



Indurent Management Ltd

Plot H4, Heywood Distribution Park, Pilsworth Road,

Heywood, Rochdale

Biodiversity Net Gain Report

July 2024

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1.0 INTRODUCTION

- 1.1 FPCR were commissioned by Indurent Management Ltd to prepare a Biodiversity Net Gain Report for an outline planning application at Plot H4, Heywood Distribution Park, Pilsworth Road, Heywood, Rochdale.
- 1.2 This report details the results of an UKHab Survey which was used to establish the pre-development biodiversity value of the Site. The scope of the Survey included the planning application boundary (hereafter referred to as 'the Site') and three areas of offsite land to the north, south-east and south-west (referred to as 'Offsite Compensation Land'), as shown on Figure 1. The report goes on to outline habitat enhancement measures for the offsite compensation land which could be secured as part of the net gain condition attached to a subsequent approval of the Site, which would contribute significantly to providing a measurable net gain for the Site.
- 1.3 As proposals are for an outline application, with all matter reserved for subsequent approval, this report goes on to provide an illustrative Biodiversity Net Gain Calculation in order to demonstrate that the delivery of a 10% net gain is feasible for the project. This calculation has been based on the submitted parameters plan (23103-UMC-ZZZZ-SI-DR-A-0648-P.07), which identifies broad development zones, with green infrastructure. Subsequent Reserved Matters schemes for the site are expected to incorporate additional green infrastructure, as shown in the three submitted illustrative site plans submitted in support to the outline planning application. As such, the Biodiversity Net Gain calculation provided within this report represents a low value 'benchmark' against which future Reserved Matters approvals are expected to improve upon.

Site Location and Context

- 1.4 The Site is located within Heywood Distribution Park, in the Metropolitan Borough of Rochdale (Central grid reference: SD837095).
- 1.5 The Site is approximately 10.69 hectares in area. Habitats recorded within the Site comprised predominantly areas of developed land and associated formal landscaping. An area of rush dominated wet grassland was recorded within an undeveloped plot to the north, together with unmanaged neutral grassland recorded in mosaic with scrub and woodland noted at the plot edges.

Proposals

- 1.6 Outline planning application for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works. All matters reserved for subsequent approval.

Legislative and Policy Context

The Environment Act

- 1.10 In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all onsite habitats.

- 1.11 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 1.12 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals will be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

- 1.13 The statutory framework allows for the 10% biodiversity gain to be delivered through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - Then, for all onsite habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - a) Prioritising the enhancement of existing habitats; then
 - b) Creation of onsite habitats;
 - c) Allocation of registered offsite unit gains; then
 - d) Purchase of biodiversity credits.
- 1.14 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out in paragraph 186(a) of the National Planning Policy Framework (2023) which is addressed in the accompanying Ecological Impact Assessment where relevant.

Exemptions

- 1.15 There are a number of circumstances where a Site will be exempt from biodiversity net gain including:
- Development impacting habitat of an area below a 'de minimis' threshold of 25m², or 5m for linear habitats.
 - Householder applications (as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015).
 - Self-build and custom-build applications (no more than 9 dwellings, site no larger than 0.5 ha and consists exclusively of self-build/ custom dwellings).
 - Biodiversity gain sites (where habitats are being enhanced for wildlife only).

- Previously developed land with a baseline score of zero (exempted via the metric).
- 1.16 The proposals for the Site do not fall under any of the above criteria and this report has therefore been prepared in order to aid the Planning Authority in their decision-making process.

National Planning Policy Framework (2023)

- 1.17 The NPPF (2023) in particular seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:
- “180. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;185. b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

Local Policy

- 1.18 The adopted Rochdale Core Strategy (2016) includes policy G7, which is related to Biodiversity Net Gain:

G7 - Increasing the value of biodiversity and geodiversity

We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

- 1.19 The adopted Places for Everyone Joint Development Plan (2024) includes policy JP-G8, which is related to biodiversity and geodiversity enhancement and states:

“Through local planning and associated activities a net enhancement of biodiversity resources will be sought (...)

(...) Development will be expected to:

- a. Follow the mitigation hierarchy (...)*
- b. Avoid fragmenting or severing connectivity between habitats;*
- c. Achieve a measurable net gain in biodiversity of no less than 10%*
- d. Make appropriate provision for long-term management of habitats and geological features connected to the development;(...)*

2.0 METHODOLOGY

Field Survey – Baseline habitats

- 2.1 A walkover survey of the site was completed broadly following the UKHab Classification System¹ with minor departures from this methodology to allow for compatibility with the Defra metric where applicable on the 30th May 2024 by a suitably experienced ecologist from FPCR. The surveys updated previous surveys undertaken on the Site by FPCR in 2022. This involved a systematic walk over of the survey area during which discrete blocks of habitat were identified and mapped. Representative plant species lists were compiled for each habitat mapped along with additional notes regarding the current 'condition'² of the habitat, completed in accordance with the Statutory Biodiversity Metric Condition Assessments³.
- 2.2 Vascular plant nomenclature followed Stace (2019)⁴ and assessment of abundance for plants was made using the DAFOR scale:
- D - Dominant
 - A - Abundant
 - F - Frequent
 - O - Occasional
 - R - Rare
 - L - Locally (e.g. LF = Locally Frequent or LA = Locally Abundant)
- 2.3 This was supplemented by the collection of detailed botanical information to inform the condition assessments of habitats.
- 2.4 For the grassland habitats, this involved recording the plant species present within a series of 1m x 1m quadrats, which were used to inform the habitat classification selected and the corresponding condition assessment undertaken. Quadrats were placed within what were visually considered to be stands of homogenous vegetation where the vegetation was considered to potentially be representative of a distinct community type. The number of quadrats collected within each community sampled varied between 1-11 based on the size of the community, perceived species richness, distinctiveness or variability within the sward.
- 2.5 The location of each quadrat was recorded and a photograph taken of the sampled area. Within each quadrat, all vascular plant species and common bryophytes were recorded and given a percentage cover. This information was then used to construct 'floristic tables' which include the frequency and abundance range for each species recorded within the sample quadrats. The percentage cover of bare ground and average sward height was also recorded within each quadrat. The floristic tables for the Site can be found in Appendix A.
- 2.6 Surveys were undertaken by Phil Newberry (BSBI Field Identification Skills Certificate Level 4), a Senior Ecologist from FPCR.

Habitat Condition Assessments

- 2.7 Defra has developed a metric based on evaluating each individual habitat's value within the Statutory Biodiversity Metric. All habitats/habitat compartments on site have been assessed using

¹ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://ukhab.org>)

² 'Condition' is one of the measures of the quality of a habitat used within the DEFRA biodiversity metric. It takes into account key physical characteristics and typical species of a particular habitat type.

³ Defra (2023). "The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology" November 2023" Access [online] (Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

⁴ Stace, C (2019) New Flora of the British Isles. 4th edn. C&M Floristics

the technical guidance document provided by Defra for use with their biodiversity metric. The guidance provides a list of criteria for a range of broad habitat types which are used to determine whether habitat fall into a 'poor', 'fairly poor', 'moderate', 'fairly good' or 'good' condition score.

Natural England's Statutory Biodiversity Metric

- 2.8 The Statutory Biodiversity Metric was published in February 2024, and this has been used for this scheme. The Statutory metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area "habitats" and linear features "hedgerows" and "watercourses" separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts.
- 2.9 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the mitigation hierarchy as required by the NPPF.
- 2.10 To facilitate this, the Site has been mapped and digitised using the Statutory Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically generated. In accordance with the Statutory Biodiversity Metric User Guide, habitats have been defined under UKHab.
- 2.11 On Site post-development habitats were based on the submitted parameters plan (23103-UMC-ZZZZ-SI-DR-A-0648-P.07), which identifies broad development zones, with minimal green infrastructure. The post development habitat types and condition of the offsite compensation areas were assigned in line with the recommend enhancement measures in these areas.. Proposed habitats were mapped and digitised into the latest Biodiversity Metric QGIS Template to generate areas for each of the habitats proposed for enhancement.
- 2.12 These pre- and post-development habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were modelled based on high level development scenarios. The metric then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.
- 2.13 The strategic significance of the habitats was also assessed for both the pre- and post-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 2.14 The metric assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- Difficult of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance.
 - Temporal risk: This is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.

- Spatial Risk: This score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any offsite offsetting solutions.

2.15 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric– User Guide⁵

Habitat Trading Rules

- 2.16 Within the metric a set of trading rules are applied, the aim of these rules is to ensure that any loss of habitat is replaced on a 'like for like' or 'like for better' distinctiveness basis.
- 2.17 The trading summary draws data from across the metric and presents the data in a standard way to determine whether or not the trading principles set out in Rule 3 of the user guide have been adhered to. This trading summary avoids the need to track the changes in habitat type and condition on an individual parcel by parcel basis, which is not practical, particularly on larger sites. Table 1 below summarises the trading rule requirements for each distinctiveness band.

Table 1: Habitat Trading Rules and associated habitat compensation requirements

Baseline Habitat Distinctiveness	Distinctiveness of Replacement Habitat Required by Trading Rules
Very High	Losses of these habitats are not able to be assessed within the metric. A bespoke assessment and compensation package must be agreed.
High	These habitats must be replaced on a like-for-like basis with the same habitat type as impacted by the scheme.
Medium	These habitat types must be replaced with units from the same broad habitat type, or any habitat from a higher distinctiveness band.
Low	These habitat types can be replaced with any other low distinctiveness habitat type, or any habitat from a high distinctiveness band.
Very Low	No replacement is required for these land uses.

Limitations

- 2.18 The UKHab habitat baseline map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 2.19 No further limitations specific to this report influenced this assessment.

3.0 BASELINE CONDITIONS

Strategic Significance

- 3.1 The 'Biodiversity Net Gain: Guidance for Greater Manchester' advice note sets out the guidance on how Biodiversity Net Gain should be achieved by development within Greater Manchester. In relation to strategic significance this guidance states the following:

⁵ DEFRA, The Statutory Biodiversity Metric (2024) Available at: https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

High strategic significance - Within an area identified as 'Greater Manchester Strategic Opportunity Areas for the Improvement of Green and Blue Infrastructure for the enhanced delivery of Ecosystem Services', or in a Local Plan, biodiversity or GI plan/strategy, including Sites of Biological Importance (SBIs), and the Local Nature Recovery Network..

Medium strategic significance - No local strategy in place but best ecological knowledge suggests that the location has some strategic significance at district or landscape level, for example, woodland buffering other habitats of higher value or habitat provides an important ecological function such as providing a stepping-stone.

Low Strategic Significance - Not in any of the areas listed above.

- 3.2 The Railway Cutting at Heywood Site of Biological Importance (SBI) is located approximately 55m north-west of the Site Boundary (Figure 1). It comprises c.6 ha of a mosaic of habitats which include neutral grassland, heathland, tall ruderal vegetation, scrub and young semi-natural broadleaved woodland. In line with the above guidance, any medium distinctiveness and above habitat parcels located adjacent to the SBI for both the pre-, and post-development habitats have been mapped as medium strategic significance (1.1 multiplier). The areas of the pre- and post-development habitats mapped as being of medium strategic significance are parcels 10, W3 & W4 (Figure 1).
- 3.3 All other areas included within the assessment are considered to be of 'Low Strategic Significance'.

