

Biodiversity Net Gain Plan

Rochdale Road, Harpurhey

RRH-EVE-RP-02

JANUARY 2025

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Biodiversity Net Gain Plan
Rochdale Road, Harpurhey

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Executive Summary

Biodiversity Net Gain calculations, using the Statutory Biodiversity Metric, have been undertaken for the proposed development at Rochdale Road, Harpurhey, Manchester, M9 8AE. Baseline habitat calculations have been informed by a UKHab survey and condition assessment in January 2025.

A unit gain of 0.07 habitat units (+30.35% net gain) was identified following the completion of the baseline and post intervention calculations. Post-intervention habitats included the addition of tree planting and intensive green roofs.

At present, the proposals demonstrate a measurable 10% biodiversity net gain in line with Chapter 15, paragraph 180 of the NPPF, the Environment Act, 2021.

It is recommended that the requirement to obtain onsite habitat units is secured via a suitably worded planning condition.

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1 INTRODUCTION

1.1 Background

1.1.1 Evelyn Ecology Limited was instructed by Caroline Tamworth Planning Ltd to undertake a Biodiversity Net Gain (BNG) assessment at Rochdale Road, Harpurhey, Manchester, M9 8AE (hereafter referred to as “the site”). The survey was required to inform a planning application for erection of a multi-storey apartment (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

1.1.2 A Preliminary Ecological Appraisal (Evelyn Ecology, 2025) has been produced alongside this report.

1.2 Site Location

1.2.1 The site is located at National Grid Reference SD 85975 02091 and has an area of approximately 0.09ha comprising an informal car park on grass / bare ground.

1.3 Scope

1.3.1 This BNGP aims to:

- Provide baseline data to classify the type, distinctiveness, condition and strategic significance of habitats prior to and post development.
- Ensure that baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the best available data at the time of assessment.
- Clearly identify data collection methods and any limitations.
- Calculate baseline pre- and post-development habitat units for the site based on current development proposals.
- Achieve BNG on-site wherever possible; with off-site contribution measures being considered as an alternative option if required.

2 LEGISLATION, PLANNING POLICY & STANDING ADVICE

2.1 Overview

2.1.1 The National Planning Policy Framework (NPPF) sets out that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, minimising impacts on and providing net gains for biodiversity. The NPPF (updated December 2023) provides further explanation on how this should be done. In particular, it addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. The NPPF promotes the delivery of measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development.

2.1.2 As of February 2024, the UK Government has now mandated Biodiversity Net Gain at a minimum of 10%. This has now been enacted into UK law through the adoption of the Environment Act 2021.

3 Methodology

3.1 Desk Study

3.1.1 In order to inform an assessment of the habitat types and condition, a desk study was undertaken.

3.1.2 Aerial photography published on commonly used websites was studied to place habitats present within the site in the wider context and to assess changes to habitats since baseline information was recorded so that an assessment of reliability can be made.

3.2 Field Survey

3.2.1 The survey was undertaken by Henry Gunning (2017-28633-CLS-CLS, 2022-10860-CL17-BAT & FISC Level 3) on 13/01/2025.

3.3 UKHab Survey

3.3.1 A habitat survey was undertaken, following the methodology set out in The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023). All habitats are described and mapped and, where appropriate, target notes provide supplementary information on habitat conditions, features too small to map to scale, species composition, structure and management.

3.3.2 For ease of reading, scientific names are omitted from this report for widespread, ubiquitous and well-known species. Scientific names are only included where deemed necessary in conveying correct information to the reader, for example where common names differ regionally or in specialised, notable, unusual or challenging taxa, or if there is any ambiguity in identification (e.g. where a species can only be identified to genus level).

3.4 Condition Assessment

3.4.1 Habitat condition was assigned following guidance from the Statutory Biodiversity Metric User Guide (DEFRA, 2024) which accompanies the Statutory Biodiversity Metric Assessment criteria.

3.4.2 Habitat condition for created habitats was assigned taking a precautionary approach and with consideration of biotic and operational phase conditions (i.e. those which may limit the extent to which 'good' condition is likely to be reached).

