



e3p

Biodiversity Metric Report

Rudman Street, Rochdale

Reference: 81-455-R1-2

Date: October 2023



BIODIVERSITY METRIC REPORT

Rudman Street
Rochdale

Prepared for:
Hallmark Ltd

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E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk/>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

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PREPARED BY	C. Evans	C. Evans	
QUALIFICATIONS	BSc (Hons), MRes, QCIEEM, Consultant Ecologist	BSc (Hons), MRes, QCIEEM, Consultant Ecologist	
CHECKED BY	H. Morgan	H. Morgan	
QUALIFICATIONS	BSc (Hons), MCIEEM, MEnvSc, CEnv, Senior Ecologist	BSc (Hons), MCIEEM, MEnvSc, CEnv, Senior Ecologist	
AUTHORISED BY	C. Barlow	C. Barlow	
QUALIFICATIONS	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM, Associate Director	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM, Associate Director	

EXECUTIVE SUMMARY

Site Address	Rudman Street, Shawclough, Rochdale, OL12 6LJ
Co-ordinates	E 389068, N 414689
Site Area	Approximately 0.15 ha
Current Site Use	The site is located in south-east Shawclough, approximately 2 km north of Rochdale. The site is currently disused and had recently been cleared and assumed to have previously comprised dense scrub. Adjacent areas comprised residential and commercial buildings, roads and public open spaces.
Proposed Development	Development proposals include the construction of two 2.5-storey residential properties, an access road and associated landscaping.
Results	The biodiversity metric results show a gain of 0.12 habitat units. A gain of 24.01% habitat units will be incurred on-site as a result of development. The trading rules have not been satisfied as habitats lost have not been 'traded up'.
Conclusions and Recommendations	The proposed scheme and proposed site plans show a gain of 0.12 habitat units as a result of the development. The trading rules have not been satisfied; however, it is not currently a mandatory requirement to meet these trading rules, but will be required from April 2024. As the planning application has been validated, it will not be a requirement to meet these rules on site.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed Hallmark Ltd to undertake a Biodiversity Metric Calculation at Rudman Street, Rochdale, hereafter referred to as “the site”.

This report has been produced by Conor Evans BSc (Hons) MRes QCIEEM Consultant Ecologist. Conor has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘Biodiversity Metric 4.0 Calculation Tool – Rudman Street, Rochdale.xl’.

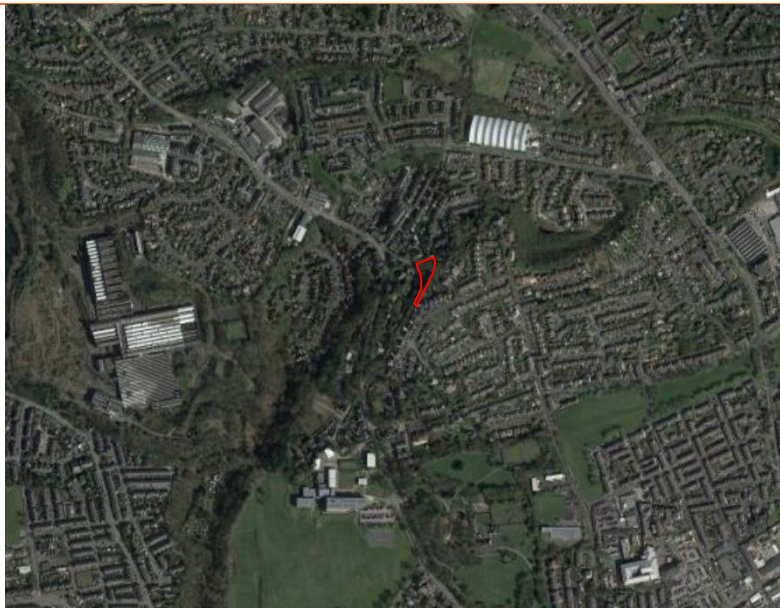
1.2. PREVIOUS SURVEYS

Pennine Ecological undertook a Preliminary Ecological Appraisal on-site in May 2023 (Pennine Ecological, 2023). During the survey, the site was found to comprise mixed scrub and bare ground, having recently been cleared.

1.3. SITE LOCATION

The site is located in south-east Shawclough, approximately 2 km north of Rochdale. The site is currently disused and entirely comprises dense scrub. Adjacent areas comprise residential and commercial buildings, roads and public open spaces. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

-  Identify percentage change in on-site habitat.
-  Identify the number of habitat units lost/gained on-site; and
-  Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 4.0 2023 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 4.0 User Guide (Natural England, 2023), the Biodiversity Metric 4.0 Technical Supplement (Natural England, 2022) and the Summary of Changes Biodiversity Metric 3.1 to 4.0 (2023).

