

Biodiversity Metric Report

Castle Hill Crescent, Rochdale

Reference: 82-293-R1-1

Date: April 25





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	82-293 R1-1
------------------	-------------

REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R1-1	First issue	DS	LT	CK	28/04/25

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
Daniel Syddall	BSc (Hons)	Graduate Ecologist

REVIEWED BY	QUALIFICATIONS	POSITION
Lowri Thomas	BSc (Hons), ACIEEM	Senior Ecologist

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director



EXECUTIVE SUMMARY

Site Address	Castle Hill Crescent, Rochdale, OL11 4HZ
Co-ordinates	E 389159, N 412767
Site Area	Approximately 0.075 ha
Current Site Use	The site currently consists of a single residential property, with associated garden space and hardstanding areas. Castle Hill Crescent defines the site's northern and eastern boundaries, with residential properties defining the western boundary. The southern boundary of the site is defined by Saint Albans Court.
Proposed Development	Development proposals include the construction of a residential block comprising eight flats, with associated landscaping and infrastructure.
Results	The biodiversity metric shows that the proposed development can achieve a gain of 0.08 habitat units in line with E3P's recommendations. A 92.65% gain in habitat units could be incurred on-site as a result of development and E3P's recommendations, if implemented. The trading rules of the metric would be satisfied as habitats lost have been 'traded up'.
Conclusions and Recommendations	A gain of 0.08 habitat units will be incurred as a result of the development and E3P's recommendations, which include the retention of an individual tree, as well as the creation of 0.0245 ha of poor condition modified grassland habitat and the planting of 7 small, moderate condition trees. For the proposed trees to achieve a Moderate condition, the following criteria must be met: ✳ The tree is a native species. ✳ 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. ✳ The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of the total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). ✳ More than 20% of the tree canopy area is oversailing vegetation beneath. In addition, the planted trees must be planted at least 5 m apart. With the above implemented, the trading rules of the metric will be satisfied in relation to habitat units as habitats lost will be 'traded up'. In addition, over the 10% gain requirement on site has been achieved. As such, no further mitigation in relation to planting is required. Additional species enhancements could be provided on-site, which could include bat and bird boxes.



TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1.INTRODUCTION	4
1.1. Background	4
1.2. Site Location	4
1.3. Objectives	5
2.METHODOLOGY	6
2.1. Biodiversity Metric	6
2.2. On-Site Habitat Baseline Data	6
2.3. Post Development Habitat Creation	6
2.4. Limitations	6
3.RESULTS	7
3.1. On-Site Baseline Condition Assessment Results	7
3.2. On-Site Habitat Retention	8
3.3. On-Site Habitat Creation Condition Assessment	8
3.4. Strategic Significance	11
3.5. Biodiversity Unit Result	11
4.CONCLUSIONS AND RECOMMENDATIONS	12
4.1. Habitat Units	12
4.2. Additional Species Enhancements	12
5.PLANNING APPLICATION INFORMATION	13
6.REFERENCES.....	14
APPENDIX I UKHAB HABITAT PLAN	15
APPENDIX II PROPOSED SITE AND LOCATION PLANS.....	19
APPENDIX III POST DEVELOPMENT PLAN	20



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Buckley Developments Limited to undertake a Biodiversity Metric Calculation at Castle Hill Crescent, Rochdale, hereafter referred to as “the site”.

This report has been produced by Daniel Syddall BSc (Hons), Graduate Ecologist at E3P. Daniel 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 ‘The Statutory Biodiversity Metric Calculation Tool – Castle Hill Crescent, Rochdale’.

1.2. SITE LOCATION

The site is located off Manchester Road, in central Rochdale. Castle Hill Crescent defines the site's northern and eastern boundaries, with residential properties defining the western boundary. The southern boundary of the site is defined by Saint Albans Court. The wider landscape comprises residential properties, commercial properties, public parks, hardstanding car parks, and isolated areas of broadleaved woodland. The A58 is located approximately 60 m east of the site at its nearest point and the River Roch is located approximately 300 m northwest of the site at its nearest point. An operational railway line is located approximately 560 m southeast of the site at its nearest point. Please refer to Figure 1 for the approximate site location.

