

# **Biodiversity Net Gain Assessment**

June 2026

**Project Reference: PR-26-0066**

**Bradley Fold Cottages (Plot 2)**

Bradley Fold Road

Radcliffe

BL2 6RN

**National Grid Reference: SD 7567 0843**



**Bradley Fold Cottages (Plot 2), Bradley Fold Road, Radcliffe, BL2 6RN**  
**Biodiversity Net Gain Assessment**

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|-------------------|----------------------------------|
| Document Title    | Biodiversity Net Gain Assessment |
| Project Reference | PR-26-0066                       |
| Issue Number      | 1.0                              |
| Prepared for      | PPY Design Ltd                   |
| Prepared by       | Tyrer Ecological Consultants Ltd |

|                         |                                   |                      |
|-------------------------|-----------------------------------|----------------------|
| Author                  | Mr. H. Mulligan ACIEEM            |                      |
| Surveyor & BNG Assessor | Mr. H. Mulligan ACIEEM            |                      |
| Reviewed by             | Mr. D. Burrows ACIEEM             | Mr. J. Pescod ACIEEM |
| Review Date             | 23/04/2026                        | 23/04/2026           |
| Approved by             | Mrs. K. Wilding CEnv MISEP ACIEEM |                      |
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| Revision | Date       | Amendment                                                  |
|----------|------------|------------------------------------------------------------|
| v1.1     | 17/06/2026 | Amendments to baseline following correspondence with GMEU. |

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## Executive Summary

As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land at Bradley Fold Cottages, Tyrer Ecological Consultants Ltd were commissioned by PPY Design Ltd to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a site visit carried out in March 2026, which identified, mapped and assessed the habitats present within the red line boundary.

Proposals include the erection of a detached house with associated garden space.

Based on the landscaping proposals, the scheme will result in a **-98.82% net-loss in Habitat units** and a **-100.00% net-loss in Hedgerow units**.

In terms of specific unit changes, the metric output indicates a **loss of -1.35 Habitat units** and **-0.01 Hedgerow units**.

In addition, **the trading rules are not satisfied for the scheme**, based on the loss of individual trees, vegetated garden and ornamental hedgerow not being adequately offset.

|                                                                                                              |                                       |         |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------|---------|
| <b>Total net unit change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement) | <i>Area habitat units</i>             | -0.86   |
|                                                                                                              | <i>Hedgerow units</i>                 | -0.01   |
|                                                                                                              | <i>Watercourse units</i>              | 0.00    |
|                                                                                                              |                                       |         |
| <b>Total net % change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement)    | <i>Area habitat units</i>             | -98.17% |
|                                                                                                              | <i>Hedgerow units</i>                 | -100%   |
|                                                                                                              | <i>Watercourse units</i>              | 0.00%   |
|                                                                                                              |                                       |         |
| <b>Trading rules satisfied?</b>                                                                              | <b>No - Check Trading Summaries ▲</b> |         |

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

To ensure that the scheme achieves the required 10% net gains and meets trading rules, habitat units and hedgerow units will need to be purchased from an off-site habitat bank / provider

See [Section 9.0](#) for further details.

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## **Appendix II: Baseline UK Habitats Map**

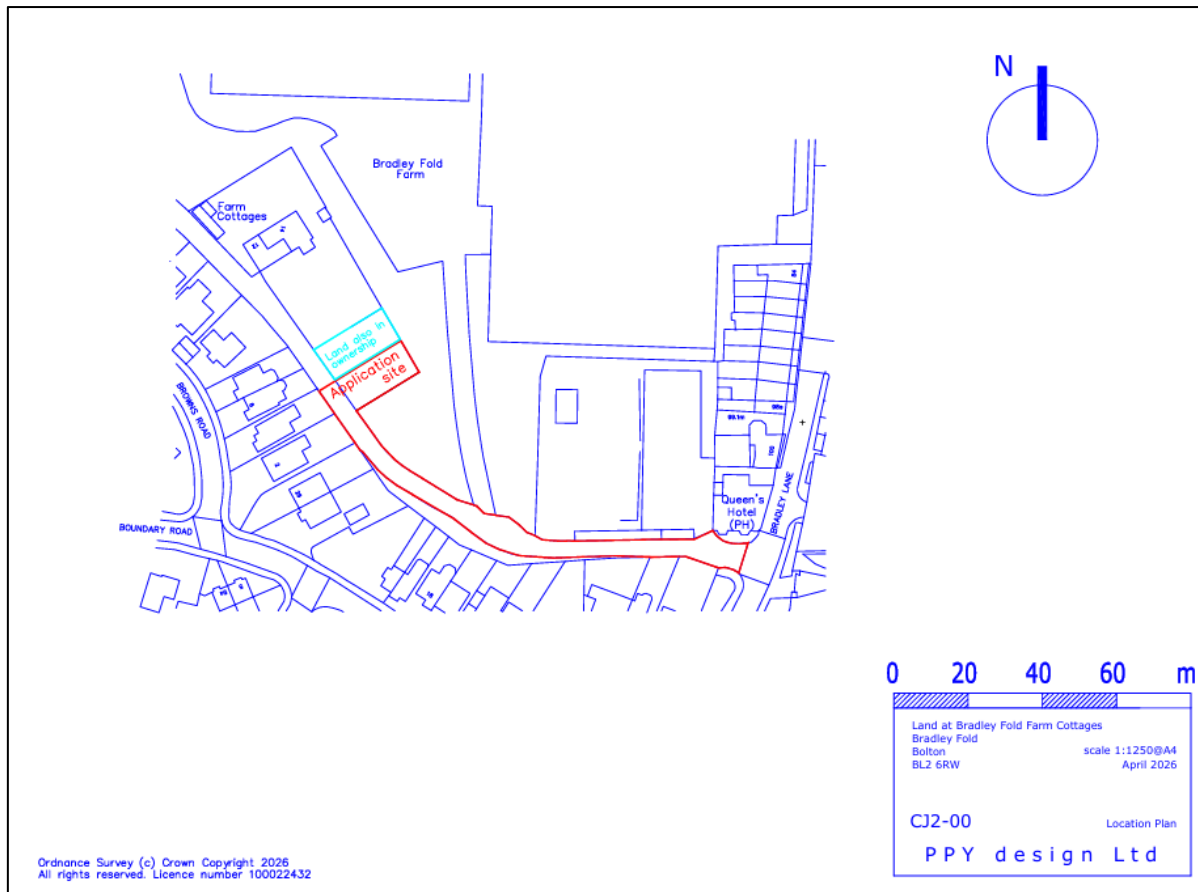
## **Appendix III: Post-development UK Habitats Map**