Field Survey – Baseline habitats (Figure 1)

- 3.4 Each habitat within the Site and the offsite compensation areas have been described below using their corresponding UKHab classification followed by condition assessment (where required).
- 3.5 Appendix A includes the botanical species lists of the habitats recorded. Figure 1 shows the baseline habitats recorded during the survey, together with the parcel reference codes.

On-Site Habitats

Other Broadleaved Woodland

- 3.6 The north-western boundary of the Site featured an area of woodland (W1 – Figure 1), which to the south featured young secondary growth, grading into a planted area to the north along the internal road. To the south the canopy was characterised by pole stage goat willow *Salix caprea* and wych elm *Ulmus glabra*, with planted white willow *Salix alba* locally frequent to the north-east. The understorey featured frequent wych elm, with goat willow, holly *Ilex aquifolium* and downy birch *Betula pubescens* noted at lower frequencies. Bramble *Rubus fruticosus* agg. formed frequent patches throughout, with bracken *Pteridium aquilinum* also frequent, particularly to the east. Elsewhere the ground flora was sparse, comprising occasional Yorkshire-fog *Holcus lanatus* and honeysuckle *Lonicera periclymenum*.
- 3.7 To the north the woodland featured a canopy of planted trees predominately sycamore *Acer pseudoplatanus*, with white poplar, English elm *Ulmus procera* agg. and ash *Fraxinus excelsior*. These trees were planted over an area of frequently mown modified grassland dominated by perennial rye-grass *Lolium perenne* (as described below).



Photograph 1: Other Broadleaved Woodland - south



Photograph 2: Other Broadleaved Woodland - north

Condition Assessment

Condition Assessment Feature	Assessment
1 Age of trees 3pts – 3 age classes; 2pts – 2 age classes; 1pt – 1 age class	2 – intermediate & young
2 Wild, domestic and feral herbivore damage 3pts – none; 2pts - <40% of woodland; 1pt - >40% of woodland	3 – None identified
3 Invasive plant species 3pts – none; 2pts - <10% cover AND no rhododendron or laurel; 1pt - >10% cover OR rhododendron or laurel present	1 – Cherry laurel present
4 Number of native tree species 3pts – five or more; 2pts – 3-4 species; 1pt – 0-2 species	2
5 Cover of native tree and shrub species 3pts - >80% of canopy and understorey; 2pts – 50-80% of canopy and understorey; 1pt - <50% of canopy and understorey	1
6 Open space within woodland 3pts – 0-20% temporary open space; 2pts – 20-40% temporary open space; 1pt - >40% temporary open space	3 - <10% open space
7 Woodland regeneration 3pts – all three classes; 2pts – one or two classes; 1pt – no classes or coppice regrowth in woodland	2 – Seedlings and saplings
8 Tree health 3pts - <10% mortality and no pests/diseases/dieback; 2pts – 10-25% mortality and/or dieback, low risk pests/disease present 1pt - >25% mortality or high risk pests/disease present	3
9 Vegetation and ground flora 3pts – ancient woodland indicators; 2pts – recognisable NVC community; 1pt – no recognisable NVC community	1
10 Woodland vertical structure 3pts – 3+ storeys; 2pts – 2 storeys; 1pt – 0-1 storeys	2

Condition Assessment Feature	Assessment
11 Veteran trees 3pts – 2+/ha; 2pts – 1/ha; 1pt – none	1
12 Amount of deadwood 3pts – 50%; 2pts – 25-50%; 1pt – <25%	1
13 Woodland disturbance 3pts – no enrichment/damage; 2pts – <1ha enriched OR <20% area damaged ground I; 1pt – >1ha enriched OR >20% area damaged ground	1
Total Score	23
Condition	Poor

Scrub

Mixed Scrub

- 3.8 An area of mixed scrub was recorded along the eastern boundary of the Site (Sc1 – Figure 1). The canopy is open, characterised by hawthorn *Crataegus monogyna*, downy birch and goat willow, recorded in mosaic with dense bramble scrub, bracken and unmanaged grassland. The grassland was broadly consistent with the g3c5 - *Arrhenatherum* Grassland described below, and was characterised by Yorkshire-fog, with occasional hairy sedge *Carex hirta* and cock's-foot *Dactylis glomerata*. Further south, this habitat grades into an extensive area of bramble scrub, which was noted along the boundary fence (Sc2 – Figure 1). The Condition Assessment for Sc1 is below. No condition assessment is required for bramble scrub (Sc2).



Photograph 3: Mixed Scrub – Open canopy



Photograph 4: Mixed Scrub – Open canopy

Condition Assessment

Condition Criteria	Scrub Sc1
1. "The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).1 - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover)."	Fail
2. There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	Pass
3. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Fail
4. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Pass
5. There are clearings, glades or rides present within the scrub, providing sheltered edges.	Pass
Total Passes	3
Condition	Moderate

Introduced scrub

- 3.9 Within the north-eastern section of the Site, the mixed scrub community described above grades into an area of closed canopy with a high proportion of non-native shrubs (Sc3 – Figure 1). Crack willow *Salix x fragilis* was present as tall standards, with a lower layer featuring frequent cherry laurel *Prunus laurocerasus*, locally frequent tree cotoneaster *Cotoneaster frigidus* and rare Norway maple *Acer platanoides*. Native species, including hawthorn, goat willow, elder and guelder rose *Viburnum opulus* were included within the planting mix, but at low frequencies. At the margins of the habitat low structural planting was noted comprising of frequent snowberry *Symphoricarpos albus*, with Barberry *Berberis sp* and yellow stemmed dogwood *Cornus stolonifera* 'Flaviramea'.
- 3.10 To the north of the Site, within a landscaped island surrounded by internal roads an area of introduced scrub was recorded (Sc4 – Figure 1). Cherry laurel was the most abundant species recorded within the central section, together with hawthorn, guelder rose and elder at low frequencies. The margins of the habitat featured closely trimmed lower growing shrubs such as snowberry, bridewort *Spiraea salicifolia agg.* Wilson's honeysuckle *Lonicera nitida* and the invasive Japanese rose *Rosa rugosa*.

Condition Assessment

- 3.11 Not applicable for Introduced Scrub. Habitat is automatically classified as poor condition.



Photograph 5: Introduced Scrub Sc3



Photograph 6: Introduced Scrub Sc4

Other Neutral Grassland

g3c8 Holcus-Juncus neutral grassland

- 3.12 The northern section of the Site featured a large undeveloped plot, over which a damp unmanaged neutral grassland community was recorded (Parcel ref 4 – Figure 1). Throughout the sward was characterised by hard rush *Juncus inflexus* which was frequent to locally abundant, with frequent Yorkshire-fog and sweet vernal-grass *Anthoxanthum odoratum* and reed canary-grass *Phalaris arundinacea*, soft-rush *Juncus effusus*, and hairy sedge at lower frequencies.
- 3.13 To the east (quadrats 5-10), rushes were dominant, forming a tall dense sward with low growing and scrambling species scattered between the tussocks including occasional greater bird's-foot-trefoil *Lotus pedunculatus* and creeping bent *Agrostis stolonifera*, marsh bedstraw *Galium palustre* and creeping buttercup *Ranunculus repens*. Further west (quadrats 1-4) and a small section to the north east (quadrat 11), higher levels of disturbance were noted and the rushes were less frequent, interspersed with a fine leaved grassland community. In this area red clover *Trifolium pratense*, meadow buttercup *Ranunculus acris* and oxeye daisy *Leucanthemum vulgare* were all occasional to locally frequent.
- 3.14 Pointed spear-moss *Calliergonella cuspidata* was frequent throughout and the community overall featured a number of neutral grassland indicator species such as meadow vetchling *Lathyrus pratensis*, which was recorded occasionally, with the following species noted as rarities: self-heal *Prunella vulgaris*, glaucous sedge *Carex flacca*, cuckooflower *Cardamine pratensis* and hairy tare *Ervilia hirsuta*.
- 3.15 The grassland was classified broadly as UKHab community g3c8 *Holcus-Juncus* neutral grassland, but with localised occurrences of some species associates of g3c6 *Lolium-Cynosurus* neutral grassland (red clover, meadow buttercup and oxeye daisy) to the west and f2b Purple moor grass and rush pastures (marsh bedstraw, greater bird's-foot-trefoil and marsh thistle) to the east. However, of these indicator species, the detailed botanical surveys recorded only greater bird's-foot trefoil as occasional within the quadrats, with all other indicators rare. Additionally, on average across the 11 quadrats recorded an average of 5.45 species were recorded, as such the community was assessed as being in poor condition. The community is likely the result of abandonment of a heavily disturbed plot, which has allowed sufficient bare ground and moisture for the rushes to colonise the site quickly and establish in such abundance.



Photograph 7: g3c8 *Holcus-Juncus* neutral grassland - West



Photograph 8: g3c8 *Holcus-Juncus* neutral grassland - east

g3c5 Arrhenatherum neutral grassland

- 3.16 A strip of unmanaged neutral grassland was recorded running through the centre of the site, between the two plots, extending northwards along the eastern boundary, before grading into the bramble and mixed scrub communities described above. These areas of grassland were broadly classified as UKHab community g3c5 *Arrhenatherum* neutral grassland, but with cock's-foot and red fescue *Festuca rubra* the characteristic species in this instance.
- 3.17 Along the eastern boundary (parcel ref 2 – Figure 1) the sward was characterised by an abundance of red fescue, along with frequent Yorkshire-fog, cock's-foot and field wood-rush *Luzula campestris*. Hard rush, false oat-grass *Arrhenatherum elatius* and creeping bent formed locally frequent patches with sweet vernal-grass, hairy sedge and smooth meadow-grass *Poa pratensis* were minor components of the sward. The only herbs recorded in any abundance were oxeye daisy and greater bird's-foot-trefoil, which formed frequent patches, with occasional meadow vetchling and meadow buttercup. Tall herbs such as creeping thistle *Cirsium arvense* and rosebay willowherb *Chamaenerion angustifolium* were locally frequent and scrub was encroaching throughout the habitat, particularly bramble, downy birch and hawthorn. A single spike of common twayblade *Neottia ovata* was noted within this community within the 2022 survey, but was not noted in 2024. The habitat also featured a significant amount of dumped material, litter and brash piles.
- 3.18 The detailed botanical surveys identified an average of 13 species within the quadrats with oxeye daisy, meadow buttercup, meadow vetchling, and all ribwort plantain frequent within the quadrats. As a result this community was assessed as being in moderate condition.
- 3.19 Along the grassland strip recorded through the centre of the Site (parcel refs 3 + 6 – Figure 1) cock's-foot, meadow foxtail *Alopecurus pratensis* and red fescue were co-dominants within the sward, with locally frequent tufted hair-grass *Deschampsia cespitosa*, hard rush and creeping bent. Herbs played a less prominent role, with only oxeye daisy being locally frequent and common vetch *Vicia sativa* occasional. Species noted as rarities included meadow vetchling, cow parsley *Anthriscus sylvestris*, red clover, colts-foot *Tussilago farfara*, cat's-ear *Hypochaeris radicata*, common ragwort *Jacobaea vulgaris* and common knapweed *Centaurea nigra*.
- 3.20 A small strip of grassland was noted to the north of the Site (parcel ref 5 – Figure 1). Yorkshire-fog was characteristic, along with red fescue and locally frequent soft-rush. The grassland was heavily disturbed in places and featured occasional creeping thistle, field horsetail *Equisetum arvense* and

ribwort plantain. Bracken was abundant to the west and the community featured high scrub cover, particularly bramble.



