

Biodiversity Net Gain Assessment

March 2026

Project Reference: PR-25-0364

Bamford Fieldhouse Cricket Club

Hollin Lane

Bamford

Rochdale

OL11 5PW

National Grid Reference: SD 86122 12922



Document Title	Biodiversity Net Gain Assessment
Project Reference	PR-25-0364
Issue Number	1.0
Prepared for	CV Planning
Prepared by	Tyrer Ecological Consultants Ltd

Author	Mr G. Windle Qualifying CIEEM	
Surveyor & BNG Assessor	Mr. G. Windle Qualifying CIEEM	
Reviewed by	Mr. D. Burrows ACIEEM	Mr. J. Pescod ACIEEM
Review Date	26/02/2026	04/03/2026
Approved by	Mrs. K. Wilding CEnv MISEP ACIEEM	
Date of Issue	04/03/2026	

Revision	Date	Amendment
1.1	15/07/2026	Amendment to Baseline and Post-development UK Habitats Map, Statutory Metric and Area habitats tables to reflect changes in proposed habitat creation / enhancement
1.2	14/09/2026	Amendment to red line boundary and associated changes to habitat maps, BNG metric and report

Terms of use:

This report has been prepared by Tyrer Ecological Consultants Ltd with all reasonable skill, care and diligence within the terms of the instruction and permissions granted by the client. The results, conclusions and recommendations of this report are proportionate and in line with the British Standard 42020:2013.

Tyrer Ecological Consultants Ltd have produced this report with all due integrity and adhere to the CIEEM Professional Code of Conduct, with the aim of upholding these objectives and the reputation of the profession.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client.

This report and contents therein are to be used only in conjunction with the Planning Application for which the report has been produced. It must not be used for any other purpose, copied, re-produced or sent to any other party other than the Local Planning Authority Department without the express permission of Tyrer Ecological Consultants Ltd. Furthermore, the data contained herein must not be copied, re-produced or sent to any other party/organisation whatsoever without the express permission of Tyrer Ecological Consultants Ltd.

Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

Executive Summary

As part of a proposed planning application with Rochdale Council concerning Bamford Fieldhouse Cricket Club, Tyrer Ecological Consultants Ltd were commissioned by CV Planning on behalf of their client to carry out a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in December 2025, which identified, mapped and assessed the habitats present within the red line boundary. It is understood proposals entail the creation of six padel courts with associated pedestrian access and an additional parking area.

Based on the landscaping proposals, the scheme will result in a **10.56% net-gain in Habitat units**.

In terms of specific unit changes, the metric output indicates a **gain of 0.12 Habitat units**.

In addition, **the trading rules are satisfied for the scheme**, based on the incorporation of the post-development habitat enhancement.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.12
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.56%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant (CV Planning on behalf of their client) which has resulted in changes to the landscaping scheme, including the enhancement of retained areas of modified grassland to other neutral grassland in 'moderate' condition, retention and creation of blackthorn scrub, and creation of willow scrub and individual trees.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

The 'Medium' distinctiveness enhanced (i.e. the other neutral grassland) and created (i.e. the blackthorn scrub, willow scrub and individual trees) habitats are considered significant, and as such they will require a Habitat Management and Monitoring Plan (HMMP), detailing management prescriptions for the 30-year period.

Next steps

In line with national policy, should planning permission be granted, the other neutral grassland, other blackthorn scrub, willow scrub and individual trees to be enhanced/created will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.

*See **Section 9.0** for further details.*

Table of Contents

1.0	Introduction & Scope
2.0	The Statutory Biodiversity Metric Calculation Tool
3.0	Limitations
4.0	Baseline Strategic Significance & Irreplaceable Habitats
5.0	Habitat Degradation
6.0	Habitat Survey with Metric
7.0	Post-development Strategic Significance
8.0	Significant Enhancements
9.0	Conclusions
10.0	Bibliography

Appendix I: Condition Assessment Tables

Appendix II: Baseline UK Habitats Map

Appendix III: Post-development UK Habitats Map

External Appendices

- *PR-25-0364 Bamford Fieldhouse Cricket Club – The Statutory Metric* (Tyrer Ecological Consultants Ltd, March 2026)
- *PR-25-0364 Bamford Fieldhouse Cricket Club – Preliminary Ecological Appraisal* (Tyrer Ecological Consultants Ltd, March 2026)

- 1.1 As part of a proposed planning application with Rochdale Council concerning Bamford Fieldhouse Cricket Club, Tyrer Ecological Consultants Ltd were commissioned by CV Planning on behalf of their client to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in December 2025 which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 Proposals include the creation of six padel courts with associated pedestrian access and an additional parking area. See **Figure 1.1** below for a proposed site plan.