## **External Appendices**

- *PR-26-0066 Bradley Fold Cottages – The Statutory Metric v1.1* (Tyrer Ecological Consultants Ltd, June 2026)

## 1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land at Bradley Fold Cottages, Tyrer Ecological Consultants Ltd were commissioned by PPY Design Ltd to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a site visit carried out in March 2026, which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 Proposals include the erection of a detached house with associated garden space. See **Figure 1.1** below for a site location plan.



**Figure 1.1 – Location Plan** (©PPY Design Ltd)

- 1.3 This BNG Assessment relies on information gathered during the 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 3<sup>rd</sup> 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.

## National Policy

- 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 12<sup>th</sup> February 2024 for Major developments and 2<sup>nd</sup> 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 instruments<sup>1</sup> 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'<sup>2</sup>, a long-term joint development plan for nine Greater Manchester districts including Bury Council (see **Table 1.1** below):

**Table 1.1 – Relevant policy**

| <b>Title</b>        | <b>Summary</b>                                                                                                                                                                                                                                             |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy JP-G8</b> | 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. |

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

<sup>2</sup> See: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

## 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. H. Mulligan<br>ACIEEM | <ul style="list-style-type: none"><li>• Senior Ecologist and BNG Lead with 4 years of professional training and experience,</li><li>• MBiolSci in Biological Sciences (Zoology),</li><li>• Received in-house training from Senior Ecologists as well as attended external webinars and training courses in application of the Metric,</li><li>• FISC Level 4 Botanist,</li><li>• Undertaken a large number of BNG assessments, utilising both the SSM Beta's and full BNG tool, v3.0, v3.1, v4.0 &amp; Statutory.</li></ul> |

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide<sup>3</sup> (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles<sup>4</sup>, 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.

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<sup>3</sup> See:

[https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The\\_Statutory\\_Biodiversity\\_Metric\\_-\\_User\\_Guide\\_-\\_July\\_2025.pdf](https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf)

<sup>4</sup> See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

**Table 2.2 – Biodiversity Metric Rules**

| <b>Rule Number</b> | <b>Rule Detail</b>                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>           | The trading rules of this biodiversity metric must be followed.                                                                                                                                                                                                                                                                                                                                                                |
| <b>2</b>           | 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.                                                                                                                                                                                                                                        |
| <b>3</b>           | <p>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.</p> <p>The tools remove the need for a user to manually calculate the change in biodiversity value.</p> <p>The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.</p> |
| <b>4</b>           | In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.                                                                                                                                                                                                                                                                                         |

**Table 2.3 – Biodiversity Metric Principles**

| <b>Principle Number</b> | <b>Principle Detail</b>                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>                | The metric assessment should be completed by a competent person.                                                                                                                                                                                                                                                                                                                                  |
| <b>2</b>                | 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.                                                                                                                             |
| <b>3</b>                | The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.                                                                                                                                                                                                                                                                            |
| <b>4</b>                | The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.                                                                                                                                                                                                                                                                  |
| <b>5</b>                | Biodiversity units are a proxy for biodiversity and should be treated as relative values.                                                                                                                                                                                                                                                                                                         |
| <b>6</b>                | This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.                                                                                                                                                                                                                                                                |
| <b>7</b>                | Habitat interventions need to be realistic and deliverable within a relevant project timeframe.                                                                                                                                                                                                                                                                                                   |
| <b>8</b>                | Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.                                                                                                                                                                                                                        |
| <b>9</b>                | <p>The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:</p> <ul style="list-style-type: none"> <li>• maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and</li> <li>• ensure that proposed or retained habitat parcels are of sufficient size for ecological function</li> </ul> |

- 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:
- **PPY Design Ltd** (Ref.: CJ2-00) – Location Plan (February 2026),
  - **PPY Design Ltd** (Ref.: CJ2-01) – Existing Topographic Survey (March 2026),
  - **PPY Design Ltd** (Ref.: CJ2-02) – Proposed Site Layout on Topographic Survey (March 2026).
- 2.8 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. H. Mulligan, 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.
- 4.2 The site was not host to any irreplaceable habitats outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, as evidenced in the Preliminary Ecological Appraisal (PEA) undertaken by Tyrer Ecological Consultants in 2026.

