Biodiversity Metric Report

Heatherdale Drive, Cheetham Hill

Reference: 80-924-R2-4

Date: October 2024

BIODIVERSITY METRIC REPORT

Heatherdale Drive,
Cheetham Hill

Prepared for:
Mosscare St. Vincents

Report Ref: 80-924-R2-4
Date Issued: 29/10/2024

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QUALITY ASSURANCE

PROJECT NUMBER	80-924		
VERSION	Version 2	Version 3	Version 4
REMARKS	Updated landscape plans	Updated landscape plans	Updated landscape plans
DATE	July 2024	October 2024	October 2024
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QUALIFICATIONS	BSc (Hons), Consultant Ecologist	BSc (Hons), Consultant Ecologist	BSc (Hons), MSc, MIEnvSc, CEnv, MCIEEM, Associate Director
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EXECUTIVE SUMMARY

Site Address	Heatherdale Drive, Cheetham Hill, Manchester, M8 0ET
Co-ordinates	E 338929, N 378705
Site Area	Approximately 1.56 ha
Current Site Use	The site comprised a large area of modified grassland and small areas of bare ground. The site was located on public open spaces on a housing estate within the urban area of Cheetham Hill. Further residential developments surrounded the site on all aspects
Proposed Development	Development proposals include the construction of residential buildings, with associated landscaping.
Results	There will be a gain of 0.43 hedgerow units (100%) on-site. However, the biodiversity metric results show a loss of habitat units as follows: Habitat Units -1.84 Habitat Unit Deficit -2.56 A loss of 25.52% of habitat units will be incurred on-site as a result of development. Furthermore, the trading rules will not be satisfied due to the loss of trees, modified grassland and bare ground.
Conclusions and Recommendations	The current landscape proposals show a loss of 1.84 habitat units (25.52%) and a gain of 0.43 hedgerow units (100%). Overall, there is a unit deficit of 2.56 habitat units. Furthermore, the trading rules are not satisfied as habitats are not being traded like for like or better. Due to the limited area for landscaping, it is unlikely that a 10% net gain in habitat units can be achieved on-site. As such, off-site compensation or a conservation offset payment will be required for the development to proceed. The Local Planning Authority (LPA) will need to be consulted to determine if an offset payment is acceptable. Based on current plans, a deficit of 2.56 habitat units will need to be mitigated for achieve a 10% net gain and satisfy the trading rules. Of the 2.56 habitat units required to achieve a 10% gain, to satisfy the trading rules a total of 0.40 low distinctiveness habitat units, and 1.45 habitat units of medium distinctiveness (individual trees) will need to be compensated for. Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hibernacula.

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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Mosscare St. Vincents to undertake a Biodiversity Metric Report at Heatherdale Drive, Cheetham Hill, hereafter referred to as "the site".

This report has been produced by Lowri Thomas BSc (Hons) ACIEEM, Senior Ecologist at E3P. Lowri 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 – Heatherdale Drive, Cheetham Hill.

1.2. SITE LOCATION

The site is located within Cheetham Hill, within a predominantly residential area. Waterloo Road lies adjacent to the western site boundary, with the A6010 approximately 160 m south of the site Heatherdale Drive borders the southern boundary with Alderford Parade bordering the north of the site.. Bellot Street Dog Park is located approximately 100 m north of the site. The New Testament Church of God Faith Tabernacle is located approximately 150 m north of the site. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.3. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- 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.

The findings of the calculation are detailed within this report, along with recommendations.

2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric 2023 was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (Natural England, 2024).

This metric was calculated by Lowri Thomas, Senior Ecologist at E3P, who holds a Level 3 Field Identification Skills Certificate (FISC). Lowri has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and 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 MIEnvSc 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 FISC.

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 23rd January 2024 during the Preliminary Ecological Appraisal (report reference: 80-697-R1). The Statutory Biodiversity Metric Condition Assessment Sheets (Natural England 2023) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (Natural England 2024).