Photograph 9: g3c5 *Arrhenatherum* neutral grassland (Parcel ref 2)



Photograph 10: g3c5 *Arrhenatherum* neutral grassland (Parcel ref 3)

Condition Assessment

Condition Criteria	g3c8 (parcel 4)	g3c5 (Parcel 2)	g3c5 (Parcels 3 & 6)	g3c5 (Parcel 5)
1 "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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).1 Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only."	Fail – Has localised areas of wildflowers, but rush cover is limiting factor. Greater bird's-foot trefoil occasional in quadrats all other indicators rare.	Pass – oxeye daisy, meadow buttercup, meadow vetchling, and and ribwort plantain frequent in quadrats	Pass – oxeye daisy frequent and birds foot trefoil and ribwort plantain, meadow buttercup, carnation sedge, cat's-ear and red clover occasional.	Pass – only oxeye daisy and ribwort plantain above at occasional or above
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass – Vehicle movements to west, together with localised rabbit grazing have resulted in areas with a shorter sward	Pass	Fail – All over 7cm	Fail – All over 7cm
3 Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass	Fail	Pass	Fail – No bare ground
4 Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Pass – Some willow encroachment but <5%	Fail – scrub cover >5%	Fail – scrub cover >5%	Fail – scrub cover >5%, bracken cover over 20%
5 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species 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.	Fail – Over 5% physical damage from deep vehicle ruts, especially in western section of habitat.	Fail – Undesirables locally frequent and over 5% in quadrats. Lots of dumping and damage from vehicles	Fail – Tall ruderal herbs locally frequent, lots of dumping and damage from vehicles	Pass – only creeping thistle is occasional.

Condition Criteria	g3c8 (parcel 4)	g3c5 (Parcel 2)	g3c5 (Parcels 3 & 6)	g3c5 (Parcel 5)
6. "There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). N.B. this criterion is essential for achieving Good condition for non-acid grassland types only."	Fail – Average of 5.45 species in quadrats	Pass – Average of 13 sp. per m ²	Fail – Average of 9.5 sp. per m ²	Fail – Average of 7 sp. per m ²
Total Passes	3 – But fails essential criterion 1	3	2	2
Condition	Poor	Moderate	Poor	Poor

Modified grassland

- 3.21 Several discrete areas of modified grassland were recorded, primarily in association with the formal landscaping around the Site. These grasslands were frequently managed, with a low even sward dominated by perennial rye-grass *Lolium perenne*. Springy turf-moss *Rhytidiadelphus squarrosus* was frequent throughout these grasslands, with white clover *Trifolium repens*, red fescue and creeping buttercup occasional associates. To the south, a common feature of this habitat was planted standard trees, predominantly sycamore *Acer pseudoplatanus* and common lime *Tilia x europaea*.
- 3.22 The detailed botanical surveys identified an average of 5.6 species present within the quadrats and as such the habitat was assessed as being in poor condition.

Condition Assessment

Condition Criteria	1
1 " There are 6-8 vascular plant species per m2 present, including at least 2 forbs . Note - this criterion is essential for achieving Moderate or Good condition.	Fail – Average of 5.6 in quadrats
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail – Regularly mown
3 Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass – No scrub
4 Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Fail – Localised damage from vehicles. Excessive mowing with arisings left.
5 Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.	Pass
6 Cover of bracken less than 20%.	Pass

Condition Criteria	1
7 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Pass
Total Passes	4 – Fails essential criterion 1
Condition	Poor



Photograph 11: g3c5 *Arrhenatherum* neutral grassland – Southern plot.



Photograph 12: Modified Grassland - south.

Line of Trees

- 3.23 A line of trees was recorded towards the centre of the Site (LoT 1 - Figure 1), bordering the southern plot. Mature goat willow formed an almost continuous canopy, together with early mature sycamore and pedunculate oak *Quercus robur*. To the north, a gappy line of trees was noted along a fence line (LoT 2) and featured frequent young grey willow *Salix cinerea* with goat willow and horse chestnut *Aesculus hippocastanum* noted at lower frequencies.

Condition Assessment

Condition Criteria	LoT 1	LoT 2
1 At least 70% of trees are native species.	Pass	Pass
2 Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass	Fail – 15m gap
3 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.	Pass	Fail
4 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 advice2.	Fail	Fail
5 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.	Fail – Some damage from vehicles.	Pass

Condition Criteria	LoT 1	LoT 2
Total Passes	3	2
Condition	Moderate	Poor

Developed land; sealed surface

- 3.24 The majority of the Site featured developed land associated with the existing unit to the south and the lorry park to the north.

Baseline Value

- 3.25 The Site has a current biodiversity value of **21.48 habitat units, 0.41 hedgerow units and 0 watercourse units**.

On-site baseline	Habitat units	21.48
	Hedgerow units	0.41
	Watercourse units	0.00

Offsite Compensation Areas - Baseline

Offsite Compensation Area 1

- 3.26 Offsite Compensation Area 1 is located within the bounds of the wider Heywood Distribution Centre, to the south-east of the Site. The Site features regularly managed grassland. The southern section of the area features a balancing pond, fringed by woodland, with a small area of modified grassland to the south, featuring picnic benches. To the east of the existing unit, rectangular drainage feature which featured standing water set well below ground level and fenced around the margins. The pond, southern area of modified grassland and the drainage feature are not included within the biodiversity net gain strategy.

G4 Modified Grassland: (Parcel Ref 7 – Figure 1)

- 3.27 The majority of Offsite Compensation Area 1 comprised a regularly mown grassland community. Perennial rye-grass was frequent within the sward together with locally frequent field wood-rush and occasional Yorkshire-fog, red fescue and meadow foxtail. Floristically the most frequently recorded species, such as white clover, daisy and common chickweed, were indicative of g4 modified grassland. In addition, the community also featured a number of species at low frequencies more typically associated with low nutrient neutral grasslands, most notably common bird's-foot-trefoil which was locally frequent through the central section. Elsewhere, common knapweed, meadow buttercup, lesser trefoil and oxeye daisy were present as rarities. The Detailed botanical surveys identified an average of four species within the sampled quadrats and the community was assessed as being in poor condition.



Photograph 13: g3c6 *Lolium-Cynosurus* grassland.



Photograph 14: Other broadleaved woodland W2 surrounding pond P2.

Other Broadleaved Woodland (Parcel ref W2 – Figure 1)

- 3.28 An area of other broadleaved woodland was noted around pond P2. The canopy was formed predominantly by early mature grey willow, white poplar and crack willow, with silver birch and sycamore at lower frequencies. The understorey featured a mix of young trees and shrubs which for the majority of the habitats comprised native or naturalised species such as, common alder, crack-willow, hawthorn and blackthorn. Locally, particularly to the south and east, non-native shrubs had been underplanted within the habitat, with cherry laurel, rose-of-Sharon and Wilson's honeysuckle all locally frequent.
- 3.29 Centrally, towards the pond edge the ground flora featured abundant greater pond-sedge, together with yellow iris, reed mace, clustered dock and greater bird's-foot-trefoil. Internally, away from the influence of the pond the ground flora was sparser with only bramble recorded in any abundance, forming frequent patches interspersed with common nettle and herb-robert.

Offsite Compensation Area 2

- 3.30 Located to the south-west of the Site, bordered by Moss Hall Road to the north / north-east, Offsite Compensation Area 2 is a single grassland field on a south-east facing slope. The field is managed for silage / haylage and is bound by hedgerows to the north-east and north-west. A water treatment works is present offsite to the south, with the eastern boundary featuring a narrow strip of woodland along a narrow stream. The boundary habitats are not included within the scope of the Biodiversity Net Gain Strategy.

g3c6 - Other Neutral Grassland: *Lolium-Cynosurus* grassland (Parcel ref 8 – Figure 1)

- 3.31 The majority of the field was classified as g3c6 - *Lolium-Cynosurus* grassland with a sward characterised by an intimate mixture of perennial rye-grass, Yorkshire-fog, meadow foxtail, sweet vernal grass and soft brome, with cock's-foot, rough meadow-grass and timothy noted at lower frequencies. Both meadow buttercup and creeping buttercup were frequent, with red clover locally frequent to the north of the site and ribwort plantain, common vetch and common sorrel noted at lower frequencies. On average only 6.2 species were recorded within the quadrats. Meadow buttercup was frequent within the quadrats, but common sorrel and meadow vetchling were the only other neutral grassland indicators recorded as rarities. As a result the community was assessed as being in poor condition.



Photograph 15: g3c6 *Lolium-Cynosurus* grassland (described above)



Photograph 16: g3c5 *Arrhenatherum* neutral grassland (described below)

g3c5 *Arrhenatherum* neutral grassland (Parcel ref 9 – Figure 1)

- 3.32 To the south-west the g3c6 community described above grades into an area of infrequently managed grassland, which featured a high proportion of tall ruderal herbs and invasive species. The intermittent sward comprised a mixture of broadleaved grasses such as rough meadow-grass, meadow foxtail, common couch, cock's-foot and Yorkshire-fog. Common nettle formed locally abundant patches, particularly to the west, where it was fringed by frequent cow parsley. Towards the bottom of the slope to the south-east, drainage was restricted, and creeping bent, reed-mace, common hogweed, great willowherb and clustered dock were noted. In addition, the invasive species Himalayan balsam and giant hogweed were locally frequent in this area.

Offsite Compensation Area 3

- 3.33 Offsite Compensation Area 3 is located to the north of the Site, immediately adjacent to Railway Cutting at Heywood SBI, which is designated for its mosaic of neutral grassland, heathland, tall ruderal vegetation, scrub and young semi-natural broadleaved woodland. Habitats within Area 3 comprises of a central narrow grassland strip, with two areas of planted broadleaved woodland to the east and west. The northern boundary of the Area features a metal palisade fence, with the southern boundary being formed by an internal access road.

g4 - Modified Grassland (Parcel ref 11 – Figure 1)

- 3.34 The central section of grassland within Area 3 was a narrow south-facing bank of regularly mown grassland. The short sward featured frequent Yorkshire-fog and red fescue, with locally frequent field wood-rush. Perennial rye-grass was occasional along with sweet vernal-grass. Although white clover was the most frequently recorded forb across the habitat, a mixture of low growing herbs were noted including locally frequent mouse-eared-hawkweed, fox-and-cubs, with occasional selfheal, lesser trefoil, and thyme leaved-speedwell.
- 3.35 Further east, the gradient reduces, and the community described above grades into an area of modified grassland, present on level ground. Perennial rye-grass increases in abundance and the only herbaceous species recorded at occasional or above were daisy (frequent), white clover (occasional) and creeping buttercup (occasional).



