
Biodiversity Impact Assessment

Langley Lane Farm,
Langley Lane, Middleton,
Rochdale, M24 5LJ
Ref: P.2032.24

Date: September 2024
(See revision dates below)

Rev	Date	Details

P.2032.24

Biodiversity Impact Assessment

Of

Langley Lane Farm, Langley Lane, Middleton, Rochdale, M24 5LJ

For

RL Design

10th September 2024

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Appendix 1 Drawing *P.2032.24.E01 Baseline Condition Assessment*

Appendix 2 Drawing Ref:0358-LA-001 Rev P3, Landscape Masterplan, Nicola Jayne
Landscape Design

EXECUTIVE SUMMARY

This report presents an assessment study of effects on biodiversity in connection with the proposed development at Langley Lane Farm, Langley Lane, Middleton, Rochdale, M24 5LJ

This report calculates 'biodiversity units' using DEFRA's Statutory Biodiversity Metric, February 2024 and following the methods set out in the *The Statutory Biodiversity Metric: User Guide 2024*. The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory biodiversity net gain is set out in the Environment Act 2021 and will apply in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current proposals there will be a **gain of +0.18 (+10.09%) habitat units** within the proposed development area, in line with National Planning Policy (NPPF) and The Rochdale Local Plan (adopted 2016).

Post development biodiversity units with the proposed development site were calculated based on the habitats displayed on drawing 0358-LA-001 Rev P3, Landscape Masterplan, appendix 2.

1.0 Introduction

1.1 Purpose of this report

Ascerta has been instructed by LR Design to carry out a Biodiversity Impact Assessment of Langley Lane Farm, Langley Lane, Middleton, Rochdale, M24 5LJ. The site OS grid reference is SD 859 077 and the What3Words reference is poster.stamp.gazed. This assessment has been prepared to support a planning application for the proposed development of a residential dwelling within the site.

The site lies to the south of Rochdale, within a residential area, with agricultural land use immediately to the north.

The onsite habitats comprise a hardstanding access route, with a neutral grassland, bare ground and scattered trees to the northern site boundary.

2.0 Methods

2.1 Field Survey

A walkover survey of the site was conducted on the 22nd July 2024, when the habitat types and features of ecological interest were identified and mapped. An extended phase one habitat survey was undertaken along with a habitat condition assessment (*Natural England Farm Environment Plan (FEP) Manual, 3rd Edition, March 2010*).

2.2 Biodiversity Baseline Methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024 and following the methods set out in the *The Statutory Biodiversity Metric: User Guide 2024*. Initially, habitats were digitised in GIS using field notes. Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. The unit values for each habitat were then totalled to produce the biodiversity baseline. Linear habitats were assessed separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's *Statutory Biodiversity Metric* which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat Condition

The condition of the habitats present has been assessed during the site visits using *The Statutory Biodiversity Metric: User Guide 2024*.

The post-development biodiversity units were calculated using information from drawing 0358-LA-001 Rev P3, Landscape Masterplan, Appendix 2. To calculate the post-development biodiversity units the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The baseline biodiversity units were then subtracted from the post development units to determine any change in biodiversity value of the site as a result of the development. The target condition of the habitats is based on guidance set out within the *Statutory Biodiversity Metric: User Guide 2024* which may require ecological input and/or guidance to ensure the target conditions are achieved.

Information and Data Used to Inform the Biodiversity Net Gain Calculation

The following information was used to inform the Biodiversity Unit Calculations. GIS layers of:

- The site;
- The habitats classified under Phase 1 and baseline habitat condition; and
- Drawing 0358-LA-001 Rev P3, Landscape Masterplan.

3.0 Biodiversity Baseline

This section establishes the biodiversity baseline for the site based on the preliminary ecological appraisal of the proposed development site and the proposed compensatory site.

3.1 Biodiversity Baseline for habitats on site

The *Baseline Condition Assessment*, drawing P.2032.24E01 at Appendix 1 has been used to identify four habitat area types within the development site. The phase 1 habitat categories have translated into UKHab habitat classification (*UK Habitat Classification User Manual 2018*) using the UKHab/Phase 1 translation tool within the *Statutory Biodiversity Metric* (February 2024) and following the methods set out in the *Statutory Biodiversity Metric: User Guide 2024* and biodiversity scores have been calculated and assessed, as displayed in Table 1 below.

Table 1: Baseline Habitat Areas Biodiversity Calculation for onsite habitats

Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score
Grassland	Other neutral grassland	No	0.164	Medium	4
Urban	Bare ground	No	0.0388	Low	2
Urban	Developed land; sealed surface	No	0.0623	V.Low	0
Individual trees	Urban tree	No	0.0041	Medium	4
Individual trees	Urban tree	No	0.0163	Medium	4
Grassland	Other neutral grassland	No	0.04	Medium	4

The 0.04ha of other neutral grassland that lies within the west of the site, outside of the private residential garden will be retained and enhanced within the proposals.

4.0 Impacts on biodiversity

4.1 Post-development biodiversity value of the proposed development site

Drawing 0358-LA-001 Rev P3, Landscape Masterplan, Appendix 2, has been used to identify 10 new habitat area types. Habitat areas, distinctiveness and condition scores have been calculated and assessed and are displayed in Table 2 below.

Table 2: Post Development Habitat Areas Biodiversity Calculation for Onsite Habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition	
			Distinctiveness	Score	Condition	Score
Urban	Vegetated garden	0.1452	Low	2	Condition Assessment N/A	1
Urban	Vegetated garden	0.0142	Low	2	Condition Assessment N/A	1
Urban	Vegetated garden	0.0158	Low	2	Condition Assessment N/A	1
Urban	Developed land; sealed surface	0.0242	V.Low	0	N/A - Other	0
Individual trees	Urban tree	0.3664	Medium	4	Moderate	2

4.2 Change in biodiversity value

Based on the current proposals there will be a **gain of +0.18 (+10.09%) habitat units**, within the proposed development area in line with National Planning Policy (NPPF) and the Rochdale Local Plan (adopted 2016).

5.0 References

JNCC (2010), Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough

Department for Environment Food and Rural Affairs (DEFRA) (2024). *Statutory Biodiversity metric: User Guide*. Natural England.

A – Natural England, B – Environment Agency, C – Department for Environment, Food and Rural Affairs, D – Treework Environmental Consultants Ltd, E – eCountability Ltd

UK Habitat Classification Working Group (2018). *UK Habitat Classification User Manual* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

UK Habitat Classification Working Group (2018). *UK Habitat Classification – Habitat Definitions V1.0* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

Appendix 1



- Survey area
- Other neutral grassland
- Bareground
- Hardstanding
- Scattered trees

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
LR Design

PROJECT:
Langley Lane Farm

DRAWING TITLE:
Baseline Habitats

SCALE: NTS@A3	DRAWN BY: LK	DRAWING No: P.2032.24.E01
DATE: 10/09/2024	CHKD BY: AR	REV: -

Appendix 2



Euonymus fortunei 'Emerald 'n Gold'	Carex Ice Dance - evergreen grass	Lonicera pileolata 'Moss Green'	Ceratium 'Blossom'
Ceratium 'Blossom'	Ceratium 'Blossom'	Lonicera pileolata 'Moss Green'	Ceratium 'Blossom'

Hebe 'Mrs Winder' Berberis thunbergii 'Atropurpureum' Stipa tenuissima