3.5 Calculation of Biodiversity Units

3.5.1 The Statutory Biodiversity Metric (updated July 2024) was used to calculate the change in biodiversity units and the overall percentage of gain / loss achieved.

3.5.2 Using the information obtained from the survey and supported (as appropriate) by relevant information obtained from the desk-based assessment, the habitats present on Site and their condition were identified, with reference to the UK Habitat Classification (UKHab 2023) and inputted into the Metric to generate the pre-development baseline calculation. This provides an on-site baseline from which the biodiversity value of the Site is given by the number of Habitat units (area based and linear habitats).

3.5.3 The post-development calculation is based on the desired developable area as shown in the Proposed Site Plan shown in Appendix A, taking into account any habitat retention and creation.

3.5.4 If required, scattered trees are not entered directly into the Metric. The canopy area is calculated using the 'Urban tree helper' on the Main Menu of the Metric, entering the number in the calculator of trees for each size category and for each condition, which then calculates areas for each category in hectares. The resultant areas are then entered in the Metric in the category for Individual Trees. The area of habitat beneath the tree canopy is included separately in the calculation.

3.5.5 The Statutory Biodiversity Metric calculator should be read in conjunction with this report.

3.6 Trading Summary

3.6.1 'Trading Up' is a concept which requires 'conserving through offset components of biodiversity that are of a higher conservation priority (for example, because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged'. For example, should habitats be lost / impacted as a result of proposed development, offsets should be achieved through the creation / enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity.

3.7 Limitations

3.7.1 The survey was completed outside of the optimal survey period (April to October) limiting the identification of ground flora species. Due to nature and size of the habitats on site, it is considered that a robust assessment was conducted in this instance.

3.7.2 The post-development calculations have been based on the Proposed Site Plan in Appendix A. In its current form and in the absence of a detailed Landscape Design the habitats have been calculated based on assumptions. Therefore, created habitats were assigned taking a precautionary approach and with consideration of biotic and operational phase conditions.

4 RESULTS

4.1 On-site Existing Habitats and Condition Assessment

4.1.1 The site does not lie within a Formally identified in local strategy and is not considered to be in a Location ecologically desirable but not in local strategy. Therefore, the site has been assigned as an Area/compensation not in local strategy/ no local strategy.

4.1.2 Based on a review of aerial imagery and conducting a survey the site has evidently changed since January 2020 due to the removal of a tree in the north west corner and that the site is now used as an informal car park.

