

BIODIVERSITY GAIN PLAN FALCON CLOSE, ROCHDALE

A. DETAILS OF SUBMISSION

1. Date of submission	06/08/2024
2. Planning application reference number	24/00759/FUL
3. Local Planning Authority	Rochdale Borough Council
4. Development site address or site description	26 Falcon Close, Rochdale OL12 7RY
5. Description of development to which the Biodiversity Gain Plan relates	Erection of 2 detached dwellings following demolition of existing, including alterations to site access and associated boundary treatments.

B. APPLICANT RESPONSIBLE FOR SUBMISSION OF THE BIODIVERSITY GAIN PLAN

6. Name	Mr Browne
7. Organisation	Fairway Building & Remedial Contractors Ltd
8. Address	
9. Email address	
10. Telephone number	
11. Declaration	



Site Name

Client

Date

I/ We hereby submit our biodiversity gain plan as described in this form. I/ we confirm that, to the best of my/ our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person (s) giving them.

Signed:

Date:

C. PERSON RESPONSIBLE FOR COMPLETION OF THE BIODIVERSITY GAIN PLAN

12. Name	Samantha Pritchard
13. Organisation	E3P
14. Address	Unit 3 Wharfside Leisure Complex, Stirchley, Birmingham B30 3JH
15. Email address	spritchard@e3p.co.uk
16. Telephone number	0161 707 9612

17. Declaration

I/ we hereby submit our biodiversity gain plan as described in this form. I/we confirm that, to the best of my/ our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person (s) giving them.



Signed:

Date: 27th March 2025**D. BIODIVERSITY NET GAIN STRATEGY**

18. Please explain how you have met the 'what counts towards your BNG' guidance	BNG will not be met on site as the management of vegetated gardens cannot be secured for 30 years. Therefore, biodiversity credits will be purchased, using the Environment Bank, to achieve the BNG requirements in full.
19. Set out the steps taken on-site to avoid impacts to habitats and/ or minimise impacts to habitats including irreplaceable habitats where on site.	No habitats on site will be retained as a result of the development
20. How are you delivering the	Only onsite ☐ Only offsite ☒



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target net gain percentage?	Both ☐
21. Are any of your on-site enhancements considered "significant"?	Yes ☐ No ☒
22. If yes, provide details of the significant enhancement and appropriate planning condition or obligation to secure its long-term management.	N/A
23. How many Biodiversity Units are needed off-site to meet the required net gain percentage?	To meet the BNG requirement, the development would need to meet a deficit of 0.11 habitat units and 0.17 hedgerow units.
24. Rationale for proposed off-site delivery (if applicable)	The proposed site will solely sit in the curtilages of two residential properties. With the habitats on site being classified as vegetated gardens, where management cannot be secured. It is not considered feasible to achieve the required minimum 10% BNG on site or satisfy trading rules. As such, the purchase of biodiversity credits will be needed to achieve BNG.
25. Rationale for proposed use of Statutory biodiversity credits (if applicable)	N/A
26. Do you have a habitat management and monitoring plan in place?	Yes ☐ No ☒
27. Have you used the statutory biodiversity metric?	Yes ☒ No ☐
28. Completed biodiversity metric tool	Biodiversity Metric Tool used in conjunction with eh Statutory Biodiversity Metric Report (report number 81-883-R3-1) : The Statutory Biodiversity Metric Calculation Tool – Falcon Close, Rochdale.xlsm Environment Bank Biodiversity Metric: B-RCHD2406-MST-V02-Falcon Close, Rochdale – EB Complete.xlsx



