

# Biodiversity Metric Report

Falcon Close, Rochdale  
Reference: 81-883-R3-1  
Date: July 24





## 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

|                  |           |
|------------------|-----------|
| Report reference | 81-883-R3 |
|------------------|-----------|

| REV REF: | DESCRIPTION | AUTHOR | CHECKED | AUTHORISED | DATE     |
|----------|-------------|--------|---------|------------|----------|
| R3-1     | First issue | CE     | CJ      | CK         | 19/07/24 |

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party. This report has been prepared by the qualified persons as listed below.

| WRITTEN BY  | QUALIFICATIONS   | POSITION             |
|-------------|------------------|----------------------|
| Conor Evans | BSc (Hons), MRes | Consultant Ecologist |

| REVIEWED BY  | QUALIFICATIONS | POSITION             |
|--------------|----------------|----------------------|
| Carlin Jones | BSc (Hons)     | Consultant Ecologist |

| AUTHORISED BY | QUALIFICATIONS                           | POSITION           |
|---------------|------------------------------------------|--------------------|
| Celia Kenyon  | BSc (Hons), MSc, MEnvSc,<br>CEnv, MCIEEM | Associate Director |



## EXECUTIVE SUMMARY

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |       |                |       |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|----------------|-------|
| Site Address                    | 26 Falcon Close, Rochdale OL12 7RY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |       |                |       |
| Co-ordinates                    | E 385966, N 414871                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |       |                |       |
| Site Area                       | Approximately 0.2 ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |       |                |       |
| Current Site Use                | The site is currently inactive and comprises introduced shrub, modified grassland, two treelines and developed land associated with hardstanding, one building and two walls. One tree was also present within the introduced shrub.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |       |                |       |
| Proposed Development            | Development proposals include the construction of two residential properties and associated landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |       |                |       |
| Results                         | <p>The biodiversity metric shows that the proposed development will result in a loss of habitat units and hedgerow units as follows:</p> <table> <tr> <td>Habitat Units</td><td>-0.09</td></tr> <tr> <td>Hedgerow Units</td><td>-0.16</td></tr> </table> <p>The trading rules of the metric have not been satisfied, as habitats lost have not been 'traded up'. This includes modified grassland, individual trees and treelines.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       | Habitat Units | -0.09 | Hedgerow Units | -0.16 |
| Habitat Units                   | -0.09                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |       |                |       |
| Hedgerow Units                  | -0.16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |       |                |       |
| Conclusions and Recommendations | <p>The proposed scheme will incur a loss of 0.09 habitat units and 0.16 hedgerow units as a result of the development.</p> <p>A deficit on 10% of 0.11 habitat units and 0.17 hedgerow units will be incurred on site as a result of the development. <b>A total of 0.03 individual tree units, 0.05 low distinctiveness habitat units and 0.16 low distinctiveness hedgerow units will need to be offset in order to satisfy the trading rules.</b></p> <p>As the vegetated gardens cannot be secured for 30 years, it is not considered feasible to achieve a 10% net gain in habitat units on-site or satisfy the trading rules. As such, off-site compensation or a conservation offset payment will be required for the development to proceed.</p> <p>Additional species enhancements could be provided on-site, including bat and bird boxes and hedgehog houses.</p> |               |       |                |       |



## Table of Contents

|                                                                  |           |
|------------------------------------------------------------------|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                                   | <b>3</b>  |
| <b>1.INTRODUCTION .....</b>                                      | <b>5</b>  |
| 1.1. Background .....                                            | 5         |
| 1.2. Previous Surveys .....                                      | 5         |
| 1.3. Site Location .....                                         | 5         |
| 1.4. Objectives .....                                            | 6         |
| <b>2.METHODOLOGY .....</b>                                       | <b>7</b>  |
| 2.1. Biodiversity Metric .....                                   | 7         |
| 2.2. On-Site Habitat Baseline Data .....                         | 7         |
| 2.3. Post Development Habitat Creation .....                     | 7         |
| 2.4. Limitations .....                                           | 7         |
| <b>3.RESULTS .....</b>                                           | <b>8</b>  |
| 3.1. On-Site Baseline Habitat Condition Assessment Results ..... | 8         |
| 3.2. Habitat Creation Condition Assessment .....                 | 10        |
| 3.3. Strategic Significance .....                                | 11        |
| 3.4. Biodiversity Unit Result .....                              | 11        |
| <b>4.CONCLUSIONS AND RECOMMENDATIONS .....</b>                   | <b>12</b> |
| <b>5.PLANNING APPLICATION INFORMATION .....</b>                  | <b>13</b> |
| <b>6.REFERENCES .....</b>                                        | <b>14</b> |
| <b>APPENDIX I UKHAB HABITAT PLAN .....</b>                       | <b>15</b> |
| <b>APPENDIX II POST-DEVELOPMENT HABITAT PLAN .....</b>           | <b>16</b> |
| <b>APPENDIX III PROPOSED SITE PLAN .....</b>                     | <b>17</b> |