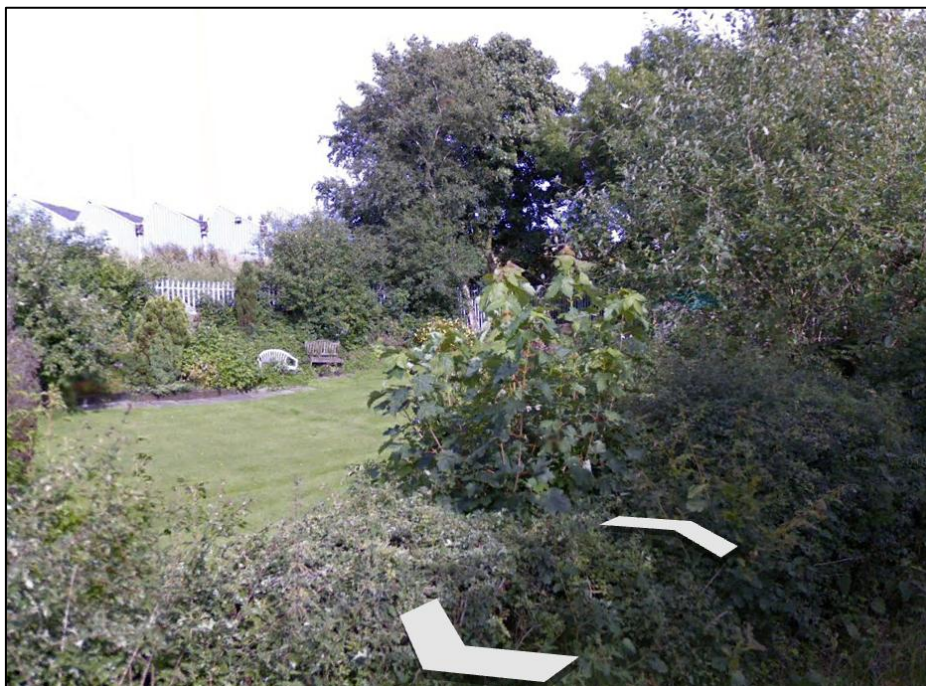
## 5.0 Habitat Degradation

- 5.1 Based upon satellite imagery, habitat degradation appears to have taken place since the relevant date of January 30<sup>th</sup>, 2020; between April 2023 and June 2023, the edges of the red line boundary appear to have been cleared, and this does not appear to have been part of a granted planning application (see **Figure 5.1**).



**Figure 5.1** – Aerial imagery of north-western section of site in April 2023 (left) and June 2023 (right) indicating clearance (© Google Earth Pro)

- 5.2 However, pre-degradation the site acted as part of a private garden space for the adjacent dwelling, and thus as a whole would have been entered as '**Vegetated garden**' within the metric at the baseline. As such, cleared areas of ornamental shrubbery and flower beds along the edges of the site as seen on street view imagery (see **Figure 5.2**) are not considered to be degraded as a whole, and instead have been included as part of the vegetated garden habitat covering the parcel. Although the only available street view imagery is from 2008, satellite imagery indicates that the site remained consistent with this character until its clearance in 2023.



**Figure 5.2** – Character of site pre-degradation in July 2008 (© Google Street View)

- 5.3 However, based upon satellite and street view imagery, alongside the site visit, a number of trees have been felled onsite; as stated within the BNG User Guide, medium, large and very large trees recorded within a private garden should still be recorded. Whilst no condition assessment criteria could be ruled out, the size of the trees cleared was ascertained from stumps present on the day of the survey (see **Figure 5.3**) and information provided by the applicant, with one large tree and two medium trees present onsite prior to the degradation. The three trees have thus been included within the baseline assessment, entered in 'Good' condition.



**Figure 5.3** – Examples of stumps present on day of survey indicating tree-felling

- 5.4 In addition to the above, a hedgerow appears to have been present along the western edge of the garden prior to the degradation. Based upon street view imagery, this appears to have been a garden privet (*Ligustrum ovalifolium*) hedgerow, thus non-native and entered into the Metric as '**Non-native and ornamental hedgerow**' (see **Figure 5.4**).



**Figure 5.4** – Garden privet hedgerow at site in July 2008 (© Google Street View)

## 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)<sup>5</sup>, which will accompany this report when issued and should be read in conjunction with this section. See **Tables 6.1 – 6.2 & 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.

