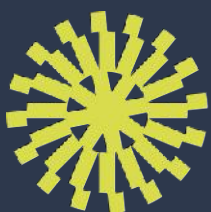


Biodiversity Net Gain Assessment



Tyler
Grange

Littleborough, Rochdale
13th June 2024

TG Report No. 11833_R07_NB

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Summary

- S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Bloor Homes North West. It sets out the findings of a Biodiversity Net Gain (BNG) assessment at two land parcels within Littleborough, Rochdale. The two parcels comprise the 'Hollingworth Road' land parcel, which is proposed for residential and a school development, with the separate 'Rakewood Road' land parcel comprising an extension and alterations to Hollingworth Country Park car park.
- S.2. The habitats at both land parcels largely comprise sheep and horse grazed pasture of poor condition. There are woodland blocks at both parcels which are largely due for retention; there are also scattered trees throughout both land parcels.
- S.3. The Statutory Biodiversity Metric was used for both land parcels, with corresponding landscape planting plans/ masterplans used to calculate the proposed post-development habitats and their metric score
- S.4. The Statutory Biodiversity Metric calculated that the **Hollingworth Road land parcel** will result in a total net biodiversity unit change of:
- +5.97 habitat units equating to +11.75%;
 - +9.04 hedgerow units equating to +1050.90%
- S.5. The Statutory Biodiversity Metric calculated that the **Rakewood Road land parcel** will result in a total net biodiversity unit change of:
- +5.32 habitat units equating to +102.32%;
 - +2.41 hedgerow units equating to +100.00%
- S.6. The proposed development will deliver +14% BNG for habitats and +1050% BNG for hedgerows at Hollingworth Road and +102% BNG for habitats and +100% for hedgerow at Rakewood Road. This is above the minimum +10% BNG nationally mandated and requested by Greater Manchester (PfE) and Rochdale Borough Council for both habitats and hedgerows.



Section 1: Introduction and Context

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Bloor Homes North West. It sets out the findings of a Biodiversity Net Gain (BNG) assessment at two land parcels within Littleborough, Rochdale.
- 1.2. The two parcels comprise of the 'Hollingworth Road' land parcel, which is proposed for residential and a school development, with the separate 'Rakewood Road' land parcel comprising an extension and alterations to Hollingworth Country Park car park. Hollingworth Road is centred around OS Grid Reference SD 93290 15476; with Rakewood Road cantered around OS Grid Reference SD 94099 15290. See **Figure 1.1** for the red line boundary of both land parcels, with the larger northwestern parcel being Hollingworth Road, and the smaller southeastern parcel being Rakewood Road.



Figure 1.1: Red Line Boundaries of Hollingworth Road and Rakewood Road land parcels
(© Google Aerial Imagery)

- 1.3. For context, the two land parcels have been subject to separate Biodiversity Net Gain assessments, but compiled into one report (this document).
- 1.4. The Hollingworth Road land parcel is located to the north-east of Smithy Bridge and north of Hollingworth Lake. This land parcel is around 4 miles east of the town of Rochdale. This parcel of land is 18.96 ha. Tyler Grange have undertaken multiple habitat and protected species surveys at this land parcel for a number of years (going back to 2018). The condition assessment of the habitats (**Appendix 3**), which forms the baseline for the BNG assessment was undertaken in August 2018 and again in September 2022, with regular updates during protected species surveys throughout 2023. Habitats at this parcel predominantly comprise sheep grazed pasture, of low species diversity. An Environmental Statement (ES) Chapter for the Hollingworth Road land parcel



was produced by Tyler Grange in June 2024¹, which describes the baseline habitats and protected species present at this parcel.

- 1.5. The Rakewood Road land parcel is located approximately 185 m to the east of the Hollingworth Road land parcel, and is bordered by Rakewood Road to the south, the Hollingworth Country Park car park and RSPCA building to the west and agricultural land to the north and east. This parcel of land is 2.78 ha overall. The main part of the Rakewood Road land parcel (2.4 ha) will accommodate the proposed extension to the car park at Hollingworth Lake Country Park. The remaining land (0.38 ha) includes an access route to the proposed extended car park from Rakewood Road through the existing Hollingworth Lake Country Park car park, alongside a number of existing car parking spaces, which are proposed to be re-configured. As with the Hollingworth Road land parcel, this parcel has been subject to multiple habitat and protected species surveys since 2018 by Tyler Grange. The condition assessment was undertaken in April 2023 (**Appendix 3**). A Ecological Impact Assessment (EclA) report was produced by Tyler Grange in January 2024², which can be read alongside this document for context.
- 1.6. There will be hybrid planning application comprising: full application for residential development including the construction of vehicular/pedestrian accesses, landscape measures, open space and associated works at Hollingworth Road, alongside reconfiguration and extension to existing car park and associated works off Rakewood Road; and outline application for the development of a primary school (access into the school site to be considered - all other matters reserved for future approval).
- 1.7. The design of the scheme has been informed by the BNG assessment process and the mitigation hierarchy, through avoiding impacts to habitats where possible, then minimising the impact, using mitigation, and finally compensating for a loss of habitat where this cannot be avoided.

Aims and objectives

- 1.8. The aim of this report is to provide findings of the BNG calculation and assessment undertaken to accompany the project. The objectives of this process are outlined below with the assessment methodology detailed in **Appendix 1**:
 - Demonstrate the application of the mitigation hierarchy through the design evolution of the site to inform the design of the scheme and to minimise impacts on biodiversity where possible;
 - Calculate the project's pre- and post-development biodiversity unit value ;
 - Determine the change in biodiversity units as a result of the proposed development and proposed on site enhancements for biodiversity; and
 - Advise on how both land parcels will deliver a minimum of +10% BNG.

¹ Proposed Development at Hollingworth Road and Rakewood Road, Littleborough: Environmental Statement (ES), Project Reference: 332010570

² Ecological Impact Assessment of Rakewood Road: 11833_R07_EclA_11th January 2024_NB



- 1.9. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance³ and was completed with reference to the CIRIA BNG good practice principles for development⁴.

Legislation and Planning Policy

- 1.10. The National Planning Policy Framework (NPPF) (Section 15, Paragraph 180) requires the planning system to aim to “contribute to and enhance the natural environment by: minimising impacts on and providing net gains for biodiversity, by establishing coherent ecological networks that are more resilient to current and future pressures minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. Section 15, Paragraph 185 of the revised NPPF also promotes development to “identify and pursue opportunities for securing measurable net gains for biodiversity”.
- 1.11. In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as ‘biodiversity net gain’ in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 1.12. ‘Places for everyone’ contains Policy JP-G9 which is the policy concerning the natural environment which has relevance to BNG in Greater Manchester. Policy JP-G 9 ‘A Net Enhancement of Biodiversity and Geodiversity’, development will be expected to (amongst others):
- Follow the mitigation hierarchy of: i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts where appropriate, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity • Avoid fragmenting or severing connectivity between habitats;
 - Achieve a measurable net gain in biodiversity of no less than 10%;
 - Make appropriate provision for long-term management of habitats and geological features connected to the development.

Mitigation hierarchy and good practice principles

- 1.13. The proposals for the site have been developed with reference to the ecological mitigation hierarchy which is central to the BNG process. This was applied by advising avoidance of damage to habitats, then minimising the impact and using mitigation, and finally compensating for a loss of habitat (see **Section 2**). Advice was provided throughout the project to inform the development and landscape design to adhere to this and to achieve a minimum of +10% BNG (see Legislation and Planning Policy above).

³ CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.

⁴ Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA



- 1.14. The CIRIA BNG good practice principles for development⁵ (which include the mitigation hierarchy) were also applied at all stages of the assessment.

Quality assurance

- 1.15. All ecologists at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership, and act under the direction of members, and abide by the Institute's Code of Professional Conduct.



Section 2: Baseline Assessment

Strategic Significance

- 2.1. Hollinworth Road land parcel is not located within any statutory or non-statutory sites designation. However there is one Internationally designated site, Rochdale Canal Special Area of Conservation (SAC), adjacent to the Hollingworth Road land parcel's northern boundary; further details, including a full EIA assessment is provided in the Ecology Chapter of the ES¹ for Hollingworth Road land parcel report.
- 2.2. Due to the close proximity of the SAC, a buffer from the development was incorporated into the scheme design, in compliance with the mitigation hierarchy; the buffer includes a large area of grassland which shall be retained and enhanced (further details throughout this report), which is considered to safeguard the SAC and avoid impacts from the development. Management measures in the form of regular vegetation management, to avoid overshadowing of the Canal (and therefore impacting the only qualifying feature - Floating water-plantain *Luronium natans* - of the SAC are also described within this report.
- 2.3. Rakewood Road land parcel is not located within any statutory or non-statutory sites designations, nor are there any designated sites adjacent to the land parcel which would otherwise require further consideration for habitat creation and management.

Baseline Habitats

- 2.4. The habitats present at the Hollingworth Road land parcel are summarised below in **Table 2.1** and along with a description of the composition of the main plant species present. The location of habitats are shown on the Baseline Habitat Features Plans are as follows:
 - **11833 P05 Habitat Features Plan: Hollingworth Road**
 - **11833 P13 Habitat Features Plan: Rakewood Road**
- 2.5. The results of the habitat surveys were used to inform the completion of condition assessments for all habitats, which were completed with reference to The Statutory Biodiversity Metric User Guide⁶ (see **Appendix 3**).
- 2.6. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2** and **Table 2.3**. This includes their BNG unit value as calculated through the BNG metrics, as follows:
 - 11833_Statutory BNG Metric_Hollingworth Road_NB_130624
 - 11833_Statutory BNG Metric_Rakewood Road_NB_130624
- 2.7. The habitats present at the Rakewood Road land parcel are summarised in **Table 2.4**.

⁶ DEFRA (2023) The Statutory Biodiversity Metric User Guide. 2023



Hollingworth Road Land Parcel Baseline

Table 2.1. Habitats and Flora at Hollingworth Road land parcel

Habitat Type (UKhab)	Description and Species	Photograph
Grassland, Modified grassland, (Poor Condition)	This habitat comprises the majority of the Hollingworth Road land parcel (15.75 ha) and consists of heavily grazed pasture of low species diversity. Average number of species per m² were fewer than 6-8 species, and therefore categorised as 'poor' condition (See condition assessment in Appendix 3. Species found across the whole habitat were: Perennial ryegrass <i>Lolium perenne</i> (D), false oat grass <i>Arrhenatherum elatius</i> (A), white clover <i>Trifolium repens</i> (A), cock's foot <i>Dactylis glomerata</i> (F), red fescue <i>Festuca rubra</i> (F), red clover <i>Trifolium pratense</i> (F), bull thistle <i>Cirsium vulgare</i> (O), soft rush <i>Juncus effusus</i> (O), creeping buttercup <i>Ranunculus repens</i> (O), ribwort <i>Plantago lanceolata</i> (O), plantain <i>Plantago</i> (O), selfheal <i>Prunella vulgaris</i> (O), yarrow <i>Achillea millefolium</i> (O), meadow buttercup <i>Ranunculus acris</i> (O), daisy <i>Bellis perennis</i> (O), sheep sorrel <i>Rumex acetosella</i> (O), and marsh bedstraw <i>Galium palustre</i> (O). For the purpose of this assessment, the poor condition modified grassland also includes the small area of 'amenity grass' which comprises the farmhouse garden (both described as modified grassland in BNG metric). Habitat not subject to statutory protection.	



Grassland, Modified grassland, (Moderate condition)	The most easterly field, bordering Hollingworth Road is made up predominantly of 'poor semi-improved grassland'; at the time of assessment the field contained more species diversity (>6-8 species per m2) than the rest of the pasture grassland, and therefore qualified as 'moderate condition'. Species across the whole habitat included: Yorkshire fog <i>Holcus lanatus</i> (D), common bent <i>agrostis capillaris</i> (A), crested dogs tail <i>Cynosurus cristatus</i> (A), red fescue <i>Festuca rubra</i> (F), false oat grass (F), yellow rattle <i>Rhinanthus minor</i> (O), yarrow (O), ribwort plantain (O), meadow buttercup (O), sheep's sorrel (O), and foxglove <i>Digitalis</i> (O). Habitat not subject to statutory protection.	
Grassland Other neutral grassland (Marshy grassland)	There are three pockets of marshy grassland within the modified grassland fields. Average number of species per m2 were fewer than 6-8 species, and therefore categorised as 'poor' condition (See condition assessment in Appendix 3). Species found across the whole habitat were: Species present include soft rush (D), perennial ryegrass (F), bull thistle (F), nettle <i>Urtica dioica</i> (F), broad-leaved dock <i>Rumex obtusifolius</i> (F), common sorrel <i>Rumex acetosa</i> (F), curly dock <i>Rumex crispus</i> (F), and creeping buttercup (O).	



Woodland and forest, Lowland mixed deciduous woodland	The southeastern corner of the Hollingworth Road parcel comprises broadleaved woodland, of which the eastern portion is lowland mixed deciduous due to being a priority woodland habitat. Whereas the western portion is largely plantation and not a priority woodland habitat. The species towards the southwest of the woodland block are more mature, with early mature specimens bordering the car park. Species comprise common oak <i>Quercus robur</i>, silver birch <i>Betula pendula</i>, sycamore <i>Acer pseudoplatanus</i>, ash <i>Fraxinus excelsior</i>, hawthorn <i>Crataegus monogyna</i>, holly <i>Ilex</i>. Ground flora was limited to common and widespread species such as nettle <i>Urtica dioica</i> and bramble <i>Rubus fruticosus</i>, with no ancient woodland indicator species recorded.	
Urban, Developed land; sealed surface	The parcel features a farmyard with farmhouse, barns and associated hardstanding and access track. There is also the existing Hollingworth Road Country car park within the broadleaved woodland block.	