## 1. INTRODUCTION

### 1.1. BACKGROUND

E3P has been instructed by Fairway Building and Remedial Contractors Ltd to undertake a Biodiversity Metric Calculation at Falcon Close, Rochdale, hereafter referred to as “the site”.

This report has been produced by Conor Evans BSc (Hons) MRes, Consultant Ecologist at E3P. Conor holds a Qualifying membership of CIEEM and has over three years of professional experience as an ecologist. Conor has experience undertaking condition assessments and Biodiversity Net Gain assessments on a range of projects across the UK.

This report should be read in conjunction with ‘The Statutory Biodiversity Metric Calculation Tool – Falcon Close, Rochdale’.

### 1.2. PREVIOUS SURVEYS

E3P undertook a Preliminary Ecological Appraisal on-site in June 2024 (report reference: 81-883-R2). The survey included a Condition Assessment of the on-site habitats. During the survey, the site was found to comprise introduced shrub, modified grassland, two treelines and developed land associated with hardstanding, one building and two walls. One tree was also present within the introduced shrub.

### 1.3. SITE LOCATION

The site is located in Norden, Rochdale. The site is accessed via Woodhouse Lane which defines the north-east site boundary. Residential housing is located directly adjacent to the south-east, south-west and north-west site boundary. An unnamed watercourse is located approximately 20 m west of the site, which flows through a large area of broadleaved woodland. A series of arable fields are located approximately 50 m north-west of the site. Naden Brook is located approximately 300 m south of the site. Multiple reservoirs are located within 1 km of the site, including Doctor Dam, which is located approximately 340 m north-west of the site, and Greenbooth Reservoir, which is located approximately 480 m north-west of the site. Please refer to Figure 1 for the approximate site location.

**Figure 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) Statutory Biodiversity Metric 2024 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (Natural England, 2024).

This metric was calculated by Conor Evans, Consultant Ecologist at E3P. Conor has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This metric was reviewed by Associate Director Celia Kenyon 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 20th June 2024 during the Preliminary Ecological Appraisal (report reference: 81-883-R2). The Statutory Biodiversity Metric Condition Assessment Sheets (Natural England, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (Natural England 2024). On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS and input into the metric. Tree information was taken from the Arboricultural Impact Assessment and Method Statement (E3P, 2024; Report Reference: 81-883-R1). The diameter at breast height (DBH) was used to inform tree area. The Tree Helper within the metric was used to calculate the area for the individual tree within the introduced shrub.

Please see Appendix I for the UKHab Habitat Plan.

### 2.3. POST DEVELOPMENT HABITAT CREATION

The Proposed Site Plan (Northern Planners, 2024; Drawing Number: 24NP504/01/003) was used to measure potential habitat creation on-site. The areas of proposed habitats were measured using QGIS. A Post-Development Habitat Plan has been created to coincide with the UKHab habitat types within the Statutory Metric.

Please see Appendix II for the Post-Development Habitat Plan and Appendix III for the Proposed Site Plan.

### 2.4. LIMITATIONS

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

The PEA was undertaken in June and as a result of differing flowering times between species, it is possible that some species of flora may have been missed during the survey. This is not considered to be a major constraint, as key habitat indicator species were identified.