**Table 6.1 – Baseline Habitat information for Area habitats**

| Habitat Type                                                                                                                         | Area (hectares) | Condition | Assessor comments                                                                                                                                                                                                                                                                                                       | Habitat Units |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Habitat Ref.: 1</b><br><br><b>u1 828</b><br>Vegetated garden                                                                      | 0.0222          | N/A       | The works area to the north of the site is covered by a former garden area. Now covered almost entirely by a modified grassland habitat which previously only covered the centre of the parcel, it previously included flower beds and areas of ornamental shrubbery as indicated by satellite and street view imagery. | <b>0.04</b>   |
| <b>Habitat Ref.: 2</b><br><br><b>u1b6</b><br>Other developed land<br><br><b>Metric:</b><br><i>Developed land;<br/>sealed surface</i> | 0.0542          | N/A       | The access road to the site.                                                                                                                                                                                                                                                                                            | <b>0.00</b>   |
| <b>Habitat Ref.: 3</b><br><br><b>Individual trees</b><br>Urban tree                                                                  | 0.0692          | Good      | One large-sized (DBH 60 – 90cm) and two medium-sized (DBH 30 – 60cm) trees felled along the eastern and southern site boundary.                                                                                                                                                                                         | <b>0.83</b>   |
| <b>Total Habitat Area (excl. urban trees)</b>                                                                                        | <b>0.08</b>     |           | <b>Total Habitat Units (incl. urban trees)</b>                                                                                                                                                                                                                                                                          | <b>0.87</b>   |

<sup>5</sup>This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

**Table 6.2 – Baseline Hedgerow information for Linear habitats**

| Hedgerow Type                                                                | Length (kilometres) | Condition | Assessor comments                                                                              | Hedgerow Units |
|------------------------------------------------------------------------------|---------------------|-----------|------------------------------------------------------------------------------------------------|----------------|
| <b>Hedge Ref.: 1</b><br><br><b>h2b</b><br>Non-native and ornamental hedgerow | 0.0096              | Good      | A garden privet hedgerow between the garden area and access road, cleared prior to the survey. | <b>0.01</b>    |
| <b>Total Hedgerow Length</b>                                                 | <b>0.01</b>         |           | <b>Total Hedgerow Units</b>                                                                    | <b>0.01</b>    |

### Proposals

- 6.3 The proposals are understood to involve the erection of a new dwelling onsite with associated garden space. The habitats onsite will be lost to facilitate this, with the exception of the access road which will be retained.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

### Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Table 6.3** for **post-development habitat information** as provided to the author and extracted from the Metric.

**Table 6.3 – Post-development Habitat information for Area habitats**

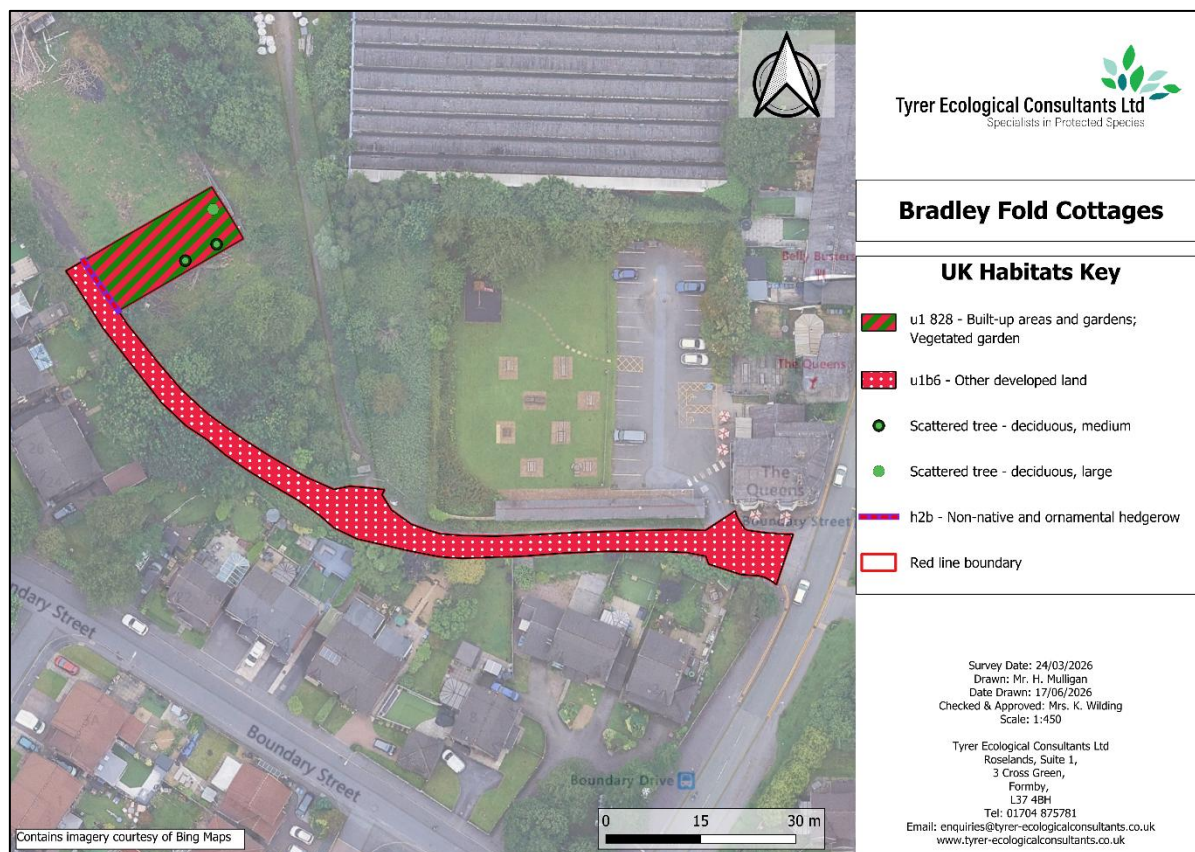
| Habitat Type                                                                                                                                                | Area (hectares) | Condition | Assessor comments                                                                                                       | Habitat Units |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Habitat Ref.: 2</b><br><br><b>u1b6</b><br>Other developed land<br><br><u>Retained</u><br><br><b>Metric:</b><br><i>Developed land;<br/>sealed surface</i> | 0.0542          | N/A       | The access road to the site will be retained, as per Proposed Site Layout on Topographic Survey © PPY Design Ltd.       | <b>0.00</b>   |
| <b>Habitat Ref.: 4</b><br><br><b>u1 828</b><br>Vegetated garden<br><br><u>Created</u>                                                                       | 0.0083          | N/A       | New areas of private garden space for the dwelling, as per Proposed Site Layout on Topographic Survey © PPY Design Ltd. | <b>0.02</b>   |

