



THE
ENVIRONMENT
PARTNERSHIP



SMITHY BRIDGE ROAD ROCHDALE DESIGN STAGE BNG ASSESSMENT

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Document Title	Design Stage BNG Assessment
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Prepared by	TEP - Warrington
Document Ref	8776.009

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Date	July 2022
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Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
2	05/10/22	ACP	IH/IH	Amended metric values	Superseded
3	06/10/22	ACP	IH/IH	Updated drawing references and inclusion of BNG offsetting strategy section	Superseded
4	23/01/23	ACP	IH/IH	Inclusion of alternative options appraisal and updated design	Superseded
5	02/10/24	ACP	PJB	Updated to Statutory Metric	Superseded
6	11/04/25	ACP	PJB	Updated metric due to different management approaches in developed area vs POS	Superseded
7	12/06/25	ACP	PJB	Updated metric following discussion on habitats to be managed for BNG	Final

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Executive Summary

1. The Environment Partnership (TEP) were commissioned by Taylor Wimpey UK Ltd to undertake a Biodiversity Net Gain (BNG) design stage assessment for development proposals at Smithy Bridge Road, Rochdale; hereafter referred to as the "Site".
2. Habitat surveys and condition assessments were undertaken between 2018 and 2022 to inform this assessment. An updated walkover was undertaken in September 2024. There are not considered to be any constraints to the surveys or condition assessments.
3. The assessment of proposals is based on the development proposals shown within the Proposed Site Layout (P21-2628_003R), the earthworks plan (30329_105_1D_Proposed Regrade Contours) and the Landscape Detailed Planting Plan (P21-2628_EN_102_1-8_A-Detailed Planting Plan Sheets 1-8 200123). The Statutory Metric has been used as the tool to calculate the net gain output. In line with the Places for Everyone Joint Development Plan and Environment Act 2021, the aim is to deliver a 10% net gain.
4. A detailed appraisal of options for improving on-site BNG was undertaken as part of the iterative design process following discussions with Rochdale Council. Three areas for additional net gains were identified and included in an updated landscape design. In addition, discussions have been undertaken to identify the management approach for habitats within the developed area (north of the spine road) and those in the riverside Public Open Space (POS). Those within the developed area will not be managed for BNG whereas those within the riverside POS will be.
5. The proposals included in the Detailed Layout and Detailed Planting Plan, taking into account the approach to habitat management would result in an overall net loss of 41.22 biodiversity units (- 38.12%) for habitats and a net gain of 1.42 biodiversity units (+ 77.81%) for hedgerows.
6. The metric Trading Rules are not satisfied, due mainly to a shortfall in low and medium distinctiveness grasslands and minimally to a shortfall in medium distinctiveness scrub habitat.
7. A biodiversity offsetting strategy has been developed which will enable 10% net gain to be delivered for this site.
8. A 30-year Landscape and Habitat Management Plan (LHMP) has been produced (TEP Report Ref: 8776.011) to ensure that target conditions for habitats being managed for BNG can be achieved. The plan will also include the methods and reporting process for monitoring the success of the scheme against predicted targets.

1.0 Introduction

Background

- 1.1 The Environment Partnership (TEP) were commissioned by Taylor Wimpey UK Ltd to undertake a Biodiversity Net Gain (BNG) design stage assessment for development proposals at Smithy Bridge Road, Rochdale; hereafter referred to as the "Site".
- 1.2 The purpose of this design stage report is to provide detailed assessment on the BNG delivered for the proposed development in support of the full planning application, considering detailed discussions held with Rochdale Council and Greater Manchester Ecology Unit (GMEU).
- 1.3 The Statutory Metric Calculation Tool has been used to assess the net gain output.

Site description

- 1.4 The central grid reference of the Site is SD 920 153. The Site covers an approximate area of 14ha and is located to the east of the town of Smallbridge, Rochdale.
- 1.5 The site comprises a large area of semi-improved neutral grazed grassland, populated by common grasses, tall ruderal and scrub species. A number of scattered broad-leaved trees are present around the site boundary. Two defunct hedgerows are present in the west of the site. The southern boundary is bordered by the River Roch corridor.
- 1.6 The site is surrounded to the north and west by residential development, to the east by residential development and farmland along the River Roch corridor and by open farmland to the south.

Proposed development

- 1.7 The proposals are for the erection of 199 units with associated gardens and infrastructure. Two areas of more formal public open space (POS) will comprise a combination of amenity grassland and wildflower meadow within and adjacent to the built areas, with an extensive area of semi-natural POS along the River Roch floodplain comprising areas of existing semi-improved neutral grassland which will be enhanced with RE2 Lowland Meadow mix (MG9 grassland) on the slopes and drier areas of the River Roch floodplain and RE3 River Floodplain/ Water Meadow mix (MG8 grassland) in wetter areas and within the attenuation basins. While the existing hedgerows will be lost, native mix hedgerows will be planted along the boundaries between development and POS. The eastern pond and swamp habitats will also be retained and enhanced. The Proposed Site Layout (P21-2628_003R), the earthworks plan (30329_105_1D_Proposed Regrade Contours) and the Landscape Detailed Planting Plan (P21-2628_EN_102_1-8_A-Detailed Planting Plan Sheets 1-8 200123) have been used for this net gain assessment.

Relevant Policy and Legislation

National Policies

- 1.8 Paragraph 174(d) of the revised NPPF (2021) states that *"Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity [...]"* The Government 25-year Environment Plan states that government will *"[...] embed environmental net gain principle for development"*.
- 1.9 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.10 This revised guidance says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: *"Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity"*.
- 1.11 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that *"[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved"*.
- 1.12 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment, the Biodiversity Metric 3.1 metric has been used.
- 1.13 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% biodiversity net gain on all Town and Country Planning Act 1990 developments. The mandatory requirement became law on 12th February 2024 and mandatory BNG is included under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Local Policies

- 1.14 Policy G7 - Increasing the value of biodiversity and geodiversity of the Rochdale Core Strategy (adopted 19th October 2016) states development in the borough should result in net gain. However, there is no current local policy relating specifically to BNG in the context of a required percentage net gain.
- 1.15 Places for Everyone, the Joint Development Plan for nine Greater Manchester councils including Rochdale Council includes Policy JP-G 9: A Net Enhancement for Biodiversity and Geodiversity includes the following commitment to a minimum 10% biodiversity net gain in section 8.52:

- 1.16 *"If our overall aims of a major net enhancement of biodiversity value and improved access to nature are to be achieved then all new development will have to play its part, each delivering a net gain in biodiversity. This could involve the protection and improvement of existing habitats, the creation of new ones, and/or the strengthening of connections between them. Recognised metrics will be applied to new development proposals to calculate and demonstrate a measurable net gain in biodiversity of no less than 10%."*

Aims of this report

- 1.17 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Site;
 - Set out the methods and assumptions used to assess the post development habitat scoring of the Site;
 - Assess the BNG that is delivered as a result of the site design and offsetting required; and
 - Demonstrate how the BNG good practice principals for development have been addressed.

2.0 Methods

2.1 The existing habitat information was gathered for the site between 2018 and 2022. Full details are provided within the following technical reports:

- Ecology Desk Study, TEP Report Ref: 8776.001 (May 2021);
- Ecological Assessment 2022, TEP Report Ref: 8776.006 (June 2022); and
- Arboricultural Impact Assessment, Urban Green Report Ref: UG11711 (June 2022).

Survey Methods

Desk Study

2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in May 2021. Sources Greater Manchester Ecology Unit (GMEU), Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey

2.3 A Phase 1 habitat survey was undertaken by TEP Associate Ecologist Anne Pritchard (FISC Level 4) on 3rd May 2018 and 15th June 2021. The survey was carried out in accordance with the Phase 1 habitat survey assessment methods (JNCC, 2010)¹/UK Habitat Classification (2023)², and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017)³. Habitat types were mapped and dominant vegetation species noted. Any invasive species were also recorded. An updated walkover survey was undertaken in September 2024 which confirmed that no significant changes to habitats have occurred.

Arboriculture Survey

2.4 An arboricultural survey of the site was carried out by Urban Green arboriculturist Robert Hickey in March 2022. The survey was by means of inspection from ground level in accordance with *BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations (Ref 7-20)"*. The Standard provides a categorisation method to *"identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring"*. The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.

2.5 The presence of Tree Preservation Orders, Conservation Areas, Ancient Woodland and Veteran Trees has also been ascertained.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

³ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

UK Habitat Classification Conversion

- 2.6 Phase 1 habitats were converted to UK Habitat classification codes with reference to the habitat conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Metric and the UK Habitat Classification.
- 2.7 Scattered trees identified in the arboricultural survey, which exclude those identified as hedgerows, lines of trees or scrub within the Phase 1 habitat survey were used to determine combined canopy area for use in the metric, where they are assigned to the Urban tree category.

Condition Assessment

- 2.8 Condition assessment surveys of the area-based and linear habitats present pre-development were undertaken by TEP Associate Ecologist Anne Pritchard (FISC Level 4) on 30th May 2022. The condition assessments were originally undertaken using guidance presented in the Biodiversity Metric 3.1 - Technical Supplement⁴ and for this update have been converted, based on the condition assessment guidance associated with the Statutory Metric.
- 2.9 The condition of scattered trees has been classified based on the category assigned to them in the arboricultural survey, such that Category A trees are assigned Good condition, Category B trees, Moderate condition and Category C or U trees are assigned Poor condition.
- 2.10 Following consultation with Greater Manchester Ecology Unit (GMEU), condition assessment for the River Roch, which runs adjacent to the southern boundary of the site, has not been undertaken given that the small changes associated with two outfalls being constructed would be unlikely to lead to a change in condition.

