



Bob Pleasance
MSV Housing Group

10th June 2026

To the attention of Rochdale Borough Council,

Rachel Hacking Ecology Ltd. (RHE) was commissioned in 2025 by Triangle Architect Limited (on behalf of MSV Housing) to undertake a Biodiversity Net Gain (BNG) Assessment of land off Queens Drive, in Kirkholt, Rochdale (NGR: SD 89286 11307) in support of planning application ref. PL/2026/0141 for the rection of 3-storey apartment building of consisting 23no. units, erection of 5no. 3-storey dwelling houses, erection of a new sub-station with associated access, car parking, landscaping and boundary treatment.

Following minor amendments to the landscape general arrangement plan, the Statutory Biodiversity Metric has been updated to reflect these changes. The updated Statutory Biodiversity Metric spreadsheets are supplied separately and should be read in conjunction with this letter.

The amendments are reflected in the revised drawings prepared by Saville Landscape:

- Landscape GA (500-01-G)
- Detailed Planting Proposals (500-02-B)

Thes changes comprise:

- Creation of 0.016km of Native Hedgerow (*Carpinus betulus*) around the proposed substation. This habitat is targeted at achieving 'good' condition within 12 years and delivering an additional 0.06 hedgerow units.

As a result, the updated Statutory Biodiversity Metric shows a net loss of 0.30 habitat units (-18.19%) and a net gain of 0.23 hedgerow units (gain from zero). The metric trading rules are not satisfied due to a shortfall of medium distinctiveness habitats, namely individual trees, and low distinctiveness habitats including the intensive orchard, allotments and ruderal/ephemeral habitats.

Whilst the proposed hedgerow will occupy a small area on site (0.004ha), the Statutory Biodiversity Metric assesses hedgerows as linear features rather than area-based habitats. Consequently, the creation of additional hedgerow contributes to hedgerow units only and does not affect the area habitat unit calculation. As such, the habitat unit deficit remains unchanged.

To compensate for the loss in habitat units and to achieve the mandatory 10% overall BNG the applicant/developer will acquire biodiversity units through a biodiversity unit offsetting market.

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Senior Ecologist