

SQUAREYARD LANDSCAPE ARCHITECTS + ECOLOGY

Land at Castleton Sidings

BIODIVERSITY NET GAIN TECHNICAL NOTE;

Adam Vickers
24/04/2024

INTRODUCTION/BACKGROUND

Planning Application : 23/00431/HYBR Castleton Sidings

Revised Description of Development

Full planning application for residential development, including access, car parking, landscaping, open space and associated engineering and infrastructure including an electric substation and foul water pump station.

SQUAREYARD (YD2 Ltd) have been commissioned by Kellen Homes to review a recent very minor layout change to the scheme at Castleton Siding, Rochdale and very specifically whether there is an impact on the submitted BNG metric.

The current BNG metric states that 10.20% BNG will be secured on the site. SQUAREYARD (YD2 Ltd) can confirm that will remain the case following this layout revision.

Attached to this note is a detailed review of the BNG provided by our partner Ecologist Ceridwyn Adkins BSc (Hons), MCIEEM.

I trust this information will prove sufficient at this time.

Regards

A Vickers

CMLI, PG Dip, BSc Hons Landscape Architecture and Ecology



Ostara Ecological Services

BNG Review

Prepared by	Ostara Ecological Services	Project Name	Castle Sidings
Date	26th April 2024	Project Ref	OES254
Prepared for	Adam Vickers	Address	Castle Sidings, Rochdale

Ostara Ecological Services LTD (Ostara) was commissioned on behalf of SQUAREYARD (YD2 Ltd) and Kellen Homes Ltd to review recent changes to the layout at Castleton Sidings, Rochdale. The previous landscape architects and ecologists 'Ascerta' are no longer involved in the scheme. Therefore Ostara have been commissioned to review the BNG and assess the proposed relocation of the pumping station on site and the changes, if any, predicted.

The proposed development is for a:

"Full application for residential development for 191 dwellings including access, landscaping, open space, together with the erection of substation and foul water pump station."

Pumping station is proposed to be moved from Public Open Space (POS) 'A' on the eastern boundary to the central piece of POS adjacent to the play area 'B' as detailed below.



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The proposed pumping station is the same size and layout as in the previous design and therefore does not take up any additional area of habitat when compared with the previous scheme.

Both the wildflower seeding and rich lawn mix areas have been allocated as 'Other Neutral Grassland' within the BNG assessment by Ascerta. Area A is proposed POS to be sown with Germinal Eco Species Rich Lawn Mix, or similar. The BNG calculator, as extracted, concludes:

Grassland	Other neutral grassland	0.148	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.77	Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved,
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Area B is proposed to be Hoggin paths with timber edging, proposed native tree planting and Wildflower seeding WF19 Pollinators Paradise, to the POS. The BNG calculator, as extracted, concludes:

Grassland	Other neutral grassland	0.1293	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.87	Wildflower seeding, WF19 Pollinators Paradise
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It should be noted, where the trees are lost in area B will be replanted in area A. It is understood that the two trees proposed in area B will be reallocated to area A to ensure the tree numbers across the site remain the same. The BNG calculator, as extracted, concludes:

Individual trees	Urban tree	2.394	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	7.32	Native trees in public areas
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Furthermore, area B has hoggin paths which are dug gravel and assessed as developed land under the BNG criteria. Therefore no additional developed land intake in the calculator is required.

As the proposed footprint of the pumping station has not increased and both areas considered equal within the BNG matrix we consider this to be of neutral impact to BNG.

After careful review and consideration, we have concluded that there is no immediate need to revisit the Biodiversity Net Gain (BNG) Assessment at this stage. Our assessment indicates that the revision represents an instance of no change, and therefore, the original assessment remains valid.

We understand the importance of maintaining accuracy and integrity in assessments, and we have thoroughly evaluated the impact of the revision on the BNG Assessment. Based on our findings, we are confident that the revision does not alter the overall outcome of the assessment.

Moving forward, we will continue to monitor any developments and changes that may affect the BNG Assessment, and we remain committed to providing you with the highest quality of service and expertise.



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It should be noted that this assessment is based on third party data, as such Ostara bears no responsibility for the accuracy and conclusions drawn by the data. Ostara has based the assessment on information provided by the client.

The assessments have been overseen, led and verified by full members of CIEEM who are bound by its code of professional conduct. All assessments have been undertaken with reference to the recommendations given in British Standard BS 42020, and as stated within specialist guidance, as appropriate, and are referenced separately. The assessment has been undertaken by:

Ceridwyn Adkins BSc (Hons), MCIEEM who has been an ecologist for 16 years including Local Authority Ecologist at Derbyshire and currently West Oxfordshire LPA, and who also holds Natural England Licences for bats and great crested newts (Level 2). **Due to the sensitive nature of the licence numbers, these can be supplied separately and should not be available in the public domain.**