### 3. RESULTS

#### 3.1. ON-SITE BASELINE HABITAT CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

**Table 1** Habitat Baseline Condition Assessment Results

| HABITAT TYPE (UKHAB)                                  | AREA/LENGTH (HA/KM) | CONDITION ASSESSMENT | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|---------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban - Developed Land; Sealed Surface (Buildings)    | 0.0029              | N/A                  | N/A                                                                                                                                                                                                                                                                                                                                                                       |
| Urban - Developed Land; Sealed Surface (Hardstanding) | 0.0242              | N/A                  | N/A                                                                                                                                                                                                                                                                                                                                                                       |
| Urban - Introduced Shrub                              | 0.0358              | Poor                 | N/A - Condition automatically set by metric.                                                                                                                                                                                                                                                                                                                              |
| Grassland - Modified Grassland                        | 0.0446              | Poor                 | Fails Criterion A, which is essential for achieving Moderate or Good condition:<br><i>'There are 6-8 vascular plant species per m<sup>2</sup>, including at least 2 forbs'.</i>                                                                                                                                                                                           |
| Individual Trees - Urban Tree                         | 0.0041 (T1)         | Moderate             | Passes 3 of 6 condition assessment criteria:<br><ul style="list-style-type: none"> <li> The tree is a native species.</li> <li> The tree canopy is predominantly continuous, with gaps in canopy cover making up &lt;10% of total area and no individual gap being &gt;5 m wide.</li> <li> More than 20% of the tree canopy is oversailing vegetation beneath.</li> </ul> |
| Hedgerow and Line of Trees - Line of Trees (TL1)      | 0.0256              | Moderate             | Passes 4 of 5 condition assessment criteria:<br><ul style="list-style-type: none"> <li> Tree canopy is predominantly continuous with gaps in canopy cover making up &lt;10% of total area and no individual gap being &gt; 5m wide.</li> </ul>                                                                                                                            |



| HABITAT TYPE (UKHAB)                             | AREA/LENGTH<br>(HA/KM) | CONDITION<br>ASSESSMENT | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------|------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  |                        |                         | <ul style="list-style-type: none"> <li>One or more trees has veteran features and/or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.</li> <li>There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.</li> <li>At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.</li> </ul>     |
| Hedgerow and Line of Trees - Line of Trees (TL2) | 0.0133                 | Moderate                | <p>Passes 3 of 5 condition assessment criteria:</p> <ul style="list-style-type: none"> <li>Tree canopy is predominantly continuous with gaps in canopy cover making up &lt;10% of total area and no individual gap being &gt; 5m wide.</li> <li>There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.</li> <li>At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.</li> </ul> |



### 3.2. HABITAT CREATION CONDITION ASSESSMENT

Table 3 shows the details of the target condition assessment and total areas of proposed 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 2**      **Habitat Creation Condition Assessment Results**

| HABITAT TYPE (UKHAB)                                  | AREA (HA) | TARGET CONDITION | DESCRIPTION                                  | TIME TO TARGET CONDITION |
|-------------------------------------------------------|-----------|------------------|----------------------------------------------|--------------------------|
| Urban - Developed Land; Sealed Surface (Buildings)    | 0.0249    | N/A              | N/A                                          | N/A                      |
| Urban - Developed Land; Sealed Surface (Hardstanding) | 0.0269    | N/A              | N/A                                          | N/A                      |
| Urban - Vegetated Garden                              | 0.0557    | N/A              | N/A - Condition automatically set by metric. | One year                 |



### 3.3. STRATEGIC SIGNIFICANCE

The site is not noted within the Rochdale Borough Council Core Strategy (adopted October 2016) for its ecological value. Additionally, the majority of the site comprises developed land, modified grassland and introduced shrub, which are of limited ecological value. The treelines are anticipated to be of highest ecological importance. The strategic significance was therefore set as 'Area/compensation not in local plan/no local plan'.

### 3.4. BIODIVERSITY UNIT RESULT

The headline results of the metric show that a loss of 0.09 habitat units and 0.16 hedgerow units will be incurred as a result of development. Table 3 shows the headline results detailed within the Biodiversity Metric.

**Table 3 Headline Results**

| HEADLINE              | CATEGORY          | RESULT   |
|-----------------------|-------------------|----------|
| Total Net Unit Change | Habitat Units     | -0.09    |
|                       | Hedgerow Units    | -0.16    |
|                       | Watercourse Units | N/A      |
| Total Net % Change    | Habitat Units     | -44.17%  |
|                       | Hedgerow Units    | -100.00% |
|                       | Watercourse Units | N/A      |

The development based on current proposals will result in a deficit on of 10% of 0.07 habitat units and 0.17 hedgerow units. Table 4 details the unit deficit on 10% that will be incurred as a result of the development.

**Table 4 Unit Deficit**

| CATEGORY       | TARGET | BASELINE UNITS | UNITS REQUIRED | UNIT DEFICIT |
|----------------|--------|----------------|----------------|--------------|
| Habitat Units  | 10.00% | 0.19           | 0.21           | 0.11         |
| Hedgerow Units | 10.00% | 0.16           | 0.17           | 0.17         |

Furthermore, the trading rules of the metric have not been satisfied, as habitats lost have not been 'traded up'. This includes modified grassland, introduced shrub, individual trees and treelines. Please refer to Table 5 for the details of unit losses to be offset.

