

BIODIVERSITY IMPACT ASSESSMENT

YEW TREE CARE HOME, YEW TREE LANE,
NORTHERN MOOR, WYTHENSHAW,
GREATER MANCHESTER

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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Liberty Care to carry out an Extended Phase 1 Habitat Survey and Daytime Bat Survey at Yew Tree Manor Care Home, Yewtree Lane, Northern Moor, Wythenshawe (O.S. grid reference: SJ 82138 90593 – see Figure 1). The site currently comprises a detached two-storey care home, surrounded by mature gardens, with access and parking.

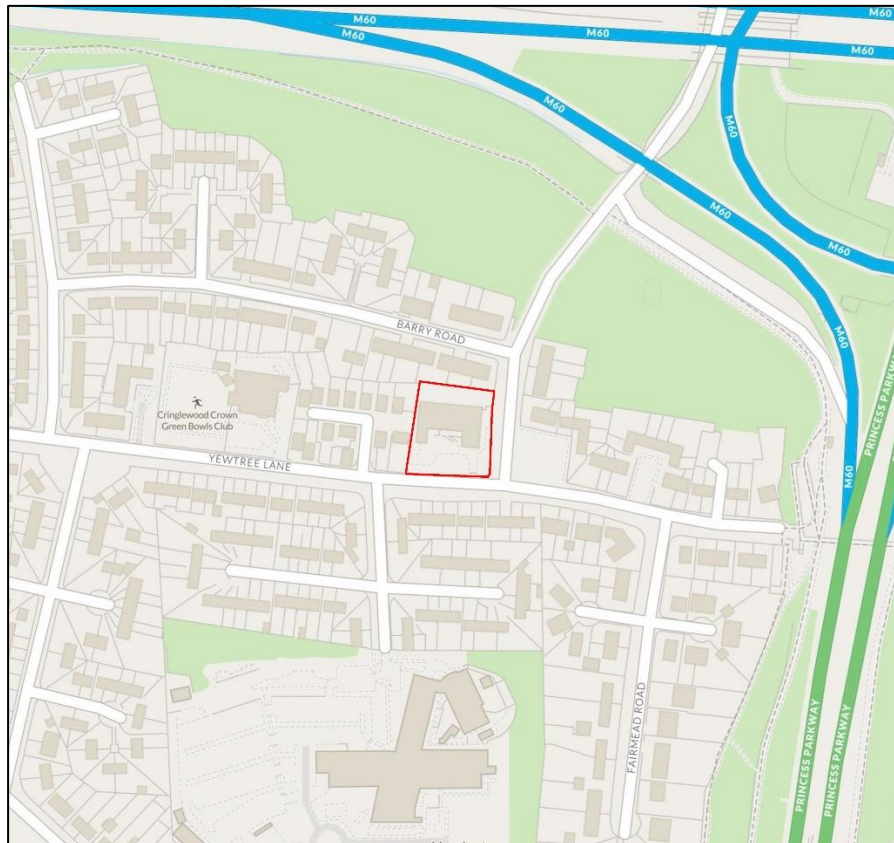


Figure 1 showing the location of the site

Description of Development

- 1.2 The site will be the subject of a planning application for the demolition of the building and the construction of a new 59 bedroom care home, with increased parking facilities and landscaping.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

2.0 METHODOLOGY

DEFRA Biodiversity Metric 3.1 Calculation

2.1 Biodiversity net gain was calculated using Biodiversity Metric 3.1 April 2022 Update. The following procedures were followed:

- The habitat baseline calculations were measured on MapInfo using habitat data taken from the Extended Phase 1 Habitat Survey (*Extended Phase 1 Habitat Survey & Daytime Bat Survey of Yew Tree Care Home, Wythenshawe, Greater Manchester 2022* – Rachel Hacking Ecology).
- As per the Biodiversity Metric rules, baseline data was used from before the development.
- The habitat classifications were translated to UK Habitat Regulations using the translation tool in the Biodiversity Metric.
- The habitat conditions were based on the condition assessments listed in the habitat condition sheets.
- The ecological connectivity for areas were determined using this method: medium/low habitat distinctiveness=low connectivity; high habitat distinctiveness= medium connectivity.
- The strategic significance was determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
- The proposed habitats were calculated using figures from C Squared Architects (Proposed Layout Plan) and TPM Landscape (Landscaping Scheme).

