

Mellor Street, Rochdale

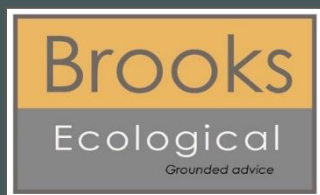


Biodiversity Gain Assessment

ER-5819-02B

21/12/2022

Brown Fisher Environment LLP



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Amendment	Date	Author	QA	Summary of Amendments
ER-5819-02A	31/01/2023	CH	JSB	Updated to add opportunities for score improvement
ER-5819-02B	12/04/2023	CH	CF	Updated with latest post development plan and new red line boundary



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Introduction

1. Brooks Ecological Ltd was commissioned by Brown Fisher Environment LLP to carry out a Biodiversity Gain (BG) Assessment of the proposed development Site at Mellor Street, Rochdale. The assessment applies to the parcel of land shown in Figure 1 opposite.
2. The assessment is informed by a Preliminary Ecological Appraisal carried out by Brooks Ecological in December 2021 (ref. ER-5819-01.2). To conform with DEFRA's Biodiversity Metric 3.0, habitats have been mapped in accordance with the UK Habitats Classification.
3. Biodiversity Accounting metrics are used to quantify the value of a site in Biodiversity Units, which helps in assessing the ecological impacts of the proposed development on the Site.
4. Biodiversity Units can help to inform avoidance, or on-Site mitigation levels required; or as a last resort can translate to a direct monetary value where compensation (off-Site) is required.

Figure 1 Extent of BG assessment (red line boundary).



Pre-development baseline

Habitats identified

5. The Site supports the following habitats:
 - g3c - Other Neutral Grassland
 - h3h - Mixed Scrub
 - 350 - Vacant/ Derelict/ Bare Ground
6. Each habitat is mapped in Figure 2 opposite.

Condition assessment

7. The condition assessment for each habitat is based on the available criteria set out in the DEFRA (2021) Biodiversity Metric 3.0 Technical Supplement.

Habitat score

8. The Site has been assessed as having a baseline score of 0.50 Habitat Units.
9. It is noted that there is a slight change in the baseline Habitat Units value and area, compared to the previous assessment detailed in the Preliminary Ecological Appraisal. This is due to small changes in the red line boundary made apparent in the plan of proposed works. The additional area is immediately adjacent to the existing boundary and contains low value habitats. Habitat classification has been made based on the habitats already present adjacently.

Figure 2 Pre-development habitats.



DEFRA Metric¹ (Baseline)

10. This metric sets out the baseline for the Site. Proposals should seek to achieve at least a ‘no net loss’ situation through **avoiding** areas of higher value, **mitigating** any loss on-Site through retention and enhancement, or habitat creation. The Local Planning Authority may require you to **compensate** any residual loss elsewhere, either through direct works or an off-setting contribution.

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A-1 Site Habitat Baseline														
Condense / Show Columns				Condense / Show Rows										
Main Menu				Instructions										
Habitats and areas				Distinctiveness		Condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline	Retention	
Ref	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units		
1	Grassland	Other neutral grassland	0.0368	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.17	0	0
2	Heathland and shrub	Mixed scrub	0.0437	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.20	0.018	0
3	Urban	Vacant/derelict land/ bareground	0.0563	Low	2	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same distinctiveness or better habitat required	0.13	0	0
4														
5														
			0.14									0.50	0.02	0.00

¹ Our report provides an estimate of the Site’s value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA’s Biodiversity Metric Tool available at the time of survey, the UK Habitats Classification, and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer’s own risk. Where conversion to monetary value is required, it is always advisable to get calculations checked independently.

² It has been identified that previous calculations reported in ER-5819-01A contained errors which have been updated to reflect the current baseline and red line boundary.

Post-development Score

Proposed habitats

11. Habitats present on-Site post-development have been based on the proposals plan provided (Figure 3, opposite) Soft Landscape General Layout Plan M684/CRR/LAND/01B (Mulberry, March 2023).
12. Planting types, detailed in Planting Schedules and Outline Specifications for Planting M684/CRR/LAND/02B (Mulberry, March 2023), have been assigned a UK Habitat Classification description that best fits the target habitat.
13. Habitats assigned are shown in Figure 4 overleaf.

Condition assessment

14. The condition assessment for each proposed habitat is based on what is realistic and achievable for the Site, based on the Proposals.

Figure 3 Soft Landscape General Layout Plan M684/CRR/LAND/01B (Mulberry, March 2023).