Sparsely vegetated land, Ruderal/Ephemeral	There is a small area of ruderal vegetation on the northern side of the complex of farm buildings. Species present include nettle (D), dock (A), and thistle (F).	
Individual trees, Rural trees	Semi-mature to mature scattered broad-leaved trees are present across the land parcel. Internally, the majority of trees are mature hawthorn which appear to be remnants of former hedgerows; there are larger mature trees located on field boundaries; species included: Sycamore (D), ash (A), hawthorn (A), goat willow <i>Salix caprea</i> (A) holly (F), rowan <i>Sorbus</i> (O), elder <i>Sambucus nigra</i> (O), and cypress <i>Cupressus</i> (O).	



		
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Table 2.2. Baseline Habitats and BNG Unit Value Hollingworth Road land parcel

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total
Grassland	Modified grassland	14.45	Low	Poor	31.50
Grassland	Modified grassland	1.76	Low	Moderate	7.04
Grassland	Other neutral (marshy grassland)	1.3	Medium	Poor	5.2
Woodland & forest	Lowland mixed deciduous	0.84	Medium	Poor	5.04
Urban	Developed land; sealed surfaces	0.60	V. Low	N/A	0.00
Sparsely Vegetated land	Ruderal/ Ephemeral	0.01	Low	Poor	0.02
Individual tree	Rural tree	0.06	Medium	Poor	0.24

Table 2.3. Baseline Hedgerows at Hollingworth Road

Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	BNG unit Value – Total
H1	Native Hedgerow	0.07	Low	Poor	0.14
H2	Species-rich native hedgerow with trees	0.06	High	Moderate	0.72



Rakewood Road Land Parcel Baseline

Table 2.4. Habitats and Flora at Rakewood Road Land Parcel

Habitat Type (UKhab)	Description and Species	Photograph
Grassland, Modified grassland, (Poor Condition)	Horse-grazed field comprised the majority of the site. It has a low species diversity, including palatable grasses such as meadow foxtail <i>Alopecurus pratensis</i>, Yorkshire fog <i>Holcus lanatus</i>, crested dog's tail <i>Cynosurus cristatus</i> and sweet vernal <i>Anthoxanthum odoratum</i>; with herbaceous species of meadow buttercup <i>Ranunculus acris</i>, broadleaved dock <i>Rumex obtusifolius</i> and red clover <i>Trifolium pratense</i>. Habitat not subject to statutory protection.	
Lowland mixed deciduous woodland	The embankment between the modified grassland fields and the existing car park comprised broadleaved woodland. It falls under priority habitat and therefore described in the Metric as Lowland mixed deciduous woodland. Species present included silver birch <i>Betula pendula</i>, field maple <i>Acer campestre</i>, sycamore <i>Acer pseudoplatanus</i>, beech <i>Fagus sylvatica</i>, alder <i>Alnus glutinosa</i> and ash <i>Fraxinus excelsior</i>; the understorey largely comprises shrub species, including bramble, holly, hawthorn, elder and hazel.	



Stream/ Brook	A stream/ brook is adjacent to the eastern site boundary. The bordering land use on both sides is horse-grazed pasture. The brook is relatively fast flowing with a width of 1.5-3m, with reasonably steep banks of around 1-2m in height along most of its length. (proposals include a min 13 m buffer from the watercourse)	
Scattered trees	There are scattered trees within the centre of the site and along the eastern boundary (bordering the brook); species comprise hawthorn, alder and silver birch.	



Hardstanding

There are areas of hardstanding, which comprise access roads, running through the existing Hollingworth Country Park car park. For clarity, these areas shall not be impacted by the proposals, however, they are covered by the redline boundary to facilitate access to the proposed car park extension.



Table 2.5. Baseline Habitats and BNG Unit Value at Rakewood Road Land Parcel

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total
Grassland	Modified grassland	2.4	Low	Poor	4.80
Woodland & forest	Other woodland; broadleaved	0.02	Medium	Moderate	0.16
Urban	Developed land; sealed surfaces	0.33	V. Low	N/A	0.00
Individual tree	Rural tree	0.03	Medium	Moderate	0.24

Mitigation hierarchy

- 2.8. **The Hollingworth Road** land parcel has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with the Rochdale Canal SAC provided with a buffer of 60 m from the nearest point of the proposed development. The woodland block to the southeast of the land parcel is partially designated as priority woodland, and therefore has been avoided from development. The majority of development has been located within the habitats of lowest ecological importance, namely the modified grassland. The scheme has also been designed to provide buffers to those habitats of highest ecological value, namely the offsite pond (northeastern boundary) and trees to ensure no impacts occur.
- 2.9. **The Rakewood Road** land parcel has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible by providing the stream/ brook with a minimum 10 m buffer (13 m at nearest point of landscaping works and therefore River MoRPH assessment not required); the alignment of the access road was subject to a series of iterations between Ecology, Arboriculture, Landscape Architects and the Applicant in order to locate it in the least impactful position. The alignment of the access road has carefully avoided impacts on a number of badger setts, and has been routed away from the most valuable trees.
- 2.10. Where impacts to habitats cannot be avoided, at both land parcels, specific measures will be undertaken to mitigate and compensate any loss of habitats and impacts that occur, to ensure opportunities for wildlife are provided for the long-term, biodiversity increases, and an overall ecological enhancement occurs.

Habitat Loss

- 2.11. **Hollingworth Road** land parcel would result in the loss of the following habitats:
- Modified grassland (poor and moderate condition);
 - Developed land; sealed surface;
 - Ruderal/Ephemeral vegetation, and;
 - Eight (8 no.) trees (mainly hawthorn and goat willow within the centre of the parcel).
- 2.12. **Rakewood Road** land parcel would result in the loss of the following habitats:
- Modified grassland (poor condition);



- Other woodland; broadleaved (partial removal to facilitate access road);
- Developed land; sealed surfaces, and;
- One (1 no.) tree (one hawthorn in the centre of the parcel).

- 2.13. A summary of the BNG assessment of the baseline habitats for Hollingworth Road is detailed below in **Table 2.7** and **Table 2.8**. With the same summaries for Rakewood Road in **Table 2.9**.
- 2.14. These tables includes a breakdown of the habitats to be retained, enhanced and lost as part of the proposals, their condition (see **Appendix 3**) and their BNG unit value as calculated through the BNG metrics as referenced in **Paragraph 2.5**.



Table 2.6. Baseline Habitats and BNG Unit Value Summary for Hollingworth Road

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total	BNG unit Value – Retained	BNG unit Value – Enhanced	BNG unit Value – Lost
Grassland	Modified grassland	15.75	Low	Poor	31.50	0.82	4.06	26.62
Grassland	Modified grassland	1.76	Moderate	Poor	7.04	-	-	7.04
Woodland & forest	Other woodland; broadleaved	0.84	Medium	Poor	3.36	3.36	-	0.00
Urban	Developed land; sealed surfaces	0.60	V. Low	N/A	0.00	-	-	0.00
Sparsely Vegetated land	Ruderal/ Ephemeral	0.01	Low	Poor	0.02	-	-	0.02
Individual tree	Rural tree	0.06	Medium	Poor	0.24	0.12	-	0.12
Totals					42.16	4.30	4.06	33.80

Table 2.7. Baseline Hedgerows and Lengths Retained and Enhanced for Hollingworth Road

Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	BNG unit Value – Total	BNG unit Value – Retained	BNG unit Value – Enhanced	BNG unit Value – Lost
H1	Native Hedgerow	0.07	Low	Poor	0.14	0.14	-	0.00
H2	Species-rich native hedgerow with trees	0.06	High	Moderate	0.72	0.72	-	0.00
Totals					0.86	0.86	-	0.00



Table 2.8. Baseline Habitats and BNG Unit Value Summary for Rakewood Road

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total	BNG unit Value – Retained	BNG unit Value – Enhanced	BNG unit Value – Lost
Grassland	Modified grassland	2.4	Low	Poor	4.80	-	-	4.80
Woodland & forest	Other woodland; broadleaved	0.02	Medium	Moderate	0.16	-	-	0.16
Urban	Developed land; sealed surfaces	0.33	V. Low	N/A	0.00	-	-	0.00
Individual tree	Rural tree	0.03	Medium	Moderate	0.24	0.16	-	0.08
Totals					5.20	0.16	-	5.04

Habitats Created, Retained and Enhanced

- 2.15. Post-development, appropriate compensatory planting/habitat creation will be implemented to replace losses and create new habitats at the site that are not currently present, namely wildflower grassland (in form of wildflower meadow and tussock grasslands), native species mixed scrub, seasonally wet attenuation features and extensive tree planting. The details of post-development planting are shown on the landscape planting plans for Hollingworth Road and Rakewood Road (see **Appendix 2**) and on post-development habitat plans (**Plans 3 and 4**). The measurements of the created and enhanced habitats as well as their conditions and BNG unit value are detailed in **Tables 2.9** and **Table 2.10** below. Detail on post-development habitat conditions are provided in **Appendix 4**.

Habitat Creation: Hollingworth Road Land Parcel

- 2.16. A summary of newly created habitats:
- Modified grassland; poor condition (amenity grass in formal areas throughout the residential development);
 - Developed land; sealed surfaces; N/A condition (combined areas of built form);
 - Native species mixed scrub; moderate condition (Native buffer mix);



- Other neutral grassland; moderate condition (combined areas of Wildflower meadow, tussock grassland and seasonal wetland mix);
- Individual tree planting; moderate condition (149 trees to be planted), and;
- Sustainable drainage systems (SuDS); to be planted with reedbeds; moderate condition.

2.17. It must be noted here that the residential development footprint has been assessed at 100% hardstanding and a percentage split between housing and gardens has not been applied to this assessment as gardens are not quantifiable at this stage. Therefore, with the inclusion of gardens (additional modified grassland), the overall BNG score may be higher in reality.

Habitats Retained: Hollingworth Road Land Parcel

2.18. A summary of retained habitats:

- Modified grassland (retained embankment to Lake Bank Road, maintained for utilities access for the Hollingworth Lake);
- Other woodland; broadleaved (woodland to the southeast, comprising Hollingworth Lake car park);
- Developed land; sealed surfaces (current access track to farm);
- Individual tree (9 trees retained).

Habitat Enhancement: Hollingworth Road Land Parcel

2.19. A summary of enhanced habitats

- Modified grassland, poor condition field - enhanced to 'other neutral grassland' (northern 'buffer' field to Rochdale Canal).

Table 2.9. Created, Retained and Enhanced Habitats: Hollingworth Road Land Parcel

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained/ Enhanced	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
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Modified grassland	Other neutral grassland	2.03	Enhanced	Medium	Poor	Moderate	12.59
Modified grassland	Modified grassland	0.41	Retained	Low	Poor	Poor	0.82
Other woodland; broadleaved	Other woodland; broadleaved	0.84	Retained	Medium	Poor	Poor	3.36
Developed land; sealed surfaces	Developed land; sealed surfaces	0.47	Retained	V. Low	N/A	N/A	0.00
Individual tree	Individual tree	0.03	Retained	Medium	Poor	Poor	0.12
Modified grassland	Modified grassland	1.25	Created	Low	-	Poor	2.41
Developed land; sealed surfaces	Developed land; sealed surfaces	9.87	Created	V. Low	N/A	N/A	0.00
Mixed Scrub	Mixed Scrub	0.28	Created	Medium	-	Moderate	1.87
Grassland	Other neutral (seasonal wetland)	1.04	Created	Medium	-	Moderate	6.96
Grassland	Other neutral (Tussock)	0.27	Created	Medium	-	Moderate	1.81
Grassland	Other neutral (Meadow)	2.50	Created	Medium	-	Moderate	16.74
Individual trees	Rural tree (Small – Moderate Cond.)	0.6	Created	Medium	-	Moderate	1.83
Urban	Sustainable drainage system	0.09	Created	Low	-	Moderate	0.22

Table 2.10. Created and Enhanced Hedgerows: Hollingworth Road land parcel

Habitat type	Length (km)	Created/Retained/Enhanced	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
H1 – H11: Native Species Rich Hedgerow	1.35	Created	Medium	-	Moderate	9.04



	(Combined H1 – H11)					
--	------------------------	--	--	--	--	--

Habitat Creation: Rakewood Road Land Parcel

2.20. A summary of newly created habitats:

- Other neutral grassland; moderate condition (Wildflower meadow);
- Other woodland; broadleaved; moderate condition (Native woodland scrub mix)
- Sustainable drainage system; moderate condition (SuDS);
- Developed land; sealed surfaces (combined areas of hardstanding);
- Individual tree planting (83 'small' trees)

Habitats Retained: Rakewood Road Land Parcel

2.21. A summary of retained habitats:

- Developed land; sealed surfaces (retained hardstanding);
- Individual trees (7 retained trees)

Table 2.11. Created, Retained and Enhanced Habitats: Rakewood Road Land Parcel

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained/ Enhanced	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Urban	Developed land; sealed surfaces	0.31	Retained	V. Low	N/A	N/A	0.00



Individual trees	Rural trees	0.02	Retained	Medium	Poor	Poor	0.16
Grassland	Other neutral	0.82	Created	Medium	-	Moderate	5.49
Woodland and Forest	Other woodland; broadleaved	0.68	Created	Medium	-	Moderate	3.19
Urban	SuDS	0.28	Created	Low	-	Moderate	0.67
Urban	Developed land; sealed surfaces	0.65	Created	V. Low	-	N/A	0.00
Individual trees	Rural trees	0.33	Created	Medium	-	Moderate	1.01

Table 2.12. Created and Enhanced Hedgerows: Rakewood Road Land Parcel

Habitat type	Length (km)	Created/Retained/Enhanced	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
H1 – H5: Native Species Rich Hedgerow	0.36 (Combined H1 – H11)	Created	Medium	-	Moderate	2.41

Future Management

- 2.22. Habitats created, retained and enhanced on the Site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines⁷. In particular, this should include the careful management of the northern field which abuts the Rochdale Canal, as management should include keeping vegetation low on the canal-bankside, as not to overshadow and potentially outcompete floating water plantain which could be present within the canal.
- 2.23. This should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.