BNG Assessment

- 2.11 The Site has been assessed using the Statutory Metric in line with the user guide and technical supplement provided, this was undertaken by TEP Associate Ecologist Anne Pritchard in September 2024.
- 2.12 The Statutory Metric is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.13 In order to calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised and the resulting information fed into the Statutory Metric.
- 2.14 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁵ have been considered throughout this process as discussed in Section 7.0.

⁴ DEFRA 2024. The Statutory Biodiversity Metric: User Guide.

⁵ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical

Determining Strategic Significance

- 2.15 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes Rochdale Core Strategy (adopted 19th October 2016), Rochdale Unitary Development Plan (adopted June 2006), Supplementary Planning Document (SPD) for Biodiversity and Development and the Environment and Ecology layer of MappingGM, Greater Manchester's online mapping tool (https://mappinggm.org.uk/gmodin/?lyrs=v_gmeu_lnrns_opportunities#os_maps_ligh_t/17/53.42239/-2.27028).
- 2.16 The entire site is allocated as a Greenspace Corridor under Policy G/8 and protected Open Land under Policy G/10 of the Rochdale Unitary Development Plan (adopted June 2006).
- 2.17 With respect to the Greater Manchester Local Nature Recovery Strategy (LNRS) opportunities layer on MappingGM, the site is identified either as having grassland or tree planting opportunities.
- 2.18 As a result, all baseline habitats are allocated to High strategic significance. With respect to post-development habitats, all habitats along the river corridor are allocated to High strategic significance because they will still be within the Greenspace Corridor. Semi-natural areas of public open space (POS) in the developed area are allocated to High strategic significance where wildflower meadow planting falls within the LNRS grassland opportunity area and tree planting falls within the LNRS tree planting opportunity area. This approach was agreed through consultation with GMEU in April 2022.

Post-Development Calculations

- 2.19 Post development calculations have for the most part been based on the Landscape Masterplan (P21-2628.100A Landscape Masterplan 070922). However the extent of the Locally Equipped Area for Play (LEAP) was not clearly defined on this plan and therefore the extent of the LEAP was based on the Proposed Site Layout (P21-2628_003R). Following on from this however, discussions have been undertaken to identify the management approach for habitats within the developed area and those in the riverside Public Open Space (POS). Those within the developed area will not be managed for BNG and have been allocated to 'vegetated garden' whereas those within the riverside POS will be and are assigned the appropriate metric habitat.
- 2.20 The extent of habitats which are lost as a result of earthworks is based on the earthworks plan (30329_105_1D_Proposed Regrade Contours).
- 2.21 Target condition has been assessed based on the number of criteria which can reasonably be achieved for each habitat type, taking into account management opportunities and levels of public access.

Limitations

- 2.22 No limitations were encountered. Full access for baseline surveys was possible and these were undertaken in the appropriate season (mid-April and early October). Grasslands were ungrazed or lightly grazed enabling accurate assessment of species composition and number per metre squared.

3.0 Baseline conditions

Important Ecological Features

- 3.1 No statutory or non-statutory designated sites are located within the redline boundary for the proposed development.
- 3.2 The closest international and national statutory designated sites are the Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) respectively, 200m southeast.
- 3.3 The Rochdale Canal (Scowcroft to Warland) Site of Biological Interest (SBI) is also the closest non-statutory designated site, 200m southeast of the proposed development.
- 3.4 Information from the desk study indicates that the River Roch which runs adjacent to the southern boundary of the site is a main river. No priority habitats were identified in the desk study, but the site survey identified hedgerows, a S41 habitat within the site.
- 3.5 No irreplaceable habitats are present within or adjacent to the site.

On-Site Baseline

- 3.6 The site comprises a large area of semi-improved neutral grazed grassland, with smaller areas of modified neutral grassland, marshy grassland and poor semi-improved grassland. Tall ruderal and scrub are also present as is a pond surrounded by swamp vegetation. A number of scattered broad-leaved trees are present around the site boundary. Two defunct hedgerows are present in the west of the site. The southern boundary is bordered by the River Roch corridor.
- 3.7 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Statutory Metric (Appendix A). A summary of the condition assessment criteria scores is provided in Appendix B. The following drawings are provided in Appendix C:
 - Phase 1 Habitat Survey Results (G8776.007);
 - UK Habitat Classification Baseline (G8776.012A); and
 - Habitat Condition and Strategic Significance (G8776.013A).

4.0 Post Development Habitats

On-Site Proposed Design

- 4.1 Details regarding post-development habitats are provided in the following documents:
- Landscape Detailed Planting Plan (P21-2628_EN_102_1-8_A-Detailed Planting Plan Sheets 1-8 200123); and
 - Proposed Site Layout, Pegasus, (P21-2628_003R).
- 4.2 The Detailed Layout (Drawing: P21-2628-003R) indicates that the developed area will be set back from the floodplain of the River Roch which will form an extensive area of public open space (POS). The developed area will comprise up to 199 units with associated gardens and infrastructure. Two green wedges of more formal POS will comprise a combination of flowering amenity grassland and wildflower meadow within and adjacent to the built areas.
- 4.3 The extensive POS along the River Roch floodplain will comprise areas of existing semi-improved neutral grassland which will be enhanced, mainly through management, but with some specific wildflower overseeding in places to boost diversity and areas of created wildflower meadow areas seeded with Emorsgate EM1 Basic General Purpose Meadow Mixture or similar and Emorsgate EM8 Meadow Mixture for Wetlands or similar in wetter areas and within the attenuation basins. While the existing hedgerows will be lost, native mix hedgerows will be planted along boundaries between built development and POS and within the riverside POS. The eastern pond and swamp habitats will also be retained and enhanced within the riverside POS.
- 4.4 The habitat enhancement and creation proposals are described in more detail in the following sections.

Habitat Enhancement

- 4.5 With reference to TEP's BNG technical note (TEP Report Ref: 8776.010), approximately one quarter of the habitats within the site, along the River Roch corridor, will be retained and enhanced in line with best practice and what is reasonably achievable with respect to the number of criteria required to be passed to meet target condition. Enhancements will include the following:
- Modified grassland (low distinctiveness habitat) in Good condition enhanced to Other neutral grassland (medium distinctiveness habitat) in Good condition;
 - Modified grassland (low distinctiveness habitat) in Moderate condition enhanced to Other neutral grassland (medium distinctiveness habitat) in Good condition;
 - Other lowland acid grassland enhanced from Moderate to Good condition;
 - Other neutral grassland enhanced from Moderate to Good condition;
 - Other neutral grassland enhanced from Poor to Moderate condition;

- Bramble scrub (medium distinctiveness habitat), which automatically scores as Poor condition enhanced to mixed scrub (medium distinctiveness habitat) in Moderate condition;
- Pond habitat enhanced from Poor to Moderate condition; and
- Reedbeds enhanced from Poor to Moderate condition.

- 4.6 One area of other neutral grassland has been targeted to achieve Moderate condition, rather than Good condition; this follows the best practice approach to only increase condition by one level e.g. Poor to Moderate, or Moderate to Good to ensure it is achievable.
- 4.7 With respect to the enhanced mixed scrub being targeted at Moderate condition; all five criteria must be met in order to achieve Good condition but because of its small area, this scrub would fail on the criterion requiring provision of glades and therefore can only achieve Moderate condition.
- 4.8 Likewise pond habitat is targeted to achieve Moderate enhanced condition, because all nine criteria must be met to achieve Good condition. Since confirmation of whether water quality can be improved is not currently known and it is linked by a blocked drain to the river (constituting two failed criteria), Good condition is not achievable.
- 4.9 Similarly the reedbeds habitat is targeted to achieve Moderate enhanced condition rather than Good condition because criteria relating to water quality and species composition cannot be met.
- 4.10 This robust approach to determining what can be achieved through enhancement of existing habitats will ensure that targets are realistic and the scheme doesn't fail to meet the desired conditions, leading to a reduction in overall biodiversity value on the site in the long-term.

Habitat Creation

- 4.11 In addition to the enhanced habitats along the River Roch valley, a significant swathe of additional public open space will be created which will link up and strengthen the green corridor along the northern banks of the river. These habitats will comprise:
- Wildflower meadow using Emorsgate EM1 Basic General Purpose Meadow Mixture or similar and in wetter areas/ attenuation basins Emorsgate EM8 Meadow Mixture for Wetlands or similar to create Other neutral grassland in Good condition - to be achieved using suitable low nutrient soil and detailed management prescriptions;
 - Amenity, short mown grassland to create Modified grassland in Moderate condition - criteria for variable sward height and limited physical damage will fail due to focussed amenity use, meaning Moderate is the maximum condition which can be achieved;
 - Native shrub planting to create Mixed scrub in Moderate condition - as above, limited area of created scrub prevents achievement of all criteria, therefore Moderate is the maximum condition which can be achieved;

- Permanently wet areas, planted up aquatic and marginal species which align with a pond habitat within the SUDS basin to create Pond (non-priority) habitat in Moderate condition - precautionary approach given the number of criteria that could realistically be achieved; and
 - A range of trees predicted to achieve Moderate condition - criteria for mature/veteran trees will be failed and likelihood that micro-habitats would not be achieved in 30 years means Moderate is the maximum condition which can be achieved.
- 4.12 As with the enhanced habitats, a robust approach to setting target conditions for the created habitats has been used, to ensure that overall biodiversity net gains are achievable on the site over the 30-year management period.
- 4.13 Within the built development, two green wedges of more formal public open space will comprise a combination of amenity grassland and wildflower meadow within and adjacent to the built areas. Habitats will include the following, with their target conditions being allocated based on the explanations provided above.:
- Wildflower meadow using Emorsgate EM1 Basic General Purpose Meadow Mixture or similar to create Other neutral grassland in Good condition;
 - Amenity, short mown grassland with bulb planting to create Modified grassland in Moderate condition;
 - Native shrub planting to create Mixed scrub in Moderate condition;
 - Ornamental shrubs to create Introduced shrub (set condition); and
 - A range of trees predicted to achieve Moderate condition.
- 4.14 Native species-rich hedgerows and non-native ornamental hedgerows are also included within this part of the site.
- 4.15 However, as these areas will not be managed for BNG, habitats are included in the metric as vegetated garden and trees and hedgerows are excluded.