- 1.3 This BNG Assessment relies on information gathered during the PEA and site survey as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.7 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024,
 - The Biodiversity Gain Site Register Regulations 2024,
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024,
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024,
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024,
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.
- 1.8 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.9 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone', a long-term joint development plan for nine Greater Manchester districts including Rochdale Council (see **Table 1.1** below):

Table 1.1 – Relevant policies as extracted from 'Places for Everyone' development plan²

Policy Title	Summary
Policy JP-G8	Development will be expected to follow the mitigation hierarchy, avoid fragmenting or severing connectivity between habitats, achieve a net gain of at least 10%, and make provision for management of habitats and features connected to the development.

- 1.9 The Rochdale Core Strategy echoes these requirements for Biodiversity Net Gain (see **Table 1.2** below):

Table 1.1 – Relevant policies as extracted from Rochdale Core Strategy³

Policy Title	Summary
Policy G7	No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

¹ See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

² See: <https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>

³ See: <https://www.rochdale.gov.uk/downloads/file/405/core-strategy>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. G. Windle Qualifying CIEEM	• Junior Ecologist with a range of experience and currently undergoing extensive training. • BSc (Hons) Ecology & Wildlife Conservation, MSc Conservation Management. • Undertaken several BNG assessments and currently undergoing extensive training. • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide⁴ (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁵, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

⁴ See:

https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

⁵ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: • maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and • ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **CN3D Architecture** (Ref: A303) – A303 Proposed Site Plan (August 2026)
- 2.10 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. G. Windle, as well as with other senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 As stated within the BNG User Guide, where a Local Nature Recovery Strategy (LNRS) has been published, as is the case in Greater Manchester, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all habitats within the site have been assigned 'Area/compensation not in local strategy/no local strategy' at the baseline.

5.0 Habitat Degradation

- 5.1 No habitat degradation has taken place within the red line boundary of the site since the relevant date of 30th January 2020. As such, the baseline value of the site has been gathered from the site visit 11th December 2025.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁶, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** & **Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis, as well as the **External Appendices** – PEA for further habitat information.

Table 6.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g4 (1) Modified grassland	0.2713	Poor	An area of modified grassland covering the main area of the site where the proposed building and associated access are to be built. The habitat contains approximately 4 species per m ² , a generally consistent sward height of around 5cm across the area with some limited areas of a taller sward height, and no bare ground cover present.	0.54
Habitat Ref.: 2 g4 (2) Modified grassland	0.0849	Poor	A smaller area of modified grassland adjacent to the north, containing approximately 5 species per m ² , a varied sward height, limited scrub cover to the borders and no bare ground cover present. The presence of wet areas and associated rushes and grass tussocks make this modified grassland distinctive from the previous mown area.	0.17
Habitat Ref.: 3 h3a6 Other blackthorn scrub Metric: <i>Blackthorn scrub</i>	0.0463	Moderate	A dense area of blackthorn scrub in the north-east corner of the site, forming a native scrub patch containing two native woody species, dominated by blackthorn (<i>Prunus spinosa</i>) with >95% cover, and with occasional hawthorn (<i>Crataegus monogyna</i>) representing <5% cover. The scrub has a varied age structure with saplings, young shrubs and mature individuals all present, forming a well-developed edge leading into the adjacent unmanaged grassland patch containing tall grassland and forbs.	0.37

⁶This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 4 h3j Willow scrub	0.0119	Poor	A small area of developed willow scrub located to the north of the site, forming a native scrub patch comprised solely of willow (100% cover of a single woody species), all of a similar age range, and with a well-developed edge leading onto the adjacent unmanaged grassland containing tall grassland and forbs.	0.05
Habitat Ref.: 5 u1b6 Other developed land <i>Metric: Developed land, sealed surface</i>	0.1124	N/A	A small area of hardstanding in the corner of the existing car park to the south, leading into the entrance to the site.	0.00
Total Habitat Area	0.53		Total Habitat Units	1.13

