



BIODIVERSITY NET GAIN SUMMARY REPORT

**LAND BETWEEN BOARSHAW ROAD AND BRASSEY STREET
MIDDLETON
ROCHDALE
M24 6AJ**

AUGUST 2024

BIODIVERSITY NET GAIN ASSESSMENT

**LAND BETWEEN BOARSHAW ROAD AND BRASSEY STREET
MIDDLETON
ROCHDALE
M24 6AJ**

A report for

**RECEDHAM DEVELOPMENTS LIMITED
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EXECUTIVE SUMMARY

PENNINE Ecological were commissioned in July 2024 Recedham Developments Ltd to undertake a Biodiversity Net Gain (BNG) assessment for land between Boarshaw Road and Brassey Street, Middleton, Rochdale, M24 6AJ (hereafter referred to as 'the site').

The development comprises the construction of three residential dwellings and associated landscaping. The assessment follows the completion of a Preliminary Ecological Appraisal undertaken by PENNINE ecological in July 2024 (PENNINE ecological, 2024).

The assessment includes the use of the Natural England Biodiversity Metric (version 4.0) tool to determine whether the proposals would result in a biodiversity net gain or loss. The assessment was completed using standard methodologies and there was no deviation from the recognised guidance.

The habitats encountered on site were of the following distinctiveness' (UK Habitat Classification types in brackets):

- Low (g4 modified grassland); and
- Medium (Individual urban trees)

No other habitats e.g., hedgerows, waterbodies etc. were recorded on site.

The habitat retention, enhancement and creation proposals (where applicable) for the development would result in an overall biodiversity net loss of 0.12 habitat units (-24.09%), the results of which are included within the table below.

The Habitat Trading Rules have not been satisfied.

Table 0-1: BNG Metric v4.0 Results

	Habitat Units	Habitat Units % Change	Hedgerow Units	Hedgerow Units % Change
On-site Baseline	0.46	-	-	-
On-site Post-intervention	0.21	-	-	-
On-site Net Change	-0.25	-54.70	-	-
Trading Rules Satisfied	No			

The current document is a summary of net-gain calculations only.

1. INTRODUCTION

1.1 BACKGROUND

PENNINE Ecological were commissioned in July 2024 Recedham Developments Ltd to undertake a Biodiversity Net Gain (BNG) assessment for land between Boarshaw Road and Brassey Street, Middleton, Rochdale, M24 6AJ (hereafter referred to as 'the site').

The development comprises the construction of three residential dwellings and associated landscaping. The assessment follows the completion of a Preliminary Ecological Appraisal undertaken by PENNINE ecological in July 2024 (PENNINE ecological, 2024).

The habitats recorded during the July 2024 field survey are illustrated in Figure 1 Appendix A with the site proposals included within Figure 2.

The assessment has been undertaken to determine whether or not the development demonstrates an overall net gain or loss of biodiversity, in line with the current National Planning Policy Framework, 2021.

1.2 SITE LOCATION

The site is located between Boarshaw Road and Brassey Street in what is a predominantly urban environment with semi-detached properties and terraced housing and their gardens dominating the immediate surrounding landscape. Approximately 30m to the north of the site is an area of amenity grassland (Brassey Recreation Ground) and semi-mature trees. Whit Book is approximately 50m to the east of the site on the opposite side of Boarshaw Road to the site.

The central Ordnance Survey National Grid Reference¹ for the site is SD 87496 06558.

1.3 PURPOSE OF THIS REPORT AND BNG BACKGROUND

This document provides the results of the BNG assessment which includes the use of the biodiversity metric (version 4.0) tool to determine whether the proposals on-site would result in an overall net gain or net loss; this result can be expressed in habitat units and/or a percentage. A habitat will contain a number of biodiversity units, depending on the following: size, quality, location and type. Biodiversity units can be lost through development or generated through work to create and/or enhance habitats.

As can be read in <https://www.gov.uk/guidance/understanding-biodiversity-net-gain> the purpose of Biodiversity Net Gain is "a way of creating and improving natural

¹ Ordnance Survey National Grid reference used throughout the report.

habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development."