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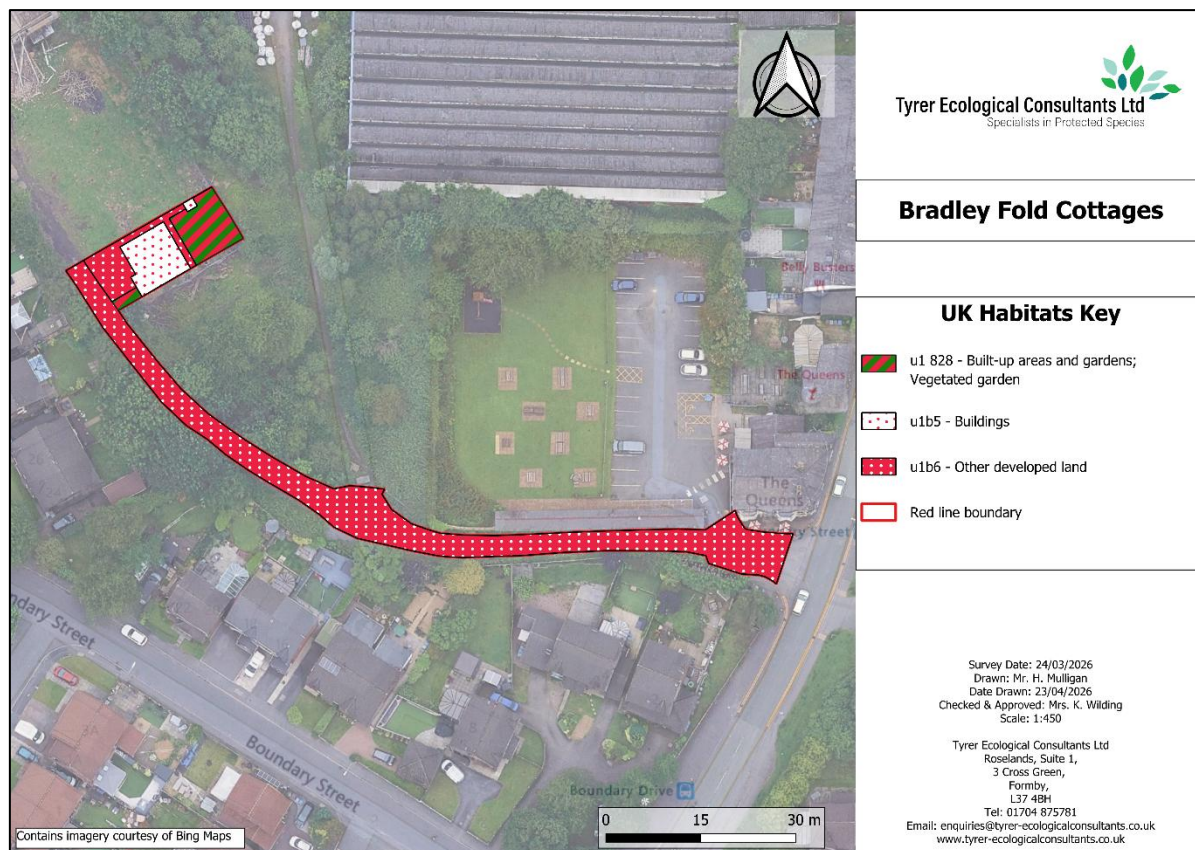
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| Habitat Type                                                                                                                                               | Area<br>(hectares) | Condition | Assessor comments                                                                                                                  | Habitat<br>Units |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Habitat Ref.: 5</b><br><br><b>u1b5</b><br>Buildings<br><br><u>Created</u><br><br><b>Metric:</b><br><i>Developed land;<br/>sealed surface</i>            | 0.0074             | N/A       | The new detached dwelling and cycle store/shed erected onsite, as per Proposed Site Layout on Topographic Survey © PPY Design Ltd. | <b>0.00</b>      |
| <b>Habitat Ref.: 6</b><br><br><b>u1b6</b><br>Other developed land<br><br><u>Created</u><br><br><b>Metric:</b><br><i>Developed land;<br/>sealed surface</i> | 0.0064             | N/A       | New areas of sealed hardstanding throughout the site as per Proposed Site Layout on Topographic Survey © PPY Design Ltd.           | <b>0.00</b>      |
| <b>Total Habitat Area</b>                                                                                                                                  | <b>0.08</b>        |           | <b>Total Habitat Units</b>                                                                                                         | <b>0.02</b>      |