Alternative BNG Options Appraisal

- 4.16 As part of the consultation process with Rochdale Council further efforts to maximise BNG within the site were requested, in order to ensure that all potential options had been considered. Three options were identified that were taken forward into the design. However, following identification of the management approach which now excludes habitats from within the developed area from BNG, these interventions are now not part of the BNG offering.
- 4.17 In addition, an exercise was undertaken to determine how much of the site would need to be retained as green space in order to achieve 10% net gain on-site. The results of this exercise indicated that approximately two thirds of the developed area would need to be retained and enhanced (Figure 1). This would make the development unviable and therefore has not been considered as an option to take forward.



Figure 1: Approximate area (blue shading) required for retention to achieve 10% net gain on site

4.18 Following incorporation of the updates detailed above, full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Statutory Metric (Appendix A). The following drawings are provided in Appendix C:

- Habitat Impacts Plan (G8776.017D);
- Proposed Development Plan (G8776.014D);
- UK Habitat Classification Proposed Development Layout (G8776.015D)
- Target Condition and Strategic Significance plan (G8776.016D).

Other Biodiversity Enhancements

4.19 A range of other biodiversity enhancements will be included within the site, although these cannot be included within the Biodiversity Metric scoring system.

4.20 Those stated in the Ecological Assessment (TEP Report: 8776.006) include:

- Tree and building mounted bat and bird boxes; and
- Log piles placed around the enhanced pond, swamp and marshy grassland areas in the south-east of the site.

4.21 Additional enhancements will include the following:

- Bug hotels placed in the south-east of the site, by the western SUDS basin and within the more formal public open space (POS); and
- Inclusion of plants for pollinators in the more formal areas of POS.

5.0 BNG Metric

- 5.1 A biodiversity assessment has been undertaken, using the Statutory Metric calculator to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced and created habitats.

Summary of Biodiversity Impact

- 5.2 Detailed results of the assessment are provided in the Statutory Metric in Appendix A. The headline results, taken from the metric, are provided in Figure 1.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-41.22		
	Hedgerow units	1.42		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-38.12%		
	Hedgerow units	77.81%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	108.14	118.95	52.04
Hedgerow units	10.00%	1.83	2.01	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Figure 2: Headline Results from Biodiversity Metric

- 5.3 Based on the details available, the results indicate a net loss of 38.12% for area-based habitats and a net gain of 77.81% for linear habitats/hedgerows.
- 5.4 The Trading Rules are not satisfied, due mainly to a shortfall in low and medium distinctiveness grasslands and minimally to a shortfall in medium distinctiveness scrub habitat as well a shortfall in hedgerows. As it has not been possible to achieve 10% net gain on site during detailed design, a biodiversity offsetting strategy has been developed to provide the shortfall in biodiversity units.

BNG Offsetting Strategy

- 5.5 In order to achieve a 10% net gain for the proposed development at Smithy Bridge Road, 52.04 habitat units are required to be delivered via a BNG offsetting scheme.
- 5.6 The client has developed an offsetting scheme at a site within the Rochdale Council area which will deliver 52.04 habitat units in order to achieve 10% net gain and meet the Trading Rules.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken for a full planning application and based on a detailed landscape plan and planting schedule. Full details of implementation for created habitats are provided within the Detailed Planting Plan, with details of specific species mixes to ensure the target habitat and condition can be achieved.
- 6.2 An implementation plan will be produced to detail the requirements for delivery of the enhanced habitats along the River Roch corridor. It will include requirements for cutting and removal arisings to reduce fertility, removal of 'weeds' such as thistles in areas where this is required, removal of invasive species such as Himalayan balsam in certain areas, along with scarification and seeding with a wildflower mix to boost diversity in relevant areas.
- 6.3 A detailed 30-year management and monitoring plan has been produced (TEP Report Ref: 8776.011) which includes specific management prescriptions which aim to achieve the specific target condition for each habitat, based on the Statutory Metric condition criteria. The plan includes the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements will also be included.

7.0 BNG Good Practice Principles for Development

7.1 An appraisal of the scheme against the ten good practice principles is set out in Table 1 below.

Table 1: Appraisal against Good Practice Principles

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	Habitats along the River Roch, including grasslands, a pond and wetland habitat have been avoided, in order to minimise impacts on biodiversity. Design team discussions ensured that drainage outfalls avoided using the pond and associated wetland. Trees have been avoided where possible within the design. The majority of retained habitats have been enhanced to improve their biodiversity value.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats or protected areas will be lost or affected by this application.
3. Be inclusive and equitable	Consultation with GMEU has been undertaken to confirm the allocation of strategic significance and the justification for not undertaking a river condition assessment. Ongoing discussions with Rochdale Council led to a review of further BNG options to ensure all avenues for on-site gains had been investigated.
4. Address risks	A considered approach to target condition has been taken in order to ensure that these are achievable, thereby reducing the risk of failure during the 30 years of management. With respect to enhanced habitats, only a one step change in condition has been targeted to ensure the condition can be achieved. Management and monitoring, to be included within the LHMP will ensure remedial action is taken to enable target conditions to be achieved. In addition, habitats within the developed area (north of the spine road) will not be included in the BNG management option due to the risk of failure in this area.

Good Practice Principle	Commentary
5. Make a measurable Net Gain contribution	There is currently a 38.12% loss of habitat units and 77.81% gain of hedgerow units on the site. 10% net gain will be achieved through a biodiversity offsetting strategy developed by the client which will ensure that the deficit of grassland and scrub loss will be suitably offset.
6. Achieve the best outcomes for biodiversity	The enhancement of retained habitats and creation of new habitats within the riverside POS along the River Roch will enhance connectivity and strengthen this important strategic wildlife corridor for the area. The offsetting strategy will deliver compensation habitats locally and contribute to local nature conservation priorities.
7. Be additional	There are no existing nature conservation outcomes on the site. Therefore, the enhancement of retained habitats and creation of new habitats within the riverside POS along the River Roch and their management for biodiversity for the next 30 years add value to this strategic wildlife corridor.
8. Create a Net Gain legacy	The retention and creation of habitats within the riverside POS along the River Roch enables this floodplain to continue to act as a floodplain. Habitats and their species are compatible with periodic inundation and resilient to climate change.
9. Optimise sustainability	BNG has been prioritised throughout the development and particularly within the riverside POS. Within the floodplain, habitats are compatible with periodic inundation and enable functioning of the floodplain. The greenspace also provides formal and semi-natural spaces for people to enjoy, with benefits for physical and mental wellbeing.
10. Be transparent	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

APPENDIX A: Statutory Metric (provided as a separate document)

APPENDIX B: Condition Assessment Summary

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location		Survey date and Surveyor name											
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		Habitat parcel reference											
		G8 - modified neutral	G9 - poor semi-										
		Grid reference											
Condition Assessment Criteria												Notes (such as justification)	
		Criterion passed (Yes or No)											
	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes - 7.5 average	Yes - 6 average										
A	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.												
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	No										
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes										
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No - artificial surface - grasscrete	Yes										
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Yes										
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes										
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No - Himalayan balsam										
Essential criterion achieved (Yes or No)		Yes	Yes										
Number of criteria passed		5	5										
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√											
Passes 6 or 7 criteria including passing essential criterion A	Good (3)												
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Moderate	Moderate										
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)												
Suggested enhancement interventions to improve condition score													
Footnotes													
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .													
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.													
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.													
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).													

