
BIODIVERSITY IMPACT ASSESSMENT

HOLE HOUSE MILL, CHISWORTH,
CHARLESWORTH, GLOSSOP

DECEMBER 2022



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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Mellor Homes Limited to carry out a Biodiversity Impact Assessment Hole House Mill, Chisworth (O.S. grid reference: SJ 99908 92271 – see Figure 1). The site is called Hole House Mill and currently comprises a collection of disused mill buildings centred by a courtyard and surrounded by broadleaved woodland.
- 1.2 A Biodiversity Impact Assessment is required to provide a measurement of the changes in biodiversity and demonstrate if the site will be in net gain or net loss as a result of the proposed development on site.

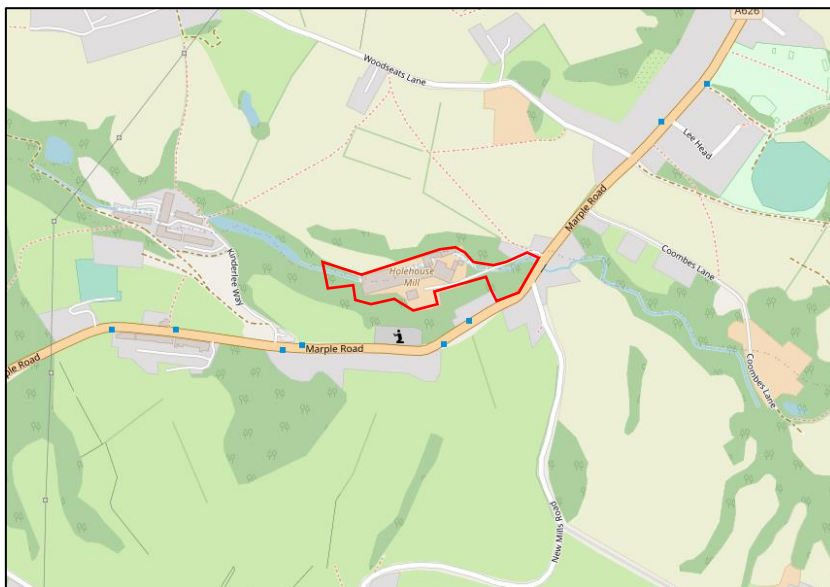


Figure 1 showing the redline boundaries of the site (© OpenStreetMap contributors)

Description of Development

- 1.3 The site is the subject of a planning application for the construction of a residential development consisting of 25 private dwellings, open green space, car parking and access from Marple Road.

Biodiversity in Planning

- 1.4 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

Phase 1 Habitat Survey

- 2.1 An Ecological Appraisal of the site was undertaken in March 2019 to assess the habitats and their conditions (see *Hole House Mill, Chisworth – Ecological Appraisal – Dunelm Ecology – March 2019*).

DEFRA Biodiversity Metric 3.1 Calculation

- 2.2 Biodiversity net gain was calculated using Biodiversity Metric 3.1 Auditing and accounting for biodiversity Calculation tool.
- The onsite habitat baseline calculations are measured on MapInfo GIS software using the Phase 1 Habitat map.
 - The Phase 1 Habitat Classifications are translated to UK Habitat Regulations using the translation tool in the Biodiversity Metric.
 - All habitat conditions are based on the condition assessments listed in the habitat condition sheets excel document.
 - The strategic significance is determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
 - The areas to be retained or enhanced habitats are calculated using the proposed site masterplan.
 - The site's proposed habitats and associated scores are calculated using measurements and habitat information provided by Trevor bridge Associates Limited, as well as over-laying site plans onto the MapInfo GIS software and taking area measurements.
- 2.3 The change in biodiversity is calculated by subtracting the baseline unit values from the post-development values of the 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

- 2.4 Joe Cooper carried out the calculations and assessment in December 2022, based on the results of the aforementioned Ecological Appraisal, the proposed site plans and areas provided by Trevor Bridge Associates Limited (See Appendix A and B). Joe is an experienced ecologist and trained in biodiversity impact assessment.

