

BREEAM 2018**Ecology Calculation****Oldham Road, New Cross, Manchester****Route 2 Full Methodology****No linear habitats****Total area = 1300ha****Area calculations**

A) Habitats present	Area m2	Condition	Distinctiveness	Pre-Development Biodiversity Unit per habitat type	Notation
Ephemeral/Short perennial Low value	71.2	1	2	142.4	A
Tall ruderal	5	1	2	10	
Buildings and hardstanding	1223.8	0	0	0	
Total pre-development biodiversity units				152.4	B

B) (a) Habitats LOST	Area m2	Condition	Distinctiveness	Pre-Development Biodiversity Unit per habitat type	Notation
Ephemeral/Short perennial Low value	71.2	1	2	142.4	C
Tall ruderal	5	1	2	10	
Buildings and hardstanding	1223.8	0	0	0	
Total pre-development biodiversity units LOST				152.4	D

B) (b) Habitats GAINED	Area m2	Condition	Distinctiveness	Delivery risk	Temporal risk	Spatial risk	Post-Development Biodiversity Unit per habitat type	Notation
Terrace garden & landscape planting	142	2	2	1	1	1	568	E
Buildings and hardstanding	1158	0	0	0	0	0	0	
Habitats enhanced	0						0	F

	Calc	Notation
B) (c) Total post-development area biodiversity units	$(B - D) + (E + F)$	568 G
B) (d) Percentage change area biodiversity units	$(G / B) \times 100$	373 percent

Significant net gain

Baseline habitat covers approximately 76.2m2, based on the 2018 survey

Category

Minimising loss

Change

75 - 94%

Credits awarded

1

No net loss

95 - 104%

2

Net gain

105 - 109%

3

Significant net gain (exemplary)

110% or above

1 extra credit

A linear feature needs to be included
in the design to gain 2 or more credits