This metric was calculated by Conor Evans, Consultant Ecologist at E3P. Conor has attended internal training courses focusing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool.

This metric was reviewed by Associate Director Celia Kenyon (née Barlow), BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 02nd May 2023 during a Preliminary Ecological Appraisal (Pennine Ecological, 2023). As the site had been recently cleared prior to the Preliminary Ecological Appraisal conducted by Pennine Ecological, the areas of mixed scrub identified on site have been extrapolated to cover the whole of the site to account for the vegetation clearance. A Phase 1 Habitat Plan was created to demonstrate the habitats located on site prior to the vegetation clearance. Please see Appendix I for the Phase 1 Habitat Plan.

The Biodiversity Metric 4.0 – Technical Annex 1 – Condition Assessment Sheets and Methodology (Natural England 2023) was used to undertake the condition assessment. The methodology follows the Biodiversity Metric 4.0 – User Guide (Natural England 2023).

On-site baseline habitats were measured from the Phase 1 Habitat Plan using QGIS. Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool.

2.3. POST DEVELOPMENT HABITAT CREATION

The Location Plan drawing (Soild Void, 2023; Drawing Reference: RSR-SVA-ZZ-ZZ-DR-A-2001 REV C) was used to measure potential habitat creation on-site. Areas of proposed trees were calculated using the biodiversity metric tree helper calculator.

Please see Appendix II for the Location Plan.

2.4. LIMITATIONS

Some areas on the site are double counted where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
DENSE SCRUB	Heathland and Shrub – Mixed Scrub	0.1210	Poor	Passes 1 of 5 condition assessment criteria: The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover). The above condition has been assumed based on information from the PEA site visit in May 2023 and aerial images of the site from previous years. The following assumptions have been made: ✳ The site is cleared on a regular basis, and therefore a mix of seedlings, saplings, young shrubs and mature shrubs are unlikely to be present. ✳ Japanese knotweed is known to be on site.



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
				✳ The scrub will be unlikely to have a well-developed edge present between the scrub and adjacent habitat due to regular clearance. ✳ There are unlikely to be clearings, glades or rides present within the scrub due to regular clearance.

3.2. HABITAT CREATION CONDITION ASSESSMENT

Habitats have been proposed within the site based on the Location Plan. Table 3.2 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

TABLE 3.2 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
HARDSTANDING AND BUILDINGS	Urban – Developed Land; Sealed Surface	0.0518	N/A	N/A
VEGETATED GARDEN	Urban – Vegetated Garden	0.0208	N/A	N/A
UNVEGETATED GARDEN	Urban – Unvegetated Garden	0.0484	N/A	N/A



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
PROPOSED TREES	Individual Trees – Urban Tree	0.1832 (5 medium trees with a girth of at least 18 cm when planted)	Moderate Passes 3 of 6 condition assessment criteria: ✚ The tree is a native species (or at least 70% within the block are native species). ✚ 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). ✚ 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.	Target time to condition will be 27 years.

It is acknowledged that the site tree area exceeds the site area, a landscape architect should be consulted to determine the amount of space required for tree planting. The area detailed reflects the value of the tree planting within the metric and is taken from the metric tree calculation tool.



3.3. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy, no local strategy'. The site entirely comprised poor quality mixed scrub, and was surrounded by commercial buildings, residential buildings, and roads. Due to the poor quality of the habitats on site, and the developed nature of the areas surrounding the site, the site is not anticipated to have significant ecological value. Additionally, the site is not noted within the local strategy.

3.4. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of +0.12 habitat units as a result of development. Table 3.3 shows the headline results detailed within the Biodiversity Metric.

TABLE 3.3 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	+0.12
	Hedgerow Units	N/A
	River Units	N/A
TOTAL NET % CHANGE	Habitat Units	+24.01%
	Hedgerow Units	N/A
	River Units	N/A

The trading rules of the metric have not been satisfied as habitats lost have not been 'traded up'. It will not be a requirement to meet these rules on site, as this is not a mandatory requirement until April 2024.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme can achieve a 24.01% gain in habitat units on-site.

The trading rules have not been satisfied; however, this is not currently a mandatory requirement, but will be required from April 2024.