Proposals

- 6.4 The proposals are understood to involve the creation of six padel courts with associated pedestrian access and an additional parking area. Significant areas of the mown modified grassland (parcel 1) and unmanaged modified grassland (parcel 2) will be lost to facilitate this. The willow scrub will be lost entirely, however only a small section of the blackthorn scrub will be lost.
- 6.5 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.6 The reader is again referred to the Metric, see **Table 6.4** for **post-development habitat information** as provided to the author and extracted from the Metric.

Table 6.4 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g3c (1) Other neutral grassland <u>Enhanced</u>	0.0603	Moderate	Whilst large areas of this habitat will be lost to facilitate the proposals, some areas of this habitat will be retained and enhanced, as per Proposed Site Plan © CN3D Architecture.	0.37

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 2 g3c (2) Other neutral grassland <u>Enhanced</u>	0.0526	Moderate	Whilst a significant area of this habitat will be lost to facilitate the proposals, some areas of this habitat will be retained and enhanced, as per Proposed Site Plan © CN3D Architecture.	0.33
Habitat Ref.: 3 h3a6 (1) Other blackthorn scrub <u>Retained</u> Metric: <i>Blackthorn scrub</i>	0.0391	Moderate	Whilst a small section of this habitat will be lost to facilitate the proposals, a significant portion will be retained, as per Proposed Site Plan © CN3D Architecture.	0.37
Habitat Ref.: 5 u1b6 Other developed land <u>Retained</u> Metric: <i>Developed land; sealed surface</i>	0.1124	N/A	Existing hardstanding area to be retained.	0.00
Habitat Ref.: 6 h3a6 (2) Other blackthorn scrub <u>Created</u> Metric: <i>Blackthorn scrub</i>	0.0094	Moderate	Areas of blackthorn scrub to be created, as an extension to the existing area of h3a6 (1).	0.06
Habitat Ref.: 7 h3j Willow scrub <u>Created</u>	0.0165	Moderate	Areas of willow scrub to be created to replace loss of same habitat as the post-development stage, as per Proposed Site Plan © CN3D Architecture.	0.06

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 8 u1b5 Buildings <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.1604	N/A	New building containing padel courts to be built on site.	0.00
Habitat Ref.: 9 u1b6 Other developed land <u>Retained</u> Metric: <i>Developed land; sealed surface</i>	0.0766	N/A	Hardstanding areas consisting of new parking area and pedestrian access to courts to be built on site.	0.00
Habitat Ref.: 10 Individual trees <u>Created</u>	0.0366	Moderate	Nine individual trees to be planted across the enhanced neutral grassland habitat parcels.	0.11
Total Habitat Area (excl. urban trees)	0.53		Total Habitat Units (incl. urban trees)	1.25



Figure 6.1 –Baseline UK Habitats Map



Figure 6.2 – Post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 The Greater Manchester Local Nature Recovery Strategy (LNRS) – Local Habitat Map⁷ was accessed and used to assess the post-development strategic significance of the site in relation to the Greater Manchester LNRS (see **Figure 7.1** below); based upon this, the site does not fall within any strategically significant areas.
- 7.2 As such, all post-development habitats have been categorised as “Area/compensation not in local strategy/ no local strategy”.