⁷ Construction Industry Research and Information Association (2019). Biodiversity Net Gain – Principles and Guidance for UK construction and developments.



Section 3: Conclusions

3.1. The Statutory Biodiversity Metric calculated that the **Hollingworth Road** land parcel will result in a total net biodiversity unit change of:

- +5.97 habitat units equating to +11.75%;
- +9.04 hedgerow units equating to +1050.90%

3.2. The headline results of the Hollingworth Road metric are shown in the screenshot in **Figure 3.1**.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	5.46
	Hedgerow units	9.04
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.75%
	Hedgerow units	1050.90%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 3.1. Screenshot of Biodiversity Metric 4.0 Headline Results, Hollingworth Road

3.3. The Statutory Biodiversity Metric calculated that the **Rakewood Road** land parcel will result in a total net biodiversity unit change of:

- +5.32 habitat units equating to +55.19%;
- +2.41 hedgerow units equating to +100.00%

3.4. The headline results of the Rakewood Road metric are showing in the screenshot in **Figure 3.2**.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.91
	Hedgerow units	2.41
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	55.19%
	Hedgerow units	100.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 3.2. Screenshot of Biodiversity Metric 4.0 Headline Results, Rakewood Road.

3.5. The trading rules of the metric are satisfied as the same distinctiveness or better habitats will be achieved for most of the habitats, particularly the grassland where some will be retained and enhanced from modified grassland to other neutral grassland (northern 'buffer field' of Hollingworth Road), with additional other neutral grassland to be created throughout both land



parcels (tussock grassland, wildflower meadow, seasonally wet grassland). Other habitats such as native species mixed scrub (Hollingworth Road) and native species woodland buffer mix (Rakewood Road) will be introduced to provide a variety of different habitat types across the two land parcels. Moreover, the same broad habitat will be achieved for the trees as a large amount of tree planting is proposed across both land parcels.

- 3.6. In addition to the above, a number of measures are proposed to provide additional ecological enhancements for protected and priority species known or with potential to be present within the site and local area. This includes the provision of bat and bird boxes across both land parcels and the avoidance and protection of badger setts. Although these measures cannot be captured in the Defra metric, they will contribute to enhancing the conservation status of these species, contributing to further biodiversity gains at the site.
- 3.7. The proposed development will deliver +14% BNG for habitats and +1050% BNG for hedgerows at Hollingworth Road and +102% BNG for habitats and +100% for hedgerow at Rakewood Road. This is above the minimum +10% BNG nationally mandated and requested by Greater Manchester (PfE) and Rochdale Borough Council for both habitats and hedgerows.
- 3.8. To deliver the BNG as set out above, habitats will be maintained for at least 30-years post-development. This should be secured through a HMMP as a planning condition.



Appendix 1: Methodology

Desk Study

- A1.1. As part of the Ecological Assessment completed by Tyler Grange in September 2022 and April 2023, a background desk study was undertaken to identify any designated sites within or in close proximity to the site which could be impacted by the proposed development, with further detail provided in the ES Chapter for Hollingworth Road¹ and EclA for Rakewood Road².
- A1.2. A part of this process, the strategic significance of the site, and its habitats were also determined so as to identify and give extra value to any habitats in optimal locations or that meet local objectives for biodiversity. This process is informed by reviewing local plans and strategies and with habitats assigned a multiplier based in being of 'low', 'medium' or 'high' strategic significance⁸.
- A1.3. No local strategic policy or objectives were identified which would classify the site habitats as being of strategic importance to that local area.
- A1.4. Based on the above the site habitats (both pre and post development) are therefore assessed as being of Low strategic significance "Area/compensation not in local strategy/ no local strategy".

Habitat survey

- A1.5. As detailed in the Ecological Assessment, an extended Phase 1 habitat field survey of the site was undertaken in September 2022 and April 2023 by Nick Bell, qualifying member of CIEEM an experienced ecologist and BNG assessor at Tyler Grange; habitats were continuously assessed during multiple protected species surveys between 2022 and 2023, were incidental recordings were noted if any changes to habitats/ species occurred.
- A1.6. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey ⁹ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group ¹⁰ to feed into the Biodiversity Metric. The Statutory Biodiversity Metric User Guide was used during surveys to determine habitat condition and ecological importance.
- A1.7. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under Metric xx", which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.
- A1.8. Hedgerow surveys were also undertaken on all hedgerows within the site in during the Extended Phase 1/ UK Habs assessments using the methodology detailed in 'The Hedgerow Survey Handbook. 2nd Edition'¹¹, in order to determine their species-richness. Based on this survey methodology, 30m sections of each hedgerow were surveyed and if 5 or more native wooded

⁸ Natural England (2023). The Biodiversity Metric 4.0 User Guide: Natural England Joint Publication JP039.

⁹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

¹⁰ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

¹¹ Defra (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. Defra, London.

species were recorded in that section, the hedge was classified as species-rich. If a hedge was less than 30m in length, the entire length of hedge was surveyed using this methodology.

A1.9. All hedge features, management and dimensions were also recorded, along with their condition as defined in the survey handbook.

Metric calculations

A1.10. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the ‘unit’ value associated with each habitat type is calculated based on the following parameters:

- Size (in hectares)/Length (in km);
- Distinctiveness (i.e. how rare/valuable a given habitat is);
- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).

A1.11. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the ‘unit’ value of a given habitat and these are:

- Time to reach the target condition of each habitat; and
- Difficulty category for the creation of a given habitat.

A1.12. Habitat survey metric calculations were undertaken by Nick Bell, an experienced ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020¹².

Application of Mitigation Hierarchy

A1.13. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features;
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and

¹² The British Standards Institution (2021). Process for designing and implementing Biodiversity Net Gain Specification.



- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.

Limitations

- A1.14. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the EA and would be included a HMMP.
- A1.15. When mapping and recording habitats, types and conditions were assigned using professional judgement and with reference to the appropriate guidance.



Appendix 2: Landscape Proposals





LEGEND

H1 - Gravel in cellular grate system	P1 - Native woodland scrub mix refer to schedule on 35025-RG-LD-01 pg 2
H2 - Self binding gravel path	P2 - Native hedge mix refer to schedule on 35025-RG-LD-01 pg 2
H3 - Tarmac access road to engineers detail	P3 - Native groundcover mix refer to schedule on 35025-RG-LD-01 pg 2
S1 - Conveyance swale	P4 - EM1 - Emorsgate general purpose meadow mixture refer to schedule on 35025-RG-LD-01 pg 2
E1 - Railway sleeper edge refer to 35025-RG-LD-04 for detail	Tree existing with root protection zone
E2 - Timber edge to gravel path refer to 35025-RG-LD-04 for detail	Tree to be removed
F1 - Post and rail fence refer to 35025-RG-LD-04 for detail	Tree proposed refer to schedule on 35025-RG-LD-01 pg 2
Clear maintenance zone for brook 9m from top of bank	Ecological constraint
Indicative headwall to engineer specification	Section line, refer to 35025-RG-LD-02 for illustrative sections



Notes:
Refer to BLH41-RWD-BET-22-XX-OR-C-1001-P02 for drainage information
Refer to 35025-RG-LD-02 for illustrative sections
Refer to 35025-RG-LD-03 for illustrative masterplan
Refer to 35025-RG-LD-04 for typical details

Project
Littleborough Carpark

Drawing Title
General Arrangement Sheet 1

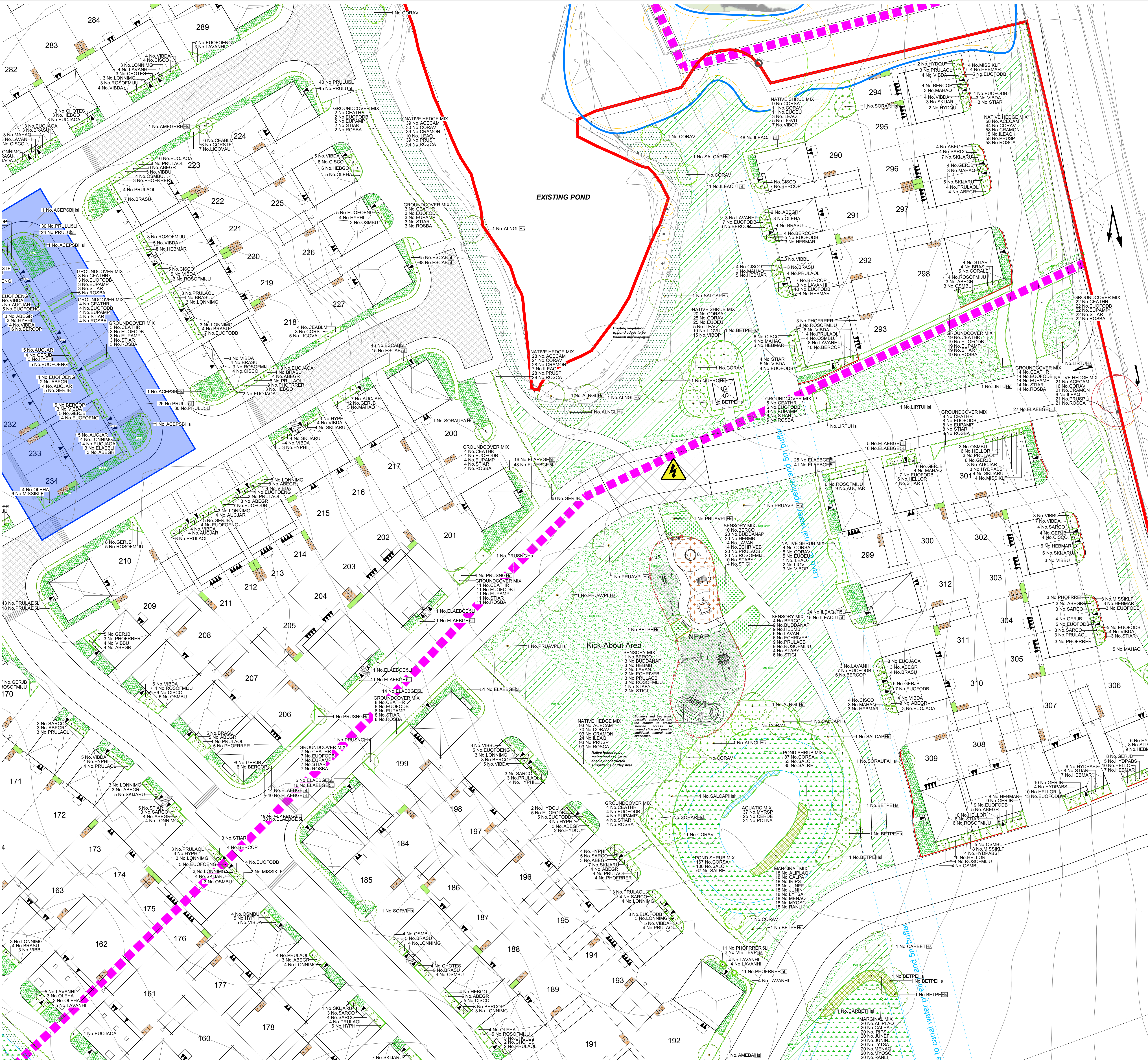
Date 06.12.2023	Scale 1:250	Drawn by LG	Check by ATC
Project No 35025	Drawing No 35025-RG-LD-01	Revision A	



	H1 - Gravel in circular grate system		P1 - Native woodland scrub mix refer to schedule on 35025-RG-LD-01 p1 q2
	H2 - Self binding gravel path		P2 - Native hedge mix refer to schedule on 35025-RG-LD-01 p2 q2
	H3 - Tarmacadam access road to engineers detail		P3 - Native groundcover mix refer to schedule on 35025-RG-LD-01 p1 q2
	S1 - Conveyance swale		P4 - EM1 - Erosage general purpose meadow mixture refer to schedule on 35025-RG-LD-01 p1 q2
	E1 - Railway sleeper edge refer to 35025-RG-LD-04 for detail		N - Tree existing with root protection zone
	E2 - Timber edge to gravel path refer to 35025-RG-LD-04 for detail		T - Tree to be removed
	F1 - Post and rail fence refer to 35025-RG-LD-04 for detail		C - Tree proposed refer to schedule on 35025-RG-LD-01 p2 q2
	M - Clear maintenance zone for brook 9m from top of bank		E - Ecological constraint
	I - Indicative headwall to engineer specification		S - Section line, refer to 35025-RG-LD-02 for illustrative sections

Notes:
Refer to BUH41-RWD-BET-ZZ-XX-DR-C-1001- P02
for drainage information
Refer to 35025-RG-LD-02 for illustrative sections
Refer to 35025-RG-LD-03 for illustrative masterplans
Refer to 35025-RG-LD-04 for typical details

Stantec UK Limited
The Blade
Abbey Square
Reading
RG1 3BE
T: 0118 9430 030
stantec.com/uk