**Table 5 Trading Summary**

| DISTINCTIVENESS | HABITAT GROUP    | UNIT LOSSES TO BE OFFSET |
|-----------------|------------------|--------------------------|
| Medium          | Individual Trees | 0.03                     |
| Low             | Habitat          | 0.05                     |
| Low             | Hedgerow         | 0.16                     |



## 4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme will incur a loss of 0.09 habitat units and 0.16 hedgerow units as a result of the development.

A deficit on 10% of 0.11 habitat units and 0.17 hedgerow units will be incurred on site as a result of the development. **A total of 0.03 individual tree units, 0.05 low distinctiveness habitat units and 0.16 low distinctiveness hedgerow units will need to be offset in order to satisfy the trading rules.**

As the vegetated gardens cannot be secured for 30 years, it is not considered feasible to achieve a 10% net gain in habitat units on-site or satisfy the trading rules. As such, off-site compensation or a conservation offset payment will be required for the development to proceed.

The Biodiversity Metric does not take account for additional species enhancements within the site, and to further increase the site's value for wildlife, the following could be provided:

-  Hedgehog houses may be installed to enhance the site for hedgehogs.
-  Bat and bird boxes could be integrated into the proposed buildings.



## 5. PLANNING APPLICATION INFORMATION

**Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.**

0.19 habitat units and 0.16 hedgerow units.

**Please provide the date the onsite pre-development biodiversity value was calculated:**

20th June 2024

**If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used:**

Biodiversity Metric was completed prior to submission of the planning application.

**When was the version of the biodiversity metric used published?**

10th July 2024

**Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:**

-  - on or after 30 January 2020 which were not in accordance with a planning permission; or
-  - on or after 25 August 2023 which were in accordance with a planning permission?

No loss of onsite habitats on or after the above dates prior to pre-development biodiversity value calculation.

**Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:**

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No irreplaceable habitat was identified onsite.



## 6. REFERENCES

- ✦ E3P (2024). Arboricultural Impact Assessment and Method Statement - Falcon Close, Rochdale (Report Reference: 81-883-R1)
- ✦ E3P (2024). Preliminary Ecological Appraisal - Falcon Close, Rochdale (Report Reference: 81-883-R2).
- ✦ Natural England Joint Publication JP039. (2024). The Statutory Biodiversity Metric User Guide.
- ✦ Natural England. (2024). Statutory Biodiversity Metric Condition Assessments.
- ✦ Northern Planners (2024). Proposed Site Plan (Drawing Number: 24NP504/01/003).
- ✦ Rochdale Borough Council (2016). Rochdale Adopted Core Strategy.

