

The Statutory Biodiversity Metric

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Project details

Planning authority:	Rochdale Borough Council		
Project name:	Hopwood Hall College		
Applicant:	Hopwood Hall College		
Application type:	Full Planning Permission		
Planning application reference:			
Completed by:	Emily King BSc (Hons) ACIEEM		
Date of metric completion:	02 October 2025		
Reviewer:	Simon Fawcett MCIEEM BSc (Hons) and Sebastian Phelan MCIEEM BSc (Hons)		
Calculation iteration:	4		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	1.17	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

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Cell style conventions

	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

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On-site baseline map

[Insert](#)

On-site baseline map reference number

Off-site baseline map

[Insert](#)

Off-site baseline map reference number

On-site post intervention map

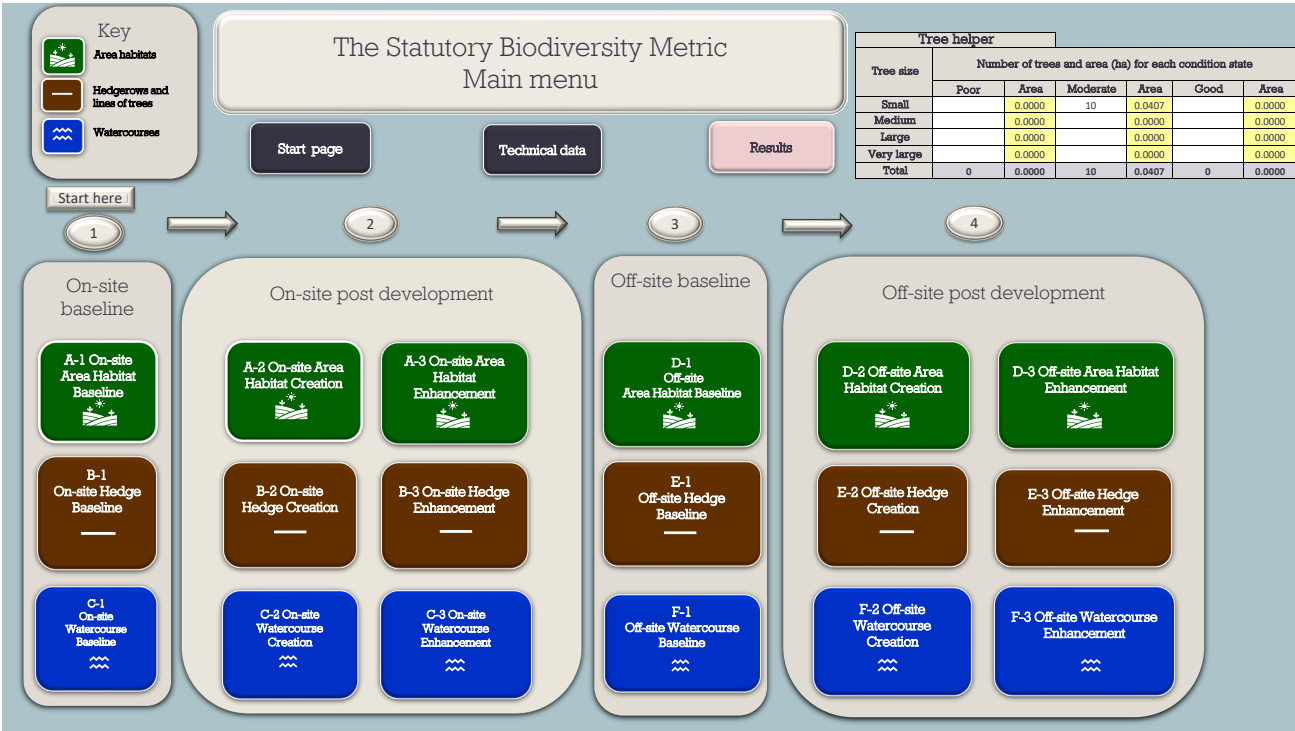
[Insert](#)

On-site post-intervention map reference number

Off-site post intervention map

[Insert](#)

Off-site post-intervention reference number



The Statutory Biodiversity Metric Results

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Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Hopwood Hall College

Headline Results

Scroll down for final results ⚠

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On-site baseline	Habitat units	0.19	
	Hedgerow units	0.07	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.30	
	Hedgerow units	0.10	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.11	58.29%
	Hedgerow units	0.03	48.13%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11
	Hedgerow units	0.03
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11
	Hedgerow units	0.03
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	58.29%
	Hedgerow units	48.13%
	Watercourse units	0.00%

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.19	0.21	0.00
Hedgerow units	10.00%	0.07	0.08	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Project Name: Harwood Hill College - New Reference				Area Subject Summary									
A-1.1 On-Site Facilities Transition				Start Date: 2/28/2025		End Date: 4/11/2025							
Initiated by: Steve Kishner				Created by: Steve Kishner		Review Date: 4/11/2025							
Approved by: Steve Kishner				Status: Not Started									
Planning area subtotals													
Def	Event Detail	Subline type	Impressible subline	Area (Gross)	Subline/Zone	Zone	Outlets	Power	Design description	Planning description	Approved Additions to Host Facility Data	Subtotal	Impressible Subtotal
1	Overhead	On-Site power	Yes	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
2	Overhead	Mobile power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
3	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
4	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
5	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
6	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
7	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
8	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
9	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
10	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
11	Under	Overhead power	No	1200	Zone 1	Zone 1	Power		Previously identified as host strategy	Host strategy	Previously identified as host strategy	0.00	0.00
Total subline area				0.00									
Only show Subline/Zone area of subline/Zone area with Subline/Zone area				0.00									