On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS and input into the metric. Root Protection Areas (RPAs) of individual trees were calculated using the Tree Helper within the metric. Please see Appendix I for the UKHab Habitat Plan.

2.3. POST-DEVELOPMENT HABITAT CREATION

Areas of habitat creation were measured from the Detailed Planting Plans (Saville Landscape Design, 2024, Drawing number: 01 D and 02 D) using QGIS and the Tree Helper was used to calculate the RPAs of proposed trees. Please see Appendix II for the Post-Development Plan and Appendix III for the Planting Plans.

2.4. LIMITATIONS

The site walkover and condition assessments were undertaken in January and as a result of winter dieback, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. However, the heavily managed nature of the grassland results in it achieving Poor condition.

Furthermore, 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 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
URBAN- DEVELOPED LAND; SEALED SURFACE	0.3731	N/A	N/A
GRASSLAND- MODIFIED GRASSLAND	1.1565	Poor	Fails criterion A (**which is essential for achieving Moderate or Good condition**):there are 6-8 vascular plant species per m^2, including at least 2 forbs.
URBAN- BARE GROUND	0.026	Poor	Passes 1 of 3 condition assessment criteria: Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total area.
INDIVIDUAL TREES- URBAN TREE	0.6067 (35 medium, 1 large)	Moderate	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 up <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

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			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 oversailing vegetation beneath.

3.2. HABITAT RETENTION CONDITION ASSESSMENT

Table 3.2 shows the habitats to be retained under current proposals.

TABLE 3.2 HABITAT RETENTION DETAILS

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION
INDIVIDUAL TREES- URBAN TREE	0.3420 (21 medium)	Moderate

3.3. HABITAT CREATION CONDITION ASSESSMENT

Table 3.3 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 3.3 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION (YEARS)
URBAN- DEVELOPED LAND; SEALED SURFACE	0.7835	N/A	0
URBAN - VEGETATED GARDEN	0.4085	N/A	Target time to condition will be 1 year
GRASSLAND- MODIFIED GRASSLAND	0.3173	Moderate Passes 3 of 5 condition assessment criteria: • The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.** • Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. • Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus agg.*) is less than 5%.	Target time to condition will be 5 year

URBAN – INTRODUCED SHRUB	0.0409	N/A – Automatically assigned by the metric	Target time to condition will be five years
INDIVIDUAL TREES- URBAN TREE	0.2199 (54, small)	Moderate Passes 4 of 6 condition assessment criteria: • The tree is a native species (or at least 70% within the block are native species). 8The 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). • 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 oversailing vegetation beneath.	Target time to condition will be 27

3.4. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area/compensation not in local strategy/no local strategy'. Given that the site is within a previously developed area, it is anticipated to provide little valuable habitat to wildlife in the local area and the site does not fall within any local strategy plans (Sefton Council, 2017).

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a loss of -1.84 habitat units a as a result of the Landscaping Proposals. Table 3.4 shows the headline results detailed within the Biodiversity Metric, while Table 3.5 shows the deficit results.

TABLE 3.4 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	-1.84
	Hedgerow Units	0.43
	River Units	N/A
TOTAL NET % CHANGE	Habitat Units	-25.52%
	Hedgerow Units	N/A
	River Units	N/A

TABLE 3.5 HEADLINE DEFICIT RESULTS

UNIT TYPE	TARGET	BASELINE UNITS	UNITS REQUIRED	UNIT DEFICIT
HABITAT UNITS	10.00%	7.22	7.94	2.56

The trading rules of the metric have not been satisfied for habitat units, as habitats lost have not been 'traded up', which includes modified grassland, bare ground and individual trees. Of the 2.56 habitat units required to achieve a 10% gain, to satisfy the trading rules a total of 0.40 low distinctiveness habitat units, and 1.45 habitat units of medium distinctiveness (individual trees) will need to be created.

