



Ecological Consultants  
Environmental and Rural Chartered Surveyors

Your Ref:  
Our Ref: AWG/7299

Mr Gary Willis  
[gary@aldrock.co.uk](mailto:gary@aldrock.co.uk)

Wednesday, 14 July 2021

Dear Mr Willis

**RE: HOOLE COTTAGE, WIGAN LANE, CHORLEY- BIO-DIVERSITY OFFSETTING CALCULATIONS**

In respect of construction work to be undertaken at Hoole Cottage on Wigan Lane in Chorley, 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 Small Sites Metric 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 is a full member of the Royal Institution of Chartered Surveyors (RICS) and therefore is competent in a range of valuation techniques and procedures.

**"Biodiversity Small Sites Metric"**

We have utilised a spread sheet for calculating the biodiversity value of the site before and after "Biodiversity Small Sites Metric Calculation Tool Beta Test". This was the most current version of the spread sheet at the time of compilation.



Tel: 015395 61894  
Email: [info@envtech.co.uk](mailto:info@envtech.co.uk)  
Web: [www.envtech.co.uk](http://www.envtech.co.uk)  
Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL  
Directors: A. Gardner BSc (Hons), MSc, MRICS, Dip NDEA  
H. Gardner BSc (Hons), MSc, CEnv, MRICS  
Registered in England and Wales. Company Registration Number 5028111

Baseline conditions were taken as reported by Envirotech (2021) following a site visit.

Post development conditions are taken from the Single Dwelling - Proposed Plans and Elevations Project No. AL09 DWG No. 002, 04/19/21. There is no landscaping plan for the site therefore calculations have been undertaken as a draft based on the proposed plans and discussions with regards to landscaping at the site.

**Pre development, the ecology report for the site indicates the site comprises.**

Urban - Developed land; sealed surface - 230m<sup>2</sup> comprising the existing garage to be demolished and surrounding paving and parking areas. This habitat does not have a condition score.

Grassland - Modified Grassland - 200m<sup>2</sup> of short mown amenity grassland associated with the existing residential dwelling, which is assumed to be in moderate condition.

Urban - Introduced shrub - 30m<sup>2</sup> of introduced shrub planting in poor condition.

**Post development, there will be three key habitat types.**

Urban - Developed land; sealed surface- 310m<sup>2</sup> will comprised the new residential dwelling and associated areas of hardstanding. No condition score for this habitat type.

Urban - Introduced shrubs - 30m<sup>2</sup> of introduced shrub planting will be retained on site in poor condition.

Heathland and Shrub - Mixed scrub - 40m<sup>2</sup> of scrub planting will be undertaken around the peripheries of the proposed development area. This is considered to be in moderate condition post development.

Using the Biodiversity Small Sites Metric calculations for habitat types, distinctiveness, condition, difficulty of creation and allowing suitable discount periods for the habitats to reach their target value, the site has a Total net unit change gain of 0.0008 Habitat units. On an area basis the site is therefore **0.91% better ecologically post development than pre-development.**

**The proposal delivers an ecological gain in respect of habitats under the Biodiversity Small Site Metric Calculation Tool Beta Test of 0.91%, additional planting and landscaping will be required in order to meet the 10% gain target.**

**Headline Results**

Headline		BNG Targets Not Met
Next steps		Scheme alterations or offsite units required
Total net unit change	Habitat units	0.0008
	Hedgerow units	0.0000
	River units	0.0000
Total net % change	Habitat units	0.91%
	Hedgerow units	% target not appropriate
	River units	% target not appropriate
Habitats units required to meet target		0.0078
Hedgerow units required to meet target		0.0000
River units required to meet target		0.0000

The above gain accounts for the creation of terrestrial habitats only. There is currently no calculation tool which accounts for enhancement associated with the provision of bat and bird boxes and or connectivity across site such as the provision of "hedgehog highways" in boundary fences.

The proposed development in incorporating non-area based enhancements into the design will achieve a greater degree of enhancement than can be calculated using the Biodiversity Small Sites Metric.

Yours Sincerely



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