Report Constraints

- 2.5 The calculations carried out within the report have been done so using habitat classification carried out by another ecology firm. As such the classification and calculations have been done so through desk study only. A robust assessment and calculation was made using this method.

3.0 RESULTS

- 3.1 The baseline habitats and their condition assessments are based on the Ecological Appraisal of the site (Dunelm Ecology - Consultant Ecologists) and are described below.
- 3.2 The baseline habitat units of the site are calculated to be 11.00 (see Appendix C). The Broadleaved Woodland is to be retained with some areas being enhanced and all other remaining habitats are to be lost as part of the development. The habitat conditions were assessed using the Biodiversity Metric 3.1 Habitat Condition Assessment Sheets document.

Baseline Habitat units

Urban – Developed Land; Sealed Surface A

- 3.3 This habitat consists of the hardstanding. This habitat is categorised as Bare Ground under the Phase 1 Habitat Survey, JNCC standards. The DEFRA 3.1 Metric automatically assigns this habitat a very low distinctiveness score and does not require a condition assessment. This habitat has a total measurement of 0.5ha and does not provide any habitat units.

Urban – Developed Land; Sealed Surface B

- 3.4 This habitat consists of buildings including mills and warehouses, centred by a courtyard. This habitat is categorised as Bare Ground/Building under the Phase 1 Habitat Survey, JNCC standards. The DEFRA 3.1 Metric automatically assigns this habitat a very low distinctiveness score and does not require a condition assessment. This habitat has a total measurement of 0.36ha and does not provide any habitat units.

Sparsely Vegetated Land – Ruderal/Ephemeral

- 3.5 This habitat is located on the peripheries of the site. This habitat is categorised as Tall, Ruderal Herb under the Phase 1 Habitat Survey, JNCC standards. This habitat failed 2 of the 4 core condition assessment criteria in the urban habitat type condition sheet (see Table 1). This habitat measures 0.025ha, has a condition score of poor and provides 0.05 habitat units.

<i>Table 1 showing the condition assessment of the Ruderal/Ephemeral – Urban Habitat Type Condition Sheet</i>														
Dense areas of common nettle and willowherb spp. can be found amongst bramble scrub while a discrete area of these species can be found on the southern edge of the site.														
The scores below show pass 'P' or fail 'F' for each criterion or 'NA' for any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	P	P	F	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			Condition 2 and 3 are non-negotiable to achieve a good condition.				Condition (Good/Moderate /Poor):				Poor			

Heathland and Shrub – Mixed Scrub

- 3.6 This habitat occurs at the southern end of the site. This habitat is considered to be categorised as Dense/Continuous Scrub under the Phase 1 Habitat Survey, JNCC standards. It is relatively species-rich and provides a small source of pollen and nectar. This habitat is considered to be in a poor condition (see Table 2). The Mixed Scrub is measured at 0.21ha, is in poor condition and provides 0.84 habitat units.

Table 2 showing the condition assessment of the Mixed Scrub – Scrub Habitat Type Condition Sheet														
Dense bramble scrub can be found along the southern edge of the site either side of a dry ditch.														
The scores below show pass 'P' or fail 'F' for each criterion or 'NA' for any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	P	F	F	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			No				Condition (Good/Moderate /Poor):			Poor				

Urban – Introduced Shrub

- 3.7 This habitat is located at the entrance of the site, in the form of unmanaged shrub beds. This habitat is categorised as Introduced Shrub under the Phase 1 Habitat Survey, JNCC standards. The DEFRA 3.1 Metric automatically assigns this habitat a low distinctiveness score and does not require a condition assessment. This habitat has a total measurement of 0.02ha and provides 0.04 habitat units.