TABLE 3.6 TRADING SUMMARY

DISTINCTIVENESS	HABITAT TYPE	BROAD HABITAT UNIT LOSSES TO BE OFFSET
LOW	Grassland/Bare Ground	0.40
MEDIUM	Individual trees	1.45
	Total	1.85

4. CONCLUSIONS AND RECOMMENDATIONS

The current landscape proposals include a loss of 1.84 habitat units (25.52%) and a gain of 0.43 hedgerow units (100%). Overall, there is a unit deficit of 2.56 habitat units. Furthermore, the trading rules are not satisfied as habitats are not being traded like for like or better.

Additional trees could be incorporated into the scheme to reduce the loss. However, due to the limited area for landscaping it is unlikely that a 10% net gain in habitat units can be achieved on-site. As such, off-site compensation or a conservation offset payment will be required for the development to proceed. Based on current plans and recommendations from E3P, a deficit of 2.56 habitat units will need to be mitigated for achieve a 10% net gain and satisfy the trading rules. Of these 2.56 habitat units, 1.45 will need to be individual trees, with 0.40 of low distinctiveness habitats.

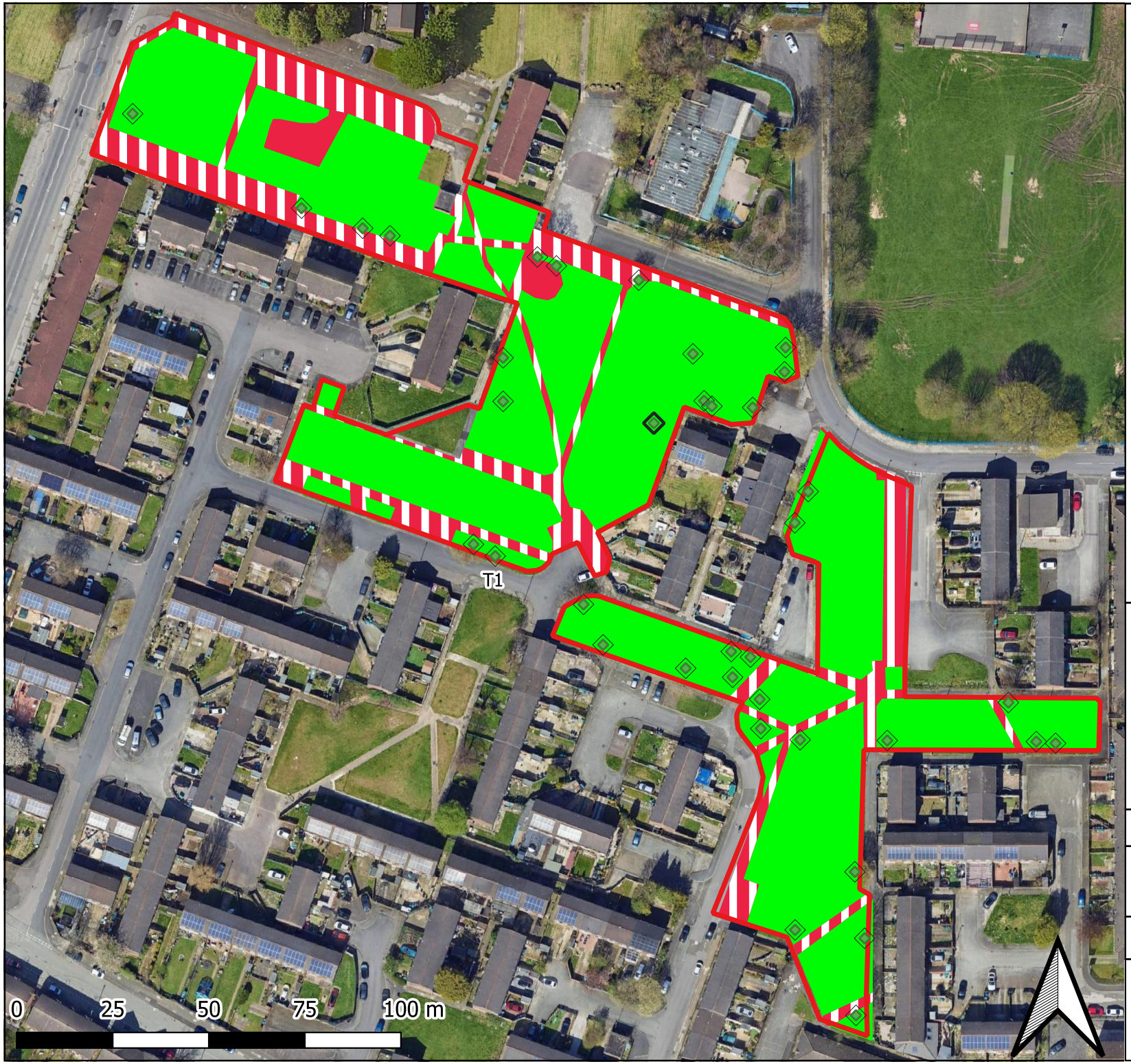
Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hibernacula.