Through site selection and layout, developers should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG (unless agreed otherwise with the Local Authority), as measured by the statutory biodiversity metric. There are three ways a developer can achieve BNG.

1. They can create biodiversity on-site (within the red line boundary of a development site).
2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
3. If developers cannot achieve on or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

As of 12th February 2024 BNG became mandatory (unless exempt) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% unless otherwise agreed with the relevant Local Authority.

2. METHODOLOGY

2.1 UK HABITAT CLASSIFICATION BASELINE SURVEY

For a BNG assessment to be completed a UK Habitat Classification (UKHabs) Survey (UKHab Ltd, 2022) has to be undertaken of the site's baseline habitats. The UKHabs survey, which included condition assessments of the habitats, was undertaken by PENNINE ecological in October 2023.

The survey and the BNG assessment was undertaken by Stuart Macpherson who is an Associate member of the Chartered Institute of Ecology and Environmental Management (ACIEEM) who is a competent botanist with over 14 years' experience in the land management and ecology sectors.

2.2 BIODIVERSITY METRIC VERSION 4.0 CALCULATOR TOOL

All habitats recorded within the footprint of the site during the August 2023 field survey were included in the Biodiversity Metric 4.0 Metric Calculation Tool. The statutory (official) biodiversity metric is a way of measuring biodiversity value for the purposes of BNG. It measures all types of habitat, including:

- grassland
- hedgerows
- lakes
- woodland
- watercourses such as rivers and streams.

For BNG, biodiversity is measured in standardised biodiversity units. The metric measures the biodiversity value of habitats by calculating the number of biodiversity units. It calculates:

- how many units a habitat contains before development takes place.
- how many units are needed to replace the units of habitat lost and to achieve 10% BNG (unless agreed otherwise the Local Authority), through the creation or enhancement of habitat.

The formula takes different factors into account, including the habitat's:

- size
- quality
- location
- type.

For created or enhanced habitats, the formula also takes account of:

- difficulty of creation or enhancement

- the time it takes a habitat to reach its target condition
- distance from the habitat loss.

The statutory (official) biodiversity metric calculation tool must be used in order to demonstrate that the ecologist/assigned person has calculated the number of biodiversity units for existing habitat or habitat enhancements in accordance with the metric. This enables an assessment of the baseline condition, expected habitat losses arising from the development and proposed on-site habitat mitigation following construction.

This metric calculation has been undertaken following the standard methodology (Natural England, 2023) and in accordance with CIEEM good practice guidelines (CIEEM, 2019).

2.3 LIMITATIONS

There were no significant constraints to the field survey undertaken in July 2023 or the BNG assessment completed in August 2024.

3. BIODIVERSITY NET GAIN ASSESSMENT RESULTS

3.1 ON-SITE HABITAT BASELINE RESULTS

The habitats recorded on site were of low and medium distinctiveness according to the metric. The habitats and their respective areas, distinctiveness, condition etc. are included in Table 3.1 below.

In total, the surveyed habitats have a total habitat value of 0.49 habitat units. A summary of the baseline habitats and habitat unit information is provided in Table 3.1 below.

Table 3.1: Summary of the Baseline Habitats and Habitat Value

Broad Habitat	Habitat Type	Habitat Area (ha)	Distinctiveness	Condition	Total Habitat Units (Ecological Baseline)	Area Retained / Baseline Units Retained	Area Enhanced – ha / units	Area Habitat Lost	Units Lost (before mitigation)
Grassland	Modified grassland	0.0565	Low	Moderate	0.23	0.0117 / 0.05	0.00	0.04	0.18
Individual trees	Urban tree	0.0529	Medium	Poor	0.23	0.0366 / 0.16	0.00	0.02	0.07

3.2 ON-SITE HABITAT CREATION RESULTS

The habitats to be created on site (Table 3.2) are of very low distinctiveness (developed land sealed surface).