4.1.3 Section 6 of Schedule 7A of the Town and Country Planning Act states:

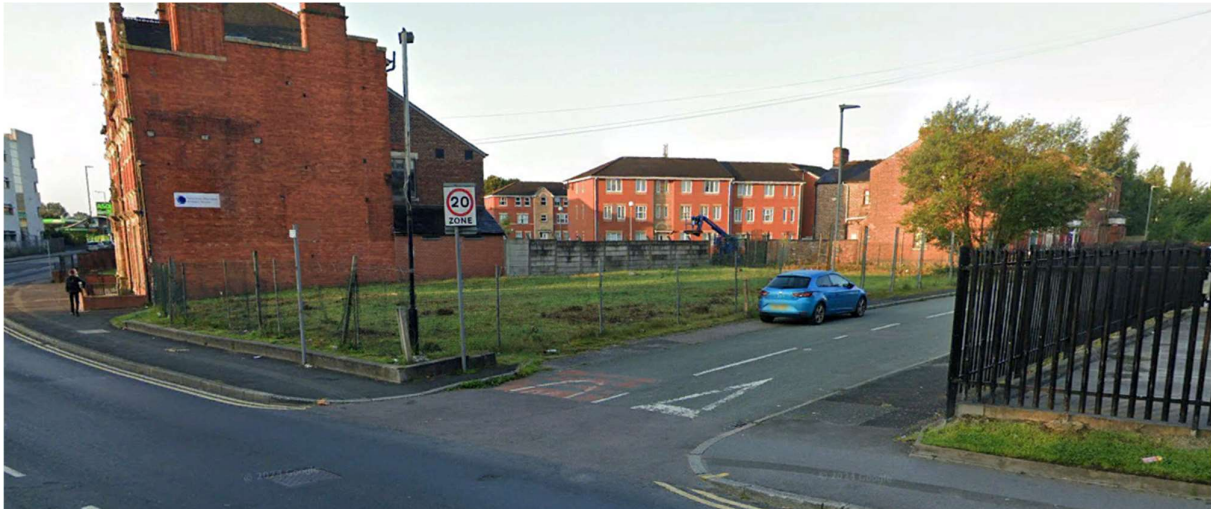
If

- a. a person carries on activities on land on or after 30 January 2020 otherwise than in accordance with
 - planning permission, or
 - any other permission of a kind specified by the Secretary of State by regulations, and
- b. as a result of the activities the biodiversity value of the onsite habitat referred to in paragraph 5(1) is lower on the relevant date than it would otherwise have been, the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.

4.1.4 In accordance with Section 6B of Schedule 7A of the Town and Country Planning Act “The biodiversity value of the onsite habitat immediately before the carrying on of the activities referred to in paragraph 6 or 6A is to be taken to be the highest biodiversity value of the onsite habitat which is reasonably supported by any available evidence relating to the onsite habitat”.

4.1.5 Aerials and street map on Google Earth (see image 1 below) have been review and it is considered that this parcel of land is a regularly managed area within a built-up urban area, isolated from extensive semi-natural habitat. Thus, it is considered that the previous habitat was modified grassland and that the condition the grassland should not be increased from its existing condition of poor (Table 1).

4.1.6 The tree in the north west corner of the site has be retrospectively added in



4.1.7 The baseline assessment of the habitats and their condition are described in Table 1 below and illustrated in Appendix 2. Photographs are displayed in Appendix 4.

Table 1: Baseline Habitats and Condition Assessment

Habitat	Condition	Area (ha) / Length (km)	Description
Modified Grassland	Poor	0.094	During the site visit, the parcel of land was being used as an informal car park / storage area. The area was species poor, with ephemeral / early successional species abundant. Species included Meadow grasses, Yorkshire-fog, Cocksfoot, Ribwort Plantain, White Colver, Nettle and Bramble. Bare ground was extensive with areas of hardstanding / rubble. Sward height did not vary and was significantly damaged through the compaction of cars. The grassland failed condition A, B, D and E. Passes 3 of 7 condition criteria and has been assigned a poor condition. As stated in Section 4.1.5, it is considered that the area has been regularly managed over time and is an area within a built up urban area, isolated from extensive semi-natural habitat. Thus, the condition should remain at poor.
Urban Tree	Moderate	0.0041	A small tree (DBH greater than 7.5cm but less than 30cm), thought to be Hazel, was recorded as removed from the north west corner of the site. Passes criteria A, B and F and is therefore assigned a moderate condition.

4.2 On-site Post-intervention Habitat Creation

4.2.1 Proposed habitats are set out in Table 2 below and illustrated on the Proposed Habitat Plan in Appendix 3

Table 2: On-site Post-intervention Habitat Creation

Habitat	Condition	Area (ha) / Length (km)	Description
Buildings	N/A – Other	0.0659	Proposed Apartment building
Developed land; sealed surface	N/A – Other	0.0659	Proposed hardstanding areas
Modified Grassland	Poor	0.0163	Proposed grassland amenity areas
Urban tree	Moderate	0.0366	Proposed tree planting with the site boundary

Intensive Green Roof Moderate 0.0399

It is considered that at least condition criteria B, C and F can be satisfied within the condition sheets and therefore can be assigned a moderate condition.

4.3 Biodiversity Unit Calculations

4.3.1 Based on the Statutory Biodiversity Metric calculations, the proposed development alone would result in an overall gain of +0.07 habitat units (30.35% net gain). The site does not have existing hedgerow and will therefore achieve 100% net gain through the planting of hedgerow within the southern extent of the site. A summary of changes in habitat areas is provided in Table 3 below.