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**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 Nature Network Map<sup>6</sup> was accessed and used to assess the post-development strategic significance of the site in relation to the Manchester LNRS; based upon this, the site falls outside of all areas designated. As such, each of the other habitats onsite have been entered as 'Area/compensation not in local strategy/no local strategy'.

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<sup>6</sup> See: <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

## **8.0 Significant Enhancements**

- 8.1 The habitat creation works within the red line boundary pertain to only low and very low distinctiveness habitats which will not require a Habitat Management and Monitoring Plan (HMMP).

## 9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **-98.82% net-loss** in **Habitat units** and a **-100.00% net-loss** in **Hedgerow units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **loss** of **-1.35 Habitat units** and **-0.01 Hedgerow units**.
- 9.3 In addition, **the trading rules are not satisfied for the scheme**, based on the loss of individual trees, vegetated garden and ornamental hedgerow not being adequately offset.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

|                                                                                                              |                                |         |
|--------------------------------------------------------------------------------------------------------------|--------------------------------|---------|
| <b>Total net unit change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement) | <i>Area habitat units</i>      | -0.86   |
|                                                                                                              | <i>Hedgerow units</i>          | -0.01   |
|                                                                                                              | <i>Watercourse units</i>       | 0.00    |
|                                                                                                              |                                |         |
| <b>Total net % change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement)    | <i>Area habitat units</i>      | -98.17% |
|                                                                                                              | <i>Hedgerow units</i>          | -100%   |
|                                                                                                              | <i>Watercourse units</i>       | 0.00%   |
|                                                                                                              |                                |         |
| <b>Trading rules satisfied?</b>                                                                              | No - Check Trading Summaries ▲ |         |

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

- 9.5 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.
- 9.6 BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at Bradley Fold Cottages, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. However, the applicant has indicated that they do not own any suitable land for this use.
- 9.7 In addition, it is not considered feasible to achieve any further habitat or hedgerow units on-site to achieve the 10% net gains, with limited scope within the site to increase the landscaping given its residential nature and small size.
- 9.8 The applicant has therefore indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve a 10% gain in Habitat units and Hedgerow units and meet the trading rules.

### Next Steps (Habitat Bank)

- 9.9 Upon the granting of planning permission the applicant will purchase habitat units and hedgerow units from a suitable habitat bank to achieve the required 10% net gains; units will be sourced

from within the same Local Planning Authority (Bury Council) or National Character Area (Manchester Pennine Fringe) where available, however habitat banks from neighbouring LPAs or NCAs may be utilised where required.

- 9.10 These units will be secured subject to a planning obligation such as a Section 106 agreement between the unit provider and local planning authority.
- 9.11 The applicant should be aware that either the unit provider or themselves (with the unit provider's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.
- 9.12 If the biodiversity gain site is not yet registered, the applicant can either:
- Wait for the provider to register the site and then apply to record the allocation of gains to the development, or;
  - Apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to a development will need to be recorded **before the LPA can approve any biodiversity gain plan**.

- 9.13 It will be the responsibility of the unit provider to ensure that the biodiversity commitments in relation to BNG are met in relation to the application and the correct habitat monitoring and maintenance takes place in order to achieve the forecast outcome in the metric over the 30-year period.
- 9.14 Once the above has been completed, the applicant should submit the completed biodiversity gain plan, inclusive of the biodiversity net gain register reference number, as well as details of the legal agreement to secure the land and HMMP for 30 years for off-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