The total number of habitat units delivered is 0.46.

Table 3.2: Summary of the On-Site Habitat Creation and Habitat Value

Broad Habitat	Habitat	Habitat Area (ha)	Distinctiveness	Condition	Habitat Units Delivered
Urban	Developed land; sealed surface.	0.0531	Very low	n/a	0.00

3.3 ON-SITE HABITAT ENHANCEMENT RESULTS

No habitats are to be enhanced on site.

3.4 ON-SITE HEDGEROW BASELINE RESULTS

No hedgerows were recorded on site.

3.5 ON-SITE HEDGEROW CREATION RESULTS

No hedgerows are to be created on site.

3.6 ON-SITE WATERCOURSE BASELINE RESULTS

No watercourses recorded on site.

3.7 ON-SITE WATERCOURSE CREATION RESULTS

No watercourses/bodies are to be created on site

3.8 HEADLINE BIODIVERSITY NET GAIN ASSESSMENT RESULTS

3.8.1 Habitat Units

The following section summaries the Biodiversity Net Gain assessment results.

Baseline habitats of very low and medium distinctiveness were recorded during the site survey conducted in July 2024.

*Biodiversity Net Gain Assessment
Land between Boarshaw Road and Brassey Street, Middleton, Rochdale*

There is to be no habitat creation of ecological value; only developed land; sealed surface is being created.

One tree (of four) and a small area of modified grassland are to be retained.

Overall, there will be a biodiversity net loss as part of the habitat creation proposals as is detailed in Table 3.3 below.

Overall, the proposals would result in a 0.25 Habitat Unit loss, equivalent to -54.70%.

Table 3.3: Summary of the Biodiversity Net Gain Results

	Habitat Units	Habitat Units % Change	Hedgerow Units	Hedgerow Units % Change
On-site Baseline	0.46	-	-	-
On-site Post-intervention	0.21	-	-	-
On-site Net Change	-0.25	-54.70	-	-
Trading Rules Satisfied	No			

4. CONCLUSION

4.1 CONCLUSION

Based on the results of the Biodiversity Metric Calculator 4.0 (Natural England, 2023), the development would result in a net loss of 0.25 Habitat Units equivalent to -54.70%.

The Trading Rules have not been satisfied with regards to individual trees (-0.07 habitat unit loss) and modified grassland (-0.18 habitat unit loss).

An extraction from the BNG metric of the Headline Results is provide below.

On-site baseline	Habitat units	0.46		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.21		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.25	-54.70%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.25		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.25		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-54.70%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.46	0.50	0.30
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓
Input errors/rule breaks present in metric ▲				

5. BNG PROPOSALS

5.1 BNG PROPOSALS

The current proposals will result in an overall net loss due to the very limited opportunities to mitigate against the loss of modified grassland and individual trees.

To achieve a 10% net gain, an additional 0.34 habitat units are required and likely lead to significant design changes to the proposals potentially making it unviable. Therefore, the applicant proposes to deliver their BNG through off-site measures. Discussions between PENNINE ecological and Ian Huddleston who is acting on behalf of Recedham Developments Ltd stated that the site is owned by the Local Authority and further discussions will be had as to how mitigate for the losses, be it off-site measures or potentially financial contributions.

Potential locations for mitigating off-site can be found using the following link;
<https://www.futurehomes.org.uk/biodiversityunitfindermap>.

REFERENCES

CIEEM (2019). Biodiversity net gain. Good practice principles for development; a practical guide. CIRIA publications

