



**envirotech**

Ecological Consultants  
Environmental and Rural Chartered Surveyors

Your Ref:  
Our Ref: AWG/5267

Mr Mark Brown  
Oakmere Homes

Friday, 03 April 2020

Dear Mr Brown

**RE: CHATBURN ROAD SOUTH - BIO-DIVERSITY OFFSETTING CALCULATIONS**

In respect of construction work to be undertaken at Chatburn Road South. I would provide the following which highlights details within the submitted planning documents.

**BIODIVERSITY CALCULATIONS**

In respect of biodiversity, defining enhancement proves problematic as "valuing" the natural environment requires a standardised methodology and baseline values against which to compare a site before and after.

Ecological valuation is complicated, and is highly sensitive to the type and condition of the habitat being lost, and the type and condition of the habitat being created on-site in mitigation and also off-site in compensation. Differences in habitat type and condition can make a large difference to the amount of offsetting required.

The Biodiversity Metric 2.0 published as a 'beta test' has been used in this assessment. This is an experimental calculation methodology and is currently subject to review and public testing.

The author of this report is a Rural Practice Chartered Surveyor, Chartered Environmentalist and full member of the Chartered Institute of Ecology and Environmental Management. The author is a full member of the Royal Institution of Chartered Surveyors (RICS) and therefore is competent in a range of valuation techniques and procedures.



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## “Biodiversity Metric 2.0”

We have utilised a spread sheet for calculating the biodiversity value of the site before and after “Biodiversity Metric 2.0 Calculation Tool Beta Test - December 2019 Update”. This was the most current version of the spread sheet at the time of compilation.

Baseline conditions were taken as reported by Envirotech (2020) following a site visit.

Post development conditions are taken from Detailed Landscape Proposals and Tree Survey Phase 3 (C-981-40)

Pre development, the ecology report for the site indicates the site comprises a species poor grassland with hedges and fences to its boundary. The closest match to this habitat type on site is Grassland - Modified grassland and Sparsely vegetated land - Ruderal/Ephemeral. These have a low distinctiveness, most of the condition criteria are being failed so they have a poor condition.

Post development, Grassland - Other neutral grassland comprises areas of wildflower planting/ meadow and bulbs. This should achieve a good condition.

Heathland and shrub - Mixed scrub comprises an area of native scrub planting within the wildflower planting/ meadow area. This should achieve a good condition.

Lakes - Ditches- Marginal planting to the stream side. This should achieve a good condition.

Urban - Vegetated garden- amenity grassland and garden areas. These will be poor condition.

All habitats will be created on site.

A small length of native hedgerow will be lost. This is currently a defunct hedgerow of scattered hawthorn and elder. There was no notable ground flora vegetation associated with it. New native hedgerows including hedges with trees will be created on site.

Using the Biodiversity Metric 2.0 calculations for habitat types, distinctiveness, condition, difficulty of creation and allowing suitable discount periods for the habitats to reach their target value, the site pre development is 1.60 Units, post development the site will be 1.64 Units, an ecological gain of 0.04 Units. On an area basis the site is therefore **2.78% better ecologically post development than pre-development.**

Using the Biodiversity Metric 2.0 calculations for hedge types, distinctiveness, condition, difficulty of creation and allowing suitable discount periods for the hedges to reach their target value, the site pre development is 0.06 Units, post development the site will be 0.64 Units, an ecological gain of 0.58 Units. On a connectivity basis the site is therefore **963% better ecologically post development than pre-development.**

**The proposal delivers an ecological gain in respect of habitats and connectivity gain in respect of hedgerow enhancement under the Biodiversity Metric 2.0 Calculation Tool Beta Test - December 2019 Update.**

Yours Sincerely



Andrew Gardner BSc (Hons), MSc, MRICS, CEnv  
Director Envirotech NW Ltd

<b>On-site baseline</b>	<i>Habitat units</i>	1.60
	<i>Hedgerow units</i>	0.06
	<i>River units</i>	0.00
<b>On-site post-intervention</b> (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	1.64
	<i>Hedgerow units</i>	0.64
	<i>River units</i>	0.00
<b>Off-site baseline</b>	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
<b>Off-site post-intervention</b> (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
<b>Total net unit change</b> (including all on-site & off-site habitat retention/creation)	<i>Habitat units</i>	0.04
	<i>Hedgerow units</i>	0.58
	<i>River units</i>	0.00
<b>Total net % change</b> (including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	2.78%
	<i>Hedgerow units</i>	963.74%
	<i>River units</i>	0.00%

Ref	Habitats and areas			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline Total habitat units	Retention category biodiversity value							
	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier			Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost
1	Grassland	Grassland - Modified grassland	0.78	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	1.56	0	0	0	0.00	0.00	0.00	0.78	1.56
2	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.02	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.04	0	0	0	0.00	0.00	0.00	0.02	0.04
3																							
4																							
5																							
		<b>Total site area ha</b>	<b>0.80</b>											<b>Total Site baseline</b>	<b>1.60</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.80</b>	<b>1.60</b>	