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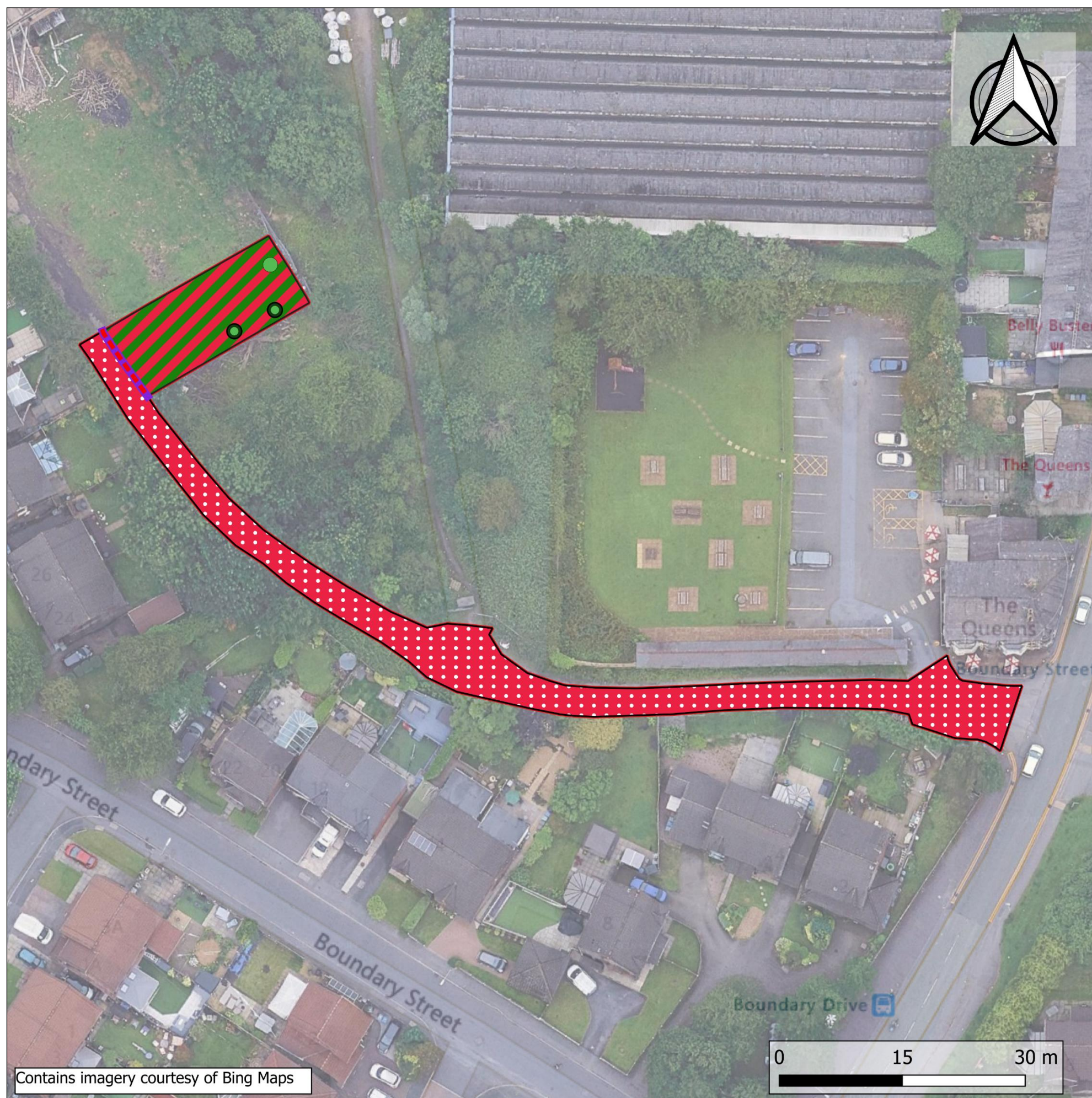
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## Appendix I: Condition Assessment Tables

### Baseline

#### *Condition Assessment Score – Individual Trees (Habitat Ref.: 3)*

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                         | Habitat Reference          |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                               |                                                                                                                                                                                                                                                                                         | 3                          |
|                               |                                                                                                                                                                                                                                                                                         | Criterion passed (Y/N)     |
| <b>A</b>                      | The tree is a native species (or at least 70% within the block are native species).                                                                                                                                                                                                     | Y                          |
| <b>B</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                          |
| <b>C</b>                      | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                                                      | Y                          |
| <b>D</b>                      | 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                          |
| <b>E</b>                      | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | Y                          |
| <b>F</b>                      | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                                | Y                          |
| <b>Total Score</b>            |                                                                                                                                                                                                                                                                                         | <b>6</b>                   |
| Condition Assessment Result   |                                                                                                                                                                                                                                                                                         | Condition Assessment Score |
| Passes 5 or 6 criteria        |                                                                                                                                                                                                                                                                                         | Good                       |
| Passes 3 or 4 criteria        |                                                                                                                                                                                                                                                                                         | Moderate                   |
| Passes 2 or fewer criteria    |                                                                                                                                                                                                                                                                                         | Poor                       |