Urban – Ponds

- 3.8 A pond is located in the south-eastern corner of the site adjacent to the entrance track. This habitat is categorised as Lakes – Ponds (Non-Priority Habitat) under the UK Habitat Regulations. The pond is assessed as having moderate condition (see Table 3). This habitat failed 2 of the Condition Assessment Criteria. The total area of the pond is 0.05ha and provides 0.40 habitat units.

Table 3 showing the condition assessment of the Urban – Ponds Habitat Type Condition Sheet														
The pond is surrounded by woodland and does not appear to support any aquatic vegetation.														
The scores below show pass 'P' or fail 'F' for each criterion or 'NA' for any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	P	P	F	P	P	P	N/A	N/A	N/A	N/A	N/A	N/A	1
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			No				Condition (Good/Moderate /Poor):			Poor				

Urban – Urban Tree

- 3.9 Six medium sized, scattered trees are located on site, as per the Urban Street Tree Helper within the DEFRA 3.1 Metric Calculator. This habitat is categorised as Scattered Tree under the Phase 1 Habitat Survey, JNCC standards. The urban tree's conditions are considered to be 'moderate' (see Table 4). The trees have a combined area measurement of 0.2197ha and provide 0.88 habitat units.

Table 4 showing the condition assessment of the Urban Trees – Urban Trees Habitat Type Condition Sheet														
The scores below show pass 'P' or fail 'F' for each criterion or 'NA' for any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	F	P	F	F	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			N				Condition (Good/Moderate /Poor):			Poor				

Woodland and Forest - Other Woodland; Broadleaved A

- 3.10 The site borders areas of broadleaved woodland, of which some is included within the redline boundary for the proposals of the site. This is considered the most valuable habitat on site. This habitat is categorised as Broadleaved Woodland; Semi-natural under the Phase 1 Habitat, JNCC standards. This section of woodland is located to the western section. The area of woodland A is 0.245ha, is considered to have a poor condition score and provides 0.98 habitat units (see Table 5).

Table 5 showing the Indicators within the Woodland Condition Assessment Criteria and the score achieved	
Woodland within the far west of the site is different in the sense it is more open in structure and dominated by semi-mature alder trees plus the occasional mature ash tree. Hawthorn and honeysuckle are present in the understorey while traditional woodland herbs such as bluebell, wood avens and herb Robert can be found in the ground flora.	
Indicator	Score (1-3)
Age distribution of trees	1
Wild, Domestic and feral herbivore damage	3
Invasive plant species	3
Number of native tree species	2
Cover of native tree and shrub species	3
Open space within woodland	2
Woodland regeneration	1
Tree health	3
Vegetation and ground flora	2
Woodland vertical structure	1
Veteran trees	1
Amount of deadwood	1
Woodland disturbance	3
24 (Poor)	

Woodland and Forest – Other; Broadleaved B

- 3.11 This parcel of woodland is present to the east of the site. This habitat is categorised as Broadleaved Woodland; Semi-natural under the Phase 1 Habitat, JNCC standards. The area of this woodland is 0.295ha, is considered to have a moderate condition score and provides 1.18 habitat units (see Table 6).

<i>Table 6 showing the Indicators within the Woodland Condition Assessment Criteria and the score achieved</i>	
Woodland comprises dominant mature grey willow and semi-mature sycamore, semi-mature ash, with occasional poplar and beech. The understorey is limited while the ground flora comprises bramble, common hogweed, common nettle, Himalayan balsam ferns, wood avens, lesser celandine, ground elder, bluebell, cleavers, red campion and opposite leaved golden saxifrage in damper areas.	
Indicator	Score (1-3)
Age distribution of trees	2
Wild, Domestic and feral herbivore damage	3
Invasive plant species	2
Number of native tree species	2
Cover of native tree and shrub species	2
Open space within woodland	1
Woodland regeneration	1
Tree health	2
Vegetation and ground flora	2
Woodland vertical structure	1
Veteran trees	1
Amount of deadwood	1
Woodland disturbance	2
21 (Poor)	

Urban – Urban Tree

- 3.12 Scattered trees are found across the site, focused within the approximate centre of the site. This habitat is categorised as Scattered Tree under the Phase 1 Habitat, JNCC standards. The Urban Tree Helper was used to calculate the area of the trees with 15 medium trees, and 19 small trees input into the calculator. The trees have a total measurement of 0.6267ha.
- 3.13 The trees are assessed as having moderate condition (see Table 3). The trees passed 5 of the criteria awarding them good classification. Nine of the trees are going to be retained as part of the development and provide 2.64 habitat units.