Figure 1 **Approximate Site Location**





1.3. OBJECTIVES

The objectives of the Biodiversity Metric are as follows:

- ✦ 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.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric 2024 was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

This metric was calculated by Daniel Syddall, Graduate Ecologist at E3P. Daniel 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 31st March 2025 during the site visit, which was carried out by E3P (2025). The Statutory Biodiversity Metric Condition Assessment Sheets (DEFRA, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS. The area for scattered trees was calculated using the Tree Helper calculator within the metric.

2.3. POST DEVELOPMENT HABITAT CREATION

The Proposed Site and Location Plans were used to measure habitat creation on-site (James Kelly Architects, 2025; Drawing Reference: CHC-SVA-ZZ-ZZ-DR-A-2001). The plans were georeferenced into QGIS, where the areas of the proposed habitats were measured. The area for scattered trees was calculated using the Tree Helper calculator within the metric.

Please see Appendix II for the Proposed Site and Location Plans.

2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, 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 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 (HA)	CONDITION ASSESSMENT	DESCRIPTION
Grassland – Modified Grassland	0.027	Poor	Fails Criterion A which is essential for achieving Moderate or Good condition: <i>There are 6-8 vascular plant species per m² present, including at least 2 forbs.</i>
Urban – Developed Land; Sealed Surface	0.0485	N/A	N/A
Individual Trees; Urban Tree	0.0041	Moderate	Passes 3 of 6 condition assessment criteria: - The tree is a native species. - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of the 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.



3.2. ON-SITE HABITAT RETENTION

Table 2 outlines the areas of habitat to be retained, which includes an individual tree.

Table 2 **Habitat Retention**

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT
Individual Trees – Urban Tree	0.0041	Moderate

3.3. ON-SITE HABITAT CREATION CONDITION ASSESSMENT

Habitats have been proposed within the site based on the Proposed Site and Location Plans (James Kelly Architects, 2025) and E3P's recommendations. Table 3 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 **Habitat Creation Condition Assessment Results**

HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
Grassland – Modified Grassland	0.0245	Poor	One year	Fails Criterion A which is essential for achieving Moderate or Good condition: There are 6-8 vascular plant species per m ² present, including at least 2 forbs.
Urban – Developed Land; Sealed Surface	0.0509	N/A	N/A	N/A
Individual Trees – Urban Tree	0.0285	Moderate	27 years	Passes 4 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 <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.
-  More than 20% of the tree canopy area is



HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
				oversailing vegetation beneath.



3.4. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy, no local strategy'. The site comprised modified grassland, areas of hardstanding and an individual tree. Due to the poor quality of the habitats on site, and the developed nature of the surrounding areas, the site is not anticipated to have significant ecological value. Additionally, the site is not noted within Rochdale Borough Council's Local Plan (2016). The Local Nature Recovery Strategy for Greater Manchester is currently being developed and is undergoing consultation.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a total gain of +0.08 habitat units as a result of development. Table 4 shows the headline results detailed within the Biodiversity Metric.

Table 4 **Headline Results**

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	+0.08
	Hedgerow Units	N/A
	Watercourse Units	N/A
Total Net % Change	Habitat Units	+92.65%
	Hedgerow Units	N/A
	Watercourse Units	N/A

The trading rules of the metric are satisfied in relation to habitat units, as habitats lost will be 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme can will achieve 92.65% gain in habitat units. To do so, E3P recommends the creation of 0.0245 ha of modified grassland habitat in poor condition and the planting of 7 small, moderate condition trees.

4.1. HABITAT UNITS

SCATTERED TREES

In order for the trees to achieve their target condition and size, it will need to be ensured that the following criteria are adhered to:

- 🏠 The tree is a native species.
- 🏠 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.
- 🏠 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).
- 🏠 More than 20% of the tree canopy area is oversailing vegetation beneath.

4.2. ADDITIONAL SPECIES ENHANCEMENTS

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 residential units.



5. PLANNING APPLICATION INFORMATION

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

0.09 Habitat units

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

31/03/2025

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

N/A

When was the version of the biodiversity metric used published?