Photograph 17: g4 grassland on bank adjacent SBI.



Photograph 18: Foreground – G4 modified grassland, background – Woodland W4

Other Broadleaved Woodland (Parcel ref W3 – Figure 1)

- 3.36 Woodland W3, located to the western extent of Offsite Compensation Area 3, featured a canopy of early mature planted trees predominantly ash red oak and grey alder, with crack willow and sycamore noted as rarities. A dense understorey layer was present, featuring a mix of native and non-native species, with hawthorn the most frequently recorded species, along with guelder rose and the invasive species cherry laurel and Japanese rose.
- 3.37 Centrally, the ground flora was poor, featuring frequent bramble with infrequent patches of nettles. Towards the margins of the habitat a tall grassland community was present featuring locally frequent false oat-grass, with meadow buttercup and common hogweed. Regeneration, in the form of rowan and blackthorn seedlings and ash and crack willow saplings were noted.



Photograph 19: Woodland W3



Photograph 20: Internal glade within woodland W4

Other Broadleaved Woodland (Parcel ref W4 – Figure 1)

- 3.38 Woodland W4, located to the eastern extent of Area 3, featured a canopy of predominantly native mature and semi-mature trees, with no one species showing dominance. Species recorded in the canopy included ash, goat willow, alder, crack willow, wych elm, sycamore and Norway maple. The woodland included an internal bunded area, which featured a permanent area of open space, in the form of a managed grassland glade.

- 3.39 A healthy understorey layer was present, again comprised predominantly of native species including grey willow and hawthorn. The non-native species cherry laurel and garden privet were both present within the understorey layer. As was typical across the other surveyed woodlands within the wider Heywood Distribution Centre, the ground flora was generally species poor, featuring frequent bramble, with the additional incidence of male fern and broad buckler-fern. Locally within the ground flora layer, where sufficient light levels allowed, were a number of indicators of NVC community W10: *Quercus robur* - *Pteridium aquilinum* - *Rubus fruticosus* woodland. These were: creeping soft-grass (locally frequent), raspberry (occasional) and honeysuckle (rare).

Offsite Compensation Areas - Condition Assessments

Woodland

Condition Assessment Feature	W2	W3	W4
1 Age of trees 3pts – 3 age classes; 2pts – 2 age classes; 1pt – 1 age class	2 – mature + intermediate	1 – Intermediate	2 – Intermediate and mature, although mature trees are rare
2 Wild, domestic and feral herbivore damage 3pts – none; 2pts - <40% of woodland; 1pt - >40% of woodland	3	3 – None	3
3 Invasive plant species 3pts – none; 2pts - <10% cover AND no rhododendron or laurel; 1pt - >10% cover OR rhododendron or laurel present	1 – Laurel and Himalayan balsam	1 – Cherry laurel present	1 Cherry laurel present
4 Number of native tree species 3pts – five or more; 2pts – 3-4 species; 1pt – 0-2 species	1	1	2
5 Cover of native tree and shrub species 3pts - >80% of canopy and understorey; 2pts – 50-80% of canopy and understorey; 1pt - <50% of canopy and understorey	1	1	3
6 Open space within woodland 3pts – 10-20% temporary open space; 2pts – 20-40% temporary open space; 1pt - >40% temporary open space	3	3	3
7 Woodland regeneration 3pts – all three classes; 2pts – one or two classes; 1pt – no classes or coppice regrowth in woodland	2	3	2 – saplings and seedling rare

Condition Assessment Feature	W2	W3	W4
8 Tree health 3pts - <10% mortality and no pests/diseases/dieback; 2pts – 10-25% mortality and/or dieback, low risk pests/disease present 1pt - >25% mortality or high risk pests/disease present	3	2 – Dieback present in ash	2 – Dieback in ash
9 Vegetation and ground flora 3pts – ancient woodland indicators; 2pts – recognisable NVC community; 1pt – no recognisable NVC community	1	1	1 – some W10 indicators present locally
10 Woodland vertical structure 3pts – 3+ storeys; 2pts – 2 storeys; 1pt – 0-1 storeys	2 – Canopy and lower/shrub layer	2 - Canopy and lower/shrub layer	2 - Canopy and lower/shrub layer
11 Veteran trees 3pts – 2+/ha; 2pts – 1/ha; 1pt – none	1	1	1
12 Amount of deadwood 3pts – 50%; 2pts – 25-50%; 1pt - <25%	1	1	1
13 Woodland disturbance 3pts – no enrichment/damage; 2pts - <1ha enriched OR <20% area damaged ground; 1pt - >1ha enriched OR >20% area damaged ground	2	1	2
Total Score	25	21	25
Condition	Poor	Poor	Poor

Modified Grassland

Condition Criteria	7	Area 3 - Parcel ref 11
1 " There are 6-8 vascular plant species per m2 present, including at least 2 forbs . Note - this criterion is essential for achieving Moderate or Good condition.	Fail – Average of 4 in quadrats	Fail 5 species within quadrat
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail – Regularly mown	Fail – frequently mown
3 Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass – No scrub	Pass
4 Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Pass	Pass
5 Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.	Fail less than 1% bare ground	Fail - <1% bare ground

Condition Criteria	7	Area 3 - Parcel ref 11
6 Cover of bracken less than 20%.	Pass	Pass
7 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Pass	Pass
Total Passes	4 – Fails essential criterion 1	4 – Fails essential criterion 1
Condition	Poor	Poor

Other Neutral Grassland

Condition Criteria	Area 2 - parcel ref 8	Area 2 -parcel ref 9
1 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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).1 Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only."	Fail – good match for g3c6 but only meadow buttercup frequent, with common sorrel and meadow vetchling rare in quadrats	Fail – broadly g3c5, but herbs mostly ruderal species
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail – Even sward height throughout	Pass
3 Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass	Fail - <1% bare ground
4 Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Pass	Pass
5 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species 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.	Pass – Creeping buttercup locally frequent, but not necessarily an indicator of poor condition. Less than 5% undesirables in quadrats	Fail – Himalayan balsam, giant hogweed nettle and cow parsley present
6. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). N.B. this criterion is essential for achieving Good condition for non-acid grassland types only."	Fail – 6.2 species on average in quadrats	Fail
Total Passes	3 – but fails criterion 1	2
Condition	Poor	Poor

4.0 PROPOSED HABITATS

- 4.1 The proposed habitats are shown in Figure 2, with the proposed habitat distinctiveness and condition shown on Figure 5. Onsite proposed habitats have been based on the submitted parameters plan (23103-UMC-ZZZZ-SI-DR-A-0648-P.07), which identifies broad development zones, with green infrastructure.

- 4.2 As proposals are for an outline application, with all matter reserved for subsequent approval, this onsite post development configurations and the following the Biodiversity Net Gain calculation represents a low value 'benchmark' with subsequent detailed approvals providing scope for additional green infrastructure, as shown in the three submitted illustrative site plans. As such report goes on to provide an illustrative Biodiversity Net Gain Calculation in order to demonstrate that the delivery of a 10% net gain is feasible for the project.

Retained habitats

- 4.3 Figure 3 shows the habitat retention plan. Due to the nature of proposals, the vast majority of habitats within the Site boundary are being lost, the exception being a proportion of woodland W1 and a number of individual trees on the southern boundary of the Site.

Habitat Creation

- 4.4 As discussed above proposals are for an outline application, with all matter reserved for subsequent approval and as such within these provisional calculations minimal onsite habitat creation has been included, with the exception of a narrow band of green infrastructure around the boundaries of the Site. Provisionally these areas have been mapped as modified grassland in moderate condition.

Habitat Enhancement

- 4.5 The existing woodland and grassland habitats included within Offsite Compensation Areas 1-3 are proposed for enhancement as part of the assessment.
- 4.6 Details of how enhancements can be achieved are shown in Table 2 below in order to demonstrate how the enhancement measures will meet the specified habitat creation and condition criteria required. This has been provided to highlight how subsequent approvals could use the offsite areas to satisfactorily discharge the Biodiversity Net Gain condition.

Table 2: Outline enhancement and management prescriptions

Proposed Habitat Type + Reference	Target Condition	Outline Habitat Creation and management prescriptions
Other broadleaved woodland – W2, W3 W5	Moderate	An increase in condition can be achieved by: 1. Increase the range of woodland re-generation through selective thinning and coppicing; 2. Selective removal of non-native shrubs, particularly cherry laurel 3. Increasing the amount of deadwood by introducing large pieces to the woodland during wider site clearance. Where safe to do so, leave dying ash trees to allow for standing deadwood habitat through retaining 4. Increase the woody species diversity with under planting of appropriate canopy and understorey species.

Proposed Habitat Type + Reference	Target Condition	Outline Habitat Creation and management prescriptions
Modified Grassland to Other Neutral Grassland – parcels 7 & 11	Moderate	The grasslands will be cut hard in September/October then raked or harrowed expose >60% bare earth. The grasslands will then be seeded with a wildflower rich seed mix suitable for sowing into existing grassland. The wildflower mix should include yellow rattle, which will control excessive grass growth. On-going management will involve a single cut after flowering in July (with late June- August acceptable), removing arisings after they have dried. Once every four years cut the grassland in September to allow late flowering species to set seed. The requirement for a second autumn cut will be determined during site monitoring if grass growth or undesirable species cover is high.
Other Neutral Grassland Enhancement – parcels 8 & 9	Good	In the first instance specialist contractors will be required to control the existing giant hogweed and Himalayan balsam present within community 9. Then, as above, the grasslands will be cut hard in September/October then raked or harrowed expose >60% bare earth. The grasslands will then be seeded with a wildflower rich seed mix suitable for sowing into existing grassland. The wildflower mix should include yellow rattle, which will control excessive grass growth. On-going management will involve a single cut after flowering in July (with late June- August acceptable), removing arisings after they have dried. Once every four years cut the grassland in September to allow late flowering species to set seed. In order to target good condition, 20% of the grassland should be left unmown each year on-rotation to introduce structural diversity into the sward.

5.0 BIODIVERSITY NET GAIN CALCULATION

- 5.1 The Statutory Biodiversity metric has been submitted with the application, and the headline summary results are given below.

On-site baseline	Habitat units	21.48
	Hedgerow units	0.41
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.33
	Hedgerow units	0.00
	Watercourse units	0.00

- 5.2 At present, the on-site baseline consists of 21.48 habitat units and 0.41 hedgerow units, as such future approvals will require a total of 23.628 habitat units and 0.451 hedgerow units to deliver a 10% gain. At present, based on the submitted parameters plan, on-site post intervention consists of 2.33 habitat units and 0 hedgerow units.

