



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

LAND AT TITUS COTTAGE, AINSWORTH, BOLTON

OCTOBER 2024

Biodiversity Net Gain Assessment Summary Report

Land at Titus Cottage, Ainsworth, Bolton

A report for

JPE Consultancy Ltd

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Report by



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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned by JPE Consultancy on behalf of their client Chris Halliswell, to undertake a Biodiversity Net Gain (BNG) assessment for a proposed development at land adjacent to Titus Cottage, Bradley Fold Road, Ainsworth, Bolton.

To address the anticipated loss of low and medium distinctiveness habitats from the proposals, a biodiversity net gain (BNG) assessment has been undertaken to determine whether a 10% can be achieved. This is in line with both National and Local Planning Policy ((Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The assessment has been undertaken to help support the LPA in making an informed decision that the proposal will be able to achieve the required 10% net gain.

This document should be read in conjunction with the following documents:

1. Pennine Ecological (2024a) - Land adjacent to Titus Cottage, Ainsworth -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024
2. Pennine Ecological (2024b) - *Titus Cottage, Ainsworth -*
*Statutory_Biodiversity_Metric_Condition_Assessments*23.07.24
3. JPE Consultancy Ltd (2023) – *Proposed Site Layout (Drawing No: 23/1304/703)*.

1.2 SURVEY DETAILS

The UKHabs survey and BNG assessment has been undertaken by Patrick Leatham, who is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has been undertaking BNG assessments for over two years.

Patrick is a highly proficient botanist with other 13 years survey experience undertaking a suite of habitat surveys (JNCC Phase 1, UKHabs, Hedgerow Regs, NVC, River corridor surveys).

1.3 SURVEY METHODOLOGY

The botanical survey was undertaken following the UKHabs guidance (UKHabs, 2023). The BNG assessment has been undertaken using 'The Statutory Biodiversity Metric: User Guide (DEFRA, 2024a)'. Habitats have been condition assessed using the 'Statutory biodiversity metric condition assessments' sheets.

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

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

2.1.1 Habitat Net Gain Results

A summary of the habitat calculations are provided in Tables 2.1 and 2.2 below. Most of the habitats on site that will be affected are of low to medium distinctiveness (i.e. tall forbs, introduced shrub and mixed scrub).

Refer to Appendix A, Figure 1 for baseline habitats plan. Refer to Appendix A, Figure 2 for site proposals.

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Value Unit	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Modified grassland	0.0415	Moderate	0.17	0	0	0.17
Tall forbs	0.0095	Moderate	0.04	0	0	0.04
Ruderal/Ephemeral	0.0042	Good	0.03	0	0	0.03
Bramble scrub	0.0052	Condition Assessment N/A	0.02	0	0	0.02
Developed land; sealed surface	0.008	N/A - Other	0.00	0	0	0.00
TOTAL	0.07		0.25	0	0	0.25

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time Target Condition (Years) to	Habitat Units Delivered
Vegetated garden	0.049	Created	V.Low	N/a	Area not in Local Strategy	0	0
Urban tree	0.021	Created	Low	N/a		1	0.04
TOTAL	0.07						0.04

The proposals includes a new dwelling and associated vegetated garden. The areas are calculated on a 70:30 ratio as per the statutory metric user guide (DEFRA, 2024a).

Overall the proposals will result in a - 0.21 unit loss / - 83.79%. The habitat trading rules have not been satisfied.

3. CONCLUSION

3.1 CONCLUSION

A summary of the BNG assessment can be found in Table 3.1 and the headline results extracted in Table 3.2 below.

The proposed site plan would lose 0.21 habitat units with no opportunity to off-set this on site due to the site being a vegetated garden. As a result a BNG is not achievable on site. Habitat trading rules have not been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	- 0.21 unit / - 83.79 %
Trading Rules Satisfied	No

Table 3.2: BNG Headline Results extract

On-site baseline	Habitat units	0.25		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.21	-83.79%	On-site net gain is less than target set A
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	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)	Habitat units	-0.21		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.21		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-83.79%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.25	0.28	0.23
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 ✓

4. BNG PROPOSALS

The current proposals will result in a -83.79 % habitat net loss. **In order for the proposal to achieve 10% net gain, 0.23 habitat units are required.**

Given the existing site is a small, vegetated garden plot, and the proposals would include the construction of a dwelling and associated vegetated garden, there is little opportunity to create any habitat uplift without the development becoming unviable.

As the developer does not have any available land within their ownership, off-site biodiversity units will be purchased to achieve 10% net gain.