5. REFERENCES

- E3P (2023). Preliminary Ecological Appraisal- Heatherdale Drive, Cheetham Hill (81-697-R1).
- Manchester City Council (2022). Biodiversity Strategy 2022-2030: The City of Manchester's Nature Recovery.
- National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
- Natural England Joint Publication JP039. (2024). The Statutory Biodiversity Metric: User Guide
- Natural England. (2023). Statutory Biodiversity Metric Condition Assessments
- Saville Landscape Design (2024) Detailed Planting Plans (Drawing number: 01 D and 02 D)

END OF REPORT

APPENDIX I
UKHAB HABITAT PLAN



Key:

- Red Line Boundary
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Developed land; sealed surface
- Modified grassland
- Bare ground

Notes

Issue: 1	Revision: 1	Date: 22/02/2024	Drawn: LS	Authorised: CK
Client: Mosscare St. Vincents			Job No. 80-924	Date: 22/02/2024
			Drawing No. 80-924-001	Scale: 1:1350@A4
Job title: Heatherdale Drive, Cheetham Hill			Drawing title: UKHab Habitat Plan	

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APPENDIX II
LANDSCAPE PLANS

NOTES :

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ALDERFORD PARADE

NEW SECTION OF ROAD

Substation

NEW SECTION OF ROAD

TAMERTON D.

NEWPARK WALK

DEERHURST DRIVE

CYCLE STORE

BT box

DINNINGTON DRIVE

KEY

SOFT LANDSCAPING

- Existing trees/hedge to be retained
- Existing trees/hedge to be removed
- Tree
  Extra Heavy Standard Tree, 14-16cm girth, 425-600cm high, set in soft landscaping with timber stake support
- High Ornamental hedge
  0.9-1.2m high hedge planted @ 2-4 per lin.m with 75mm ornamental bark mulch dressing. Mix of native & non-native species.
- Low Ornamental hedge
  03-0.5m high hedge planted @ 4 per lin.m with 75mm ornamental bark mulch dressing.
- Ornamental shrub planting
  Plants supplied in 3-5L pots planted @ 3-6 /m2 in 450mm imported topsoil with 75mm ornamental bark mulch dressing
- Feature specimen shrub
  10-30L containers planted in 600mm imported topsoil
- Grass
  Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)

HARD LANDSCAPING

- Vehicular concrete block surfacing - Private parking
  eg. Tobermore Tegula concrete block paving, 173x173x60mm, Heather colour, laid in a stretcher bond pattern
- Pedestrian concrete flag surfacing - Private
  eg. Tobermore Textured concrete flag paving, 600x600x50mm, Buff colour, laid in a stack bond pattern

NB. All footpaths & carriageways with no hatch to be tarmac wearing course with PCC edges to engineers specifications

