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00		0.00

Low Distinctiveness Summary	
Units available to offset Low Distinctiveness deficit	0.00
Low Distinctiveness net change in units	-0.03
Computation number of units	-0.03

Interfida hard structures - Artificial features of hard structures	Interfida hard structures	0.00	0.00	0.00
Interfida and struts - Other sea structures activity	Interfida and struts	0.00	0.00	0.00
		-0.08	0.00	-0.08

Return to results menu	Trading Summary		
Trading summary area habitats	Distinctiveness Group	Trading Rule	Trading Satisfied?
	Very High	Same habitat required =	Yes ✓
Trading summary watercourses	High	Likes the like or better	Yes ✓
	Medium	Same distinctiveness or better habitat required	Yes ✓
	Low	Same distinctiveness or better habitat required	Yes ✓
	Very Low	Same distinctiveness or better habitat required	Yes ✓
Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00
High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00
Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Productively valuable line of trees	0.00	0.00	0.00
Environmentally valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00
Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00
Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.00	0.00	0.00
	0.00	0.00	0.00
Very High Distinctiveness Summary			
Very High Distinctiveness Units available to offset lower distinctiveness deficit		0.00	
Remaining losses: Likes the like not needed		0.00	
High Distinctiveness Summary			
High Distinctiveness Units available to offset lower distinctiveness deficit		0.00	
High Distinctiveness losses to be offset by trading up		0.00	
Higher Distinctiveness surplus units minus any high distinctiveness deficit		0.00	
Medium Distinctiveness Summary			
Units available from higher distinctiveness habitats		0.00	
Medium Distinctiveness net change in units		0.00	
Cumulative availability of units		0.00	
Low Distinctiveness Summary			
Low Distinctiveness net change in units		0.00	
Cumulative availability of units		0.00	
Very Low Distinctiveness Summary			
Very Low Distinctiveness net change in units		0.00	
Cumulative availability of units		0.00	

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Trading summary area habitats

Trading summary hedgerows

Trading Summary					
Distinctiveness Group		Trading Rule		Trading Satisfied?	
Very High		Same habitat required – bespoke compensation option A		Yes ✓	
High		Same habitat required =		Yes ✓	
Medium		Same habitat required =		Yes ✓	
Low		Better distinctiveness habitat required		Yes ✓	

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Culvert	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not satisfied	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not satisfied	0.00

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses, Like for like not satisfied	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

[illegible]

[illegible]