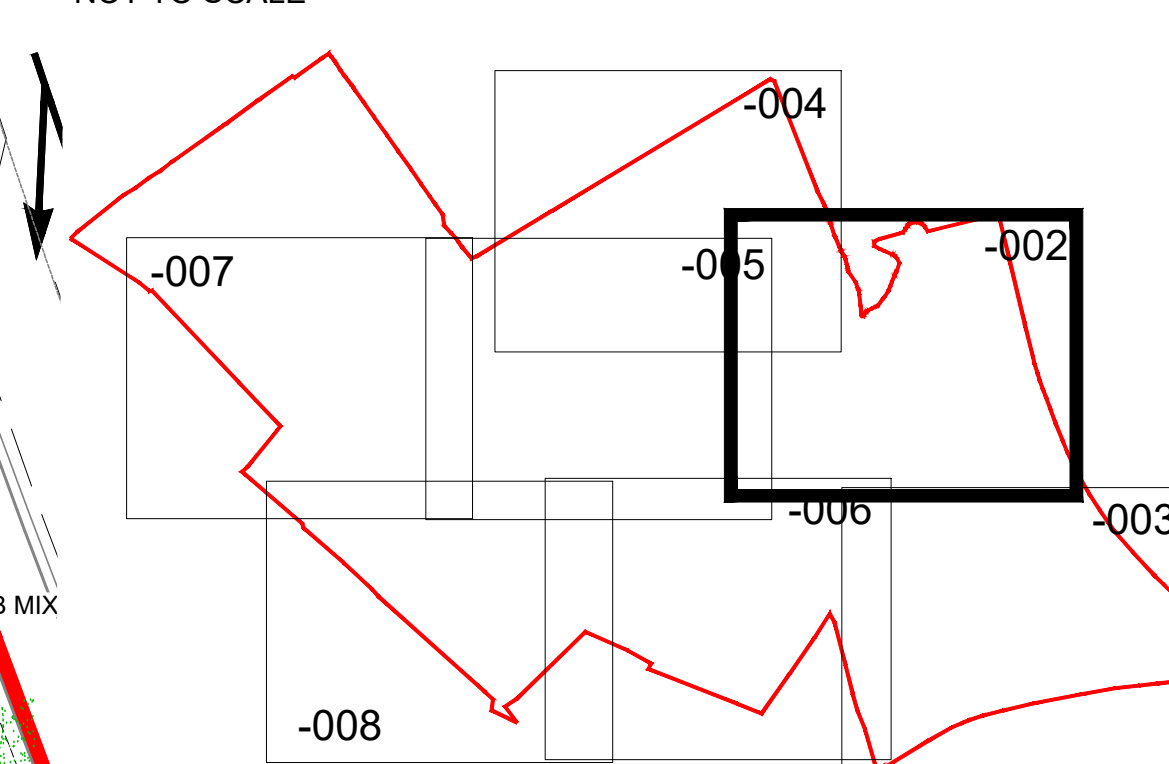
- LEGEND**
- EXISTING TREES/HEDGES To be Retained
 - EXISTING TREES/HEDGES To be Removed
 - PROPOSED TREES Select Standard Tree Standard See Schedule
 - SPECIMEN PLANTING See Schedule
 - ORNAMENTAL HEDGE See Schedule
 - NATIVE HEDGE See Schedule
 - PROPOSED PLANTING Shrub/Vegetation See Schedule
 - TURF with area (m²)
 - AMENITY GRASS AREAS Wear Tolerant Turfgrass Mixture Emergence 80% sown at 4 g/m² kept mown short to 40mm
 - WILDLIFE OVERHEAD Special General Purpose Mixture Emergence 80% sown at 4 g/m²
 - SEASONAL WETLANDS Meadow Mixture for Seasonally Wet soils Emergence 80% sown at 4 g/m²
 - TUSsock GRASSLAND Meadow Mixture for Seasonally Wet soils Emergence 80% sown at 4 g/m²
 - WOODLAND MIX Woodland Mixture Emergence 80% sown at 4 g/m²
 - NATIVE BUFFER MIX See Schedule
 - SENSORY MIX See Schedule
 - MARGINAL MIX See Schedule
 - AQUATIC MIX See Schedule
 - REED BED See Schedule
 - GRAVEL 40mm of Stone over Membrane
 - LOW STONE WALL Refer to Fencing Layout drawing NW111-FS-004

- CDM LEGEND**
- Symbol
 - Brief description of risk
 - Control measures to be implemented
 - Sewer assessment
 - Where protection order in place, guarding required

NOTES
Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.

- LEGEND - LEAP**
- SEESAW (4-12") Entry Seesaw, 2 persons, NR0105-0001 As Supplied by Krompan Or similar approved
 - SLIDE (3-6") Entry Seesaw, 1.2m, NR0308-0001 As Supplied by Krompan Or similar approved
 - SPRINGER (3-8") Crawling Pyramid, NR0206-0001 As Supplied by Krompan Or similar approved
 - SWING (2-10") Double Swing Frame, NR0202-0001 with 1m Cable, 1000000-00 and 1m Flat Swing Seat, 00000000-00 As Supplied by Krompan Or similar approved
 - ACTIVITY TOWER (4-10") The Spiders Comp, NR0105-1001 As Supplied by Krompan Or similar approved
 - FEATURE BOULDERS Cretaceous Great Oolite Mixture of Stone, Well-sorted Purity Exceeds 95% in the Soil
 - CLIMBING TRUNK 3-4m in Length Play trunk to utilize trees removed from site
 - ROUNDABOUT (2-8") Wheelchair Crossover, Ref: As Supplied by Krompan Ref: NW111-0001 Or similar approved
 - JUMPER (4-15") Jumper, square 150x150cm As Supplied by Krompan Ref: JUM1504-0002 Or similar approved
 - PLAYHOUSE (1-6") Playhouse with side and deck As Supplied by Krompan Ref: NW111-0001 Or similar approved
 - SUSPENSION BRIDGE (1-6") Playhouse with side and deck As Supplied by Krompan Ref: NW111-0001 Or similar approved
 - *Key User Group Age
 - GRASS MOUNDS Each Mound represents 250mm, 1m Total Height above Ground Level
 - TIMBER STEPS Providing access to embankment side Or similar approved
 - SEATING As supplied by Broomax 400 Kensington Street, Ref: BX17 4019 Or similar approved
 - SIGNAGE Overhead Signage Exact wording to be agreed with the Local Planning Authority
 - BINS As supplied by Broomax 400 Kensington Street, Ref: BX450 2500 in Jet Black (RAL3005)
 - TIMBER EDGING with length Total length, 2m 150x45mm treated timber attached to 50x50x45mm treated & painted stake
 - BOW TOP RAILINGS Anti top bow top fencing, 1.2m high, lime green As supplied by Broomax Fencing Or similar approved
 - PICKET EDGING Picket Fence Lawn Edging 1.2m, 4.4m high, SKZ: 20021 As supplied by Broomax Wood Or similar approved
 - SAFETY SURFACING Ref: SBF1111-001 RAL 1011 (Sand) As supplied by Broomax Fencing Complies with BS EN1177:1998 Or similar approved
 - GRASS MATTING As Supplied by Technica Ltd 1.5m Grass Mats Piped into Place & Tied Together with Cable Ties, Or similar approved
 - SELF-CLOSING GATES v1 1.2m High Double Pedestrian & Vehicle Gate As Supplied by Woodstock Playgrounds Ltd Ref: NW111-0001 RAL 1011 (Sand) Colour: RAL 3005 - Black Or similar approved

SHEET LAYOUT LOCATION PLAN
NOT TO SCALE



DRAWING NOTES
All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHC Standards.
The Landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material. Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

INDICATIVE THUMBNAILS - LEAP

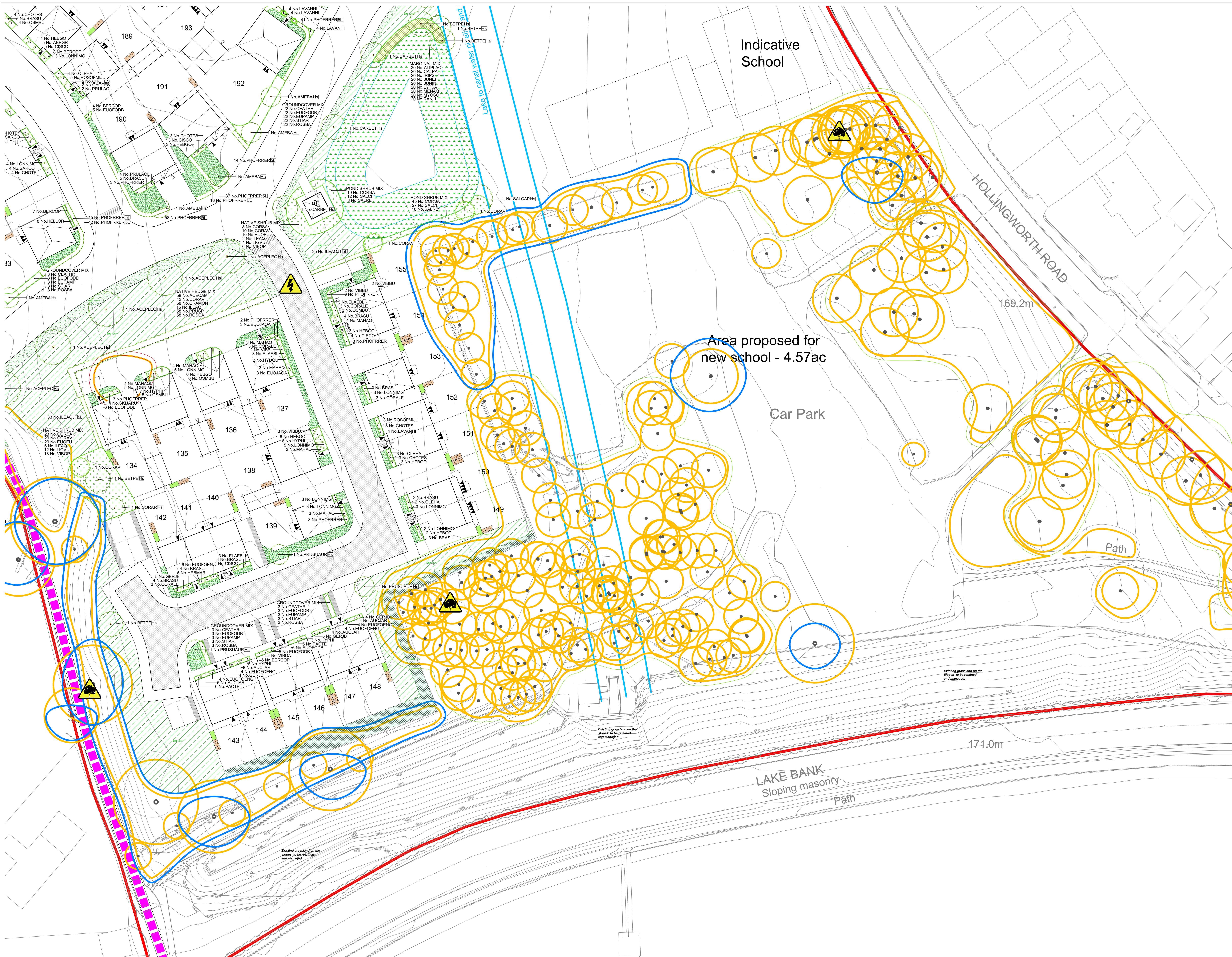


PLOT NUMBER SHEET REF.
171-178; 184-188; 191-226; 289-311;

FOR SPECIFICATION, PLANTING DETAILS & SCHEDULE SEE DRAWING NW111-LS-009

Revision	Date
A	09.05.24
B	11.05.24
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Title: Site Landscaping	
Scale: 1:250 @A0	Drawn: ED
Date: Feb 2024	Checked: PmJ
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Drawing No: NW111-LS-002b	

LITTLEBOROUGH



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPERATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