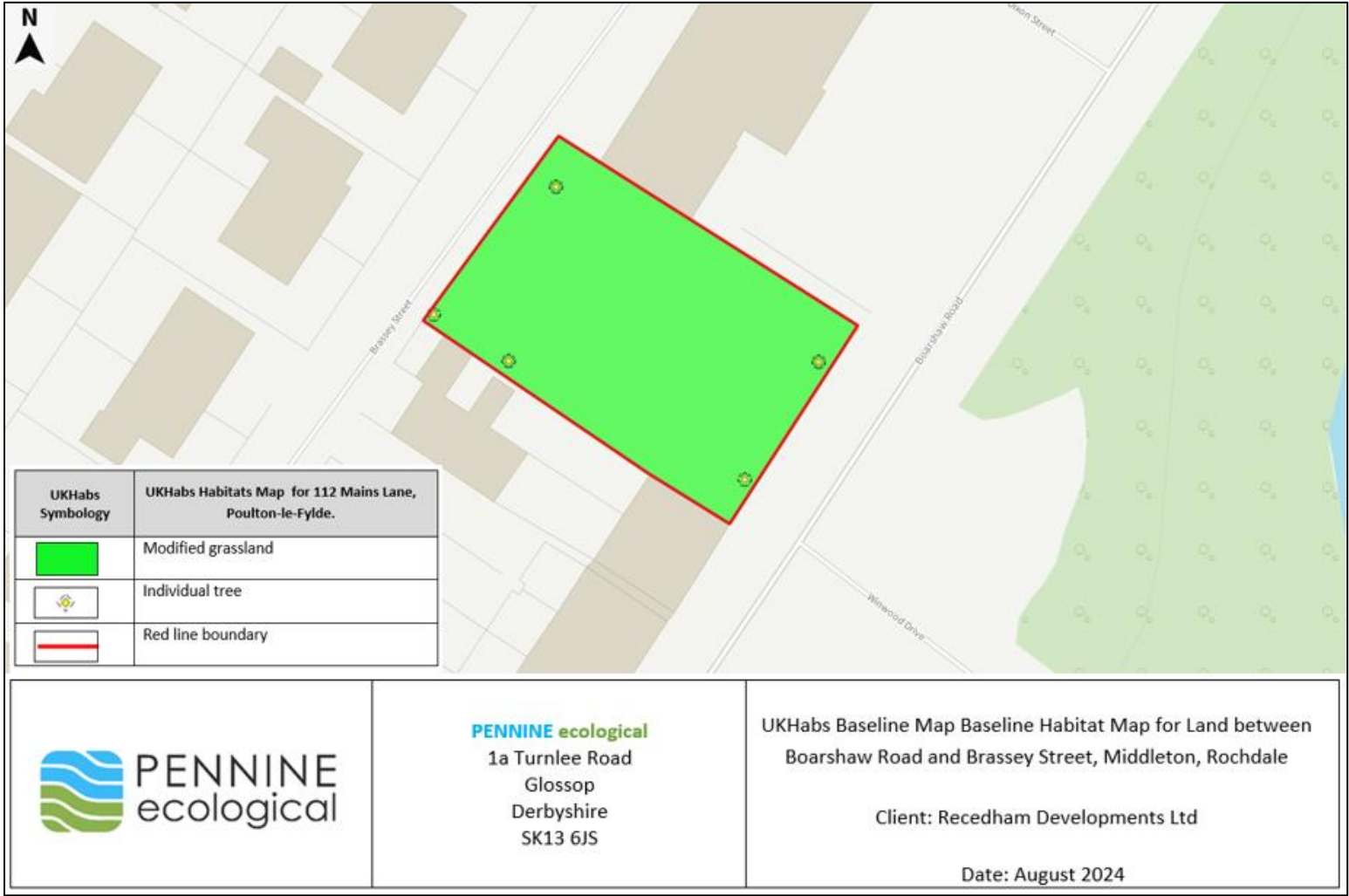
Natural England, 2023. Biodiversity Metric 4.0 Calculation Tool.

PENNINE ecological (2023). Preliminary Ecological Appraisal, Land between Boarshaw Road and Brassey Street, Middleton, Rochdale.

The UK Habitat Classification (2022) System (<https://ukhab.org/>)

Appendix A - Figures

Figure 1: Baseline Habitats (July 2024)



August 2024

Biodiversity Net Gain Assessment
Land between Boarshaw Road and Brassey Street, Middleton, Rochdale

Figure 2: Proposed landscaping plans



August 2024