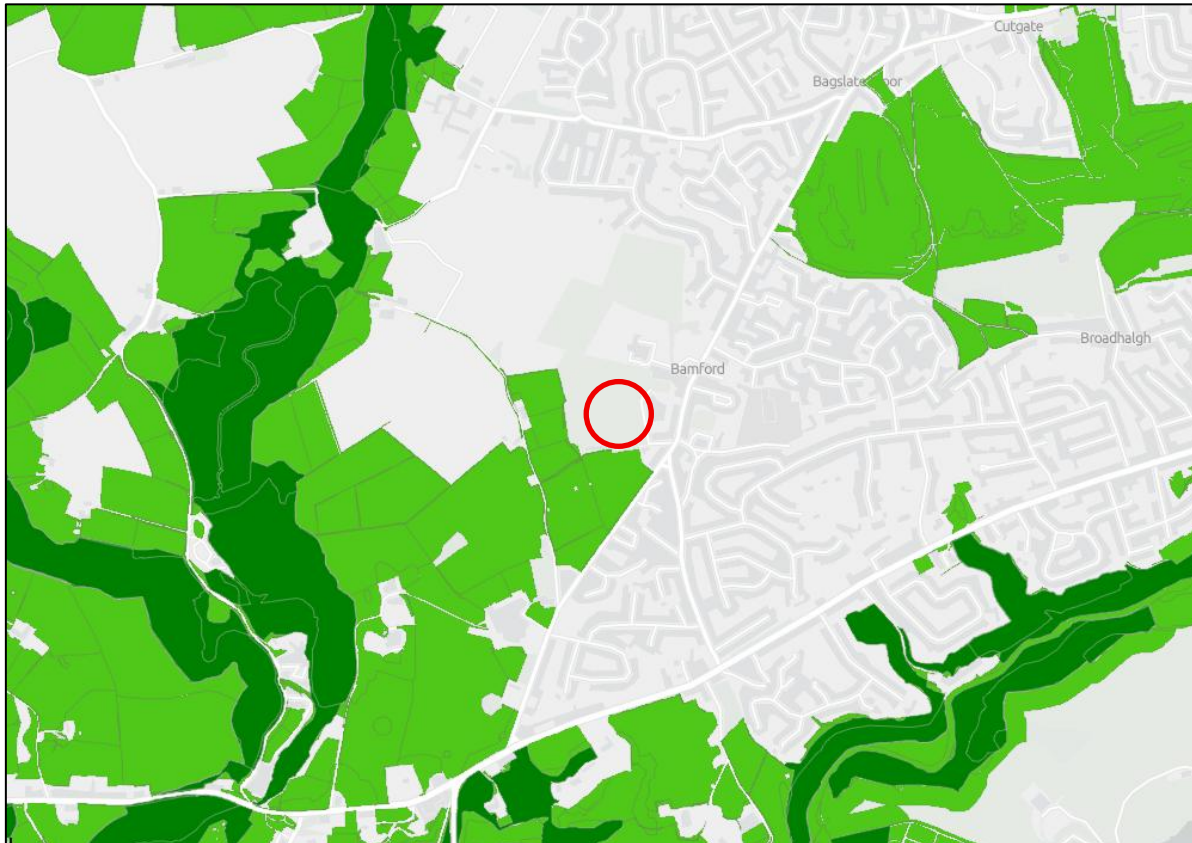


Figure 7.1 – Greater Manchester Local Habitat Map with highlighted areas showing Core Local Nature Sites (dark green) and Opportunity Areas; site location is highlighted in circled area (red) (© Greater Manchester Combined Authority)

⁷ See: <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

8.0 Significant Enhancements

- 8.1 The other neutral grassland to be enhanced and the other blackthorn scrub, willow scrub, and urban trees to be created within the red line boundary are medium distinctiveness habitats and will therefore require a Habitat Management and Monitoring Plan (HMMP).

9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **10.56% net-gain** in **Habitat units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **gain of 0.12 Habitat units**.
- 9.3 In addition, **the trading rules are satisfied for the scheme**, based on the incorporation of the post-development habitat enhancement.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.12
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.56%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant and ecological consultant and represents an improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

Next Steps

- 9.7 In line with national policy, should planning permission be granted, the **other neutral grassland, other blackthorn scrub, willow scrub** and **individual trees** to be enhanced/created will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.
- 9.8 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the HMMP).

This process ensures compliance with biodiversity commitments. Additional survey and monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.