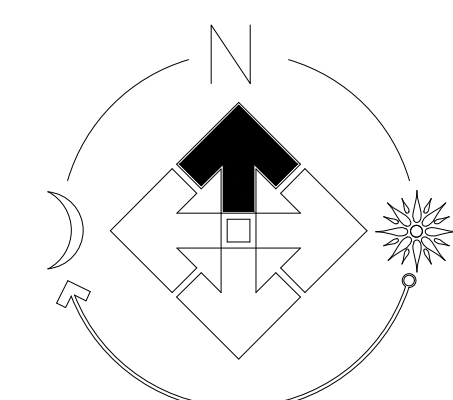
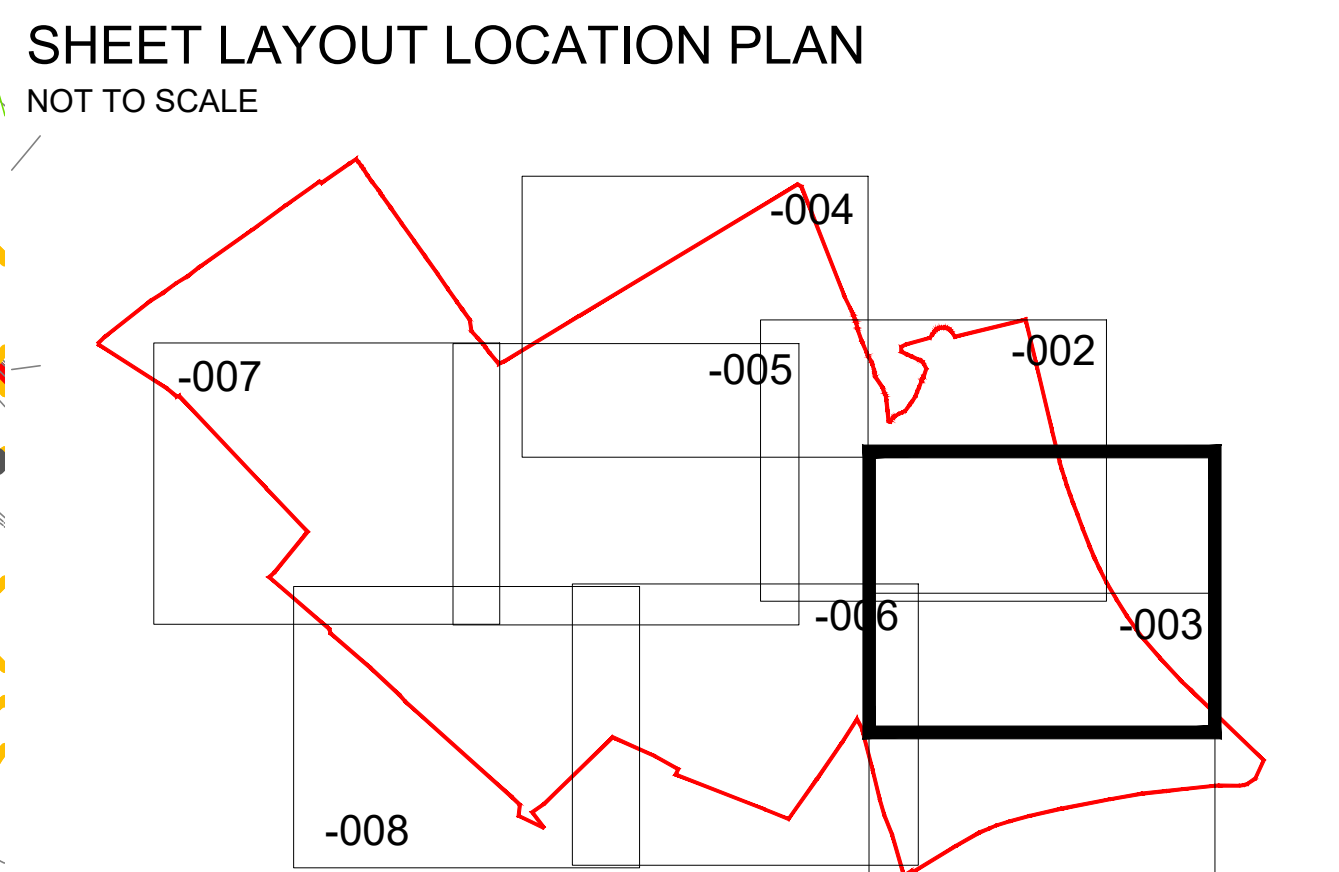
DRAWING NOTES
All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.
The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material.
Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

- LEGEND**
- EXISTING TREES/HEDGES
To be Removed
 - EXISTING TREES/HEDGES
With Root Protection Area
To be Retained
 - PROPOSED TREES
Subs/Standard/Heavy Standard
See Schedule
 - SPECIMEN PLANTING
See Schedule
 - ORNAMENTAL HEDGE
See Schedule
 - NATIVE HEDGE
See Schedule
 - PROPOSED PLANTING
Shrub/Herbaceous/Greases
See Schedule
 - TURF
with area (m²)
 - AMENITY GRASS AREAS
New Tolerant Turfgrass Mixture
Emergence E22 sown at 25g/m²
Keep mowed short to 40mm
 - WILDFLOWER MEADOW
Special General Purpose Meadow Mixture
Emergence E22 sown at 4 g/m²
Keep mowed short to 40mm
 - SEASONAL WETLANDS
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4 g/m²
 - TUSsock GRASSLAND
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4 g/m²
 - WOODLAND MIX
Woodland Mixture
Emergence E22 sown at 4 g/m²
 - NATIVE BUFFER MIX
See Schedule
 - SENSORY MIX
See Schedule
 - MARGINAL MIX
See Schedule
 - AQUATIC MIX
See Schedule
 - REED BED
See Schedule
 - GRAVEL
40mm of Stone over Membrane

CDM LEGEND

Symbol	Brief description of risk
	Caution overhanging underground services
	Sewer easement
	Trees have protection order in place, planting required

NOTES
Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.



PLOT NUMBER SHEET REF.
134-155;189-190

FOR SPECIFICATION, PLANTING DETAILS & SCHEDULE SEE DRAWING NW111-LS-009

Revision	Date
A	09.05.24
Landscaping to plot 192 revised.	

Job:	LITTLEBOROUGH
Title:	Site Landscaping
Scale:	1:250 @A0
Date:	Feb 2024
Drawn:	ED
Checked:	PmJ

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Drawing No.
NW111-LS-003a

LITTLEBOROUGH

[illegible]

	EXISTING TREESHEDGES To be Removed
	EXISTING TREESHEDGES With Root Protection Area To be Retained
	PROPOSED TREES Select/Standard/Hardy/Standard See Schedule
	SPECIMEN PLANTING See Schedule
	ORNAMENTAL HEDGE See Schedule
	NATIVE HEDGE See Schedule
	PROPOSED PLANTING Shrub/Herbaceous/Grasses See Schedule
	TURF with area (m ²)
	AMENITY GRASS AREAS York Tolerant/Purple Fescue Mature E022 sown at 20g/m ² Kyd sown after to Alnus
	WILDFLOWER MEADOW Special General Purpose Mixture E083 sown at 4 g/m ² Kyd sown after to Alnus Mature to be retained and managed. Min rotation to be required once as above
	SEASONAL WETLANDS Mature Mixture for Seasonally Wet soils E083 sown at 4 g/m ²
	TUSSOCK GRASSLAND Mature Mixture for Seasonally Wet soils E083 sown at 4 g/m ²
	WOODLAND MIX Woodland Mixture E083 sown at 4 g/m ²
	NATIVE BUFFER MIX See Schedule
	SENSORY MIX See Schedule
	MARGINAL MIX See Schedule
	AQUATIC MIX See Schedule
	REED BED See Schedule
	GRAVEL 40mm of Stone over Membrane

All tree and shrub locations and species must be taken into consideration by the project. Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.

Contractor to ensure that the Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and confirmed in advance of any planting, so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strikers are to be kept free of all plant material.

Contractor to comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

Symbol.	Brief description of risk.
	Caution overhead / underground services.
	Sewer easement.
	Trees have protection order in place, guarding required.

NOTES:

Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.

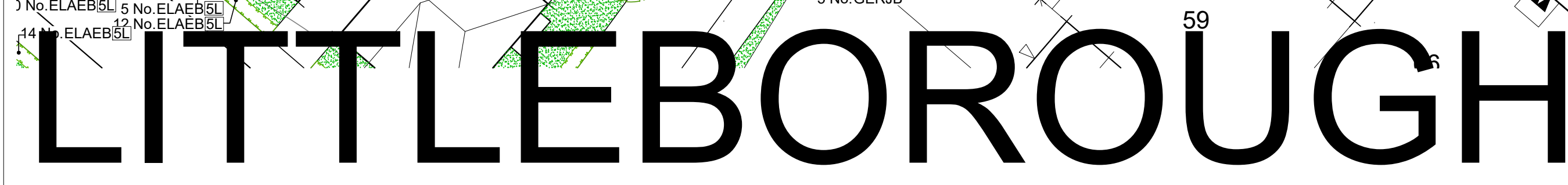
FOR SPECIFICATION,
PLANTING DETAILS &
SCHEDULE SEE DRAWING
NW111-LS-009

Revision - -		Date -
Job. LITTLEBOROUGH		
Title. Site Landscaping		
Scale. 1:250 @A0	Drawn. ED	
Date. Feb 2024	Checked. PmJ	

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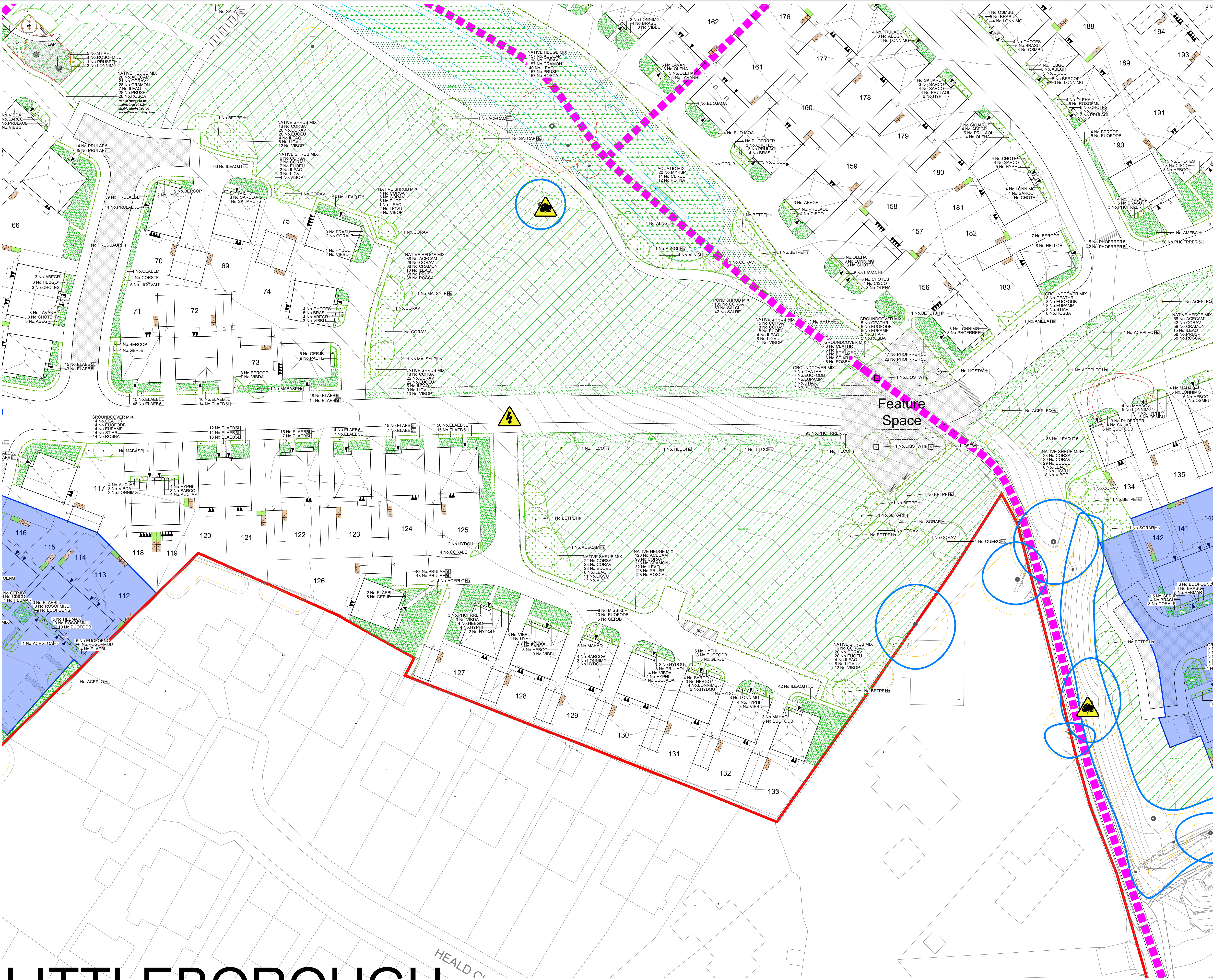


SHEET LAYOUT LOCATION PLAN
NOT TO SCALE

INDICATIVE THUMBNAILS

procedures are being correctly followed in relation to all temporary works.

NW111-LS-005



LEGEND

- EXISTING TREES/HEDGES
To be Removed
- EXISTING TREES/HEDGES
To be Retained
- PROPOSED TREES
Standard/Heavy Standard
- SPECIMEN PLANTING
- ORNAMENTAL HEDGE
- NATIVE HEDGE
- PROPOSED PLANTING
Shrub/Herbaceous/Grasses
- TURF
with area (m²)
- AMENITY GRASS AREAS
Heavy Tolerant Turfgrass Mixture
Emergence E22 sown at 2g/m²
Keep mowed short to 25mm
- WILDFLOWER MEADOW
Special General Purpose Meadow Mixture
Emergence E22 sown at 4g/m²
Keep mowed short to 25mm
- SEASONAL WETLANDS
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4g/m²
- TUSSOCK GRASSLAND
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4g/m²
- WOODLAND MIX
Woodland Mixture
Emergence E22 sown at 4g/m²
- NATIVE BUFFER MIX
- SENSORY MIX
- MARGINAL MIX
- AQUATIC MIX
- REED BED
- GRAVEL
10mm of Stone over Membrane

DRAWING NOTES

All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.

The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material. Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

CDM LEGEND

Symbol	Brief description of risk
	Caution overhead / underground services
	Severe assessment
	These have production order in place, guarding required

NOTES:
Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.