Post-development habitats

Habitat Score

15. The Site has been assessed as having a post-development score of 0.16 Habitat Units, and 0.10 Hedgerow Units.
16. This score is based on our interpretation of the Proposals plan, as shown in Figure 4 opposite.
17. There is scope for a higher score to be achieved, which has been detailed in a previous report.

Figure 4 Post-development habitats.



DEFRA Metric² (Post-development)

18. This metric sets out the predicted score for the Site following the completion of development. This is based on the Proposals plan provided by the client on the proviso that suggested planting scheme is adhered to.

Habitats

Mellor St, Rochdale

A-1 Site Habitat Baseline

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Habitats and areas				Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline	Retention category biodiversity value					
Ref	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost
1	Grassland	Other neutral grassland	0.0369	Medium	Poor	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.17	0	0	0.00	0.00	0.04	0.17
2	Heathland and shrub	Mixed scrub	0.0436	Medium	Poor	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.20	0.018	0	0.08	0.00	0.03	0.12
3	Urban	Vacant/derelict land/ bareground	0.0563	Low	Poor	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.13	0	0	0.00	0.00	0.06	0.13
4														
5														
			0.14					0.50	0.02	0.00	0.08	0.00	0.12	0.42

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A-2 Site Habitat Creation

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Post development/ post intervention habitats										
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Final time to target condition/years	Difficulty	Habitat units delivered	Assessor comments
Grassland	Modified grassland	0.0019	Low	Poor	Within area formally identified in local strategy	Standard time to target condition applied	1	Low	0.00	Mapped as area underneath linear hedgerow feature not adjacent to introduced shrub
Urban	Developed land, sealed surface	0.1064	V.Low	N/A - Other	Within area formally identified in local strategy	Standard time to target condition applied	0	Medium	0.00	
Urban	Introduced shrub	0.0105	Low	Poor	Within area formally identified in local strategy	Standard time to target condition applied	1	Low	0.02	Mapped as area of ornamental shrub planting
Urban	Urban Tree	0.0154	Medium	Poor	Within area formally identified in local strategy	Standard time to target condition applied	10	Low	0.05	

² Our report provides an estimate of the Site's value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA's Biodiversity Metric Tool available at the time of survey, the UK Habitats Classification, and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk. Where conversion to monetary value is required, it is always advisable to get calculations checked independently.

Hedgerow

B-2 Site Hedge Creation

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		Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance		Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments	
Baseline ref	New hedge number	Habitat type	Length km	Distinctiveness	Condition	Strategic significance		Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		Assessor comments	
1	1	Native Hedgerow	0.045	Low	Poor	Within area formally identified in local strategy		Standard time to target condition applied	1	Low	0.10	Mapped as Carpinus betulus (Hedge)	
2													
3													
4													
5													
6													
			0.05								0.10		

Biodiversity Gain Assessment

19. This exercise identifies an overall Net Loss of 0.34 Habitat Units (-67.96%) and an overall Net Gain of 0.1 Hedgerow Units (100%).
20. Calculations for the change in Habitat Units have been based on the majority of Site being cleared of existing vegetation, except for the retention of a strip of existing scrub along the river, which will bolstered post development with additional native species rich scrub planting.
21. Post-development calculations include Habitat Units gained through the retention of an area of native scrub, and the creation of areas of introduced shrub and planting of 10 trees.
22. Proposals should seek to deliver a 10% gain in all biodiversity units affected, in this case that is limited to Habitat Units. Where proposals cannot deliver the desired gain on site, and in situations where additional land within the clients control is not available a financial contribution to a Local Authority habitat fund, or contribution to third party land bank is likely to be required.
23. The client has been provided with a copy of the Biodiversity Metric 3.0 Calculation Tool Excel spreadsheet (ref. BM-5891-01C). This can be made available for review if required.

Mellor St, Rochdale

Headline Results

Return to results menu

On-site baseline	Habitat units	0.50
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.16
	Hedgerow units	0.10
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	-67.96%
	Hedgerow units	100.00%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.34
	Hedgerow units	0.10
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-67.96%
	Hedgerow units	100.00%
	River units	0.00%

References

CIEEM (2019) Advice Note - On the Lifespan of Ecological Reports and Surveys

DEFRA (2022) Biodiversity Metric 3.0 - Auditing and accounting for biodiversity calculation tool (macro enabled)

DEFRA (2022) Biodiversity Metric 3.0 - Technical Supplement

DEFRA (2022) Biodiversity Metric 3.0 - User Guide