Project Name: Thorwood Hall College - Map Reference: A-2 On-Site Habitat Creation				Area habitat summary									
Condition / Score Criteria		Condition / Score Basis		Total Net Unit Change	0.11								
				Total Net % Change	88.88%								
				Trading Value Estimated	Not F								
Main Notes				Area Classification	Area Incomparable F								
Post Intervention habitat													
Ref	Broad Habitat	Proposed habitat	Area (centares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat value delivered	Comments		
				Distinctiveness	Condition	Strategic significance					Our comments	Planning authority comments	Habitat reference number
1	Greenland	Modified grassland	0.02	Low	Poor	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.06	A new area of Modified Grassland along the north eastern boundary. Shows as light green on the proposed M24a map.		
2	Greenland	Modified grassland	0.02	Low	Poor	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.06	A new area of modified grassland is proposed along part of the eastern boundary and a strip along the northern boundary. Shows as dark green on the M24a proposed map; and more species rich than the area of modified grassland shown on both maps.		
3	Greenland	Modified grassland	0.02	Low	Poor	Partially identified in local strategy	Standard time to target condition applied	1	Low	0.04	Part of the modified grassland described above however the grassland is within the existing Greater Manchester Nature Network map as these recovery opportunity areas.		
4	Urban	Introduced shrubs	0.01	Low	Condition Assessment M2	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.02	A series of ground level planters will be created around the new Block B.		
5	Urban	Developed land, sealed surface	0.55	V.Low	M2A - Other	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	New landscaping to be created across the site including parking, roads, pathways and recreational areas. Areas of amenity planting will be included around the buildings within the areas of landscaping.		
6	Urban	Developed land, sealed surface	0.18	V.Low	M2A - Other	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Proposed new college building (new Block B)		
7	Urban	Developed land, sealed surface	0.19	V.Low	M2A - Other	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	The area in which Potential Block A replacement will be created, however this is unallocated within the existing planning application therefore this lands creation for developed land sealed surface areas may be required for 30 years which would be required as part of the biodiversity net gain agreement.		
8	Urban	Developed land, sealed surface	0.12	V.Low	M2A - Other	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Future development area within Block B area shown in proposed M24a map habitat. Within this area marked up in the proposed landscaping plan have not been included as an enhancement habitat creation have may not be required for 30 years which would be required as part of the biodiversity net gain agreement, due to the potential for future development.		
9	Individual trees	Urban tree	0.0407	Medium	Medium	Reinstatement not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.12	Ten small urban trees are proposed, a mix of native and non-native. Key Categories: Prunus avium, Prunus vulgaris, 'Chandeliers', 'This is the Dreaming', 'Green Day', 'Sharon', 'Birds in the park', Prunus a 'Tenderloin'.		
10													
11													
Total habitat area			1.10							0.50			
Site Area (Including area of individual trees, green roofs, terrestrial hard structures)				1.14									
MP to enhance conservation tool:				Build a suit	Recreation	MP							

Project Name: Hopwood Hall College Map Reference:				Bridge summary														
B-1 On-Site Hedge Baseline				Total Net Change	0.00													
Overhead / Above Column				Total Net Change	00.00%													
Under / Below				Trailing Water Wetland	Yes /													
Length (meters)																		
Existing bridgeway habitat				Comments														
Ref	Bridge number	Habitat type	Length (m)	Disturbance	Condition	Strategic significance	Strategic significance	Registered Action to Meet Trailing Rules	Ecological baseline Total bridgeway state	Length retained	Length enhanced	Value retained	Value enhanced	Length lost	Value lost	User comments	Planning authority comments	Initial reference number
1	1	Reproductive and overgrown hedge	0.07	Y Low	Good	Reproductive and is local strategy (no bird strategy)	Reproductive and is local strategy (no bird strategy)	Green (Reproductive) Good to better	0.07	0.04	0.04	0.04	0.04	0.03	0.03	Site nearby overgrown hedge which will be removed from the bridge and the removed under proposed plans. The site will be replaced.		
2																		
3																		
4																		
5																		
6																		
				0.07					0.07	0.04	0.04	0.04	0.04	0.03	0.03			

Project Name: Haywood Hall College Map Reference:

B-2 On-Site Hedge Creation

Coordinates / Show Columns

Coordinates / Show Rows

Mass Menu

Hedge row summary	
Total Net Unit Change	0.03
Total Net % Change	46.19%
Yielding Units Totalled	Yes /

		Proposed habitats		Disturbance	Condition	Strategic significance	Temporal multiplier		Difficulty risk multiplier	Hedge units delivered	Comments		
Ref	Row hedge number	Habitat type	Length (m)	Disturbance	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1	1	Native hedgerow	0.03	Low	Poor	Avoid/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.06	Chamaejasme monogyna will be planted as part of proposed plans. It will be 150cm in height and 0.35m in width with a regular management routine keeping it neatly clipped. at approximate grid reference 021 000304 134171		
2	2	Native hedgerow	0.003	Low	Poor	Avoid/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.01	Chamaejasme monogyna will be planted as part of proposed plans. It will be 150cm in height and 0.35m in width with a regular management routine keeping it neatly clipped. at approximate grid reference 021 000303 134117		
3													
4													
5													
6													
7													
			0.03								0.09		