Contains imagery courtesy of Bing Maps



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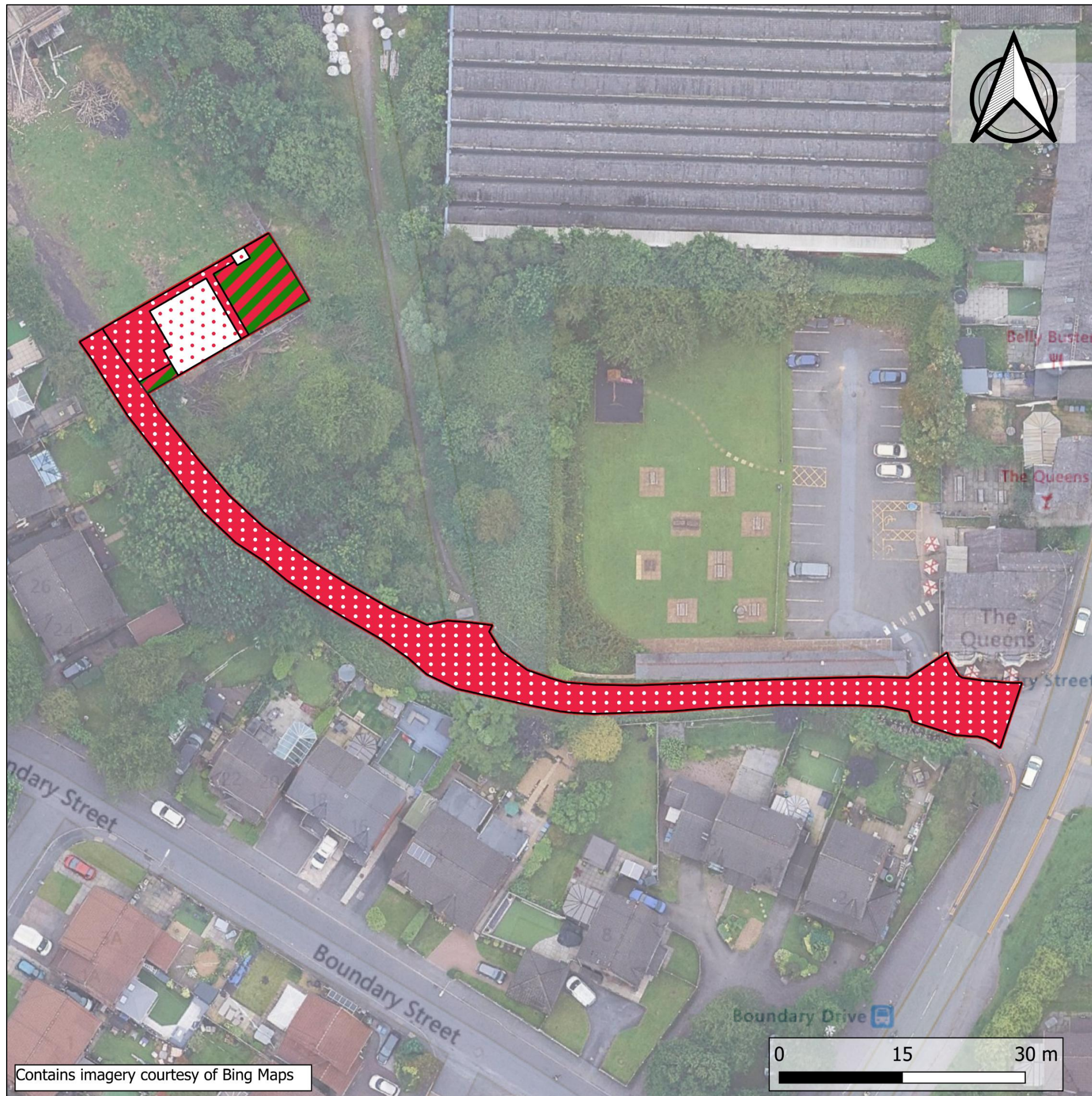
## Bradley Fold Cottages

### UK Habitats Key

-  u1 828 - Built-up areas and gardens;  
Vegetated garden
-  u1b6 - Other developed land
-  Scattered tree - deciduous, medium
-  Scattered tree - deciduous, large
-  h2b - Non-native and ornamental hedgerow
-  Red line boundary

Survey Date: 24/03/2026  
Drawn: Mr. H. Mulligan  
Date Drawn: 17/06/2026  
Checked & Approved: Mrs. K. Wilding  
Scale: 1:450

Tyrer Ecological Consultants Ltd  
Roselands, Suite 1,  
3 Cross Green,  
Formby,  
L37 4BH  
Tel: 01704 875781  
Email: [enquiries@tyrer-ecologicalconsultants.co.uk](mailto:enquiries@tyrer-ecologicalconsultants.co.uk)  
[www.tyrer-ecologicalconsultants.co.uk](http://www.tyrer-ecologicalconsultants.co.uk)



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## Bradley Fold Cottages

### UK Habitats Key

-  u1 828 - Built-up areas and gardens; Vegetated garden
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  Red line boundary

Survey Date: 24/03/2026  
Drawn: Mr. H. Mulligan  
Date Drawn: 23/04/2  
Checked & Approved: Mrs. J. Wilding  
Scale: 1:450

Tyrer Ecological Consultants Ltd  
Roselands, Suite 1,  
3 Cross Green,  
Formby,  
L37 4BH  
Tel: 01704 875781  
Email: [enquiries@tyrer-ecologicalconsultants.co.uk](mailto:enquiries@tyrer-ecologicalconsultants.co.uk)  
[www.tyrer-ecologicalconsultants.co.uk](http://www.tyrer-ecologicalconsultants.co.uk)