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow

Species-rich native hedgerow - associated with bank or ditch

Species-rich native hedgerow with trees

Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

ukhab – UK Habitat Classification

On-site or off-site, site name and location

Survey date and Surveyor name

Limitations (if applicable)

Survey reference (if relating to a wider survey)

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook¹ and Favourable Conservation Status document². For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference														
			H1	H2													
			Grid reference														
			Mod	er	ale	Mod	er	ale									
Core groups - applicable to all hedgerow types			Criterion passed (Yes or No)												Notes (such as justification)		
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.		Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).		Yes	Yes							
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.		Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height.		Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		Yes	Yes							
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.		Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).		No	No									
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).		Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).		No	No									
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.		Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.		Yes	Yes									
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.		Yes	Yes											
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA*) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ³ , as well as the BSBI website ⁴ where the 'Online Atlas of the British and Irish Flora' ⁵ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁶ .		Yes	Yes											
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.		This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).		No	No									
Additional group - applicable to hedgerows with trees only																	
E1.	Tree class	There is more than one age-classes (or morphology) of tree present (for example: young, mature, veteran and or ancient*), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		n/a	n/a											
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		n/a	n/a											

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition)	1
Score achieved:		

Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition)	1
Score achieved:		

Suggested enhancement interventions to improve condition score

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees Line of trees – associated with bank or ditch Ecologically valuable line of trees Ecologically valuable line of trees – associated with bank or ditch			
<i>Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.</i>			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	LOT1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	No	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	
		Number of criteria passed	3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

Footnotes

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat)			
Lakes - Ponds (non-priority habitat)			
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]			
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	P1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland ¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No - orange discolouration	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes	
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No - linked by blocked drain to river	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes	
F	There is an absence of listed non-native plant and animal species ³ .	No - Himalayan balsam in bankside vegetation	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	
Number of criteria passed		5	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	
Passes 5 or fewer criteria		Poor (1)	Poor
Suggested enhancement interventions to improve condition score			
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.			
Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i> .			
Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:			

Condition Sheet: SPARSELY VEGETATED LAND Habitat Type			
UK Habitat Classification (UKHab) Habitat Types			
Sparsely vegetated land - Inland rock outcrop and scree habitats			
Sparsely vegetated land - Other inland rock and scree			
Habitat Description			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	Tall ruderal
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its specific sparsely vegetated habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with characteristic indicator species consistently present. ¹	No - Himalayan balsam the main tall forb	
B	The cover of bracken <i>Pteridium aquilinum</i> , scrub and trees is less than 25%.	Yes	
C	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 5% of vegetated ground cover.	No - Himalayan balsam prevalent	
D	Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	Yes	
Number of criteria passed			
Condition Assessment Result (out of 4 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 4 criteria	Good (3)		
Passes 3 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	U1-bare ground
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	n/a	
Additional Criterion - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	n/a	
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	n/a	
Additional Criterion - must be assessed for Intensive green roofs only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	n/a	
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	n/a	
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			1
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Poor	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 4 criteria.	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 2 or fewer of 5 criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: WETLAND Habitat Type			
Habitat Types			
Grassland - Floodplain wetland mosaic and CFGM - See the Statutory Biodiversity Metric User Guide. Wetland - Blanket bog Wetland - Depression on peat substrates (H7150) Wetland - Fens (upland and lowland) Wetland - Lowland raised bog Wetland - Oceanic valley mire [1] (D2.1) Wetland - Purple moor grass and rush pastures Wetland - Reedbeds Wetland - Transition mires and quaking bogs (H7140)			
Habitat Description			
For Oceanic valley mires - see EUNIS See the Statutory Biodiversity Metric User Guide for Floodplain wetland mosaic (FWM) and coastal and floodplain grazing marsh (CFGM). For CFGM also see the below: Coastal and floodplain grazing marsh UK BAP Priority Habitat description Priority Habitat Inventory (England) - data.gov.uk All other wetland habitats - see UK Habitat Classification (UKHab): UKHab			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	We1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all wetland habitat types:			
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. Note - this criterion is essential for achieving Good condition.	Yes	
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present. ¹	No	
C	The water supplies (groundwater, surface water and/or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	No	
D	Cover of scrub and scattered trees are less than 10%.	Yes	
E	Cover of bare ground is less than 5%.	Yes	
F	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 5% of ground cover.	No - Himalayan balsam and variegated yellow-archangel	
Additional Criterion - must be assessed for Fen and Purple moor grass and rush pasture habitats only:			
G	No more than 25% of the habitat area has a continuous cover of litter (such as dead vegetation) preventing regeneration.	n/a	
Additional Criterion - must be assessed for Bog habitats only:			
H	Sphagnum moss <i>Sphagnum</i> spp. and cottongrasses <i>Eriophorum</i> spp. are at least Frequent ⁵ . Cover of ericaceous dwarf shrubs ⁶ is less than 75%.	n/a	
Additional Criterion - must be assessed for Reedbed habitats only:			
I	The reedbed has a diverse structure with between 60% and 80% reeds <i>Phragmites australis</i> . Other areas may include open water (at least 10%), species-rich fen and/or wet woodland.	No - reeds not present. Dominated by reed sweet-grass and great reed-mace	
Additional Criterion - must be assessed for Floodplain wetland mosaic and CFGM only:			
J	All ditches recorded within the habitat achieve Good condition as assessed using the Ditch condition sheet.	n/a	
Essential criterion achieved (required for Good condition) Yes or No:			Yes
Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved <i>n/a</i>	
Results for habitats requiring assessment of 6 criteria (Depression on peat substrates (H7150) and Oceanic valley mire [1] (D2.1)):			
+Passes 5 or 6 core criteria, including criterion A.	Good (3)		
+Passes 3 or 4 core criteria; OR +Passes 5 core criteria but fails criterion A.	Moderate (2)		
+Passes 2 or fewer core criteria.	Poor (1)		
Results for habitats requiring assessment of 7 criteria - core criteria and additional criterion specified for habitat type - all habitat types except Depression on peat substrates (H7150) and Oceanic valley mire [1] (D2.1):			
+Passes 5 or 6 core criteria including criterion A; AND +Passes additional criterion G, H, I or J (choose the one specified for the habitat type).	Good (3)		
+Passes 4 or 5 of 7 criteria; OR +Passes 6 of 7 criteria but fails criterion A or additional criterion G, H, I or J (choose the one specified for the habitat type).	Moderate (2)		
+Passes 3 or fewer criteria.	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			

APPENDIX C: Associated Plans

Phase 1 Habitat Baseline Survey (G8776.007)

UK Habitat Classification Baseline (G8776.012A)

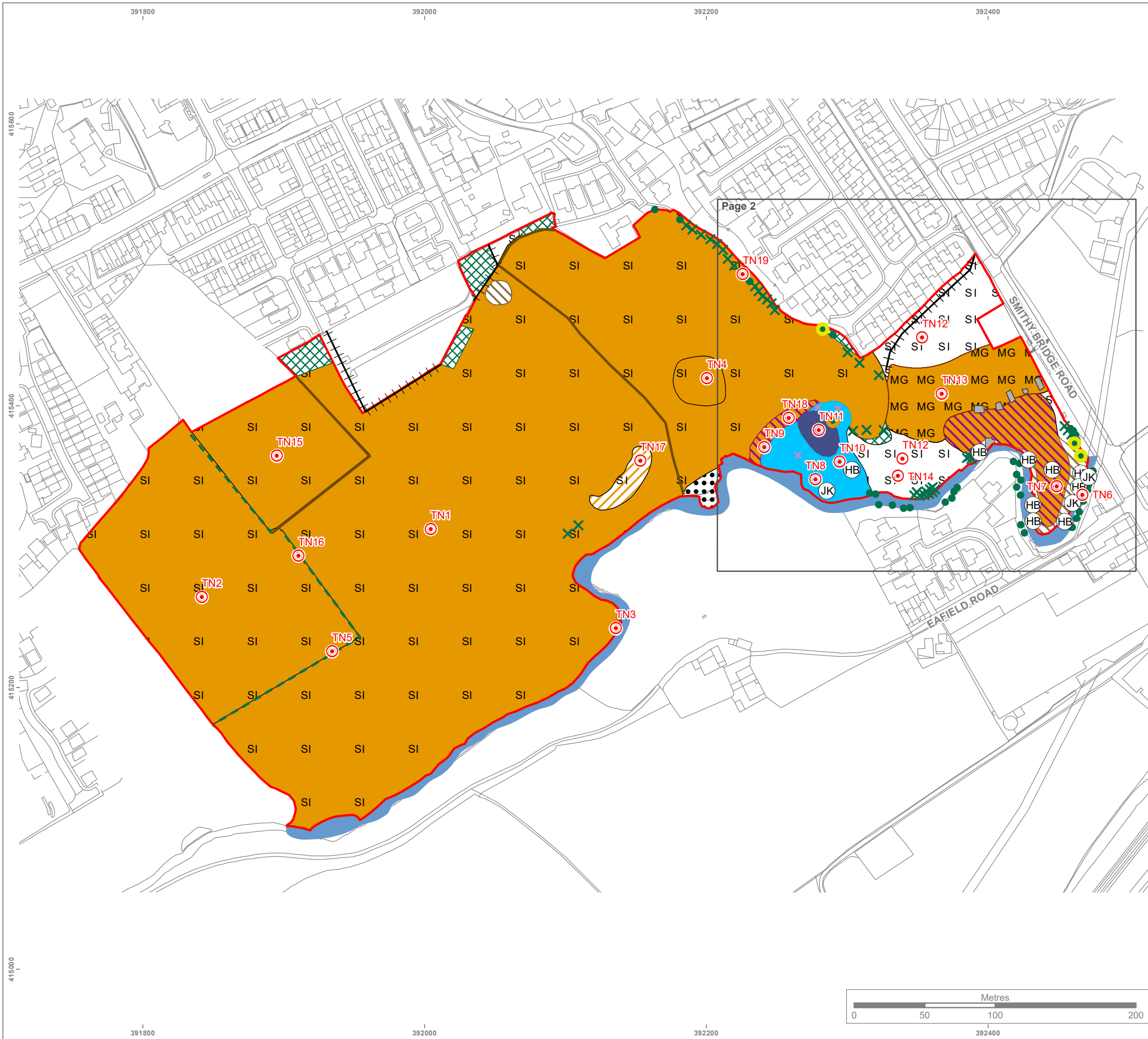
Habitat Condition and Strategic Significance (G8776.013A)