2.2 The change in biodiversity value is calculated by subtracting the baseline unit values from the post-development values of the same broad habitat types. This is combined with any off-site gains or losses to give a final Biodiversity Unit Value for the Scheme.

Personnel and Timing

2.3 Dr. Rachel Hacking carried out the calculations and assessment in July 2022. Rachel has over twenty years of experience in botanical assessments and is fully trained in Biodiversity Impact Assessment methodology.

3.0 BIODIVERSITY IMPACT ASSESSMENT

- 3.1 The following calculations are based on the Phase 1 Habitat Map. The baseline habitats and their condition assessments are based on the Extended Phase 1 Habitat Survey of the site are described below.

Existing Habitats

Baseline Habitats

- 3.2 The baseline Habitat Units of the site are calculated to be 0.65 (see Appendix B). None will be retained as part of the proposals.

Urban - Developed; Sealed Surface

- 3.3 This habitat dominates the site comprising a building and hardstanding, measuring 0.076ha and 0.085ha respectively. This is a habitat with no strategic importance or distinctiveness and does not contribute any Habitat Units.

Urban; Introduced Shrub

- 3.4 Mature shrub beds exist on site, measuring a total of 0.032ha. This habitat is automatically of low distinctiveness and needs no condition assessment. This habitat contributes 0.06 Habitat Units.

Grassland; Modified Grassland

- 3.5 Mown lawns exist on site, measuring 0.065ha. The lawns are species-poor, with a poor condition. This habitat contributes 0.13 Habitat Units.

Urban; Urban Tree

- 3.6 A total of 28 trees exist on the proposed development site. A total of 24 of these are small and 4 are medium, all in poor condition. These are to be lost and contribute 0.46 Habitat Units.

Baseline Hedgerows

Hedge – Ornamental Non-native

- 3.7 An ornamental hedgerow exists at the rear of the site, measuring 0.044km (see Appendix C). This will be removed as part of the development. This habitat is automatically of very low distinctiveness and needs no condition assessment. It provides 0.04 Hedgerow Units.

Proposed Habitats

- 3.8 The new habitats in the proposed development are calculated to be 0.38 Habitat Units (see Appendix D). The Biodiversity Impact Assessment shows a loss of 0.27 Habitat Units which is -42.29% biodiversity net loss. This is largely due to the loss of amenity grassland, trees and shrub beds and their replacement with building and hardstanding.

Habitat Creation

Urban - Developed; Sealed Surface

- 3.9 Much of the site will be covered with hardstanding (0.093ha) and buildings (0.131ha). This is a habitat with no strategic importance or distinctiveness and does not contribute any Habitat Units.

Grassland – Modified Grassland

- 3.10 Small areas of amenity grassland are proposed within the landscaping, covering 0.008ha. The proposed final condition of the grassland is poor, due to the species-poor assemblage and intensive management regime. This will take 1 year to achieve. This habitat contributes 0.02 Habitat Units.

Grassland; Other Neutral Grassland

- 3.11 A small area of wildflower lawn will be created, within the residents garden, measuring 0.003ha. Given the size and management, this is classed as being in poor condition. This habitat contributes 0.01 Habitat Units.

Urban; Introduced Shrub

- 3.12 New shrub beds are proposed on site, measuring a total of 0.027ha. This habitat is automatically of low distinctiveness and needs no condition assessment. This habitat contributes 0.05 Habitat Units.

Urban; Urban Tree

- 3.13 A total of 26 trees (19 heavy standards and 7 standards) are proposed on site. These contribute 0.30 Habitat Units.