**END OF REPORT**

# **APPENDIX I**

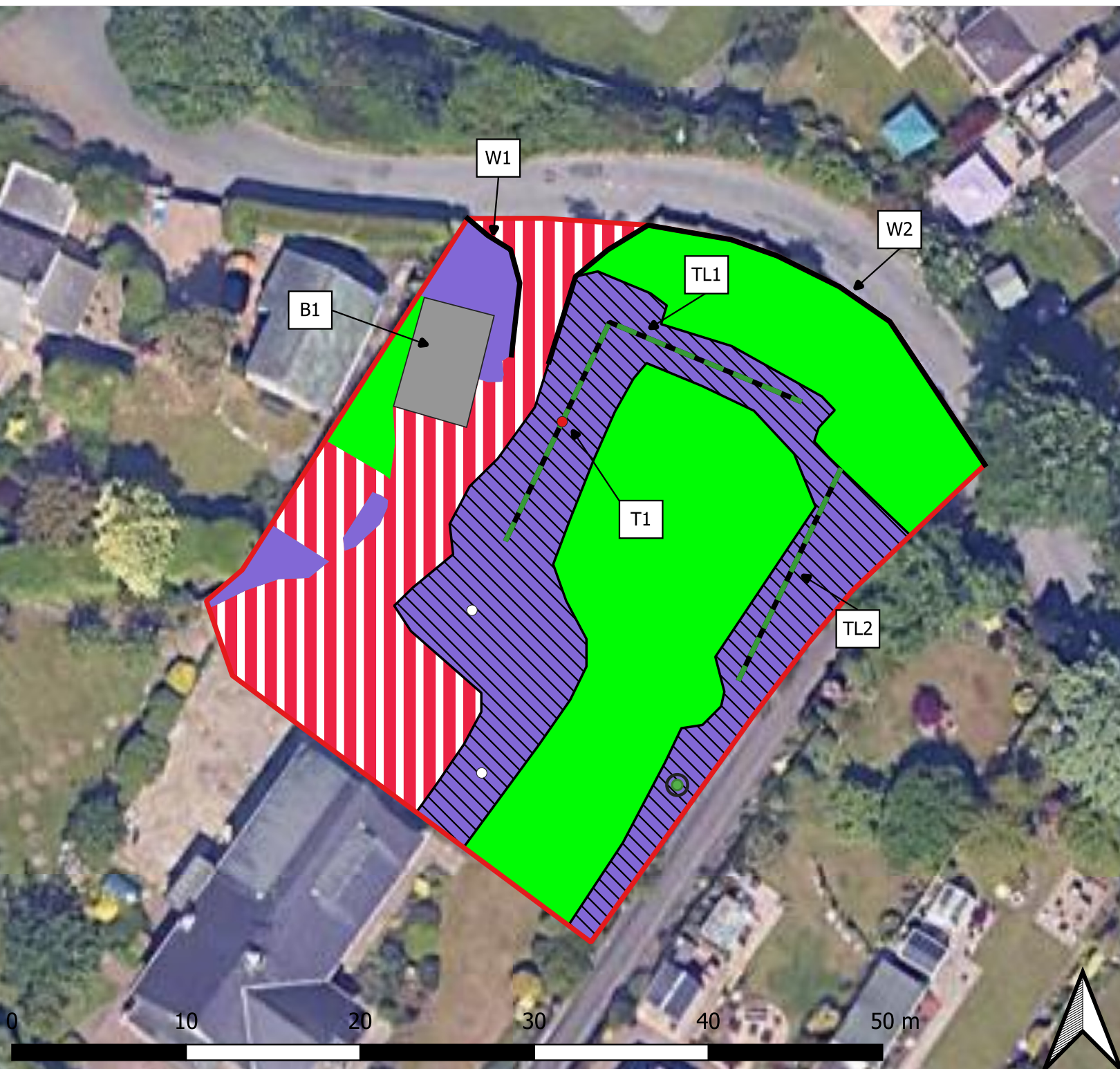
## **UKHAB HABITAT PLAN**



- Red Line Boundary
- Line of trees
- Wall
- Existing urban tree
- Bat potential tree
- Wall cotoneaster
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Buildings
- Field horsetail

Notes

|                                                             |                |                     |                                      |                      |
|-------------------------------------------------------------|----------------|---------------------|--------------------------------------|----------------------|
| Issue:<br>1                                                 | Revision:<br>1 | Date:<br>05/07/2024 | Drawn:<br>CE                         | Authorised:<br>CK    |
| Client:<br>Fairway Building and Remedial<br>Contractors Ltd |                |                     | Job No.<br>81-883                    | Date:<br>05/07/2024  |
|                                                             |                |                     | Drawing No.<br>001                   | Scale:<br>1:300 @ A4 |
| Job title:<br>Falcon Close, Rochdale                        |                |                     | Drawing title:<br>UKHab Habitat Plan |                      |



# **APPENDIX II POST-DEVELOPMENT HABITAT PLAN**



Key:

-  Red Line Boundary
-  Vegetated garden
-  Buildings
-  Hardstanding

## Notes

|                                                             |                |                     |                                                 |                      |
|-------------------------------------------------------------|----------------|---------------------|-------------------------------------------------|----------------------|
| Issue:<br>1                                                 | Revision:<br>1 | Date:<br>11/07/2024 | Drawn:<br>CE                                    | Authorised:<br>CK    |
| Client:<br>Fairway Building and Remedial<br>Contractors Ltd |                |                     | Job No.<br>81-883                               | Date:<br>11/07/2024  |
|                                                             |                |                     | Drawing No.<br>002                              | Scale:<br>1:300 @ A4 |
| Job title:<br>Falcon Close, Rochdale                        |                |                     | Drawing title:<br>Post-Development Habitat Plan |                      |