Table 3: Quantitative Assessment of Biodiversity Impact

Factor	Habitats (ha)
Total on-site area (baseline)	0.10
Total on-site units (baseline)	0.22
Total on-site baseline area retained	0.00
Total on-site baseline units retained	0.00
Total on-site area proposed for enhancement	0.00
Total on-site baseline units proposed for enhancement	0.00
Total on-site baseline area / length lost	0.10
Total on-site baseline units lost	0.22
Net Project Units	0.07
Total project % change	+30.35%

4.4 Trading Summary

4.4.1 The losses of 'low' and 'medium' distinctiveness have been offset through the seeding of green roofs and the planting of urban trees. Thus, the trading rules have not been satisfied.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Overview

5.1.1 Biodiversity Net Gain calculations, using the Statutory Biodiversity Metric, have been undertaken for the proposed development at Rochdale Road, Harpurhey Manchester, M9 8AE. Baseline habitat calculations have been informed by a UKHab survey and condition assessment in January 2025. Post development habitats have been illustrated on the Proposed Habitats Plan in Appendix 3.

5.1.2 A unit gain of 0.07 habitat units (+30.35% net gain) was identified following the completion of the baseline and post intervention calculations. Post-intervention habitats included the addition of tree planting and intensive green roofs.

5.1.3 At present, the proposals demonstrate a measurable 10% biodiversity net gain in line with Chapter 15, paragraph 180 of the NPPF, the Environment Act, 2021.

5.1.4 It is recommended that the requirement to obtain onsite habitat units is secured via a suitably worded planning condition.

6 REFERENCES

Baker, J., (2016). Biodiversity Net Gain: Good practice principles for development. CIEEM, CIRIA & IEMA.

Baker J., Hoskin, R. & Butterworth, T. (2019). Biodiversity Net Gain: Good Practice Principles for Development. A practical guide. CIEEM, CIRIA & IEMA.

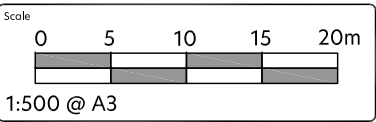
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UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

APPENDIX 1 – Proposed Development



Notes

Figured dimensions are to be used in all cases.

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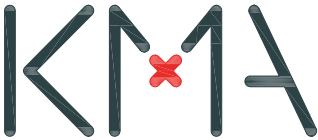
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Revision Notes				
Rev	Date	Revision Description	Drawn	Checked
P1	06.11.24	Initial Issue	CTW	AT