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29. Condition assessments	The Statutory Biodiversity Metric Condition Assessments – Falcon Close, Rochdale. xlsx		
30. Pre-development habitat survey report and map	81-883-R3-1 Statutory Biodiversity Metric Report-Falcon Close, Rochdale.PDF		
31. Post-development habitat map or landscaped plan	81-883-R3-1 Statutory Biodiversity Metric Report-Falcon Close, Rochdale.PDF		
32. Has any approved habitats degradation been included in the baseline? If yes, include any relevant consenting body and reference number.	Yes ☐ No ☒	Consenting body: Reference number:	
E. ARE ANY OF THE BELOW BEING IMPACTED AS PART OF THE DEVELOPMENT- IF SO, HAVE YOU SUBMITTED A COMPENSATION PLAN TO MEET OTHER EXISTING BIODIVERSITY OBLIGATIONS TO THE LOCAL PLANNING AUTHORITY?			
33. Irreplaceable habitats	Yes ☐ No ☒	I have submitted an approved compensation plan ☐ I have not submitted an approved compensation plan ☒	
F. ON SITE HABITAT ENHANCEMENTS (IF REQUIRED)			
34. Survey date(s)			
35. Survey constraints			
36. Total pre-development biodiversity value in BU)		37. Total post- development biodiversity value (in BU)	
Number of area habitat Biodiversity Units	0.19	Number of area habitat Biodiversity Units	0.11
Number of hedgerow Biodiversity Units	0.16	Number of hedgerow Biodiversity Units	0.00
Number of watercourse Biodiversity Units	0.00	Number of watercourse Biodiversity Units	0.00
38. Total net change in Biodiversity Units			



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Area habitat Biodiversity Units	-0.09	-44.47%
Hedgerow Biodiversity Units	-0.16	-100.00%
Watercourse Biodiversity Units	0.00	0.00%
39. Will Biodiversity Units being delivered on any part of your site be registered and allocated to other developments? If yes or provisionally, please provide details.	Yes ☐ Please provide details here Provisionally, not yet confirmed ☐ No ☒	
G. OFF SITE HABITAT ENHANCEMENTS (IF REQUIRED)		
40. Please give details of the off-site habitat enhancement being proposed	Offsite habitat units were purchased through the Environment Bank on 21 st March 2025. This included the following units: Lowland Meadow – 0.06 units Grassland – 0.08 units Hedgerow – 0.36 units	
41. Biodiversity Gain Site Register reference number(s)	BGS-021024004 / BGS-050924002 / BGS-040924002	
42. How have off-site habitat enhancement proposals been secured?	S106 ☒ Conservation Covenant ☐ Provide details of responsible body	
43. Total pre-development biodiversity value (in BU)		44. Total post-development biodiversity value (in BU)
Number of area habitat Biodiversity Units	0.33	Number of area habitat Biodiversity Units 0.39
Number of hedgerow Biodiversity Units	0.16	Number of hedgerow Biodiversity Units 0.36
Number of watercourse Biodiversity Units	0.00	Number of watercourse Biodiversity Units 0.00
45. Total net change in Biodiversity Units		
Area habitat Biodiversity Units	0.04	19.91%
Hedgerow Biodiversity Units	0.02	15.62%



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Watercourse Biodiversity Units	N/A	N/A
H. STATUTORY BIODIVERSITY CREDITS		
46. Are statutory biodiversity credits required? If yes, please completed section 47-49	Yes ☐ No ☒	
47. How many statutory biodiversity credits are required?	Tier	Unit shortfall by tier (spatial risk multiplier included)
	A1	
	A2	
	A3	
	A4	
	A5	
	H	
48. What evidence is there that no units are available through the market?	W	
49. Proof of purchase	(Provide link and ref number)	
I. TRADING SUMMARY		
50. Distinctiveness group	Trading satisfied?	If no, has bespoke compensation been agreed?
Very high	Yes ☒ No ☐	Yes ☐ No ☐
High	Yes ☒ No ☐	Yes ☐ No ☐
Medium	Yes ☒ No ☐	Yes ☐ No ☐
Low	Yes ☒ No ☐	Yes ☐ No ☐
J. TBC SHARING DATA (NOT MANDATORY)		
51. Will you share relevant ecological survey data with the appropriate Local Environmental Records Centre (LERC) or any other bodies?	Yes	