Habitat Impacts Plan (G8776.017D)

Proposed Development Plan (G8776.014D)

UK Habitat Classification Proposed Development Layout (G8776.015D)

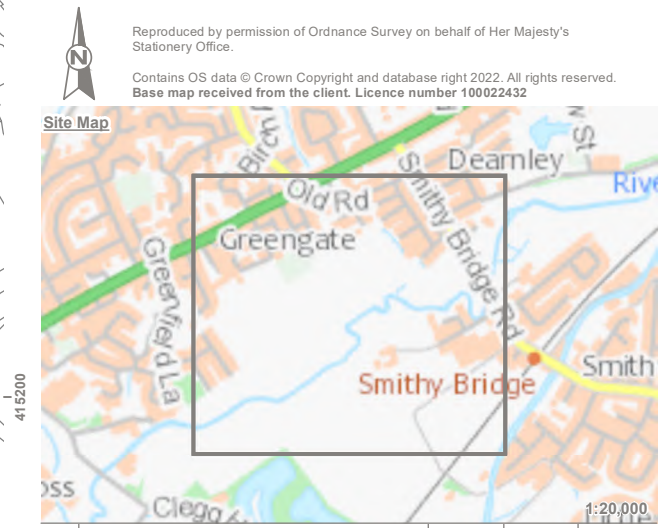
Target Condition and Strategic Significance plan (G8776.016D)



- KEY**
- Site boundary
 - Page and page number
 - Target note
 - Himalayan balsam
 - Japanese knotweed
 - Scattered scrub
 - Scattered broad-leaved tree
 - Broad-leaved tree with low bat potential
 - Broad-leaved tree with moderate bat potential
 - Scattered saltmarsh plants
 - Species-poor defunct hedge
 - Fence
 - Wall
 - Dense/continuous scrub
 - Semi-improved acid grassland
 - Semi-improved neutral grassland
 - Modified neutral grassland
 - Marsh/marshy grassland
 - Poor semi-improved grassland
 - Tall ruderal
 - Swamp
 - Standing water
 - Running water
 - Bare ground
 - Hardstanding

Note:
The locations of habitats and habitat features are indicative.

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Rev	Description	Drawn	Approved	Date

TEP | **THE ENVIRONMENT PARTNERSHIP**

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

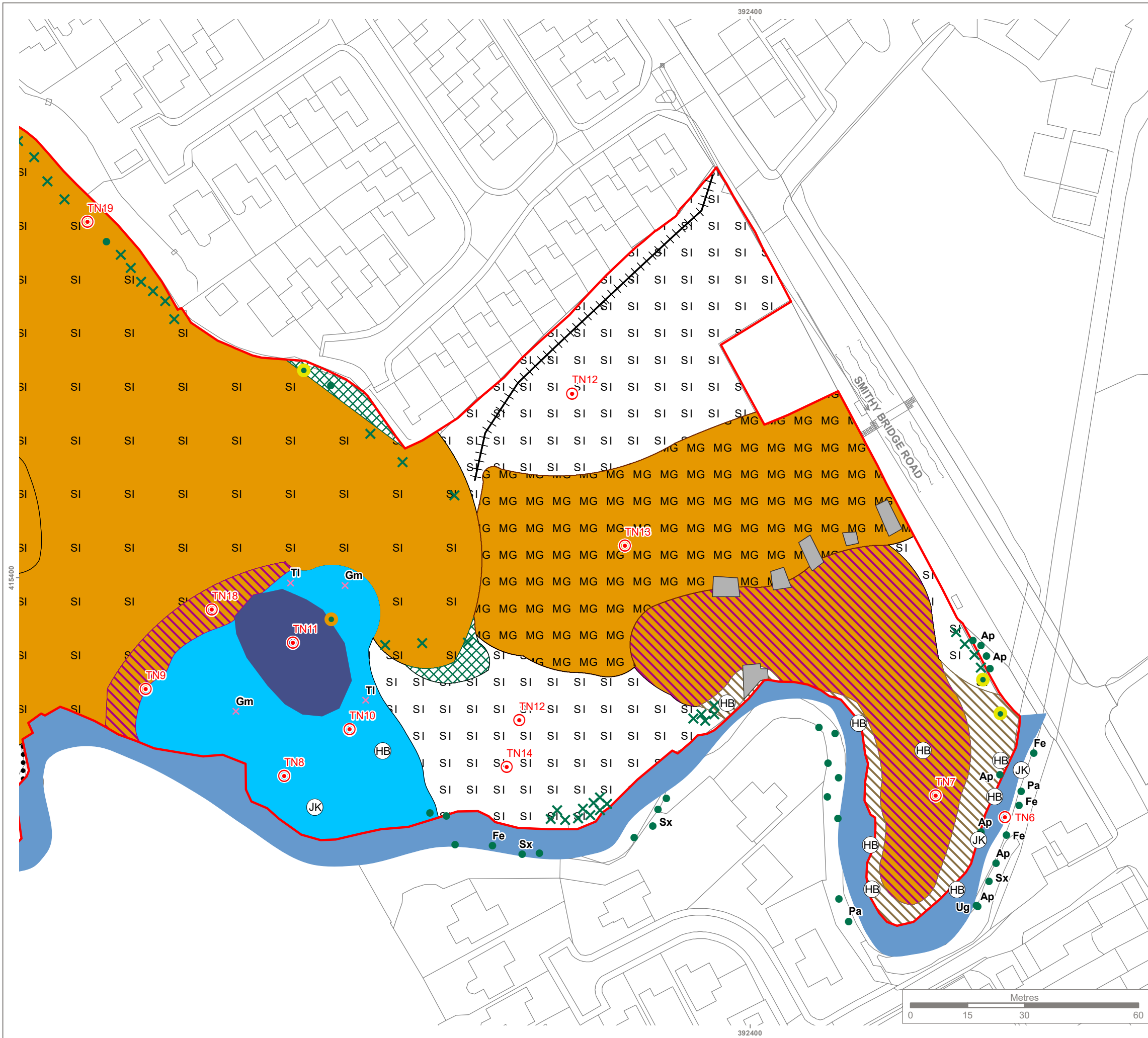
Project
Smithy Bridge Road, Rochdale

Title
Phase 1 Habitat Survey

Drawing Number
G8776.007.1

Sheet 1 of 2

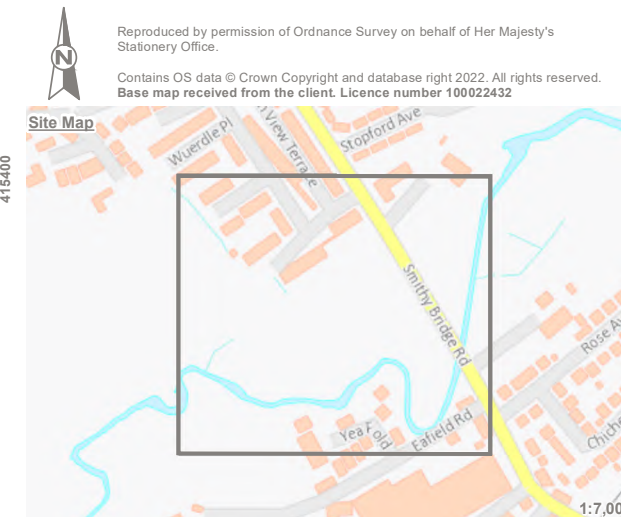
Drawn	Checked	Approved	Scale	Date
CW	SA	ACP	1:2,700 @ A3	13/06/2022



KEY

- Site boundary
- Target note
- Himalayan balsam
- Japanese knotweed
- Scattered scrub
- Scattered broad-leaved tree
- Broad-leaved tree with low bat potential
- Broad-leaved tree with moderate bat potential
- Scattered saltmarsh plants
- Fence
- Dense/continuous scrub
- Semi-improved neutral grassland
- Modified neutral grassland
- Marsh/marshy grassland
- Poor semi-improved grassland
- Tall ruderal
- Swamp
- Standing water
- Running water
- Bare ground
- Hardstanding
- Species Codes**
- Ap Sycamore
- Fe Ash
- Gm Reed sweet grass
- Pa Wild cherry
- Sx Willow species
- Tl Great reedmace
- Ug Western gorse