5. REFERENCES

- 🏠 National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
- 🏠 Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide. Technical Annex 2.
- 🏠 Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide.
- 🏠 Natural England. (2023). The Biodiversity Metric 4.0. Technical Annex 1. Condition Assessment Sheets.
- 🏠 Pennine Ecological (2023). Preliminary Ecological Appraisal – Land at Rudman Street, Rochdale, Greater Manchester.
- 🏠 Solid Void (2023). Location Plan. Drawing Number: RSR-SVA-ZZ-ZZ-DR-A-2001 REV C

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN

Key:

 Boundary

 Dense scrub

Notes

Issue: 1	Revision: 1	Date: 22/09/2023	Drawn: CE	Authorised: CK
Client: Hallmark Ltd			Job No. 81-455	Date: 22/09/2023
			Drawing No. 001	Scale: 1:1000 @ A4
Job title: Rudman Street, Rochdale			Drawing title: Phase 1 Habitat Plan	



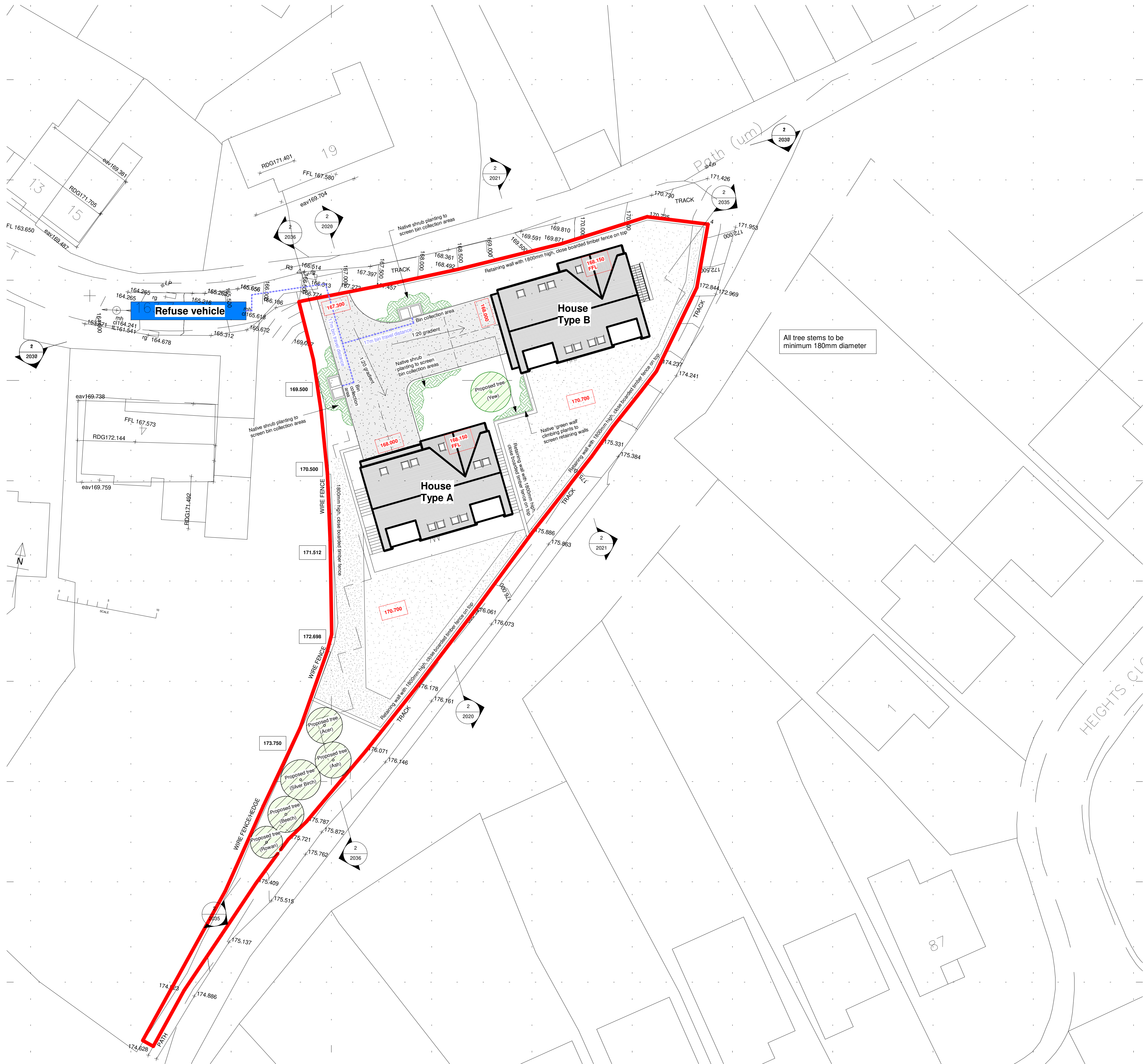
e3p

Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

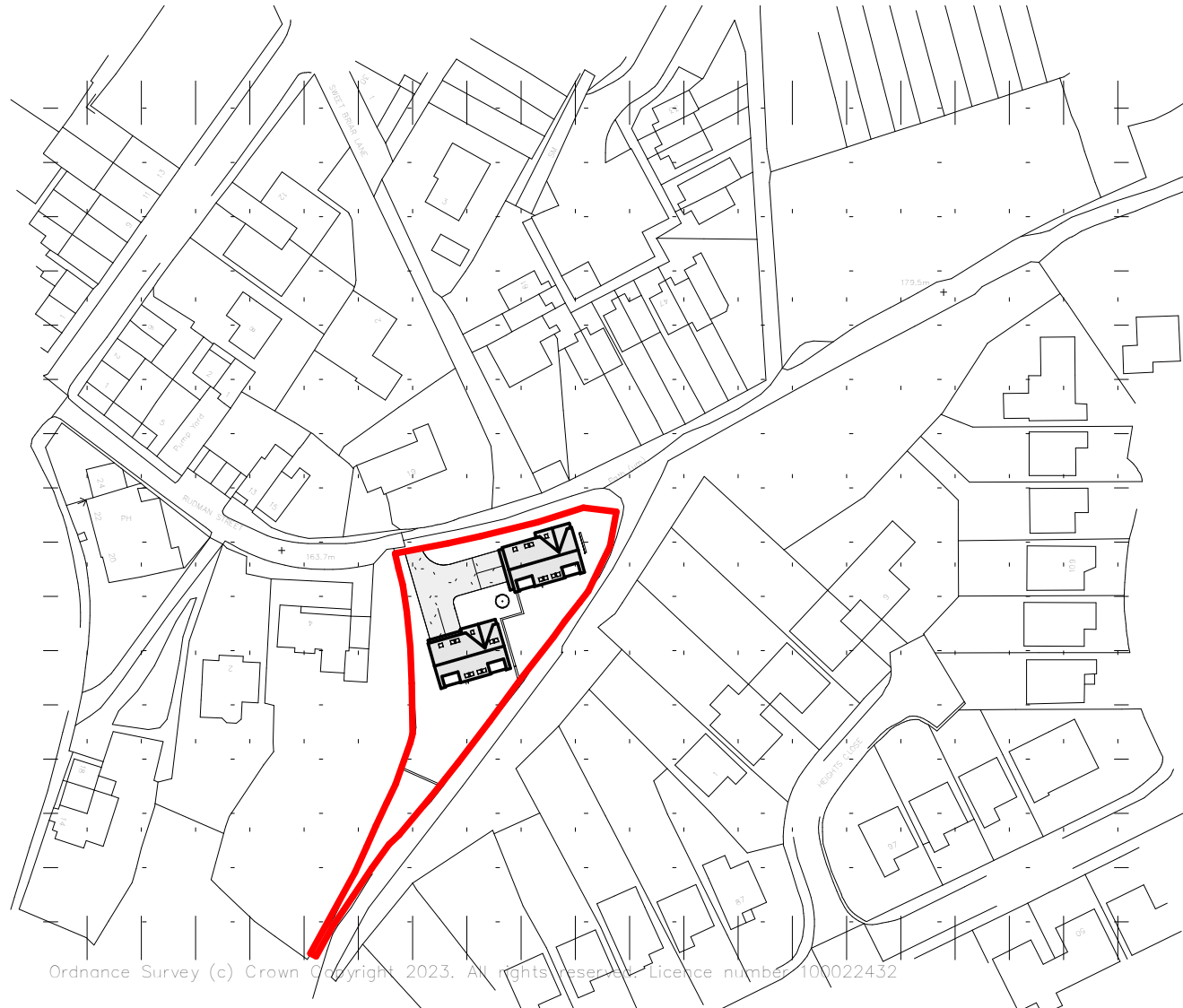
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APPENDIX II

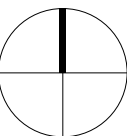
LOCATION PLAN



Level 0_Site Plan
1 : 200



Location Plan
1 : 1250



0m 5m 10m

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed: Ordnance Survey Promap, Licence number 100022432

James Kelly Architects Ltd t/a Solid Void – 16 Woolfenden Way, Wardle, OL12 9SS
Tel: 07949448088 – Email: solidvoid@outlook.com – Web: www.solidvoid.co.uk - Company No. 08545034

Rev	Date	Description
A	05.03.23	First Issue
B	15.03.23	Planning Issue
C	23.04.23	Planning Issue
C	28.09.23	Full Planning Issue

Dwn	Ckd	Drawn	JK
		Checked	JK
		Date	MAR 2023
		Scale @ A1	As indicated

Land Adjacent to 4 Rudman Street, OL12 6LJ (2325)
Proposed Site and Location Plans

RSR-SVA-ZZ-ZZ-DR-A-2001
REV C
PLANNING

SOLIDVOID