Off-site baseline	Habitat units	12.71
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	28.24
	Hedgerow units	0.00
	Watercourse units	0.00

- 5.3 The offsite compensation area baseline consists of 12.71 habitat units, with post enhancement works resulting in 28.24 habitat units and as such has the potential to deliver 15.53 biodiversity units.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-3.62
	Hedgerow units	-0.41
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-16.87%
	Hedgerow units	-100.00%
	Watercourse units	0.00%

- 5.4 Overall, this equates to a 3.62 unit loss in habitat units and a 0.41 unit loss in hedgerow units, which is a 16.87% loss in habitat units and a 100% loss in hedgerow units. However, this figure does not take into account any additional areas of green infrastructure which would be included within detailed designs associated with reserved matters application(s).
- 5.5 Subsequent approval(s) would require an additional 5.77 habitat units and 0.45 hedgerow units to deliver a 10% gain for the Site. The illustrative site plans submitted as part of the outline planning application demonstrate this would be achievable.

Habitat Trading

- 5.6 The habitats to be lost to proposals include other neutral grassland, other broadleaved woodland, individual trees and mixed scrub, which are medium distinctiveness habitats. Medium distinctiveness habitats will require compensation through creation and enhancement of habitats of the same broad habitat type. The above calculations result in a cumulative loss within the medium distinctiveness grassland, scrub and individual trees broad habitat types, as per the below:

- Medium distinctiveness Grassland = 0.47 unit shortfall
- Medium distinctiveness Scrub = 1.38 units required
- Medium distinctiveness individual trees = 0.36

Future Approvals – Design options

5.7 The existing shortfall in biodiversity units could be delivered through the retention of additional existing habitats within the site, the creation of additional habitats within the boundary of the site. Considering the size of the Site, and the extent of green infrastructure proposed within the parameters plan used for the calculation, it is considered that this unit shortfall could be delivered within the site boundary through additional planting within the development zones. The list below highlights how this could be achieved, in order to deliver a 10% gain and satisfy the trading rules:

- **Other neutral grassland:** Wildflower grassland could be created within the soft landscaping areas around the Site. These areas should be sown with a native species-rich seed mix and managed on an infrequent basis (i.e. cuts no more than twice per year). Creation of 0.25ha of other neutral grassland in moderate condition would deliver an additional 1.67 units, which would also satisfy the trading rules
- **Mixed scrub:** Areas of native mixed scrub planting could be incorporated around the margins of the development, which if managed to maintain a diverse structure would deliver 1.67 units per 0.25ha created which would also satisfy the trading rules
- **Urban trees:** Urban trees score disproportionately high within the metric, as means of encouraging tree planting within new developments. Ten small native trees incorporated within the built development would deliver an additional 0.12 units (if 'moderate' condition is targeted), with 30 new native trees required to satisfy the trading rules.
- **Sustainable Drainage systems:** Attenuation ponds (SUDS), if required, should be created to form a varied habitat structure, through the inclusion of a variety of appropriate native vegetation types to target moderate condition. Creation of this habitat in moderate condition would deliver 0.6 units per 0.25ha.
- **Hedgerows:** The creation of 70m of new species rich native hedgerows within the site is sufficient to deliver a 10% gain in hedgerow units.

5.8 Alternatively, any additional units could be secured through purchase from an offsite provider.

6.0 CONCLUSION

6.1 This report details the results of an UKHab Survey which was used to establish the pre-development biodiversity value of the Site. The scope of the Survey included the planning application boundary (hereafter referred to as 'the Site') and three areas of offsite land to the north, south-east and south-west (referred to as 'Offsite Compensation Land'), as shown on Figure 1.

6.2 The above survey has determined that the Site has a current biodiversity value of **21.48 habitat units, 0.41 hedgerow units and 0 watercourse units**.

6.3 A Biodiversity Net Gain calculation was then completed for the Site, with the onsite post-development habitats based on the submitted parameters plan (23103-UMC-ZZZZ-SI-DR-A-0648-

P.07), which identifies broad development zones, with green infrastructure as such, the Biodiversity Net Gain calculation provided within this report represents a low value 'benchmark' against which future permissions would be an improvement on.

- 6.4 The report goes on to outline habitat enhancement measures for the offsite compensation land which could be secured as part of the net gain condition attached to any planning permission for the proposed development, which would contribute significantly to providing a measurable net gain for the Site. The offsite compensation areas baseline consists of 12.71 habitat units, with post enhancement works resulting in 28.24 habitat units and as such has the potential to deliver 15.53 biodiversity units.
- 6.5 Overall, this equates to a 3.62 unit loss in habitat units and a 0.41 unit loss in hedgerow units, which is a 16.87% loss in habitat units and a 100% loss in hedgerow units. **Subsequent approval(s) would therefore require an additional 5.77 habitat units and 0.45 hedgerow units to deliver a 10% gain for the Site.** However, subsequent Reserved Matters schemes have scope to incorporate additional green infrastructure, as demonstrated in the three submitted illustrative site plans submitted in support of the outline planning application. The report highlighted additional habitat creation measures which could be included within the green infrastructure for subsequent Reserved Matters schemes in order to deliver a 10% gain and satisfy the trading rules. Alternatively, the purchase of offsite units from a third part supplier could be used to deliver a gain.
- 6.6 Given the above, it is concluded that proposals can deliver a biodiversity net gain for the scheme, which would be secured by the Biodiversity Net Gain Condition, attached to any planning permission for the proposed development.

Appendix A: Botanical Species Lists

On Site Habitats

Other broadleaved Woodland (Parcel ref W1)

Woody Species	Latin	Mature	Young / scrub	Sapling	Seedling	Ground flora
Silver birch	<i>Betula pendula</i>		O			
Goat willow	<i>Salix caprea</i>		F	O		
wych elm	<i>Ulmus glabra</i>		F	F		
Hawthorn	<i>Crataegus monogyna</i>		R	R		
Holly	<i>Ilex aquifolium</i>		R	R	R	
White poplar	<i>Populus alba</i>		LF			
Downy birch	<i>Betula pubescens</i>			R		
Ash	<i>Fraxinus excelsior</i>			R		
Red barked dogwood	<i>Cornus alba 'Sibirica'</i>			R		
Swedish whitebeam	<i>Sorbus intermedia</i>	R				
Sycamore	<i>Acer pseudoplatanus</i>	LF	R			
English elm	<i>Ulmus procera agg.</i>	R				
Cherry laurel	<i>Prunus laurocerasus</i>		LF			
Wild cherry	<i>Prunus avium</i>		R			
Ground Flora						
Bramble	<i>Rubus fruticosus agg.</i>					F
Bracken	<i>Pteridium aquilinum</i>					F
Yorkshire-fog	<i>Holcus lanatus</i>					O
Honeysuckle	<i>Lonicera periclymenum</i>					O
Common feather-moss	<i>Kindbergia praelonga</i>					O
False oat-grass	<i>Arrhenatherum elatius</i>					R
Glaucous sedge	<i>Carex flacca</i>					R
Rough-stalked feather-moss	<i>Brachythecium rutabulum</i>					R
Broad buckler-fern	<i>Dryopteris dilatata</i>					R
Bank hair-cap	<i>Polytrichum formosum</i>					R
Dandelion	<i>Taraxacum officinale agg.</i>					R
Meadow foxtail	<i>Alopecurus pratensis</i>					O
Rough meadow-grass	<i>Poa trivialis</i>					LF
Meadow buttercup	<i>Ranunculus acris</i>					O
Modified Grassland Ground flora to north						
Perennial rye-grass	<i>Lolium perenne</i>					A
Creeping buttercup	<i>Ranunculus repens</i>					O
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>					F
Selfheal	<i>Prunella vulgaris</i>					R
Yorkshire-fog	<i>Holcus lanatus</i>					O

Woody Species	Latin	Mature	Young / scrub	Sapling	Seedling	Ground flora
Dandelion	<i>Taraxacum officinale agg.</i>					R
Common ragwort	<i>Jacobaea vulgaris</i>					R
Common hogweed	<i>Heracleum sphondylium</i>					R
Common sorrel	<i>Rumex acetosa</i>					R
White clover	<i>Trifolium repens</i>					O

Mixed Scrub: h3h (Sc1)

Woody Species	Latin	Mature	Young /Scrub	Sapling	Ground Flora
Goat willow	<i>Salix caprea</i>	R	F	O	
Hawthorn	<i>Crataegus monogyna</i>		O		
Sycamore	<i>Acer pseudoplatanus</i>		R		
Ash	<i>Fraxinus excelsior</i>		R		
Norway maple	<i>Acer platanoides</i>			R	
Silver birch	<i>Betula pendula</i>			F	
Pedunculate oak	<i>Quercus robur</i>			R	
Yorkshire-fog	<i>Holcus lanatus</i>				F
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>				F
Bracken	<i>Pteridium aquilinum</i>				LA
Hairy sedge	<i>Carex hirta</i>				O
Cock's-foot	<i>Dactylis glomerata</i>				O
Bramble	<i>Rubus fruticosus agg.</i>				O-LF
Dandelion	<i>Taraxacum officinale agg.</i>				R
Ribwort plantain	<i>Plantago lanceolata</i>				R

Other Neutral Grassland. G3c8 Holcus-Juncus neutral Grassland (Parcel Ref 4 – Figure 1)

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	DAFOR
Undesirables													
Curled Dock	<i>Rumex crispus</i>									1	3	2	o
Broad-leaved Dock	<i>Rumex obtusifolius</i>										1		r
Common Ragwort	<i>Jacobaea vulgaris</i>	1										1	r
Grasses													
Reed canary-grass	<i>Phalaris arundinacea</i>				5	20	65	5		90	15		f la

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	DAFOR
Hard rush	<i>Juncus inflexus</i>				25	35	15	95		4	30		fld
Red fescue	<i>Festuca rubra</i>	30	5							6		55	ola
Soft-rush	<i>Juncus effusus</i>						20	10	2		20	4	ola
Yorkshire-fog	<i>Holcus lanatus</i>		20	20	5	40			10				ola
Sweet vernal-grass	<i>Anthoxanthum odoratum</i>	25	10	10	2								olf
False oat-grass	<i>Arrhenatherum elatius</i>											2	r
Creeping bent	<i>Agrostis stolonifera</i>			1									r
Reed sweet-grass	<i>Glyceria maxima</i>								5				r
Crested dog's-tail	<i>Cynosurus cristatus</i>			20									r lf
Purple moor-grass	<i>Molinia caerulea</i>								2				r
Smooth meadow-grass	<i>Poa pratensis</i>										5		r
Wildflowers and sedges													
Field horsetail	<i>Equisetum arvense</i>	1			1	1			1	1			o
Greater bird's-foot-trefoil	<i>Lotus pedunculatus</i>				20	4					30	15	olf
Cat's-ear	<i>Hypochaeris radicata</i>											1	r
Tufted vetch	<i>Vicia cracca</i>											1	r
Bush vetch	<i>Vicia sepium</i>											4	r
Bramble	<i>Rubus fruticosus</i> agg.											2	r
Oxeye daisy	<i>Leucanthemum vulgare</i>											2	r
smooth tare	<i>Vicia tetrasperma</i>											1	r
Dandelion	<i>Taraxacum officinale</i> agg.	5										2	r
Hare's-foot clover	<i>Trifolium arvense</i>	4											r
Common marsh-bedstraw	<i>Galium palustre</i>								60				r la
Ribwort plantain	<i>Plantago lanceolata</i>	10										6	r lf
Meadow vetchling	<i>Lathyrus pratensis</i>	3		20								15	r lf
Mosses													
Pointed Spear-moss	<i>Calliergonella cuspidata</i>		90	20	70			25	25				fld
common feather-moss	<i>Kindbergia praelonga</i>	60		10					15				olf
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>			35							10	15	olf