4.1 POTENTIAL OFF-SITE LOCATIONS

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

The nearest landholders are as follows:

(a) Habitat Units (Available)

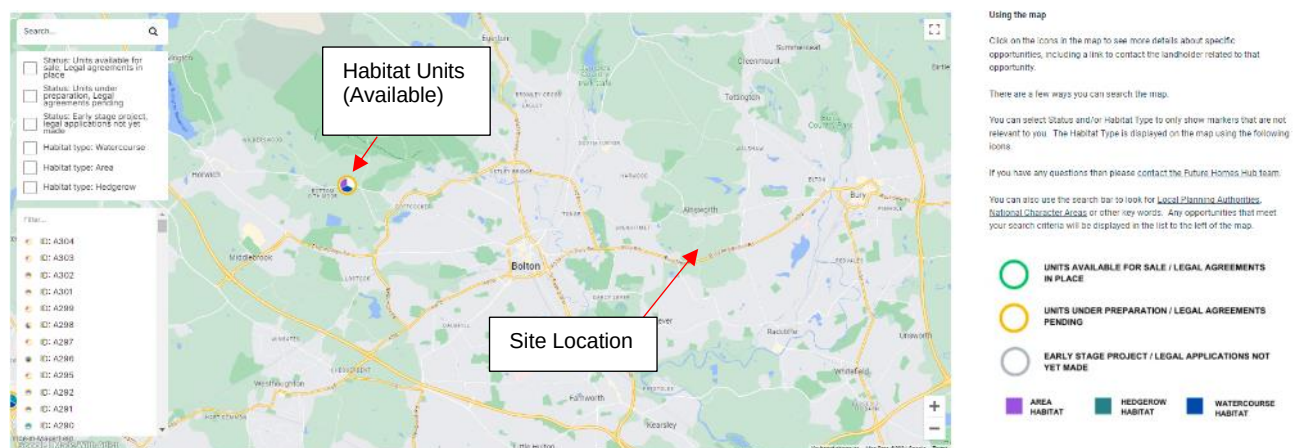
Organisation: The Environment Bank

Site ID: A104

Address: Horwich, Bolton, BL6 6PZ

**Note this site is showing as pending. However The Environment Bank website confirms that this site has been legally secured.*

Figure 4.1: Screenshot of biodiversity unit finder map



In order for any future planning application to be approved, the developer would need to provide the Local Planning Authority (LPA) with evidence of engagement with a habitat bank (suggested unit providers above), so that the LPA can have a level of confidence that the Biodiversity Gain Plan condition can be discharged if planning permission is granted.

REFERENCES

Baker, J. Hoskin, R. Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.

Department for Environment, Food & Rural Affairs (DEFRA) (2024a) - *The Statutory Biodiversity Metric: User Guide*. Date: July 2024.

JPE Consultancy Ltd (2023) – *Proposed Site Layout (Drawing No: 23/1304/703)*

Pennine Ecological (2024a) - Land adjacent to Titus Cottage, Ainsworth -
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Pennine Ecological (2024b) - *Titus Cottage, Ainsworth -*
Statutory Biodiversity Metric Condition Assessments 23.07.24

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

<https://www.futurehomes.org.uk/biodiversityunitfindermap> (accessed 10/10/2024).

Appendix A: Figures

Figure 1: UKHabs Plan of Titus Cottage with Condition Assessment References



The site plan illustrates the layout of Titus Cottage and Titus Barn, along with proposed extensions and landscaping. The plan includes the following details:

- Bradley Fold Road:** The road runs along the top and left sides of the site.
- Titus Barn:** Located at the top right, it includes a bin store (recycling) and a CS (composting) area.
- Titus Cottage:** The main building, featuring a lounge, dining area, kitchen, home office, utility, and entrance. It has an external terrace and a rear amenity area.
- Proposed Extensions:**
 - Extension to Titus Cottage:** A new extension is shown at the bottom right, including an external terrace and an external amenity area (gravel).
 - Extension to Titus Barn:** A new extension is shown at the top right, including a bin store (recycling) and a CS (composting) area.
- Parking:** Three parking areas are identified: p1, p2, and p3.
- Landscaping:**
 - Existing tree & hedge screening at boundary:** Located along the Bradley Fold Road.
 - Existing 1.5m high timber post & rail fence to be renewed to form side boundary:** Located along the right side of the site.
 - Existing 1.5m high timber post & rail fence to be renewed to form rear boundary:** Located along the bottom right of the site.
 - Existing 1.8m high concrete & gravel board fence with timber infill panels (formal garden boundary to Titus Cottage):** Located along the bottom right of the site.
 - New hedgerow planting at boundaries (native species):** Located along the right and bottom right boundaries.
 - Existing trees retained:** Located near the bottom right corner.
- Other Features:**
 - Amenity grass:** Located in the rear amenity area and along the right side.
 - External terrace:** Located at the bottom right of the site.
 - Steps:** Located near the bottom right corner.
 - Gate:** Located near the bottom right corner.