BOUNDARY TREATMENT

- 2100mm high timber fence
  Comprising 1800mm close boarded panels , 300mm concrete gravel board & concrete support posts
- 2100m high timber fence
  Comprising 1500m close boarded panels ,300mm trellis, 300mm concrete gravel board & concrete support posts
- 1800mm high timber fence
  Comprising 1200mm close boarded panels ,300mm trellis, 300mm concrete gravel board & concrete support posts
- 1200mm high vertical bar metal railings
- Retaining wall with 1.2m high metal railings fixed to top
  Materials to match proposed building
- 1200mm high wall & railings
  600mm high brick wall materials to match proposed buildings with 600mm high vertical bar railings
- 2100mm high brick wall, materials to match proposed buildings
- 2100mm high vertical bar metal railings

MISCELLANEOUS

- Bollard
- Electric Vehicle Charging Point
- Air Source Heat Pump
- Bat box
  TBC by ecologist
- Bird Box
  TBC by ecologist
- Hedgehog gap
- Existing easement

Rev	Description	Initial	Date
D	Trees removed from rear gardens client request	KAS	Oct24
C	Amended to arc latest site plan, ecology recommendations	KAS	Oct24
B	Plots 29/ 30 & 35/ 36 soft landscaping amended	KAS	July24
A	Amended to arc latest site plan, EV/ ASHP locations updated	KAS	July24

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CLIENT
Mosscare St Vincent's Housing Limited Ltd

PROJECT TITLE
Heatherdale Drive, Manchester

DRAWING TITLE
Landscape GA 1 of 2

STATUS
INFORMATION

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:250	A1	KAS	-	Oct24

PROJECT NO.	DRAWING NO.	REV.
345	01	D

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TAMERTON DRIVE

NEWPARK WALK

STARMOOR DRIVE

HEATHERDALE DRIVE

32 33 34 37 38 55 56 57 58 59/60 61/62 63/64 65/66 67/68 69 70

Approx location TBC

N

KEY

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- Existing trees/hedge to be retained
- Existing trees/hedge to be removed
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- 2100m high timber fence — Comprising 1500m close boarded panels ,300mm trellis, 300mm concrete gravel board & concrete support posts
- 1800mm high timber fence — Comprising 1200mm close boarded panels ,300mm trellis, 300mm concrete gravel board & concrete support posts
- 1200mm high vertical bar metal railings
- 2100mm high vertical bar metal railings
- 1200mm high wall & railings — 600mm high brick wall materials to match proposed buildings with 600mm high vertical bar railings
- 2100mm high brick wall, materials to match proposed buildings

MISCELLANEOUS

- Bollard
- Electric Vehicle Charging Point
- Air Source Heat Pump
- Bat box — TBC by ecologist
- Bird Box — TBC by ecologist
- Hedgehog gap — TBC by ecologist
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Rev	Description	Initial	Date
D	Trees removed from rear gardens client request	KAS	Oct24
C	Amended to arc latest site plan, ecology recommendations	KAS	Oct24
B	Plots 59/ 60 access & 58-59 turning head amended	KAS	July24
A	Amended to arc latest site plan, EV/ ASHP locations updated	KAS	July24

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CLIENT
Mosscare St Vincent's Housing Limited Ltd