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	DAFOR
	Species/m2 exc. Undesirables	7	3	5	6	5	3	3	6	4	5	13	
	% cover Undesirables	1	0	0	0	0	0	0	0	1	4	3	
	% cover grasses	55	35	51	37	95	100	110	19	100	70	61	
	% cover wildflowers exc. Undesirables	23	0	20	21	5	0	0	61	1	30	49	
	GRASSLAND MED+ Average No. Species/m²	5.45											
	Av. % cover Undesirables	0.818											
	Av. % cover grasses	66.63											
	Av. % cover wildflowers exc.	19.09											

Other neutral Grassland: g3c5 - Arrhenatherum Grassland (Parcel ref 2 – Figure 1)

Common Name	Scientific Name	Q1	Q2	Q3	DAFOR
Undesirables					
Creeping Thistle	Cirsium arvense	2	1	8	o
Common Ragwort	Jacobaea vulgaris		1		r
Creeping Buttercup	Ranunculus repens			2	r
Curled Dock	Rumex crispus			2	r
Grasses					
Red fescue	Festuca rubra	50	50	3	fla
Soft-rush	Juncus effusus			8	o
False oat-grass	Arrhenatherum elatius			4	r
Sweet vernal-grass	Anthoxanthum odoratum		2		r
Smooth meadow-grass	Poa pratensis			1	r
Field wood-rush	Luzula campestris	4			r
Wildflowers					
Oxeye daisy	Leucanthemum vulgare	4	10	30	fla
Ribwort plantain	Plantago lanceolata	4	2		o
Field horsetail	Equisetum arvense	1		2	o
Greater bird's-foot-trefoil	Lotus pedunculatus	4		2	o
Bramble	Rubus fruticosus agg.	10	4	15	ola
Meadow buttercup	Ranunculus acris	2	4	2	olf
Dandelion	Taraxacum officinale agg.	6	2	3	olf
Meadow vetchling	Lathyrus pratensis	4	4	2	olf

Common Name	Scientific Name	Q1	Q2	Q3	DAFOR
Common marsh-bedstraw	Galium palustre		4	10	o lf
Giant hogweed	Heracleum mantegazzianum				r
Bottle sedge	Carex rostrata		8		r
Common vetch	Vicia sativa segetalis		4		r
Common vetch	Vicia sativa nigra	2			r
Silverweed	Potentilla anserina				r
Common sorrel	Rumex acetosa			1	r
Rosebay willowherb	Chamaenerion angustifolium			1	r
Pedunculate oak	Quercus robur (seed)		1		r
Pendulous sedge	Carex pendula			4	r
Colt's-foot	Tussilago farfara		10		r lf
Goat willow	Salix caprea seed				r lf
Hawthorn	Crataegus monogyna seed				r lf
Mosses					
Pointed Spear-moss	Calliergonella cuspidata				
common feather-moss	Kindbergia praelonga				
Springy turf-moss	Rhytidiadelphus squarosus				
	GRASSLAND MED+ Average No. Species/m2	13			
	Species/m2 exc. Undesirables	11	13	15	
	% cover Undesirables	2	2	12	
	% cover grasses	54	52	16	
	% cover wildflowers exc. Undesirables	37	53	72	
	Av. % cover Undesirables	5.33			
	Av. % cover grasses	40.66			
	Av. % cover wildflowers exc.	54			

Other neutral Grassland: g3c5 - Arrhenatherum Grassland (Parcel ref 3 & 6 – Figure 1)

Common Name	Scientific Name	Q1	Q2	Q3	Q4	DAFOR
Undesirables						
Common Ragwort	Jacobaea vulgaris					r
Grasses						
Red fescue	Festuca rubra	50	2	35	80	f ld
Sweet vernal-grass	Anthoxanthum odoratum	4	4		4	o
Smooth meadow-grass	Poa pratensis					o
False oat-grass	Arrhenatherum elatius	4		50		o la
Yorkshire-fog	Holcus lanatus		40		6	o ld
Soft-rush	Juncus effusus	4				o lf
Meadow foxtail	Alopecurus pratensis				2	r
Creeping bent	Agrostis stolonifera		15			r lf

Common Name	Scientific Name	Q1	Q2	Q3	Q4	DAFOR
Wildflowers						
Bottle sedge	Carex rostrata					o
Ribwort plantain	Plantago lanceolata		1			o
Field horsetail	Equisetum arvense			2	2	o
Meadow buttercup	Ranunculus acris	5	6			o
Dandelion	Taraxacum officinale agg.					o
Bramble	Rubus fruticosus agg.	5		4	4	o la
Goat willow	Salix caprea seed					o la
Oxeye daisy	Leucanthemum vulgare	10	25	6		o lf
Common bird's-foot-trefoil	Lotus corniculatus	4	10			o lf
Cat's-ear	Hypochaeris radicata		1			r
Colt's-foot	Tussilago farfara					r
Pedunculate oak	Quercus robur (seed)					r
Great willowherb	Epilobium hirsutum		1			r
Red clover	Trifolium pratense		4			r
Common mouse-ear	Cerastium fontanum		1			r
Cut-leaved crane's-bill	Geranium dissectum		1			r
Common vetch	Vicia sativa			1		r
Carnation sedge	Carex panicea	8				r
Tufted vetch	Vicia cracca	1				r
Silver birch	Betula pendula	1				r
Hairy sedge	Carex hirta	1			1	r
Bottle sedge	Carex rostrata	4				r
Hawthorn	Crataegus monogyna seed					r
Field forget-me-not	Myosotis arvensis					r
Herb-robert	Geranium robertianum					r
White willow	Salix alba seed					r
Mosses						
common feather-moss	Kindbergia praelonga	15				o lf
Springy turf-moss	Rhytidiadelphus squarosus	10				r lf
	Species/m2 exc. Undesirables	12	13	6	7	
	% cover Undesirables	0	0	0	0	
	% cover grasses	62	61	85	92	
	% cover wildflowers exc. Undesirables	39	50	13	7	
	GRASSLAND MED+ Average No. Species/m2	9.5				
	Av. % cover Undesirables	0				
	Av. % cover grasses	75				
	Av. % cover wildflowers exc.	27.25				

Other neutral Grassland: g3c5 - *Arrhenatherum* Grassland (Parcel ref 5 – Figure 1)

Common Name	Scientific Name	Q1	Q2	DAFOR
Undesirables				
Creeping Thistle	Cirsium arvense	1		r
Grasses				
Yorkshire-fog	Holcus lanatus	4		o lf
Soft-rush	Juncus effusus	2	30	o la
False oat-grass	Arrhenatherum elatius	6		r lf
Red fescue	Festuca rubra	15		r lf
Wildflowers				
Bramble	Rubus fruticosus agg.	6	50	o la
Oxeye daisy	Leucanthemum vulgare	8	10	o lf
Ribwort plantain	Plantago lanceolata	6		o
Field horsetail	Equisetum arvense	4		r
Greater bird's-foot-trefoil	Lotus pedunculatus	1		r
Meadow buttercup	Ranunculus acris		1	r
Dandelion	Taraxacum officinale agg.			r
Hare's-foot clover	Trifolium arvense	1		r
Mosses				
common feather-moss	Kindbergia praelonga	70	5	
	Species/m2 exc. Undesirables	10	4	
	% cover Undesirables	1	0	
	% cover grasses	27	30	
	% cover wildflowers exc. Undesirables	26	61	
	GRASSLAND MED+ Average No. Species/m2	7		
	Av. % cover Undesirables	0.5		
	Av. % cover grasses	28.5		
	Av. % cover wildflowers exc.	43.5		

Modified Grassland: g4 (Parcel ref 1)

Common Name	Scientific Name	Q1	Q2	Q3	DAFOR
Undesirables					
Perennial Rye-grass	Lolium perenne	85	35	50	a ld
White Clover	Trifolium repens				r
Broad-leaved Dock	Rumex obtusifolius		1	2	r
Creeping Buttercup	Ranunculus repens	2			r
Creeping Thistle	Cirsium arvense		1	2	r
Grasses					
Yorkshire-fog	Holcus lanatus	4	60	45	o la
Annual meadow-grass	Poa annua	2			o

Common Name	Scientific Name	Q1	Q2	Q3	DAFOR
Wildflowers					
Daisy	Bellis perennis	6	1		o
Cat's-ear	Hypochaeris radicata	4			r
Ivy-leaved speedwell	Veronica hederifolia			1	r
Dandelion	Taraxacum officinale agg.		1		r
	Species/m2	6	6	5	
	Two forbs?	Yes	Yes	Yes	
	% cover L. perenne & Trifolium repens	85	35	50	
	% cover Undesirables	2	2	4	
	% cover grasses	91	95	95	
	% cover wildflowers exc. Undesirables	10	2	1	
	GRASSLAND LOW Average No. Species/m2	5.67			
	Av. % cover L. perenne & Trifolium repens	56.67			
	Av. % cover Undesirables	2.67			
	Av. % cover grasses	93.67			
	Av. % cover wildflowers exc.	4.33			

Introduced Scrub (Parcel Ref Sc3)

Species	Latin	Abundance
<i>Trees</i>		
Crack-willow	<i>Salix x fragilis</i>	O
Grey willow	<i>Salix cinerea</i>	R
<i>Shrubs</i>		
Cherry Laurel	<i>Prunus laurocerasus</i>	F
Snowberry	<i>Symphoricarpos albus</i>	LF
Tree cotoneaster	<i>Cotoneaster frigidus</i>	LF
Hawthorn	<i>Crataegus monogyna</i>	O
Elder	<i>Sambucus nigra</i>	R
Gelder-rose	<i>Viburnum opulus</i>	R
Barberry	<i>Berberis vulgaris</i>	R
Ash	<i>Fraxinus excelsior</i>	R
Norway maple	<i>Acer platanoides</i>	R
White poplar	<i>Populus alba</i>	R
Wild cherry	<i>Prunus avium</i>	R
<i>Ground flora</i>		
Cow parsley	<i>Anthriscus sylvestris</i>	LF
Male-fern	<i>Dryopteris filix-mas</i>	O

Species	Latin	Abundance
Cleavers	<i>Galium aparine</i>	O
Rough meadow-grass	<i>Poa trivialis</i>	O
Common hogweed	<i>Heracleum sphondylium</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	R
Norway maple	<i>Acer platanoides</i>	R
Herb-robert	<i>Geranium robertianum</i>	R
Broad buckler-fern	<i>Dryopteris dilatata</i>	R
Common nettle	<i>Urtica dioica</i>	R
Common Ivy	<i>Hedera helix</i>	R