Note:
The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date

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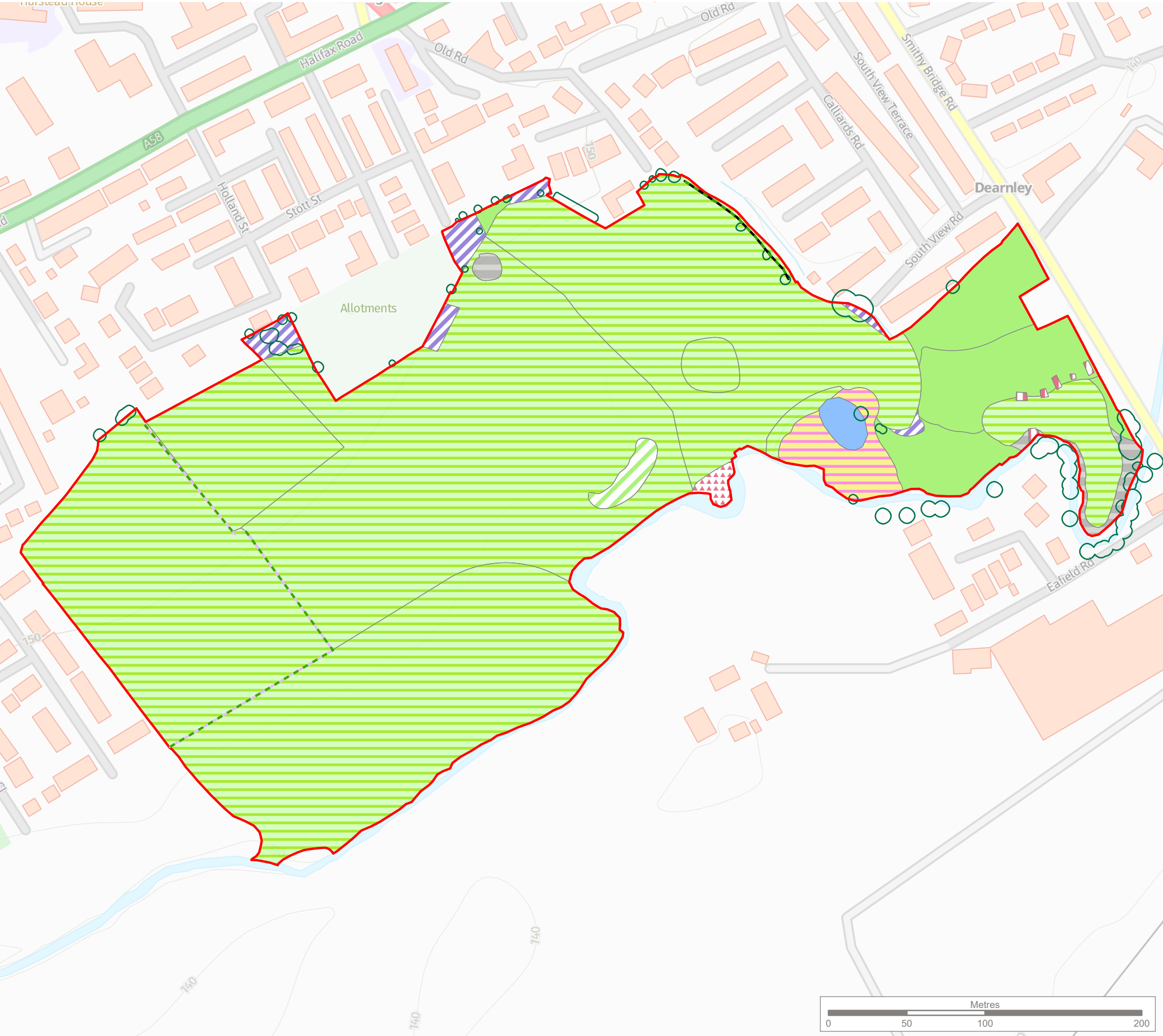
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project:
Smithy Bridge Road, Rochdale

Title:
Phase 1 Habitat Survey

Drawing Number G8776.007.2	Sheet 2 of 2
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Drawn CW	Checked SA	Approved ACP	Scale 1:1,000 @ A3	Date 13/06/2022
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KEY

Site boundary

Urban trees

Hedgerows

Native hedgerow

Line of trees

Wetland

Reedbeds

Grassland

Modified grassland

Other lowland acid grassland

Other neutral grassland

Heathland and Shrub

Bramble scrub

Lakes

Ponds (non-priority habitat)

Sparsely Vegetated Land

Tall forbs

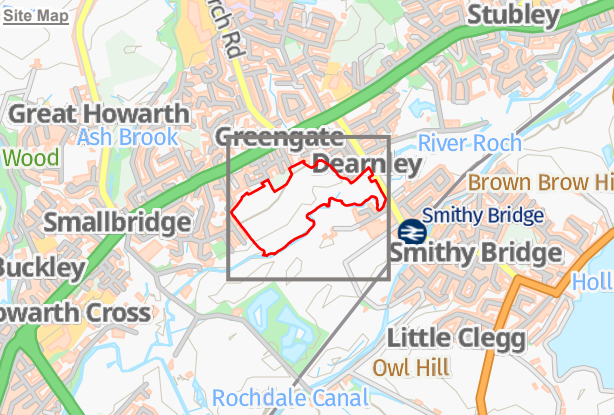
Urban

Bare ground

Developed land, sealed surface

Note:
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A	Update to habitats	OH	AP	07/10/2024
Rev	Description	Drawn	Approved	Date

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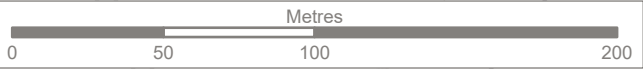
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

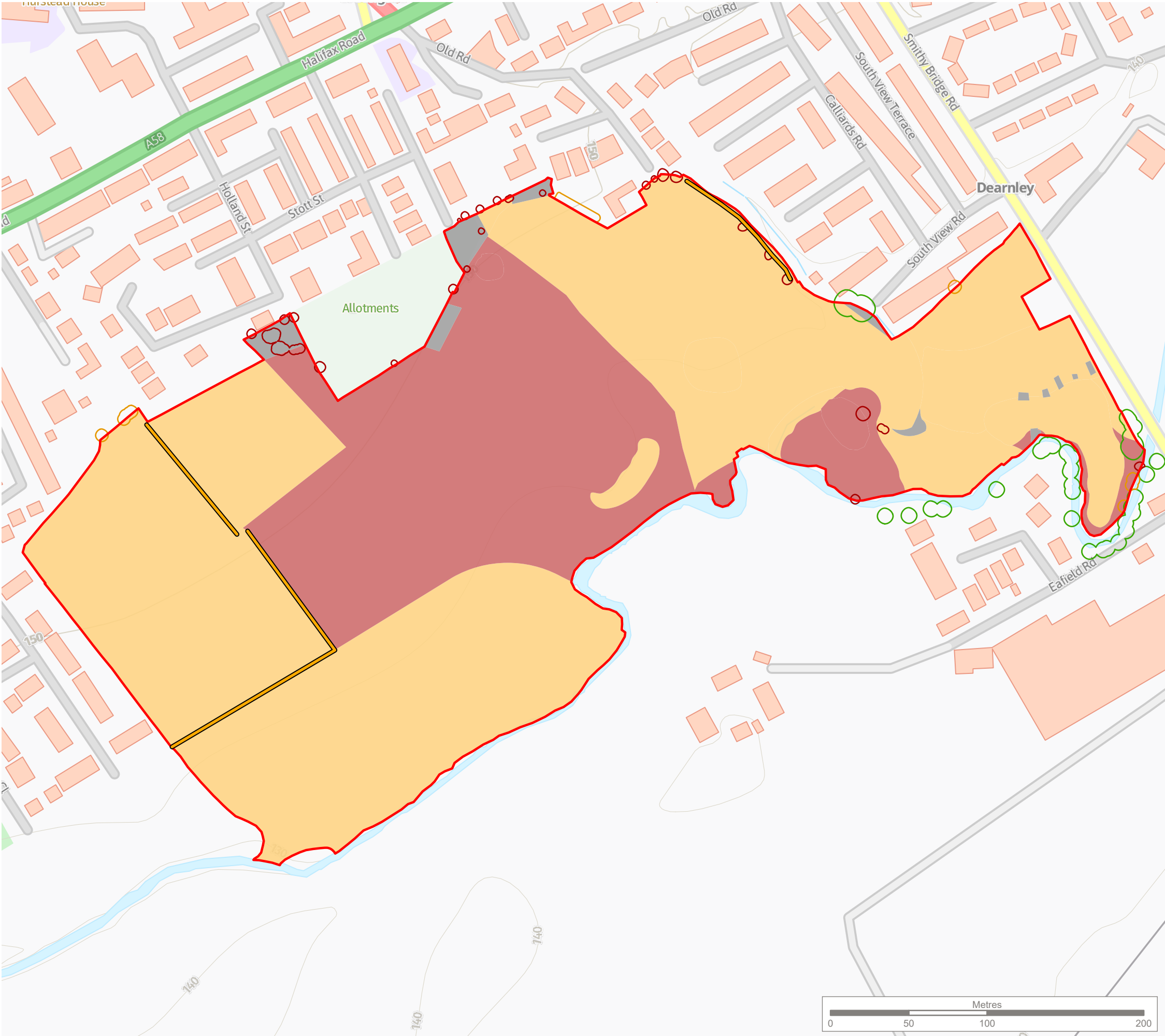
Project
Smithy Bridge Road, Rochdale

Title
Baseline UK Habitats

Drawing Number
G8776.012A

Drawn	Checked	Approved	Scale	Date
CW	MH	ACP	1:2,500 @ A3	08/10/2024





KEY

Site boundary

Hedgerow Condition

Moderate

Tree Condition

Good

Moderate

Poor

Habitat Condition

Moderate

Poor

Condition assessment not applicable

Strategic Significance

All habitats with strategic significance value of formally identified in local strategy

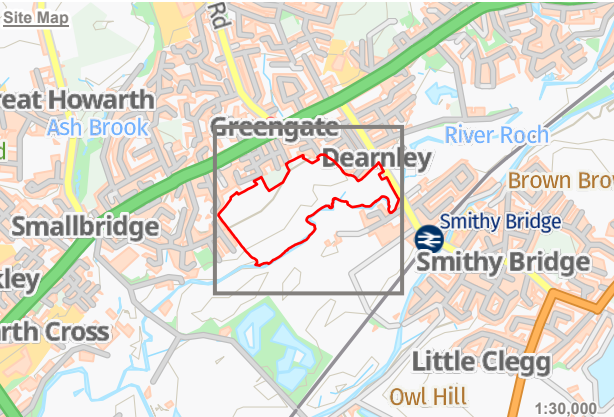
Note:

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A	Update to habitat condition	OH	AP	07/10/2024
Rev	Description	Drawn	Approved	Date



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Project
Smithy Bridge Road, Rochdale

Title
Existing Habitat Conditions and Strategic Significance

Drawing Number
G8776.013A

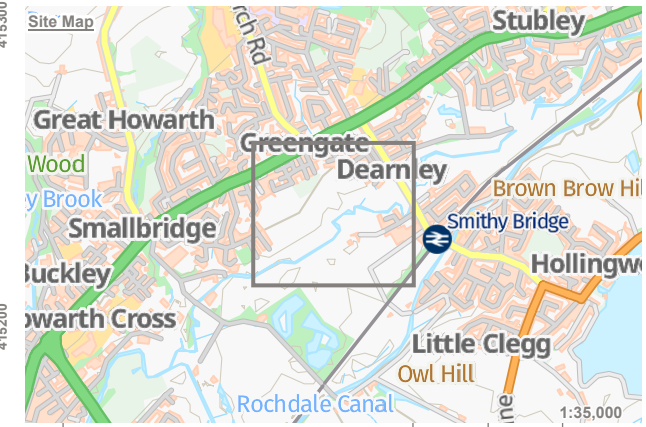
Drawn	Checked	Approved	Scale	Date
CW	MH	ACP	1:2,500 @ A3	08/10/2024



- KEY**
- Site boundary
 - Large urban tree
 - Medium urban tree
 - Small urban tree
 - Retained urban trees
 - Proposed Development**
 - Native hedgerow
 - Buildings
 - Bulb planting
 - Drives, pavements and roads
 - Enhanced scrub
 - Gardens
 - Hard surfaced footpath
 - Marginal planting in SUDs basin
 - Mown paths
 - Native shrub mix
 - Ornamental shrub planting
 - Public open space grass
 - Public open space within residential areas
 - Retained development
 - River Roch 8m offset
 - Wet area enhanced
 - Wetland meadow grass
 - Wildflower meadow grass

Note:
The locations of habitats and habitat features are indicative.
Based on drawing P21-2628.102 Landscape Masterplan provided by the client.

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D	Updated proposed development.	CW	ACP	04/06/2025
C	Updated proposed development.	CW	ACP	10/04/2025
Rev	Description	Drawn	Approved	Date



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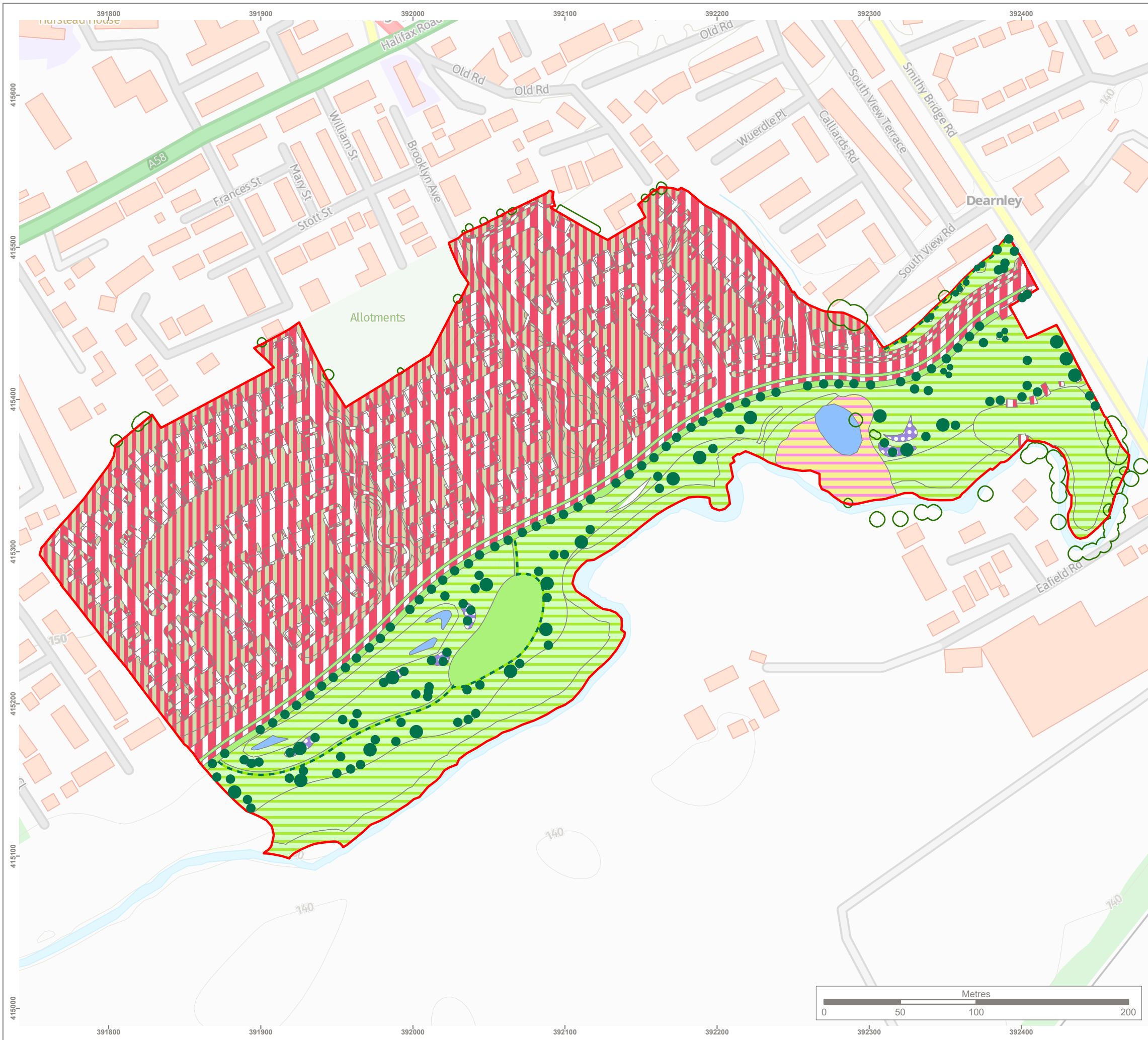
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Smithy Bridge Road, Rochdale

Title
Proposed Development

Drawing Number
G8776.014D

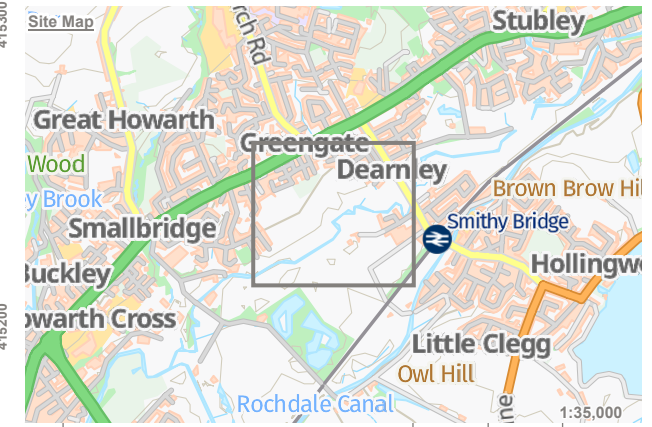
Drawn CW	Checked CB	Approved ACP	Scale 1:2,500 @ A3	Date 04/06/2025
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- KEY**
- Site boundary
 - Large urban tree
 - Medium urban tree
 - Small urban tree
 - Retained urban trees
 - Hedgerows**
 - Native species-rich hedgerow
 - Wetland**
 - Reedbeds
 - Grassland**
 - Modified grassland
 - Other lowland acid grassland
 - Other neutral grassland
 - Heathland and Shrub**
 - Mixed scrub
 - Lakes**
 - Ponds (non-priority habitat)
 - Urban**
 - Developed land, sealed surface
 - Introduced shrub
 - Vegetated garden

Note:
The locations of habitats and habitat features are indicative.
Based on drawing P21-2628.102 Landscape Masterplan provided by the client.