PROJECT TITLE
Heatherdale Drive, Manchester

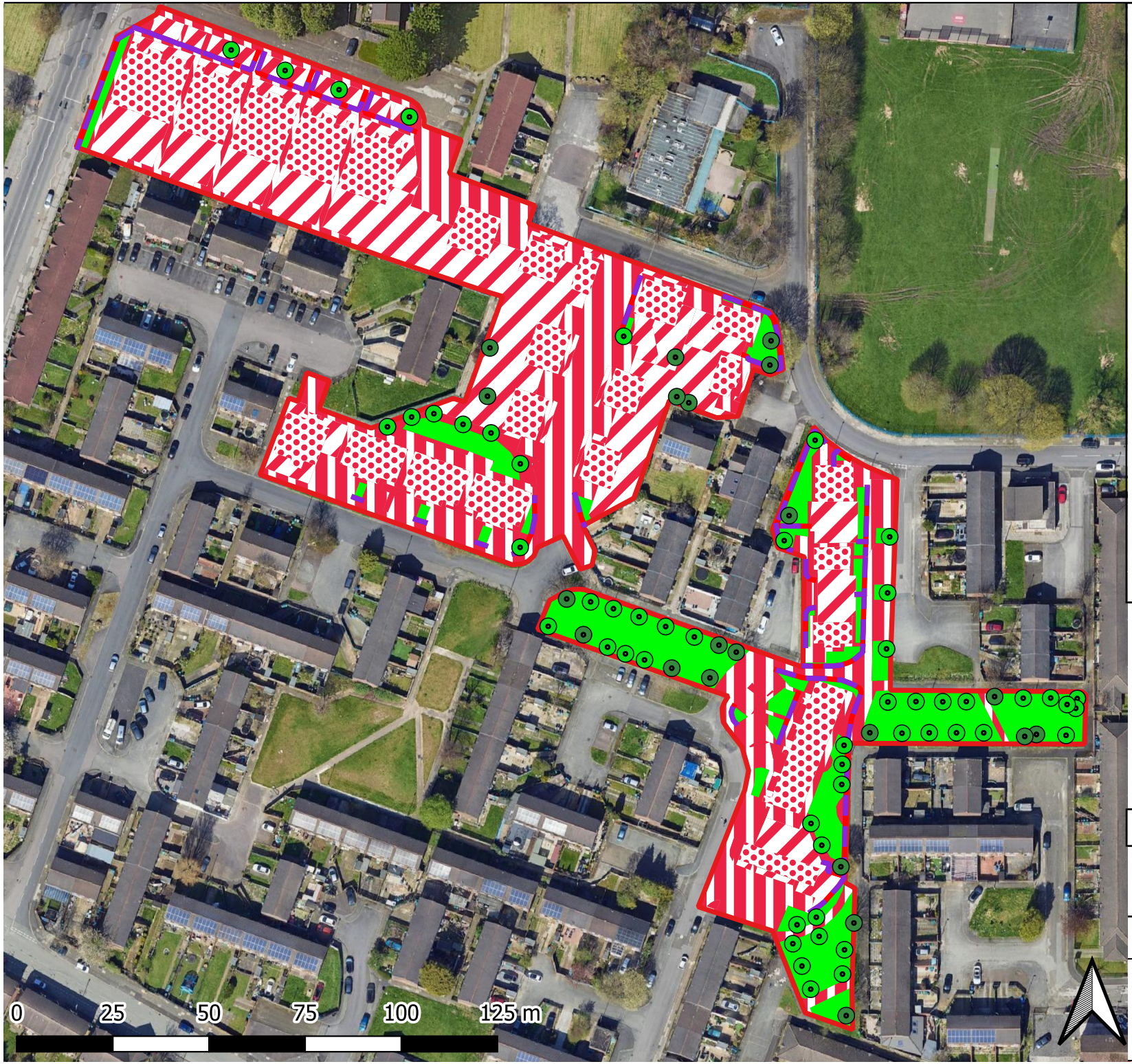
DRAWING TITLE
Landscape GA 2 of 2

STATUS
INFORMATION

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:250	A1	KAS	-	Oct24

PROJECT NO.	DRAWING NO.	REV.
345	02	D

APPENDIX III
UKHAB POST-DEVELOPMENT PLAN



Key:

- Red Line Boundary
- Proposed trees
- Retained trees
- Non-native and ornamental hedgerow
- u - urban; introduced shrub
- u1 - built-up areas and gardens
- u1b5 - buildings
- u1b - developed land. sealed surface
- g4 - modified grassland

Notes

Issue:	Revision:	Date:	Drawn:	Authorised:
1	4	28/10/2024	LT	CK

Client: Mosscare St. Vincents	Job No. 80-924	Date: 28/10/2024
	Drawing No. 80-924-005	Scale: 1:1350 @A4
Job title: Heatherdale Drive, Cheetam Hill	Drawing title: UKHab Post Development Plan	

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