Introduced Scrub (Parcel Ref Sc4)

Species	Latin	Abundance
Cherry laurel	<i>Prunus laurocerasus</i>	A
Snowberry	<i>Symphoricarpos albus</i>	F
Bridewort	<i>Spiraea sp.</i>	LF
Hawthorn	<i>Crataegus monogyna</i>	O
wych elm	<i>Ulmus glabra</i>	R
Rose-of-Sharon	<i>Hypericum calycinum</i>	R
Japanese Rose	<i>Rosa rugosa</i>	R
Elder	<i>Sambucus nigra</i>	R
Wild cherry	<i>Prunus avium</i>	R
Holly	<i>Ilex aquifolium</i>	R
Yellow-stemmed dogwood	<i>Cornus stolonifera 'Flaviramea'</i>	R
Wilson's honeysuckle	<i>Lonicera nitida</i>	R
Guelder-rose	<i>Viburnum opulus</i>	R

Line of Trees 1

Woody Species	Latin	Mature	Young / scrub	Sapling	Seedling	Ground flora
Goat Willow	<i>Salix caprea</i>	F	O	R		
Sycamore	<i>Acer pseudoplatanus</i>		R			
Pedunculate oak	<i>Quercus robur</i>		R	R		
A cotoneaster	<i>Cotoneaster sp.</i>			R		
Beech	<i>Fagus sylvatica</i>				R	
Ground Flora						

Woody Species	Latin	Mature	Young / scrub	Sapling	Seedling	Ground flora
Reed canary-grass	<i>Phalaris arundinacea</i>					LF
Bramble	<i>Rubus fruticosus agg.</i>					O
Male-fern	<i>Dryopteris filix-mas</i>					O
Tufted hair-grass	<i>Deschampsia caespitosa</i>					O
Pendulous sedge	<i>Carex pendula</i>					R

Off-Site Habitats

Offsite compensation Area 1

Other broadleaved Woodland (Parcel ref W2)

Woody Species	Latin	Mature	Intermed	Young / scrub	Tree regen	Sapling	Seedling	Ground flora
Grey willow	<i>Salix cinerea</i>		O			O		
Sycamore	<i>Acer pseudoplatanus</i>	R	R					
Elder	<i>Sambucus nigra</i>				O	R		
Cherry laurel	<i>Prunus laurocerasus</i>			LF				
Alder	<i>Alnus glutinosa</i>			O		O	r	
Barberry	<i>Berberis sp</i>					R		
Silver birch	<i>Betula pendula</i>		R	O			r	
Dogwood	<i>Cornus sanguinea</i>					R		
White poplar	<i>Populus alba</i>		F					
Hawthorn	<i>Crataegus monogyna</i>			O	R			
Rose of Sharon	<i>Hypericum calycinum</i>			LF				
Ash	<i>Fraxinus excelsior</i>			R				
Crack-willow	<i>Salix x fragilis</i>		O	F	R			
Blackthorn	<i>Prunus spinosa</i>			R				
Guellder-rose	<i>Viburnum opulus</i>			R				
Wilson's honeysuckle	<i>Lonicera nitida</i>			LF				
Pedunculate oak	<i>Quercus robur</i>				R			
GROUND FLORA								
Greater pond sedge	<i>Carex riparia</i>							A
Bramble	<i>Rubus fruticosus agg.</i>							F
Yellow Iris	<i>Iris pseudacorus</i>							O

Woody Species	Latin	Mature	Intermed	Young / scrub	Tree regen	Sapling	Seedling	Ground flora
Broad-leaved Dock	<i>Rumex obtusifolius</i>							O
Creeping Thistle	<i>Cirsium arvense</i>							O
Reed-mace	<i>Typha latifolia</i>							O LF
Common Nettle	<i>Urtica dioica</i>							R
Herb-Robert	<i>Geranium robertianum</i>							R
Soft-rush	<i>Juncus effusus</i>							R
Himalayan balsam	<i>Impatiens glandulifera</i>							R
Marsh-marigold	<i>Caltha palustris</i>							R
Clustered dock	<i>Rumex conglomeratus</i>							R
Greater bird's-foot-trefoil	<i>Lotus pedunculatus</i>							R

G4 Modified Grassland - (Parcel ref 7 – Figure 1)

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	DAFOR
Undesirables							
Perennial Rye-grass	<i>Lolium perenne</i>	90	94	4	4	90	ald
White Clover	<i>Trifolium repens</i>	2					r
Broad-leaved Dock	<i>Rumex obtusifolius</i>				1		r
Creeping Buttercup	<i>Ranunculus repens</i>			1	1	1	o
Grasses							
Yorkshire-fog	<i>Holcus lanatus</i>	5	4	93	93	5	fld
Smooth meadow-grass	<i>Poa pratensis</i>		1				r
Field Wood-rush	<i>Luzula campestris</i>						lf
Red Fescue	<i>Festuca rubra</i>						o
Wildflowers							
Cat's-ear	<i>Hypochaeris radicata</i>	4					r
Daisy	<i>Bellis perennis</i>					3	r
Ribwort plantain	<i>Plantago lanceolata</i>			2			r
Dandelion	<i>Taraxacum officinale</i> agg.	1					r
Lesser Trefoil	<i>Trifolium dubium</i>						r
Greater Plantain	<i>Plantago major</i>						r

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	DAFOR
Common Sorrel	Rumex acetosa						r
Field Horsetail	Equisetum arvense						r
Common Bird's-foot-trefoil	Lotus corniculatus						lf
Hairy Sedge	Carex hirta						lf
Common chickweed	Stelaria media						r
Meadow Buttercup	Ranunculus acris						r
Glaucous Sedge	Carex flacca						r
Sneezewort	Achillea ptarmica						r
Common Knapweed	Centaurea nigra						r
Bee Orchid	Ophrys apifera						r
	Species/m2	5	3	4	4	4	
	Two forbs?	Yes	No	Yes	Yes	Yes	
	% cover L. perenne & Trifolium repens	92	94	4	4	90	
	% cover Undesirables	2	0	1	2	1	
	% cover grasses	95	99	97	97	95	
	% cover wildflowers exc. Undesirables	5	0	2	0	3	
	GRASSLAND LOW Average No. Species/m2	4					
	Av. % cover L. perenne & Trifolium repens	56.8					
	Av. % cover Undesirables	1.2					
	Av. % cover grasses	96.6					
	Av. % cover wildflowers exc.	2					

Offsite Compensation Area 2

g3c6 - Other neutral Grassland: *Lolium-Cynosurus* grassland (Parcel ref 8 – Figure 1)

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	DAFOR
Undesirables												
Broad-leaved Dock	Rumex obtusifolius		2	2								r
Perennial Ryegrass	Lolium perenne			4			4			4		r

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	DAFOR
Creeping thistle	Cirsium arvense											r
Creeping Buttercup	Ranunculus repens	5	5	10								r lf
Grasses												
Yorkshire-fog	Holcus lanatus	30	60		40	10	35	50	3	4	2	f la
Meadow foxtail	Alopecurus pratensis	30		4	20	65	40	30	50	2	4	f ld
Smooth meadow-grass	Poa pratensis	25	10	4	4	4	15	10	45	90	90	f ld
Cock's-foot	Dactylis glomerata			4	2			4				o
Soft-brome	Bromus hordeaceus			2	4	4	10				2	o
Sweet vernal-grass	Anthoxanthum odoratum		2	25	15	6						r lf
Red fescue	Festuca rubra			45								r lf
Italian rye-grass	Lolium multiflorum	10	20									r lf
Wildflowers												
Common mouse-ear	Cerastium fontanum			1	4	3		4				o
Dandelion	Taraxacum officinale agg.	1		4	4	4						o
Meadow buttercup	Ranunculus acris		5		10	8	5	4	1			o lf
Meadow vetchling	Lathyrus pratensis					2						r
Common sorrel	Rumex acetosa							1				r
	Species/m2 exc. Undesirables	5	5	9	9	9	6	7	4	4	4	0
	% cover L. perenne & Trifolium repens	0	0	4	0	0	4	0	0	4	0	
	% cover Undesirables	5	7	12	0	0	0	0	0	0	0	
	% cover grasses	95	92	88	85	89	104	94	98	100	98	0
	% cover wildflowers exc. Undesirables	1	5	5	18	17	5	9	1	0	0	0
	GRASSLAND MED+ Average No. Species/m2	6.2										
	Av. % cover L. perenne & Trifolium repens	1.2										
	Av. % cover Undesirables	2.4										
	Av. % cover grasses	94.3										
	Av. % cover wildflowers exc.	6.1										

Other neutral Grassland: g3c5 - *Arrhenatherum* Grassland (Parcel ref 9 – Figure 1)

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	DAFOR
Undesirables							
Perennial Rye-grass	<i>Lolium perenne</i>					16	
Broad-leaved Dock	<i>Rumex obtusifolius</i>		5				r
Common Nettle	<i>Urtica dioica</i>				3	2	o
Creeping Buttercup	<i>Ranunculus repens</i>						f
Creeping Thistle	<i>Cirsium arvense</i>		2		2		o
Grasses							
Meadow foxtail	<i>Alopecurus pratensis</i>	1	80	15			o ld
Smooth meadow-grass	<i>Poa pratensis</i>	90	5	40	95	2	o ld
Red fescue	<i>Festuca rubra</i>			4			r
Cock's-foot	<i>Dactylis glomerata</i>			40			r la
Soft-rush	<i>Juncus effusus</i>	10					r lf
Yorkshire-fog	<i>Holcus lanatus</i>		4		2		r lf
Common Couch	<i>Elymus repens</i>						lf
Reed Canary-grass	<i>Phalaris arundinacea</i>						r
Wildflowers							
Himalayan balsam	<i>Impatiens glandulifera</i>						lf
Field Horsetail	<i>Equisetum arvense</i>						lf
Reed-mace	<i>Typha latifolia</i>						o
Dandelion	<i>Taraxacum officinale</i> agg.						o
Broad-leaved Dock	<i>Rumex obtusifolius</i>						o
Hogweed	<i>Heracleum sphondylium</i>						o
Great Willowherb	<i>Epilobium hirsutum</i>						o
Red Fescue	<i>Festuca rubra</i>						r
Bramble	<i>Rubus fruticosus</i> agg.						r
Common Ragwort	<i>Jacobaea vulgaris</i>						r
Hairy Sedge	<i>Carex hirta</i>						r
pointed spear moss	<i>Calliergonella cuspidata</i>						r
Meadow Buttercup	<i>Ranunculus acris</i>						r
Wavy Bitter-cress	<i>Cardamine flexuosa</i>						r
Clustered dock	<i>Rumex conglomeratus</i>						r
Hoary willowherb	<i>Epilobium parviflorum</i>						r
Rough-stalked feather-moss	<i>Brachythecium rutabulum</i>						r
Ivy-leaved speedwell	<i>Veronica hederifolia</i>						r
Giant hogweed	<i>Heracleum mantegazzianum</i>					80	r ld
Cow Parsley	<i>Anthriscus sylvestris</i>						r lf
	Species/m2 exc. Undersirables	3	3	4	2	2	