Proposed Hedgerows

Hedge – Ornamental Non-native

- 3.14 An ornamental Box hedgerow exists at the rear of the site, measuring 0.046km (see Appendix E). This habitat is automatically of very low distinctiveness and needs no condition assessment. It provides 0.04 Hedgerow Units.

4.0 SUMMARY

- 4.1 The proposed development at the site off Yewtree Lane, Wythenshawe, in its current site layout and design, will result in the loss of 0.27 Habitat Units which is -42.29% biodiversity net loss. This is due to the site proposals comprising buildings and sealed surfaces with small areas of amenity grassland and shrub beds.
- 4.2 The hedgerows achieve no net loss and no net gain, with 0.04 Hedgerow Units being lost and 0.04 hedgerow units being created. However, the slight increase in length of the new hedgerow pushes the percentage into gain at 0.89%.
- 4.3 The development is required to achieve biodiversity net gain. This cannot be achieved on-site due to the lack of space for habitats of low or medium distinctiveness. The net gain will be off-set by providing a commuted sum to create and manage suitable valuable habitat nearby and within Greater Manchester. To achieve net gain, a commuted sum of approximately £3000-£4000 will be provided by the developer (to provide 0.27 Habitat Units at £10,000- £15,000 per habitat unit). This sum will be secured via a s106 agreement. The commuted sum will go towards the creation of a high value wildlife pond, on suitable greenspace, such as wildflower grassland.
- 4.4 Bird and bat boxes will be erected onto the new building.

5.0 REFERENCES

JNCC. *Phase 1 Habitat Survey – a technique for environmental audit*. JNCC, Updated 2010.

MAGIC mapping: www.magic.gov.uk. Defra, London

National Planning Policy Framework (July 2021). Ministry of Housing, Communities & Local Government

The Biodiversity Metric 3.0: *Auditing and accounting for biodiversity value: technical supplement (July 2021 update)*. Natural England

APPENDIX A - Site Plan (courtesy of C Squared Architects)



APPENDIX B – Baseline Habitat Calculation

Proposed Care Home, Yew Tree Lane, Northern Moor, Wythenshawe								
A-1 Site Habitat Baseline								
Condense / Show Columns			Condense / Show Rows					
Main Menu			Instructions					
Habitats and areas				Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Urban	Developed land; sealed surface	0.085	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
2	Urban	Developed land; sealed surface	0.076	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3	Grassland	Modified grassland	0.065	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.13
4	Urban	Introduced shrub	0.032	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.06
5	Urban	Urban Tree	0.114	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.46
6								
7								
8								
9								
Total habitat area			0.37					0.65

APPENDIX C – Baseline Hedgerow Calculation

B-1 Site Hedge Baseline												
Condense / Show Columns				Condense / Show Rows								
Main Menu				Instructions								
Baseline ref	UK Habitats - existing habitats			Habitat distinctiveness		Habitat condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline
	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		Total hedgerow units
1	1	Hedge Ornamental Non Native	0.044	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.04
2												
3												
4												
5												
6												
			0.04									0.04

APPENDIX D – Proposed Habitat Calculation

Proposed Care Home, Yew Tree Lane, Northern Moor, Wythenshawe										
A-2 Site Habitat Creation										
Condense / Show Columns					Condense / Show Rows					
Main Menu					Instructions					
Post development/ post intervention habitats										
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Temporal multiplier		Difficulty of creation	Habitat units delivered
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		
Urban	Developed land; sealed surface	0.093	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied	0	Medium	0.00
Urban	Developed land; sealed surface	0.131	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied	0	Medium	0.00
Grassland	Modified grassland	0.008	Low	Poor	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied	1	Low	0.02
Urban	Introduced shrub	0.027	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied	1	Low	0.05
Urban	Urban Tree	0.1058	Medium	Poor	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied	10	Low	0.30
Grassland	Other neutral grassland	0.003	Medium	Poor	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied	2	Low	0.01
							</			

APPENDIX E – Proposed Hedgerow Calculation

B-2 Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

		Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		
1	1	Hedge Ornamental Non Native	0.046	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.04	
2											
3											
4											
5											
6											
			0.05								0.04