Table 3 showing the condition assessment of the Urban Tree														
The scores below show pass 'P' or fail 'F' for each criterion or 'NA' for any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	F	P	P	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			N				Condition (Good/Moderate/Poor):			Good				

On-site Baseline Hedgerow Units

3.14 There are no baseline hedgerow units on site.

Baseline River Units

3.15 A stream runs along the northern boundary and continues to the east of the site with a small section culverted under the existing buildings on site. The site is heavily industrialised, and this includes the banks of the stream, with all the banks being bare ground and raised brickwork. The proposals are not affecting the stream and so this was excluded from the calculation.

Proposed Habitats – Post Development

Retained Habitats

Woodland and Forest - Other Woodland; Broadleaved A

- 3.16 This woodland is located to the east end of the site nearing the mill pond and is being retained as part of the sites landscaping proposals. Woodland A measures 0.245ha and retains 0.98 habitat units.

Woodland and Forest - Other Woodland; Broadleaved B

- 3.17 This woodland is located to the west end of the site and is being retained as part of the sites landscaping proposals. Woodland B measures 0.295ha and retains 1.18 habitat units.

Urban – Ponds

- 3.18 The mill pond situated in Woodland A is being retained as part of the development and is fed by the culverted stream running along the northern boundary of the site. The ponds measure 0.05ha and provides 0.40 habitat units.

Urban – Urban Tree

- 3.19 Scattered trees are found across the site, those being retained run along the entrance track to the site and 9 are being retained as part of the development. Using The Urban Tree Helper, the retained trees have a total measurement of 0.329ha.

Created Habitat Units

- 3.20 The created habitat units are calculated to provide 1.89 (see Appendix D).

Heathland and Shrub – Mixed Scrub

- 3.21 Areas of 'Woodland Planting', consisting of 100% native shrub and 20% native trees and 80% native shrub is proposed on site. These habitats have been categorised as mixed shrub and not a woodland type, due to the dominance of shrub planting and the locations of these habitats requiring relatively regular management. This habitat has a target condition of 'moderate', will take 5 years to achieve the target condition and provide 7.97habitat units.

Grassland – Modified Grassland

- 3.22 This habitat includes the areas marked on the landscape proposals as 'regularly and occasionally mown amenity grassland'. This habitat is found across the site, with a total measurement of 4.01ha. The grassland proposed final condition is 'poor'. This will take 1 year to achieve and provide 4.01 habitat units.

Urban - Developed; Sealed Surface

- 3.23 This habitat includes the hardstanding access roads to each plot and the substation and surrounding hardstanding. These areas have a total measurement of approximately 1.79ha. This is a habitat with no strategic importance or distinctiveness and provides no habitat units.

Urban - Developed; Sealed Surface

- 3.24 Plots 1000, 2000 and 4000 have yet to be designed. It was considered these plots were to be measured and then split 90%-10% sealed surfaces and modified grassland. This habitat consists of the 90% of sealed surfaces located in these plots. This has a total measurement of 24.03ha. This is a habitat with no strategic importance or distinctiveness and provides no habitat units.

Grassland – Modified Grassland

- 3.25 This habitat includes the 10% of modified grassland predicted within the Plots 1000, 2000 and 4000 that have not yet been designed. The total measurement is 2.65ha. The grassland proposed final condition is 'poor'. This will take 1 year to achieve and provide 5.11 habitat units.