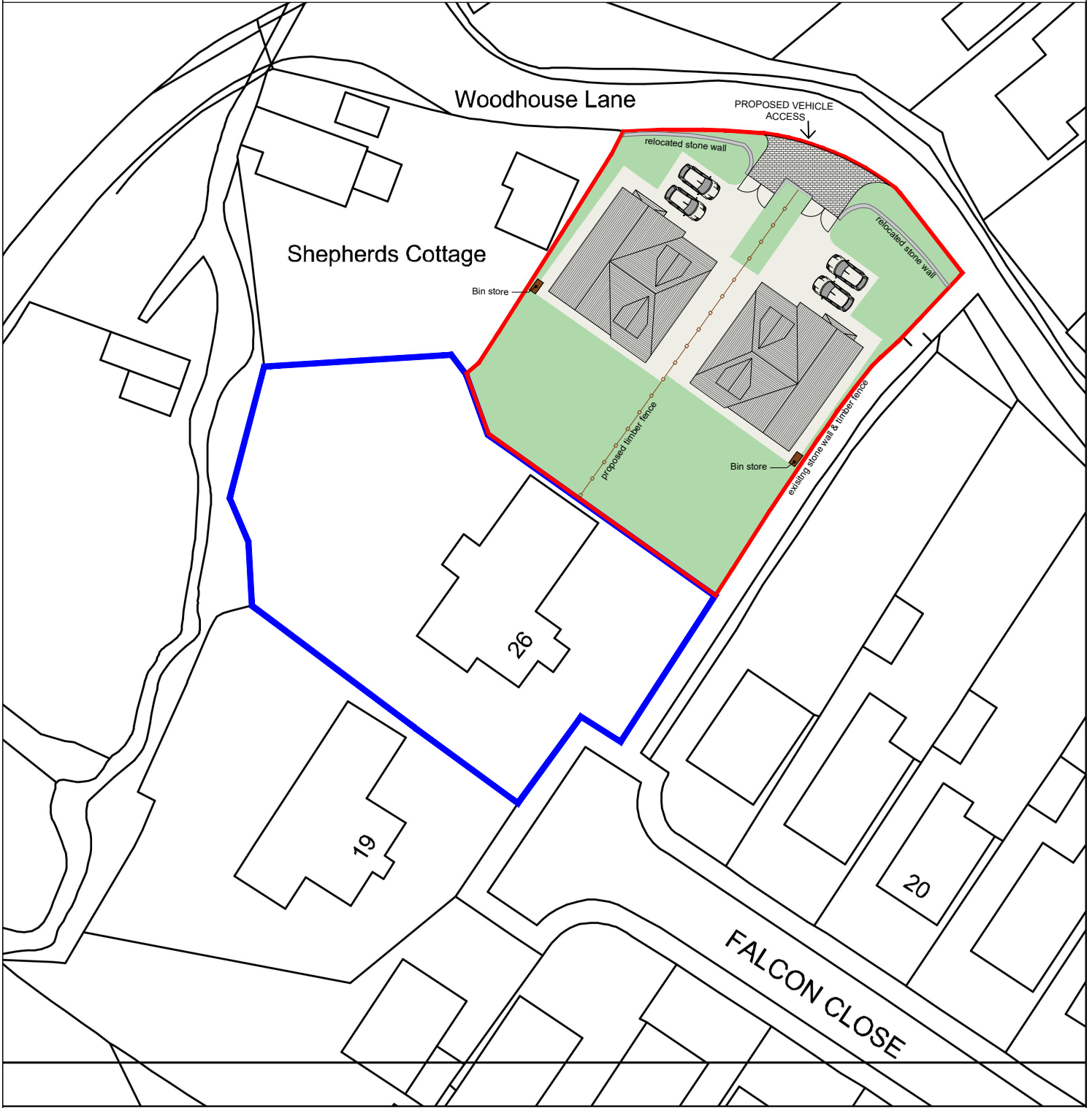
Environmental Engineering Partnership Ltd  
Manchester Office  
Taylor Road, Urmston M41 7JQ  
Tel: 0161 707 9612  
Email: info@e3p.co.uk  
Website: www.e3p.co.uk

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

# **APPENDIX III**

## **PROPOSED SITE PLAN**





**northern  
planners**  
A trading name of Energyline Ltd

tel: 01423 799954  
www.northernplanners.co.uk

|                                          |                |                     |           |
|------------------------------------------|----------------|---------------------|-----------|
| Project Title.<br>Falcon Close, Rochdale |                |                     |           |
| Title.<br>Proposed Site Plan             |                | Date.<br>April 2024 |           |
| Drawing No.<br>24NP504/01/003            |                | Client.             |           |
| Scale.<br>1:500 @ A4                     | Format.<br>PDF | Sheet.<br>1         | Rev.<br>A |