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D	Updated proposed development.	CW	ACP	04/06/2025
C	Updated proposed development.	CW	ACP	10/04/2025
Rev	Description	Drawn	Approved	Date

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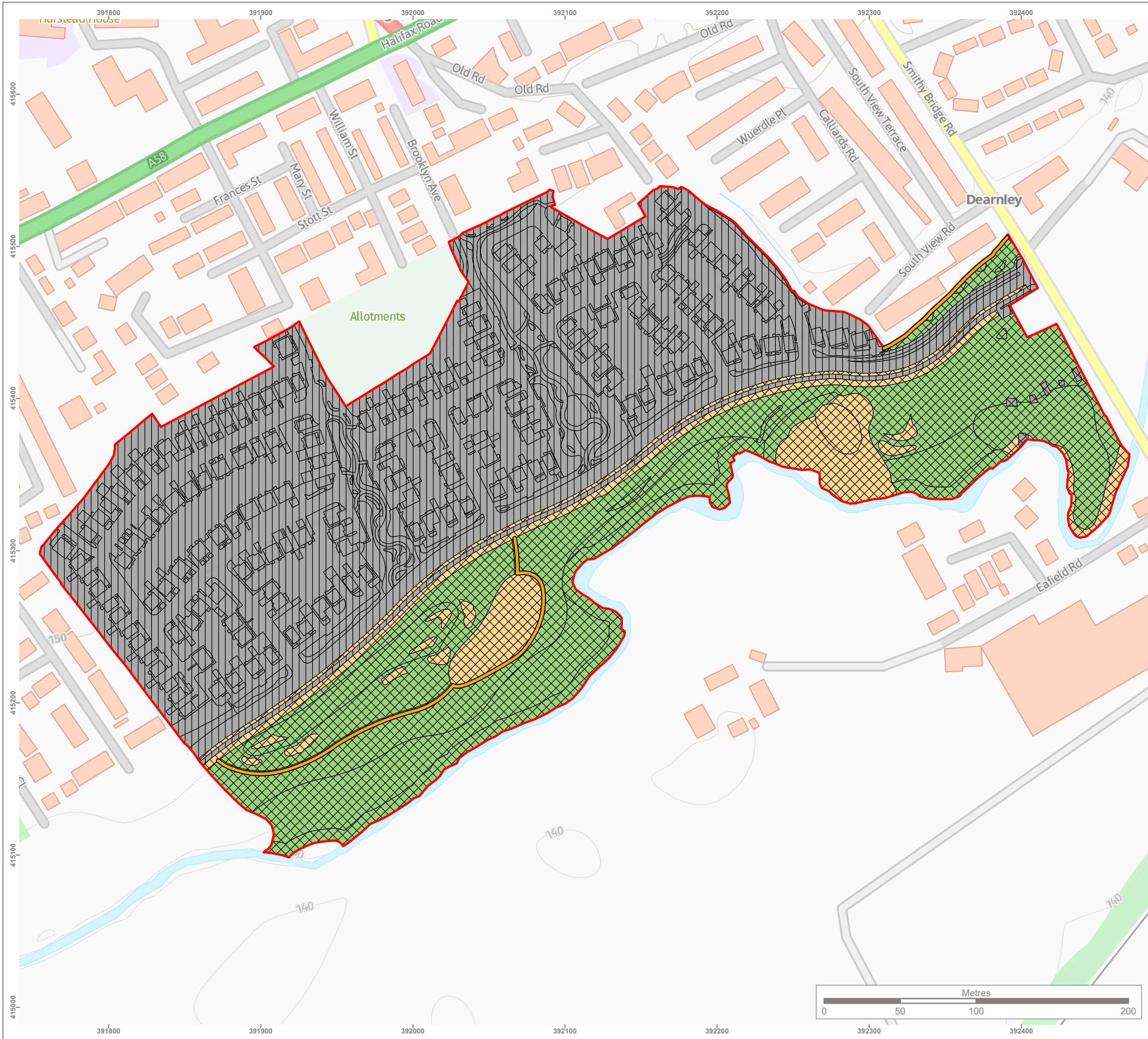
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Smithy Bridge Road, Rochdale

Title
**Proposed Development
UK Habitat Classification**

Drawing Number
G8776.015D

Drawn	Checked	Approved	Scale	Date
CW	CB	ACP	1:2,500 @ A3	04/06/2025



KEY

Site boundary

Hedgerow Condition

Moderate

Habitat Condition

Good

Moderate

Condition assessment not applicable

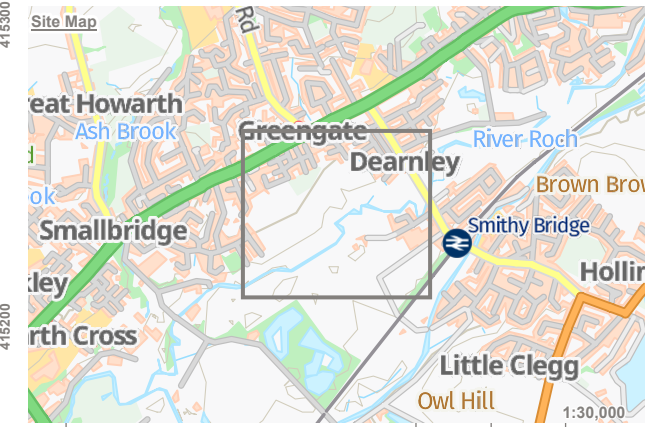
Strategic Significance

Formally identified in local strategy

Area/compensation not in local strategy/no local strategy

Note:
The locations of habitats and habitat features are indicative.
Based on drawing P21-2628.102 Landscape Masterplan provided by the client.

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D	Updated proposed development.	CW	ACP	04/06/2025
C	Updated proposed development.	CW	ACP	10/04/2025
Rev	Description	Drawn	Approved	Date

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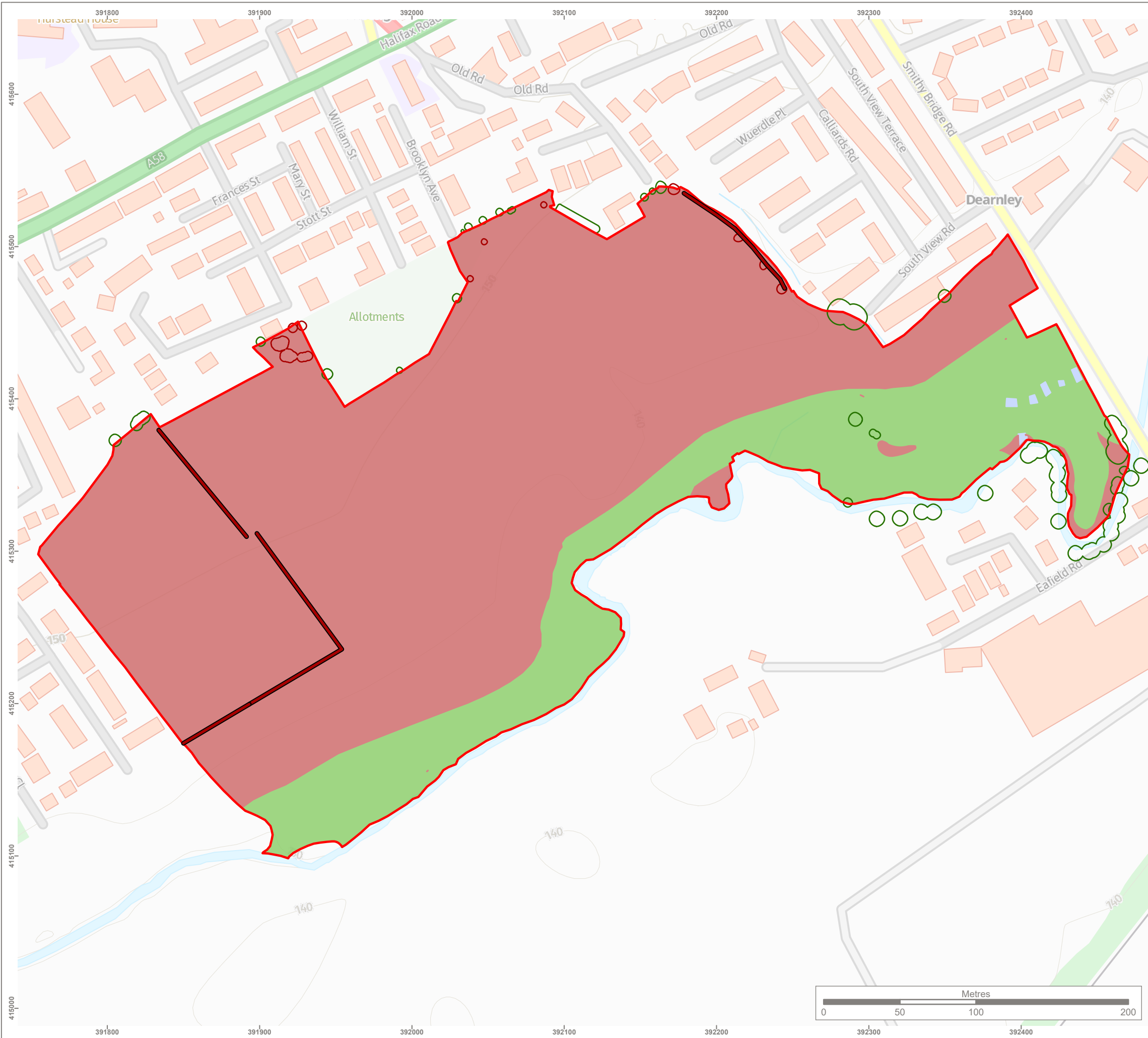
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Project
Smithy Bridge Road, Rochdale

Title
Proposed Habitat Conditions and Strategic Significance

Drawing Number
G8776.016D

Drawn	Checked	Approved	Scale	Date
CW	CB	ACP	1:2,500 @ A3	04/06/2025



KEY

- Site boundary
- Hedgerow Impact**
 - Lost
- Tree Impact**
 - Retained
 - Lost
- Habitat Impact**
 - Enhanced
 - Retained
 - Lost

Note:
 The locations of habitats and habitat features are indicative.
 Impacts based on drawing P21-2628.102 Landscape Masterplan provided by the client.

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Site Map

1:35,000

D	Updated proposed development.	CW	ACP	04/06/2025
C	Updated proposed development.	CW	ACP	10/04/2025
Rev	Description	Drawn	Approved	Date

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Project
Smithy Bridge Road, Rochdale

Title
Habitat Impacts

Drawing Number
G8776.017D

Drawn	Checked	Approved	Scale	Date
CW	CB	ACP	1:2,500 @ A3	04/06/2025



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