23/07/2024

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

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



6. REFERENCES

-  Rochdale Borough Council (2016) Rochdale Local Plan: Core Strategy.
-  DEFRA (2024). The Statutory Biodiversity Metric: User Guide
-  DEFRA (2024). Statutory Biodiversity Metric Condition Assessments
-  James Kelly Architects (2025) Proposed Site and Location Plans (drawing reference: CHC-SVA-ZZ-ZZ-DR-A-2001)
-  E3P (2025). Ecological Site Walkover Letter Statement (report reference: 82-293-L1)

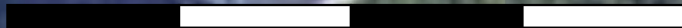
END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN



0 5 10 15 20 m



Key:

- Red Line Boundary
- Existing Tree
- Japanese Knotweed
- Developed land; sealed surface
- Modified grassland
- Buildings



Notes

Issue: 1	Revision: 1	Date: 03/04/2025	Drawn: LS2	Authorised: CK
Client: Buckley Developments Ltd			Job No. 82-293	Date: 03/04/2025
			Drawing No. 82-293-001	Scale: 1:220 @ A4
Job title: Castle Hill Crecent, Rochdale			Drawing title: UKHab Habitat Plan	



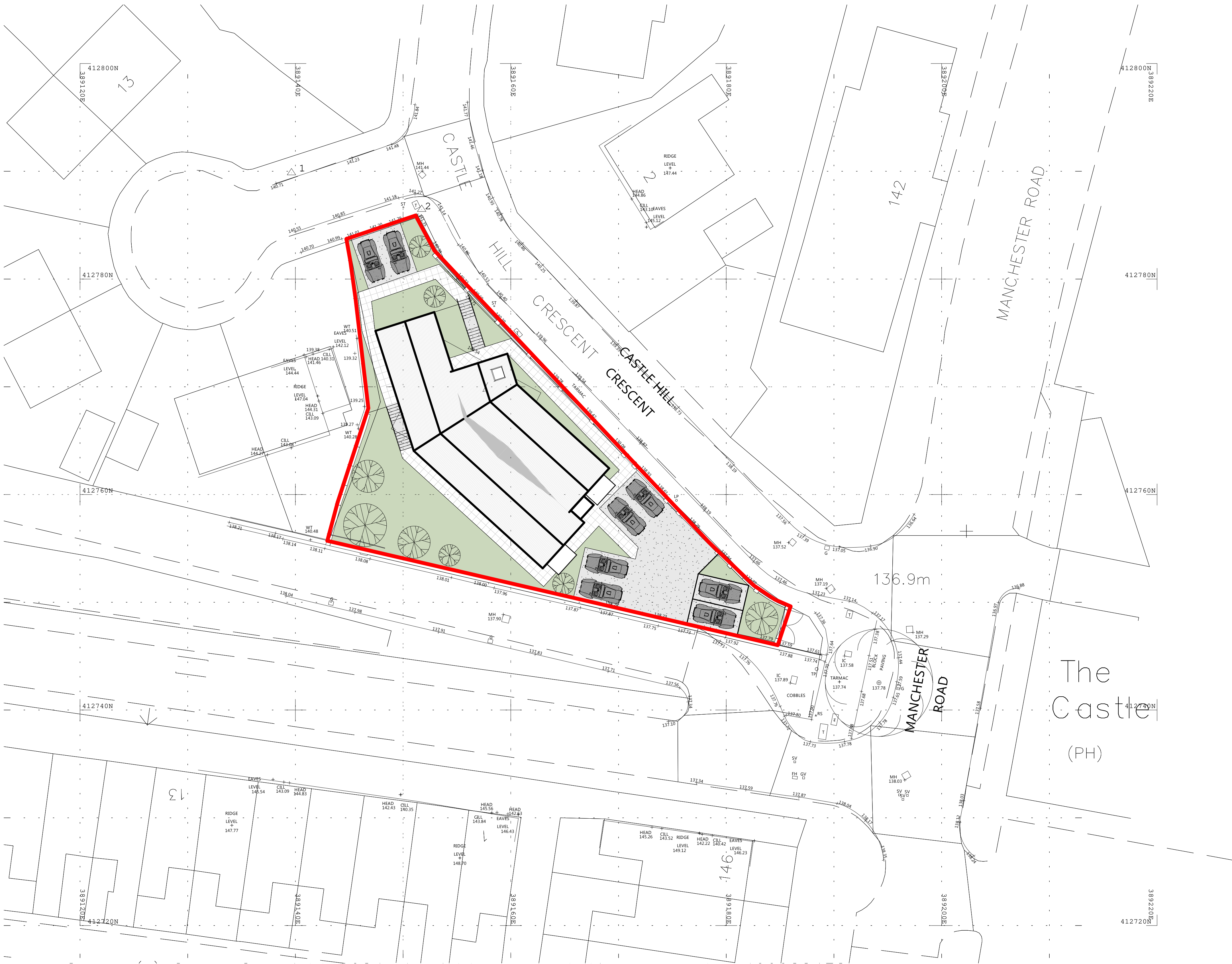
Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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.