Grassland – Modified Grassland

- 3.26 Areas of 'Wildflower Meadow' are proposed across the site. It is considered this habitat should be categorised as modified grassland and not other neutral grassland due to the management proposed and eutrophic soils the grassland are to be established on. These areas have a total measurement of 2.42ha. The proposed final condition is 'good'. This will take 7 years to achieve and provide 11.32 habitat units.

Urban – Urban Tree

- 3.27 233 trees are proposed across the Phase 1 site with an estimated 300 trees proposed across the remainder of the site, covering approximately 2.17ha, as per the Urban Tree Helper in the DEFRA 3.1 Metric. The proposed final condition for this habitat is targeted as 'moderate'. This has a proposed target to condition time of 27 years and will provide 7.3 habitat units.

Hedgerow Unit Creation

- 3.28 No habitats categorised under hedgerow units are proposed on site.

River Unit Creation

- 3.29 No habitats categorised under river units are proposed on site.

Enhanced Habitats

Woodland and Forest - Other Woodland; Broadleaved A

- 3.30 This woodland is being retained as part of the proposals and sections have been identified for enhancement through the planting of Modified grassland – Wildflower, planted with EM1- Emorsgate seed mix. The area marked for enhancement on the landscape drawing (see Appendix E) measures 0.09ha and delivers 0.61 habitat units.

Woodland and Forest - Other Woodland; Broadleaved B

- 3.31 This woodland is being retained as part of the proposals and sections have been identified for enhancement through the planting of Modified grassland – Wildflower, planted with EM1- Emorsgate seed mix. The area marked for enhancement on the landscape drawing (see Appendix E) measures 0.04ha and delivers 0.27 habitat units.

4.0 ASSESSMENT

Habitat Units

- 4.1 The baseline habitat units of the site are calculated to be 11.00. A total of 5.95 habitat units are proposed to be retained as part of the site proposals. These habitats include broadleaved and mixed woodland, scattered trees and a pond. A total of 0.88 habitat units are proposed to be enhanced as part of the proposals. These habitats include understory of the woodlands being retained as part of the development.
- 4.2 The proposed landscaping plans are calculated to provide 8.27 habitat units. The Biodiversity Impact Assessment shows a loss of **2.28** habitat units, which equates to - **20.72%** biodiversity net loss in habitat units.

HEDGEROW UNITS

- 4.3 There are no habitats categorised under the Hedgerow Units within the DEFRA 3.1 Metric are located on the existing site, or form part of the site's proposals/mitigation.

RIVER UNITS

- 4.4 There are no habitats categorised under the River Units within the DEFRA 3.1 Metric are located on the existing site, other than the stream and culvert which is not being affected by the proposals.