SHEET LAYOUT LOCATION PLAN
NOT TO SCALE

PLOT NUMBER SHEET REF.
69-75; 118-133; 156-160; 179-183;

FOR SPECIFICATION, PLANTING DETAILS & SCHEDULE SEE DRAWING NW111-LS-009

Revision	A	POS Landscaping amended opposite 130	Date	11.05.24
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Job:	LITTLEBOROUGH		
Title:	Site Landscaping		
Scale:	1:250 @A0	Drawn:	ED
Date:	Feb 2024	Checked:	PmJ

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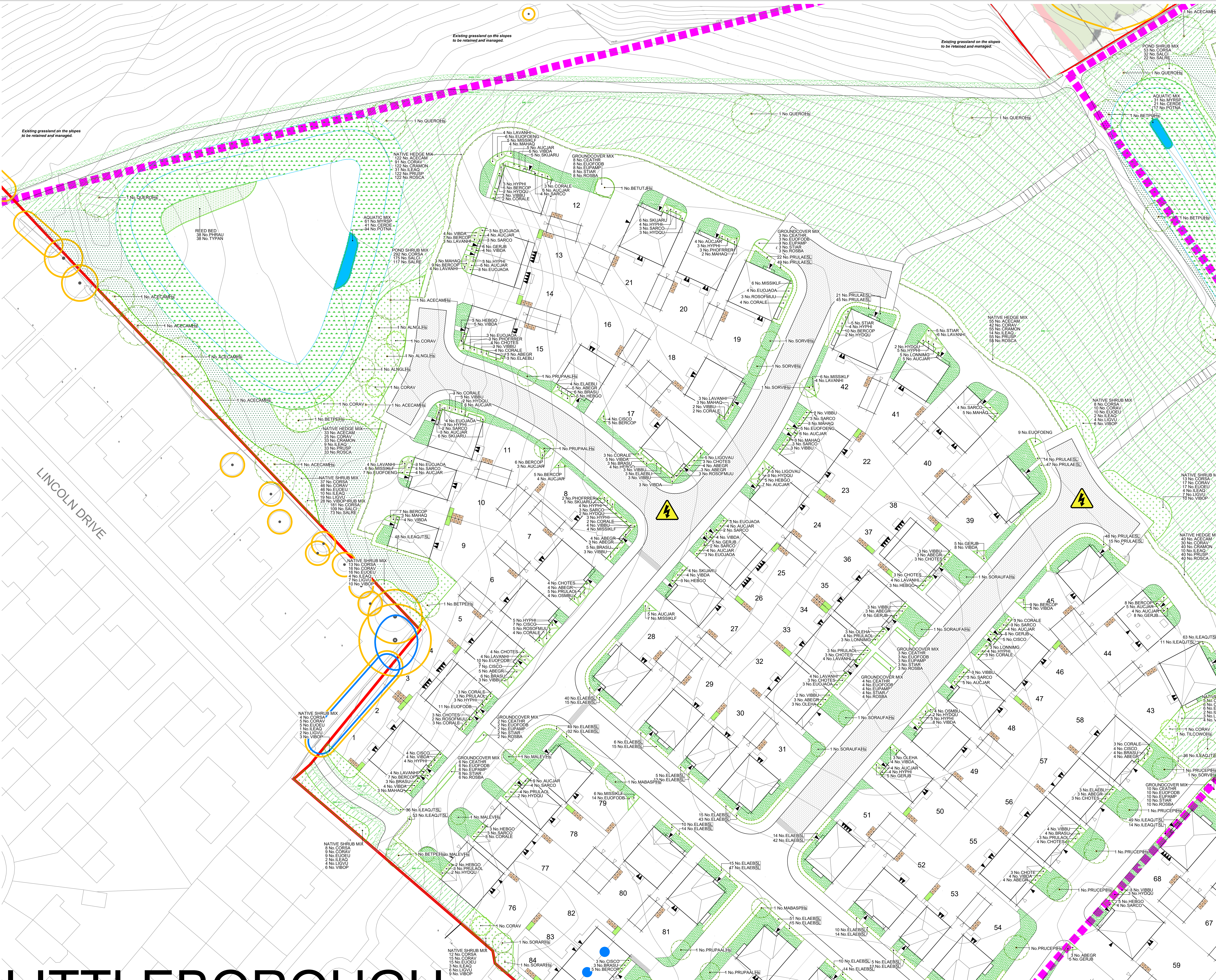
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Drawing No.
NW111-LS-006a

LITTLEBOROUGH

LITTLEBOROUGH



LEGEND

- EXISTING TREES/HEDGES
To be Retained
- EXISTING TREES/HEDGES
To be Removed
- PROPOSED TREES
Select Standard/Heavy Standard
See Schedule
- SPECIMEN PLANTING
See Schedule
- ORNAMENTAL HEDGE
See Schedule
- NATIVE HEDGE
See Schedule
- PROPOSED PLANTING
Shrub/Herbaceous/Greases
See Schedule
- TURF
By area (m²)
- AMENITY GRASS AREAS
Where Tolerant Turfgrass Mixture
Emergence E22 sown at 2g/m²
Keep mowed short to 40mm
- WILDFLOWER MEADOW
Special General Purpose Meadow Mixture
Emergence E22 sown at 4 g/m²
Keep mowed short to 40mm
- SEASONAL WETLANDS
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4 g/m²
- TUSsock GRASSLAND
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4 g/m²
- WOODLAND MIX
Woodland Mixture
Emergence E22 sown at 4 g/m²
- NATIVE BUFFER MIX
See Schedule
- SENSORY MIX
See Schedule
- MARGINAL MIX
See Schedule
- AQUATIC MIX
See Schedule
- REED BED
See Schedule
- GRAVEL
40mm of Stone over Membrane

DRAWING NOTES

All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.

The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material

Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

CDM LEGEND

Symbol	Brief description of risk
	Caution overhead/underground services
	Sewer easement
	These have production order in place, planting required

NOTES

Principal contractor to ensure all health and safety procedures are being followed in accordance with all temporary works.

SHEET LAYOUT LOCATION PLAN
NOT TO SCALE

PLOT NUMBER SHEET REF.
1-36; 51-53; 76-81

FOR SPECIFICATION, PLANTING DETAILS & SCHEDULE SEE DRAWING NW111-LS-009

Revision	Date
A	09.05.24

Job: LITTLEBOROUGH

Title: Site Landscaping

Scale: 1:250 @A0

Date: Feb 2024

Drawn: ED

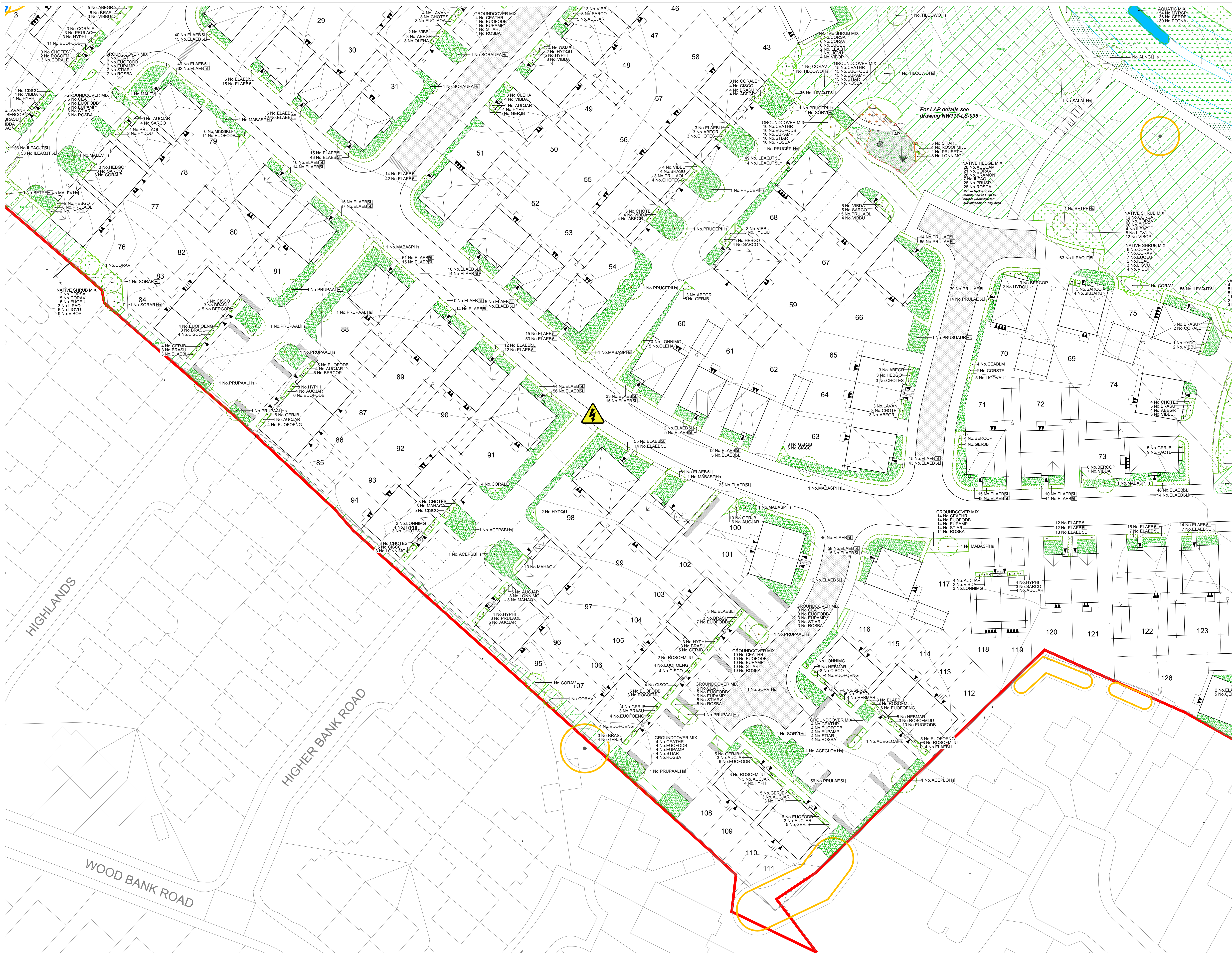
Checked: PmJ

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Drawing No: NW111-LS-007a



LEGEND

- EXISTING TREES/HEDGES
To be Removed
- EXISTING TREES/HEDGES
With Root Protection Area
To be Retained
- PROPOSED TREES
Substandard/Heavy Standard
See Schedule
- SPECIMEN PLANTING
See Schedule
- ORNAMENTAL HEDGE
See Schedule
- NATIVE HEDGE
See Schedule
- PROPOSED PLANTING
Shrub/Herbaceous/Grasses
See Schedule
- TURF
With area (m²)
- AMENITY GRASS AREAS
Where Tolerant Turfgrass Mixture
Emergence E22 sown at 25g/m²
Keep mown short to 40mm
- WILDFLOWER MEADOW
Special General Purpose Meadow Mixture
Emergence E22 sown at 4 g/m²
Mowing to be reduced and managed where
necessary to support low sward
- SEASONAL WETLANDS
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4 g/m²
- TUSSOCK GRASSLAND
Meadow Mixture for Seasonally Wet soils
Emergence E22 sown at 4 g/m²
- WOODLAND MIX
Woodland Mixture
Emergence E22 sown at 4 g/m²
- NATIVE BUFFER MIX
See Schedule
- SENSORY MIX
See Schedule
- MARGINAL MIX
See Schedule
- AQUATIC MIX
See Schedule
- REED BED
See Schedule
- GRAVEL
40mm of Stone over Membrane

DRAWING NOTES

All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.

The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material.

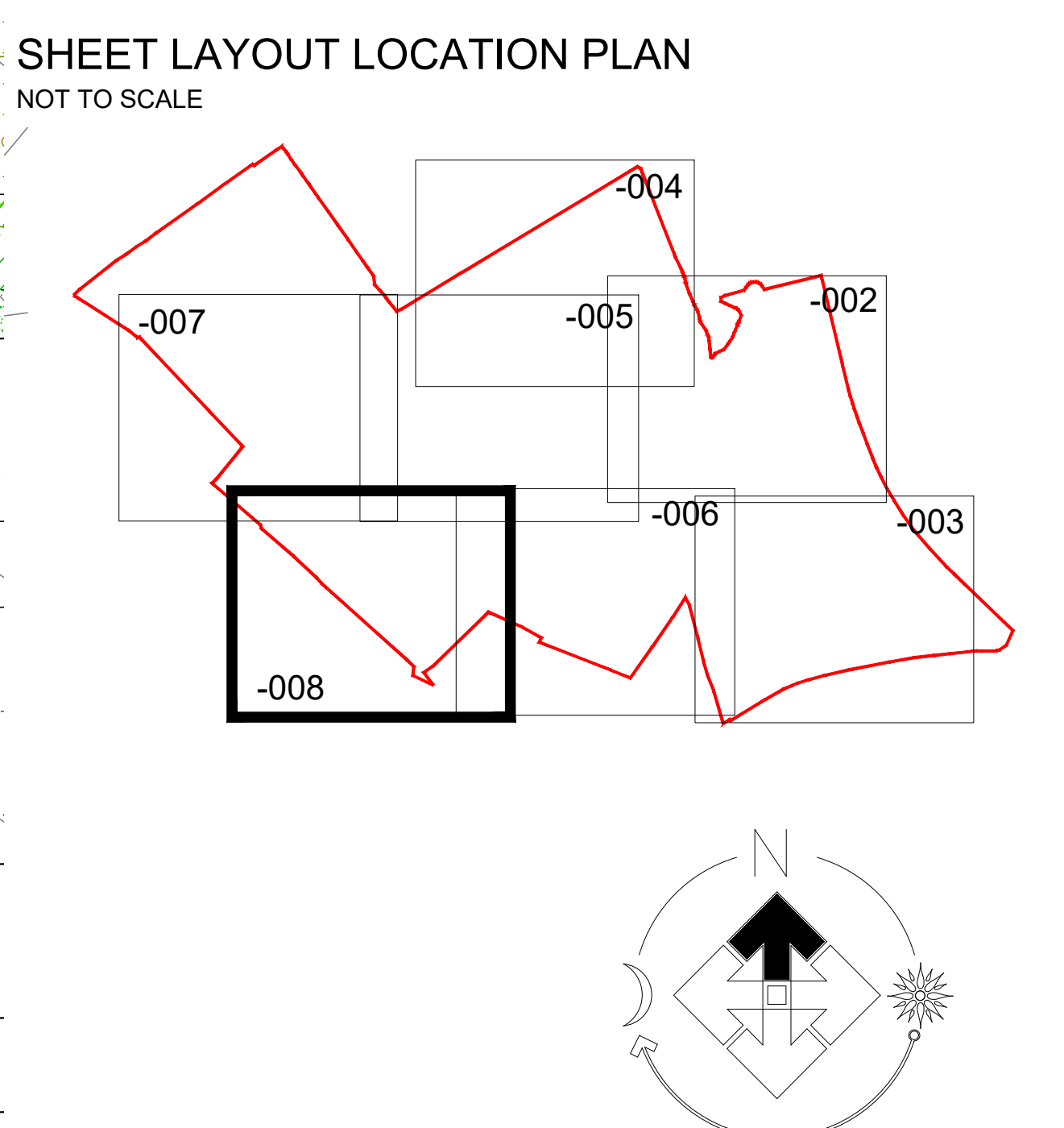
Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

CDM LEGEND

Symbol	Brief description of risk
	Caution overhead / underground services
	Sewer easement
	Trees have protection order in place, planting required

NOTES

Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.