- 9.9 Once the above has been completed, the applicant / agent should submit the completed biodiversity gain plan and HMMP secured for 30 years, as evidenced by any legal agreements (if required) for the required on-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

10.0 Bibliography

- **CIEEM**, 2019. *Biodiversity Net Gain: Good practice principles for development*. Available from: <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>
- **CIEEM**, 2022. *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine v1.2*. Available from: <https://cieem.net/wp-content/uploads/2018/08/ECIA-Guidelines-2018-Terrestrial-Freshwater-Coastal-and-Marine-V1.2-April-22-Compressed.pdf>
- **CIEEM**. 2020. *Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK*. 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester, UK
- **CIEEM**, 2017. *Guidelines for Preliminary Ecological Appraisal*, 2nd edition. Available from: <https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf>
- **Communities & Local Government (C&LG)**, 2024. *National Planning Policy Framework*. Available from: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>
- **DEFRA**, 2018. *Net gain: Consultation Proposals*. Available from: https://consult.defra.gov.uk/land-use/net-gain/supporting_documents/netgainconsultationdocument.pdf
- **Defra**, 2025. *The Statutory Biodiversity Metric Calculation Tool* (July 2025). Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- **Global Biodiversity Information Facility (GBIF)**, 2019. Available from: <https://www.gbif.org/>
- **Google Earth Pro**, 2025. Available for download from: <https://www.google.com/earth/download/gep/agree.html?hl=en-GB>
- **Joint Nature Conservancy Council (JNCC)**, 2010. *Handbook for Phase 1 habitat survey*. Available from: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- **Magic Maps Application**, 2025. Available from: www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

Appendix I: Condition Assessment Tables

Baseline

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1, 2)

Condition Assessment Criteria		Habitat Reference	Habitat Reference
		1	2
		Criterion passed (Y/N)	Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	Y
Total Score		4	5
Condition Assessment Result		Condition Assessment Score	
Passes 6 or 7 criteria including passing essential criterion A		Good	
Passes 4 or 5 criteria including passing essential criterion A		Moderate	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor	Y

Condition Assessment Score – Heathland and shrub (Habitat Ref.: 3, 4)

Condition Assessment Criteria		Habitat Reference	Habitat Reference
		3	4
		Criterion passed (Y/N)	Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N	N
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	N
Number of criteria passed		3	2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	
Passes 5 criteria		Good	
Passes 3 or 4 criteria		Moderate	Y
Passes 2 or fewer criteria		Poor	-
			Y

Post-Development

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Ref.: 1, 2)

Condition Assessment Criteria		Habitat Reference	Habitat Reference
		1	2
		Criterion passed (Y/N)	Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	N
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Y
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Y
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y	Y
Total Score		4	4
Essential criterion for Good condition achieved (for non-acid grassland)		Y	Y
Condition Assessment Result		Condition Assessment Score	
Non-acid grassland Types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good	
Passes 3 - 5 criteria, including essential criterion A.		Moderate	Y
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor	

Condition Assessment Score – Heathland and shrub (Habitat Ref.: 3, 6, 7)

Condition Assessment Criteria		Habitat Reference	Habitat Reference	Habitat Reference
		3	6	7
		Criterion passed (Y/N)	Criterion passed (Y/N)	Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	Y	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	Y	Y
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y	Y	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	Y	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	N	N
Number of criteria passed		4	4	4
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score		
Passes 5 criteria		Good		
Passes 3 or 4 criteria		Moderate	Y	Y
Passes 2 or fewer criteria		Poor		

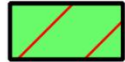
Condition Assessment Score – Individual Trees (Habitat Ref.: 10)

Condition Assessment Criteria		Habitat Reference
		10
		Criterion passed (Y/N)
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).	N
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.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor



Tyrer Ecological Consultants Ltd
Specialists in Protected Species

UK Habitats Map

-  Red line boundary
-  g4 - Modified grassland
-  h3a6 - Other blackthorn scrub
-  h3j - Willow scrub
-  u1b6 - Other developed land

Bamford Fieldhouse Cricket Club

Drawn: Mr. G. Windle
Date Drawn: 14/09/2026
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:800

Tyrer Ecological Consultants Ltd
Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH

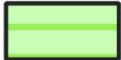
Tel: 01704 875781
Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk

Contains imagery courtesy of Bing Maps



Tyrer Ecological Consultants Ltd
Specialists in Protected Species

UK Habitats Map

-  Red line boundary
-  g3c - Other neutral grassland
-  h3a6 - Other blackthorn scrub
-  h3j - Willow scrub
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  Scattered tree - deciduous, small

Bamford Fieldhouse Cricket Club

Drawn: Mr. G. Windle
Date Drawn: 14/09/2026
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:800

Tyrer Ecological Consultants Ltd
Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH

Tel: 01704 875781
Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk

Contains imagery courtesy of Bing Maps