5.0 SUMMARY

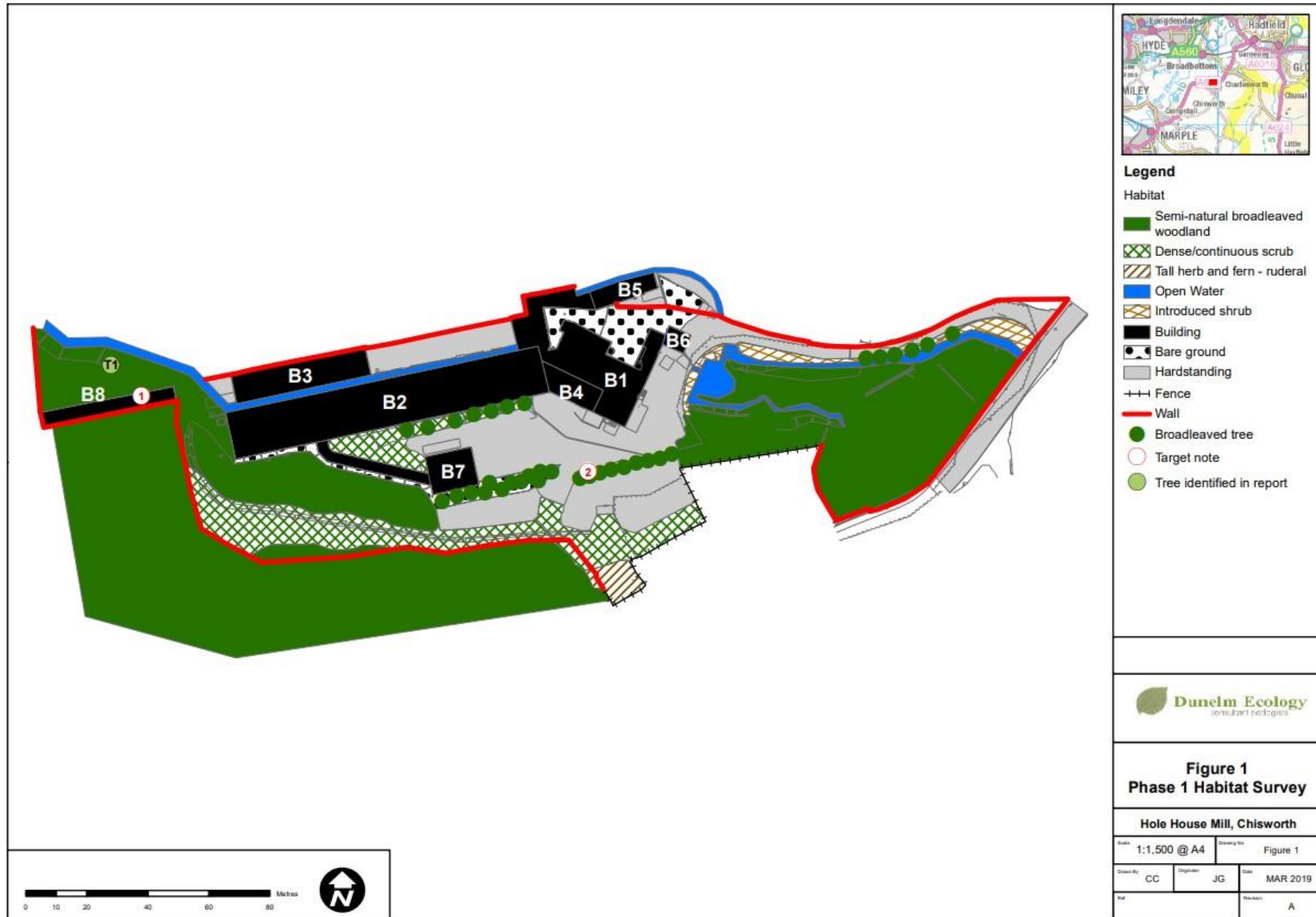
Habitat Units

- 5.1 The proposed development at Hole House Mill in its current site layout and delivering the proposed mitigation, will result in the loss of 2.28 habitat units, which equates to -20.72% biodiversity net loss in habitat units.
- 5.2 It is considered mitigation for the losses of units could be provided on site such as the additional planting of trees, scrub, and/or hedgerows to increase the net gain on site.
- 5.3 If net gain cannot be achieved on site, it is thought mitigation can be provided, typically, by one of the following options:
 - A financial contribution to High Peak Borough Council by way of a Section 106 agreement to benefit a local wildlife site in the vicinity. As a guide to off-set, an average unit cost for Biodiversity Habitat Units is considered by Defra to be in the region of £9,000 - £25,000 per habitat unit lost (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf). Given the proposed habitats to be lost on site, it is estimated the cost per habitat unit would be towards the lower end of this range.
 - Provide mitigation on land in the vicinity of the proposed development site that is owned by, and in control of the landowner. This would require further baseline surveys of the off-site mitigation land and subsequent biodiversity net gain calculations.
- 5.4 The proposals will also include measures not quantified by the DEFRA 3.1 Metric, such as the installation of bat and bird boxes as well as insect hotels and brash piles on site where appropriate which will further increase the ecological value of the site.