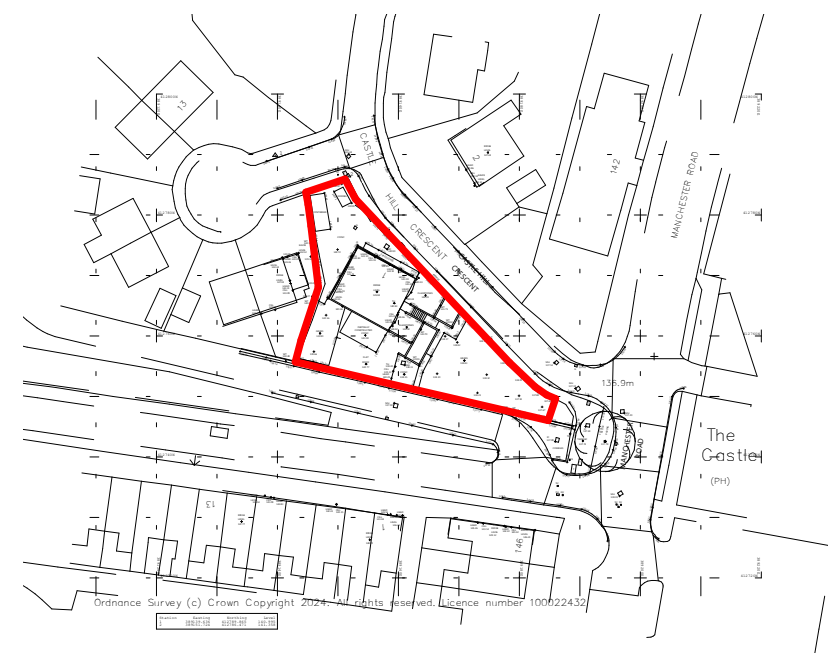
APPENDIX II

PROPOSED SITE AND LOCATION PLANS

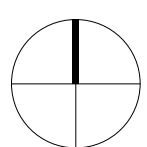




1 Proposed Site Plan
1 : 200



2 Pro 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	30.12.24	First Issue
	08.03.25	Planning Issue

Dwn	Ckd	Drawn	JK
		Checked	JK
		Date	FEB 2025
		Scale @ A1	As indicated

1 Castle Hill Crescent,
Rochdale (2371)
Proposed Site and Location
Plans

CHC-SVA-ZZ-ZZ-DR-A-2001
REV A
PLANNING

SOLIDVOID

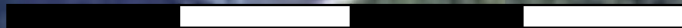
APPENDIX III

POST DEVELOPMENT

PLAN



0 5 10 15 20 m



Key:

- Red Line Boundary
- Proposed Small Tree
- Retained Tree
- Developed land; sealed surface
- Modified grassland
- Buildings

Notes

Issue: 1	Revision: 1	Date: 11/04/2025	Drawn: LS2	Authorised: CK
Client: Buckley Developments Ltd			Job No. 82-293	Date: 11/04/2025
			Drawing No. 82-293-002	Scale: 1:220 @ A4
Job title: Castle Hill Crescent, Rochdale			Drawing title: Post Development 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 held liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.