Project Name

Harpurhey
Rochdale Road

Drawing Title

Proposed
Block Plan

Drawing Number

HRR-KMA-XX-XX-DR-A-7002

Project Number	Status	Revision
T1231	A3 Planning	P1

Drawn by	Authorised by	Date
CTW	AT	06.11.24

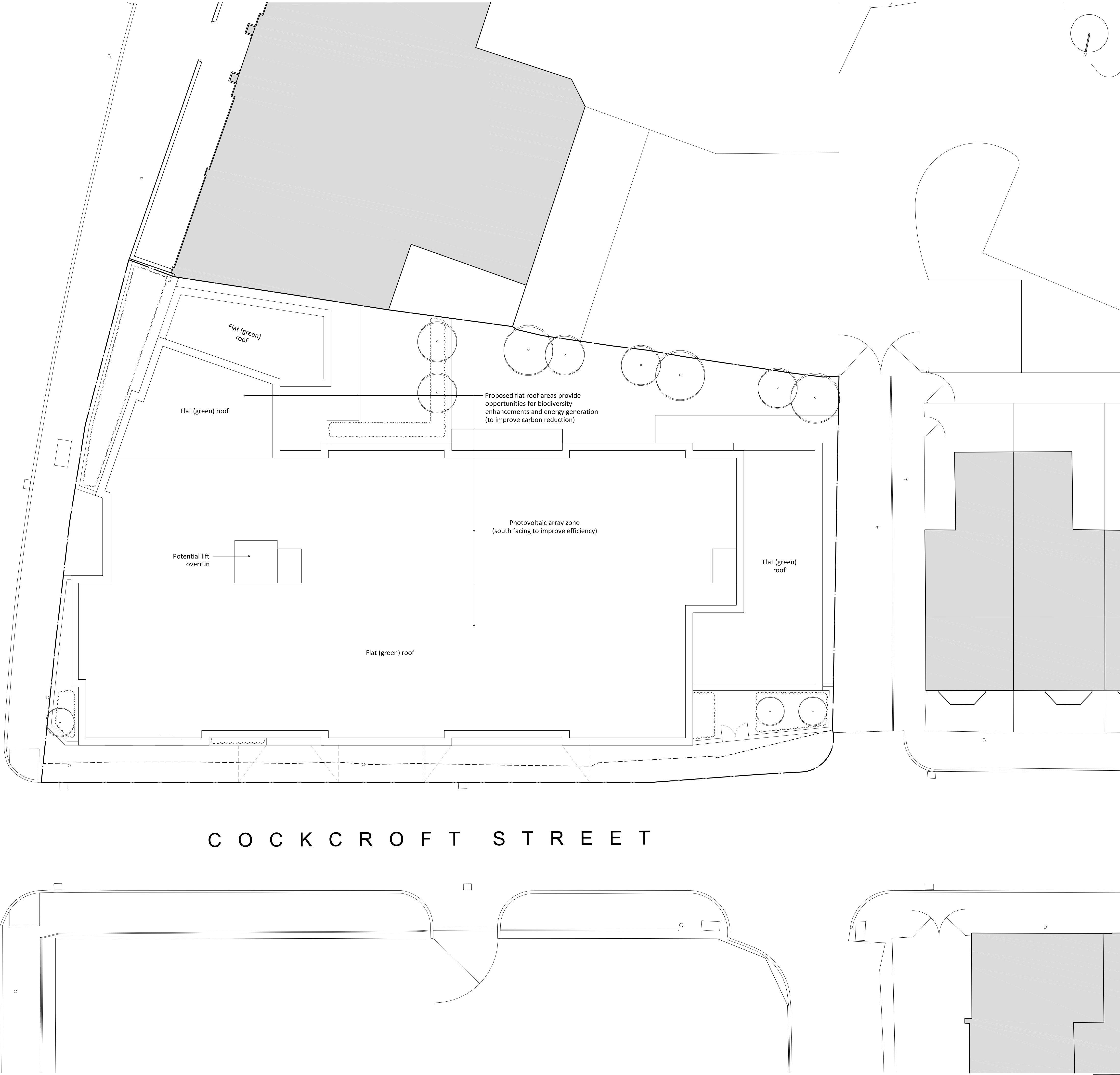
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ROCHDALE ROAD

COCKCROFT STREET



Scale

01234m

1:100 @ A1

Notes

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Revision Notes

Rev	Date	Revision Description	Drawn	Checked
01	06.11.24	Initial Issue	CTW	AT

KMA

Project Name
Harpurhey
Rochdale Road

Drawing Title
Proposed
Roof Plan

Drawing Number
HRR-KMA-XX-XX-DR-A-7007

Project Number
T1231

Status
A3
Planning

Revision
P1

Drawn by
CTW

Authorised by
AT

Date
06.11.24

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APPENDIX 2 – Baseline Habitats Plan

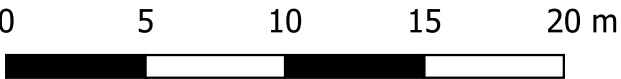


Legend

Red Line Boundary

Modified Grassland

Existing Small Urban Tree



Project	Rochdale Road, Harpurhey	Date	23/01/2025	Drawing No	RRH-EVE-DR-01
Drawing Title	Baseline Habitat Plan	Scale	As shown	Revision	01
Client	Caroline Tamworth Planning	Drawn	HG	Checked	HG

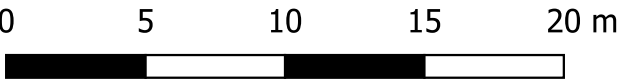
APPENDIX 3 – Proposed Habitats Plan



Legend



-  Red Line Boundary
-  Building
-  Intensive green roof
-  Developed land; sealed surface
-  Modified grassland
-  Native hedgerow with trees
-  Proposed Small Urban Tree
-  Lost Urban Tree



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Project	Rochdale Road, Harpurhey	Date	23/01/2025	Drawing No	RRH-EVE-DR-02
Drawing Title	Proposed Habitat Plan	Scale	As shown	Revision	01
Client	Caroline Tamworth Planning	Drawn	HG	Checked	HG

APPENDIX 4 – Photographs

Photograph	Photograph
Existing site 	Removed Tree 