[illegible]



APPENDIX B – Phase 1 Habitat Survey Map



APPENDIX C – Baseline Habitat Unit Calculation

Holehill House Mill													
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	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units	
1	Urban	Developed land, sealed surface	0.5	V Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	
2	Urban	Introduced shrub	0.02	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.04	
3	Heathland and shrub	Mixed scrub	0.21	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.84	
4	Urban	Ponds (Non- Priority Habitat)	0.05	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.40	
5	Woodland and forest	Other woodland, broadleaved	0.295	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	1.18	
6	Sparsely vegetated land	Ruderal/Ephemeral	0.025	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.05	
7	Urban	Urban Tree	0.626	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	7.51	
8	Urban	Developed land, sealed surface	0.36	V Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	
9	Woodland and forest	Other woodland, broadleaved	0.245	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.98	
10													
11													
Total habitat area			2.33										11.00

Significance		Suggested action to address habitat losses	Ecological baseline Total habitat units	Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Strategic significance	Strategic Significance multiplier			Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		Assessor comments	Reviewer comments
Low Strategic Significance	1	Compensation Not Required	0.00	0	0	0.00	0.00	0.50	0.00		Concrete and hardstanding which creates the courtyard to the old mill	
Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.04	0	0	0.00	0.00	0.02	0.04		Introduced shrub beds adorning the entrance track	
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.84	0	0	0.00	0.00	0.21	0.84		Continuous bramble scrub that adorns many of the interim habitats between bare ground and create a buffer to the woodland.	
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.40	0.05	0	0.40	0.00	0.00	0.00		Mill pond fed by culverted water from upstream weir. Unaffected by the development.	
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	1.18	0.25	0.04	1.00	0.16	0.00	0.02		Mixed broadleaved woodland to be retained as part of the development with some understorey being planted with bulbs	
Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.05	0	0	0.00	0.00	0.03	0.05		Tall ruderal herb to the south of the site where land has been neglected	
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	7.51	0.329	0	3.95	0.00	0.30	3.56		9 of the medium trees are being retained on the entrance to the site. The other scattered trees within the approximate centre are being lost	
Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.36	0.00		Buildings to be demolished	
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.98	0.15	0.09	0.60	0.36	0.01	0.02			
			11.00	0.78	0.13	5.95	0.52	1.42	4.53			

Total area lost (excluding area of Urban trees and Green walls)	1.13
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APPENDIX D – Created Habitat Unit Calculation

Holehill House Mill												
A-2 Site Habitat Creation												
Condense / Show Columns			Condense / Show Rows									
Main Menu			Instructions									
Post development/ post intervention habitat												
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Standard time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years
			Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier			
Urban	Developed land; sealed surface	0.404	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0		
Urban	Developed land; sealed surface	0.237	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0		
Grassland	Modified grassland	0.447	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1		
Grassland	Modified grassland	0.045	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4		
Urban	Urban Tree	0.151	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27		
Urban	Urban Tree	0.122	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	27		
Total habitat area		1.41										
Site Area (Excluding area of Urban trees and Green walls)		1.13										

Post development/ post intervention habitats													
Significance		Temporal multiplier						Difficulty multipliers				Habitat units delivered	Comments
Strategic significance	Strategic position multiplier	Standard time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years	Standard or adjusted time to target condition	Final time to target condition/years	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		
Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00	Hardstanding and tarmac to include roads, parking and access.
Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00	This area consists of private dwellings.
Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.86	Grassland adorning the private dwellings and POS.
Low Strategic Significance	1	4			Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	0.16	Grassland adorning the private dwellings and POS.
Low Strategic Significance	1	27			Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.46	Combination of Heavy Standards, (30) and Whips (37).
Medium strategic significance	1.1	27			Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.41	Combination of Heavy Standards, (30) and Whips (37).
											Total Units	1.89	

APPENDIX E – Habitat Enhancement Unit Calculation

[illegible]