LITTLEBOROUGH

PLOT NUMBER SHEET REF.
82-117

FOR SPECIFICATION,
PLANTING DETAILS &
SCHEDULE SEE DRAWING
NW111-LS-009

Revision	Date

Job:	LITTLEBOROUGH
Title:	Site Landscaping
Scale:	1:250 @A0
Date:	Feb 2024
Drawn:	ED
Checked:	PmJ

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Drawing No
NW111-LS-008

Appendix 3: Baseline Habitat Condition Assessments

A3.1. The following tables provide a summary of the condition assessments completed with regards to the baseline site habitats described in the Section 3. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Hollingworth Road Land Parcel

Table A3.1. Modified Grassland (15.75 ha) – Sheep grazed

Criteria	Details	Result
A – Species number	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type with indicator species clearly visible. There are 6-8 species per m ² .	Fail
B – Sward height	Sward height across field is uniform with only very narrow field margins	Fail
C – Scrub	Some scattered bramble is present, but it accounts for less than 20% of the total grassland area.	Pass
D – Damage	Grass is largely free from physical damage (<5%). Physical damage evident from sheep grazing and farm machinery	Fail
E – Bare ground	Cover of bare ground is <10%.	Pass
F – Bracken	There is no bracken present.	Pass
G – Invasive species	Non-native species are present	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor

Table A3.2. Modified Grassland (1.76 ha) – Sheep grazed

Criteria	Details	Result
A – Species number	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type with indicator species clearly visible. There are 6-8 species per m ² .	Pass
B – Sward height	Sward height across field is uniform with only very narrow field margins and with ruderal areas assessed as a separate habitat	Fail
C – Scrub	Some scattered bramble is present, but it accounts for less than 20% of the total grassland area.	Pass
D – Damage	Grass is largely free from physical damage (<5%). Physical damage evident from sheep grazing and farm machinery	Fail
E – Bare ground	Cover of bare ground is <10%.	Pass
F – Bracken	There is no bracken present.	Pass
G – Invasive species	Non-native species are present	Pass

Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor
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Table A3.3. Broadleaved woodland – SE of Hollingworth Road

Criteria	Details	Score
A – Age Distribution	Mature/ semi-mature	1
B – Herbivore damage	No evidence of damage	3
C – Invasive plants	Japanese knotweed present	1
D – Number of native trees	Three to four native species present	2
E – Cover of native tree and shrubs	80% of canopy and 80% of understory	3
F – Open space	There is no open space	1
G – Woodland regeneration	Signs of regeneration	3
H – Tree health	Tree mortality less than 10%	3
I – Vegetation and ground flora	No recognisable woodland NVC communities	1
J – Woodland vertical structure	One or less storey	1
K – Veteran trees	No veteran trees	1
L – Amount of deadwood	Between 25% and 50% within parcel	2
M – woodland disturbance	No nutrient enrichment or damaged ground evident	3
Result	>32 (33 to 39) = Good 26 to 32 = Moderate <26 = Poor	25 / Poor

Table A3.4. Hardstanding Hollingworth Road

Criteria	Details	Result
No condition assessment required		



Table A3.5. Ruderal Ephemeral

Criteria	Details	Result
A	Parcel represents a good examples of its specific sparsely vegetated habitat type	Fail
B	Cover of bracken, scurb and trees is less than 25%	Pass
C	Absence of non-native invasives	Pass
D	Vegetation cover of vascular and non-vascular species is between 5% and 10%	Fail
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor

Table A3.6. Individual tree

Criteria	Details	Result
A – Tree is native	All native trees / 70% within a block of trees	Pass
B – tree canopy is predominantly continuous	Generally the trees are scattered meaning there are gaps making up more than 10% of the total area, with 5m gaps	Fail
C – Tree is mature	Generally most scattered trees were mature (or 50% within a block)	Fail
D – Evidence of adverse impacts on tree health by human activity	Evidence of mowing around most trees / hardstanding, plus some signs of tree damage	Fail
E – Natural ecological niches for invertebrates are present	Largely, deadwood, cavities and ivy not present	Fail
F – More than 20% of the tree canopy is oversailing vegetation	Most scattered trees are oversailing vegetation	Fail
7 – Invasive species	Non-non native species are present	Pass
Result	5 or 6 = Good 3 or 4 – Moderate 2 or fewer = Poor	3 / Moderate

Rakewood Road Land Parcel



Table A3.7. Modified grassland

Criteria	Details	Result
A – Species number	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type with indicator species clearly visible. <i>There are fewer than 6-8 species per m² comprising predominantly poa species and rye grasses</i>	Fail
B – Sward height	Sward height across field is uniform with only very narrow field margins and with ruderal areas assessed as a separate habitat	Fail
C – Scrub	No scrub present	Pass
D– Damage	Grass if largely free from physical damage (<5%)	Pass
E – Bare ground	Cover of bare ground is <10%.	Pass
F – Bracken	There is no bracken present.	Pass
G – Invasive species	Non-non native species are present	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor

Table A3.8. Scattered trees

Criteria	Details	Result
A – Tree is native	All native trees / 70% within a block of trees	Pass
B – tree canopy is predominantly continuous	Generally the trees are scattered meaning there are gaps making up more than 10% of the total area, with 5m gaps	Fail
C – Tree is mature	Generally most scattered trees were mature (or 50% within a block)	Pass
D – Evidence of adverse impacts on tree health by human activity	Evidence of mowing around most trees / hardstanding, plus some signs of tree damage	Fail
E – Natural ecological niches for invertebrates are present	Largely, deadwood, cavities and ivy not present	Fail
F – More than 20% of the tree canopy is oversailing vegetation	Most scattered trees are oversailing vegetation	Pass
G– Invasive species	Non-non native species are present	Pass
Result	5 or 6 = Good 3 or 4 – Moderate	4 / Moderate



	2 or fewer = Poor	
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Table A3.9. Hardstanding

Criteria	Details	Result
No condition assessment required		

Table A3.10. Broadleaved woodland

Criteria	Details	Score
A – Age Distribution	Mature/ semi-mature	3
B – Herbivore damage	No evidence of damage	3
C – Invasive plants	Japanese knotweed present	1
D – Number of native trees	Three to four native species present	2
E – Cover of native tree and shrubs	80% of canopy and 80% of understory	3
F – Open space	There is no open space	1
G – Woodland regeneration	Signs of regeneration	3
H – Tree health	Tree mortality less than 10%	3
I – Vegetation and ground flora	No recognisable woodland NVC communities	1
J – Woodland vertical structure	One or less storey	1
K – Veteran trees	No veteran trees	1
L – Amount of deadwood	Between 25% and 50% within parcel	2
M – woodland disturbance	No nutrient enrichment or damaged ground evident	3
Result	>32 (33 to 39) = Good 26 to 32 = Moderate <26 = Poor	27 / Moderate



Appendix 4: Post-development Habitat Condition Assessments

A4.1. The following tables provide a summary of the condition assessments completed with regards to the post development site habitats described in the Section 4. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Hollingworth Road Land Parcel

Table A4.1. Modified grassland (Amenity)

Criteria	Details	Result
A – Species number	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type with indicator species clearly visible. There are 6-8 species per m ² .	Fail
B – Sward height	Sward height across field is uniform with only very narrow field margins and with ruderal areas assessed as a separate habitat	Fail
C – Scrub	Some scattered bramble is present, but it accounts for less than 20% of the total grassland area.	Pass
D – Damage	Grass is largely free from physical damage (<5%)	Fail
E – Bare ground	Cover of bare ground is <10%.	Pass
F – Bracken	There is no bracken present.	Pass
G – Invasive species	Non-native species are present	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor

Table A4.2 – Mixed Scrub

Criteria	Details	Result
A	The parcel represents a good example of its habitat type	Pass
B	There are at least two dwarf shrub species and cover of dwarf shrubs is between 25-75%	Pass
C	All heather age classes are present	Fail
D	Unshaded bare ground is 1-10%	Pass
E	There is an absence of invasives	Pass
F	No signs of disturbance of sensitive areas	Fail
G	No more than 33% heather shoots have been grazed	Fail
H	Canopy cover of scattered trees or scrub is less than 20%	Pass



I	Total gorse cover is less than 50%	Pass
J	Cover of bracken is less than 5%	Pass
K	No signs of any damaging activities such as peat extraction	Pass
Result	Passes 9-11 = Good Passes 7 or 8 = Moderate Passes 6 or fewer = Poor	Moderate

Table A4.3 – Other neutral grassland, Tussock grassland

Criteria	Details	Result
A – Species number	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	Pass
B – Sward height	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 insects, birds and small mammals to live and breed.	Pass
C – Bareground	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens	Pass
D – Bracken	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
E – Damage	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Good

Table A4.4 – Other neutral grassland, Seasonal wetland grassland

Criteria	Details	Result
A – Species number	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	Pass
B – Sward height	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 insects, birds and small mammals to live and breed.	Pass



C – Bareground	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens	Pass
D – Bracken	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
E – Damage	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Good

Table A4.5 – Other neutral grassland, Other neutral / wildflower meadow

Criteria	Details	Result
A – Species number	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	Pass
B – Sward height	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 insects, birds and small mammals to live and breed.	Pass
C – Bareground	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens	Pass
D – Bracken	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
E – Damage	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed. NOTE: Potential for failure through damage in some locations due to the accessibility of the habitat to residents of the development. Conversely, tussock and wetland grassland (above) deemed to be within areas less likely to be disturbed by recreational impacts	Fail
Result	Passes 2 or fewer = Poor Passes 3 or 4 = Moderate Passes 5 = Good	Moderate



Table A4.6 – Individual tree

Criteria	Details	Result
A – Tree is native	All native trees / 70% within a block of trees	Pass
B – tree canopy is predominantly continuous	Generally the trees are scattered meaning there are gaps making up more than 10% of the total area, with 5m gaps	Pass
C – Tree is mature	Generally most scattered trees were mature (or 50% within a block)	Pass
D – Evidence of adverse impacts on tree health by human activity	No adverse impacts anticipated	Pass
E – Natural ecological niches for invertebrates are present	Largely, deadwood, cavities and ivy not present	Fail
F – More than 20% of the tree canopy is oversailing vegetation	Most scattered trees are oversailing vegetation	Pass
7 – Invasive species	Non-non native species are present	Pass
Result	5 or 6 = Good 3 or 4 – Moderate 2 or fewer = Poor	4 / Moderate

Table A4.7 – Developed land; sealed surfaces

Criteria	Details	Result
No condition assessment required		

Rakewood Road Land Parcel

Table A4.5 – Other neutral grassland

Criteria	Details	Result
A – Species number	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	Pass



B – Sward height	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 insects, birds and small mammals to live and breed.	Pass
C – Bareground	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens	Pass
D – Bracken	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
E – Damage	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Good

Table A4.5 – Lowland mixed deciduous

Criteria	Details	Score
A – Age Distribution	Young/ newly planted	1
B – Herbivore damage	No evidence of damage	3
C – Invasive plants	No invasives	3
D – Number of native trees	Three to four native species present	2
E – Cover of native tree and shrubs	80% of canopy and 80% of understory	3
F – Open space	There is no open space	1
G – Woodland regeneration	Signs of regeneration	3
H – Tree health	Tree mortality less than 10%	3
I – Vegetation and ground flora	No recognisable woodland NVC communities	1
J – Woodland vertical structure	One or less storey	1
K – Veteran trees	No veteran trees	1



L – Amount of deadwood	Between 25% and 50% within parcel	2
M – woodland disturbance	No nutrient enrichment or damaged ground evident	3
Result	>32 (33 to 39) = Good 26 to 32 = Moderate <26 = Poor	29 / Moderate

Table A4.6 – Individual tree

Criteria	Details	Result
A – Tree is native	All native trees / 70% within a block of trees	Pass
B – tree canopy is predominantly continuous	Generally the trees are scattered meaning there are gaps making up more than 10% of the total area, with 5m gaps	Pass
C – Tree is mature	Generally most scattered trees were mature (or 50% within a block)	Pass
D – Evidence of adverse impacts on tree health by human activity	No adverse impacts anticipated	Pass
E – Natural ecological niches for invertebrates are present	Largely, deadwood, cavities and ivy not present	Fail
F – More than 20% of the tree canopy is oversailing vegetation	Most scattered trees are oversailing vegetation	Pass
G – Invasive species	Non-non native species are present	Pass
Result	5 or 6 = Good 3 or 4 – Moderate 2 or fewer = Poor	4 / Moderate

Table A4.2. Hardstanding and Buildings (Urban Habitat Type)

No condition assessment required



Plans:

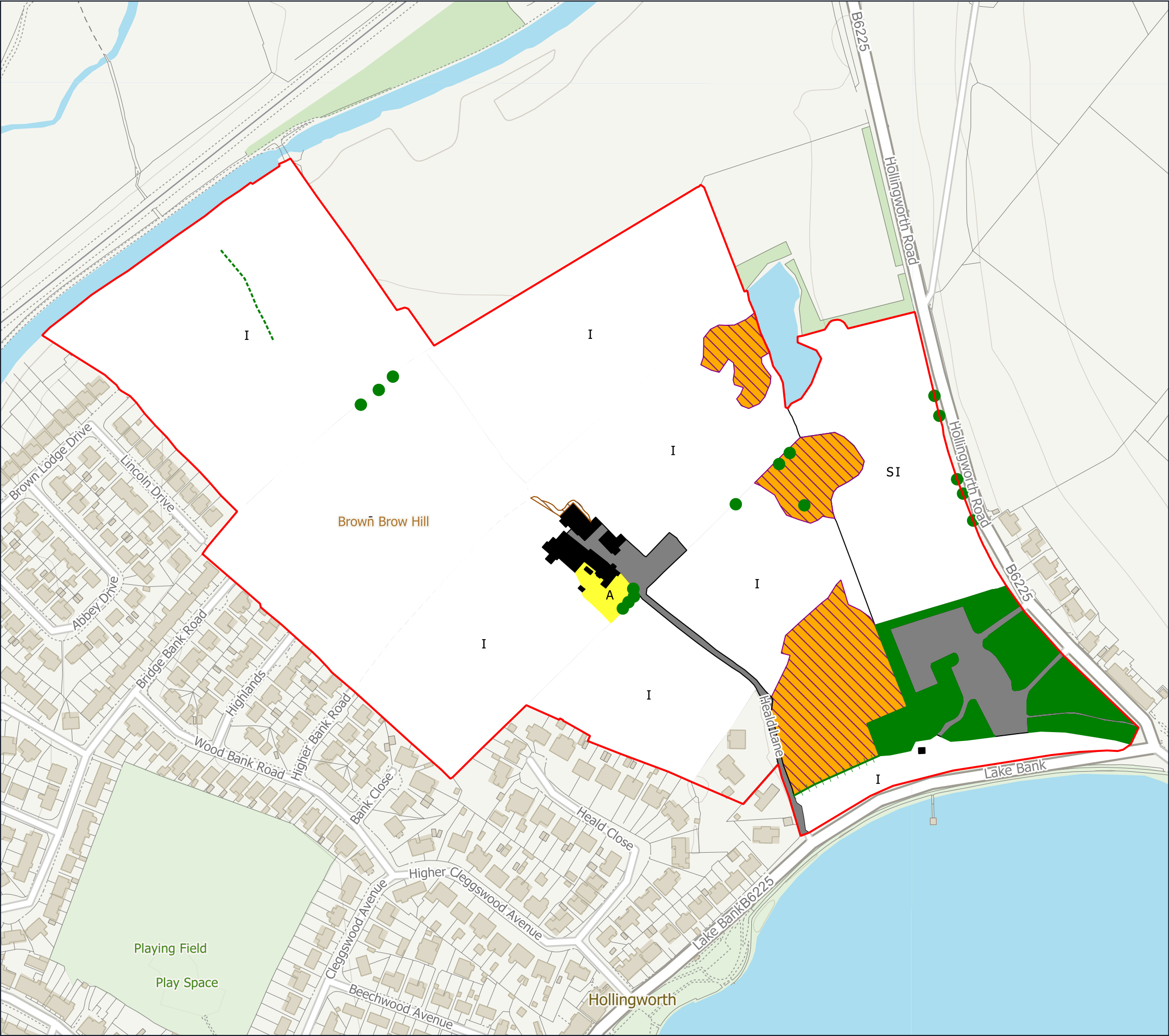
Plan 1: Baseline Habitat Features Plan Hollingworth Road

Plan 2: Baseline Habitat Features Plan Rakewood Road

Plan 3: Post-development Habitats Plan Hollingworth Road

Plan 4: Post-development Habitats Plan Rakewood Road





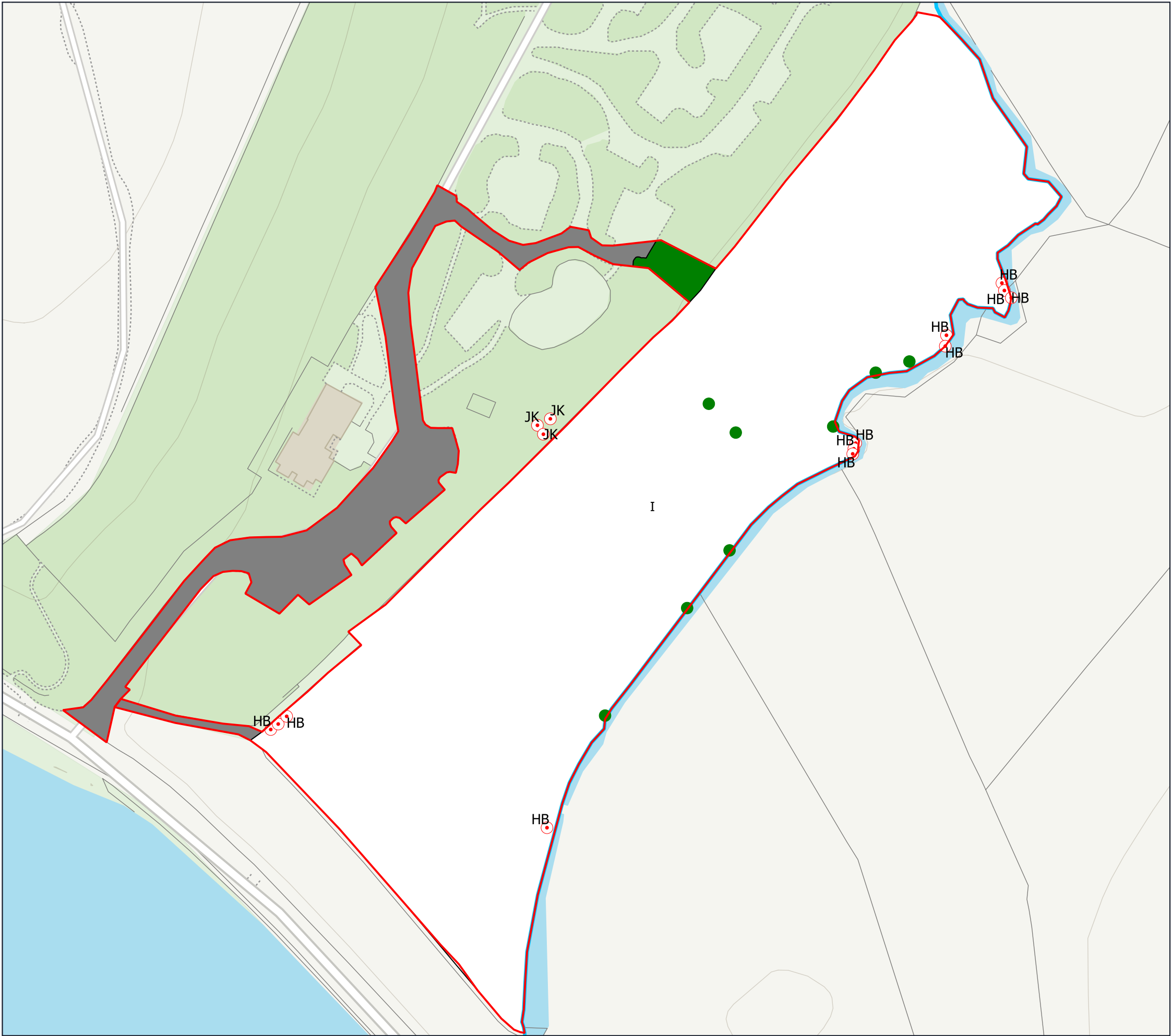
- Redline Boundary
- A Amenity grassland
- Broadleaved woodland
- Buildings
- Hardstanding
- I Improved grassland
- Marshy grassland
- Other tall herb and fern - ruderal
- SI Poor semi-improved grassland
- Scattered tree
- Hedgerow - Defunt
- Hedgerow - Native Species with Tree



Project	Littleborough Mixed Use Development
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	11833 Figure 7.4.1
Date	February 2024
Checked	NB/JM



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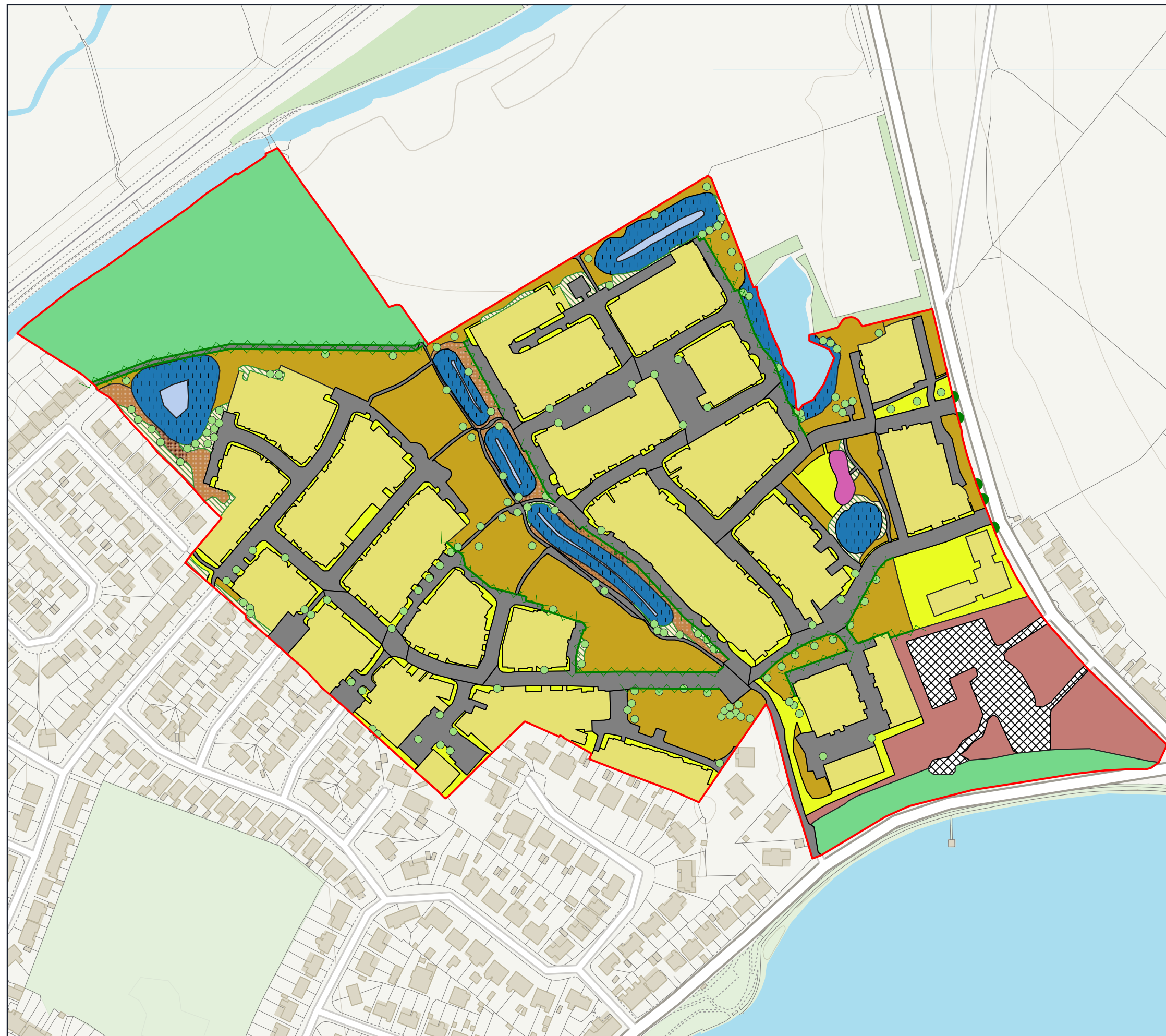
-  Redline Boundary
-  Broadleaved woodland
-  Improved/ Modified grassland
-  Hardstanding
-  Scattered Trees
-  Invasive Species -
Japanese Knotweed (JK) Himalayan Balsam (HB)



Project	Rakewood Road
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	11833 P01
Date	January 2024
Checked	NB/JD



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- Redline Boundary
- Retained Grassland
- Seasonal Wetland
- Wildflower Meadow
- Mixed Scrub/ Native Buffer Mix
- Tussock Grassland
- Amenity Grass
- Residential Footprint
- Hardstanding
- NEAP
- Retained Hardstandin
- Retained Woodland
- SuDS
- Native Species Rich Hedgerow
- Created Trees



Project	Littleborough, Hollingworth Road Land Parcel
Drawing Title	Post-development Plan
Scale	As Shown (Approximate)
Drawing No.	11833 P17
Date	June 2024
Checked	NB/JD



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- Redline Boundary
- Hardstanding
- Native woodland mix
- Permeable surface
- Swale
- Wildflower meadow
- Native specie-rich hedgerow
- Scattered tree



Project	Rakewood Road
Drawing Title	Post Development Features plan
Scale	As Shown (Approximate)
Drawing No.	11833 P02
Date	January 2024
Checked	NB/JD

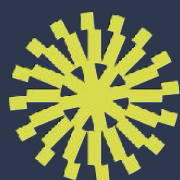


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