Common Name	Scientific Name	Q1	Q2	Q3	Q4	Q5	DAFOR
	% cover L. perenne & Trifolium repens	0	0	0	0	0	
	% cover Undesirables	0	7	0	5	2	
	% cover grasses	101	89	99	97	2	
	% cover wildflowers exc. Undesirables	0	0	0	0	80	
	GRASSLAND MED+ Average No. Species/m2	2.8					
	Av. % cover L. perenne & Trifolium repens	0					
	Av. % cover Undesirables	2.8					

Offsite Compensation Area 3

Other Broadleaved Woodland (Parcel ref W3 Figure 1)

Woody Species	Latin	Intermed	Young / scrub	Tree regen	Sapling	Seedling	Ground flora
Red-oak	<i>Quercus rubra</i>	O					
Grey alder	<i>Alnus incana</i>	O		O			
Ash	<i>Fraxinus excelsior</i>	F			R		
Crack-willow	<i>Salix x fragilis</i>	R			R		
Sycamore	<i>Acer pseudoplatanus</i>	R					
Guelder-rose	<i>Viburnum opulus</i>		O				
A cotoneaster	<i>Cotoneaster sp.</i>		R				
Hawthorn	<i>Crataegus monogyna</i>		F				
Elder	<i>Sambucus nigra</i>		R				
Cherry laurel	<i>Prunus laurocerasus</i>		O				
Wilson's honeysuckle	<i>Lonicera nitida</i>		O				
Osier	<i>Salix viminalis</i>			R			
Blackthorn	<i>Prunus spinosa</i>		R			R	
Japanese-rose	<i>Rosa rugosa</i>		R				
Dog rose	<i>Rosa canina</i>		R				
Rowan	<i>Sorbus aucuparia</i>					R	
Ground flora							
Cleavers	<i>Galium aparine</i>						R
Bramble	<i>Rubus fruticosus</i> agg.						F
Common hogweed	<i>Heracleum sphondylium</i>						R
Meadow buttercup	<i>Ranunculus acris</i>						R
Rowan	<i>Sorbus aucuparia</i>						R

Woody Species	Latin	Intermed	Young / scrub	Tree regen	Sapling	Seedling	Ground flora
False oat-grass	<i>Arrhenatherum elatius</i>						LF
Creeping buttercup	<i>Ranunculus repens</i>						R
Common nettle	<i>Urtica dioica</i>						R

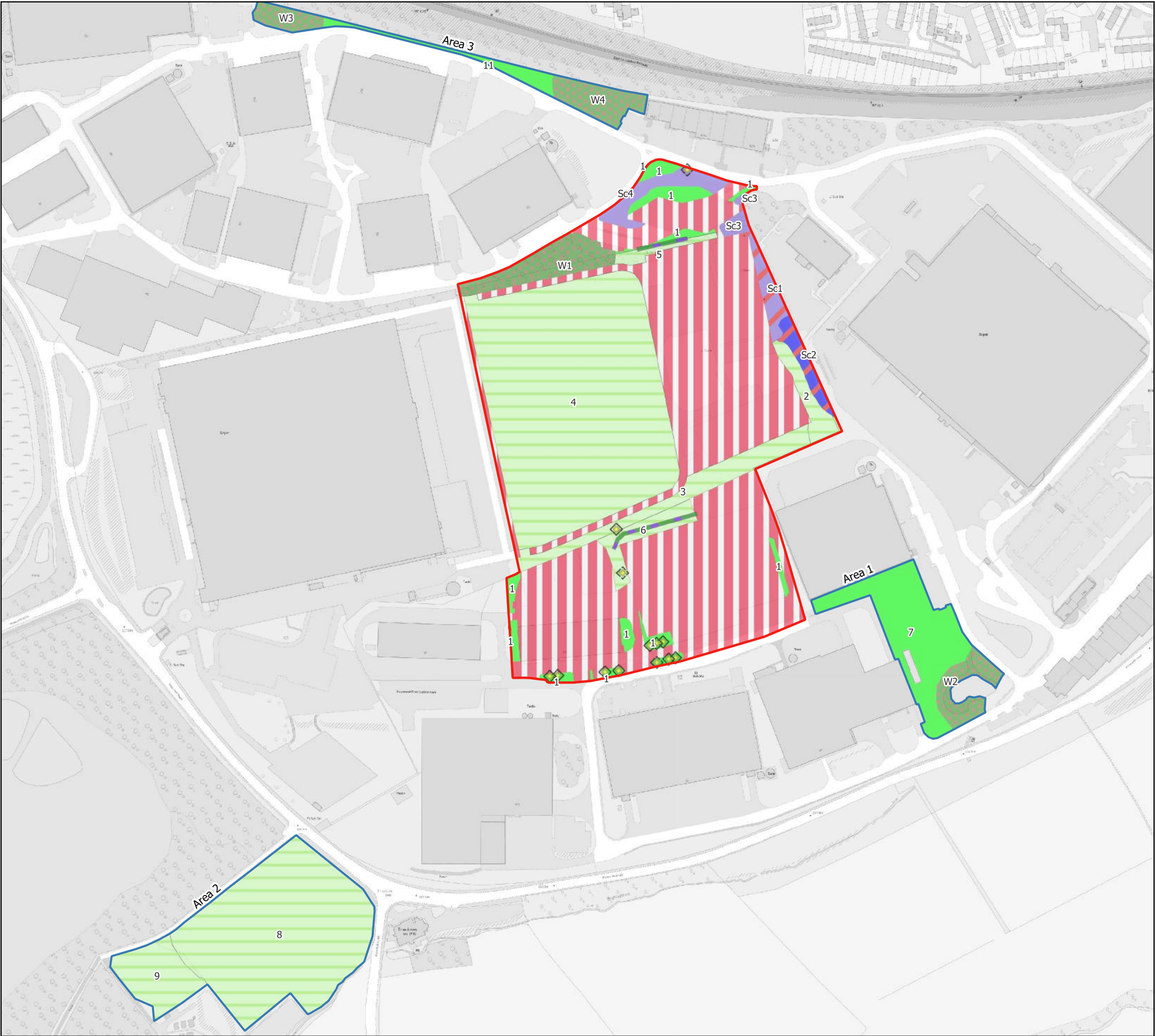
Other Broadleaved Woodland (Parcel Ref W4 – Figure 1)

Woody Species	Latin	Mature	Intermed	Young / scrub	Tree regen	Sapling	Seedling	Ground flora
Sycamore	<i>Acer pseudoplatanus</i>	R		O		R	R	
Wych elm	<i>Ulmus glabra</i>	R	R	O		R		
Norway maple	<i>Acer platanoides</i>	R						
Crack-willow	<i>Salix x fragilis</i>	R	O					
Ash	<i>Fraxinus excelsior</i>		O					
Wild cherry	<i>Prunus avium</i>		R					
Alder	<i>Alnus glutinosa</i>		O					
Grey willow	<i>Salix cinerea</i>		R	LF				
Pedunculate oak	<i>Quercus robur</i>		R					
Silver birch	<i>Betula pendula</i>		R					
Goat willow	<i>Salix caprea</i>		O					
Hawthorn	<i>Crataegus monogyna</i>			O				
Cherry laurel	<i>Prunus laurocerasus</i>			LF				
Rowan	<i>Sorbus aucuparia</i>			R			R	
Holly	<i>Ilex aquifolium</i>			R			R	
Garden privet	<i>Ligustrum ovalifolium</i>			R				
Blackthorn	<i>Prunus spinosa</i>			R				
GROUND FLORA								
Bramble	<i>Rubus fruticosus agg.</i>							F
Creeping soft-grass	<i>Holcus mollis</i>							LF
Cleavers	<i>Galium aparine</i>							O
Dandelion	<i>Taraxacum officinale agg.</i>							O
Raspberry	<i>Rubus idaeus</i>							O
Rough meadow-grass	<i>Poa trivialis</i>							O
Meadow buttercup	<i>Ranunculus acris</i>							R
Honeysuckle	<i>Lonicera periclymenum</i>							R
False oat-grass	<i>Arrhenatherum elatius</i>							R

Woody Species	Latin	Mature	Intermed	Young / scrub	Tree regen	Sapling	Seedling	Ground flora
Broad buckler-fern	<i>Dryopteris dilatata</i>							R
Male-fern	<i>Dryopteris filix-mas</i>							R
Great willowherb	<i>Epilobium hirsutum</i>							R
Field horsetail	<i>Equisetum arvense</i>							R

g4 - Modified Grassland (Parcel Ref 11 – Figure 1)

Species	Latin	Abundance
Perennial Rye-grass	<i>Lolium perenne</i>	f
Red Fescue	<i>Festuca rubra</i>	f
Yorkshire-fog	<i>Holcus lanatus</i>	f
fox and cubs	<i>Pilosella aurantiaca</i>	lf
Oxeye Daisy	<i>Leucanthemum vulgare</i>	lf
Creeping Buttercup	<i>Ranunculus repens</i>	o
Daisy	<i>Bellis perennis</i>	o
Lesser Trefoil	<i>Trifolium dubium</i>	o
Rough Meadow-grass	<i>Poa trivialis</i>	o
Springy Turf-moss	<i>Rhytidiadelphus squarrosus</i>	o
Thyme-leaved Speedwell	<i>Veronica serpyllifolia</i>	o
White Clover	<i>Trifolium repens</i>	o
Annual Meadow-grass	<i>Poa annua</i>	r
Broad-leaved Dock	<i>Rumex obtusifolius</i>	r
Cat's-ear	<i>Hypochaeris radicata</i>	r
Cock's-foot	<i>Dactylis glomerata</i>	r
Common field speedwell	<i>Veronica persica</i>	r
Common mouse-ear	<i>Stelaria media</i>	r
Common Ragwort	<i>Jacobaea vulgaris</i>	r
Common Sorrel	<i>Rumex acetosa</i>	r
Dandelion	<i>Taraxacum officinale</i> agg.	r
Field Horsetail	<i>Equisetum arvense</i>	r
Greater Plantain	<i>Plantago major</i>	r
Groundsel	<i>Senecio vulgaris</i>	r
Meadow Buttercup	<i>Ranunculus acris</i>	r
Meadow Foxtail	<i>Alopecurus pratensis</i>	r
Procumbent Pearlwort	<i>Sagina procumbens</i>	r
Prunella vulgaris	<i>Prunella vulgaris</i>	r
Red Clover	<i>Trifolium pratense</i>	r
Ribwort Plantain	<i>Plantago lanceolata</i>	r
Spear Thistle	<i>Cirsium vulgare</i>	r
Field Wood-rush	<i>Luzula campestris</i>	r lf
Mouse-eared-hawkweed	<i>Pilosella officinarum</i>	r lf



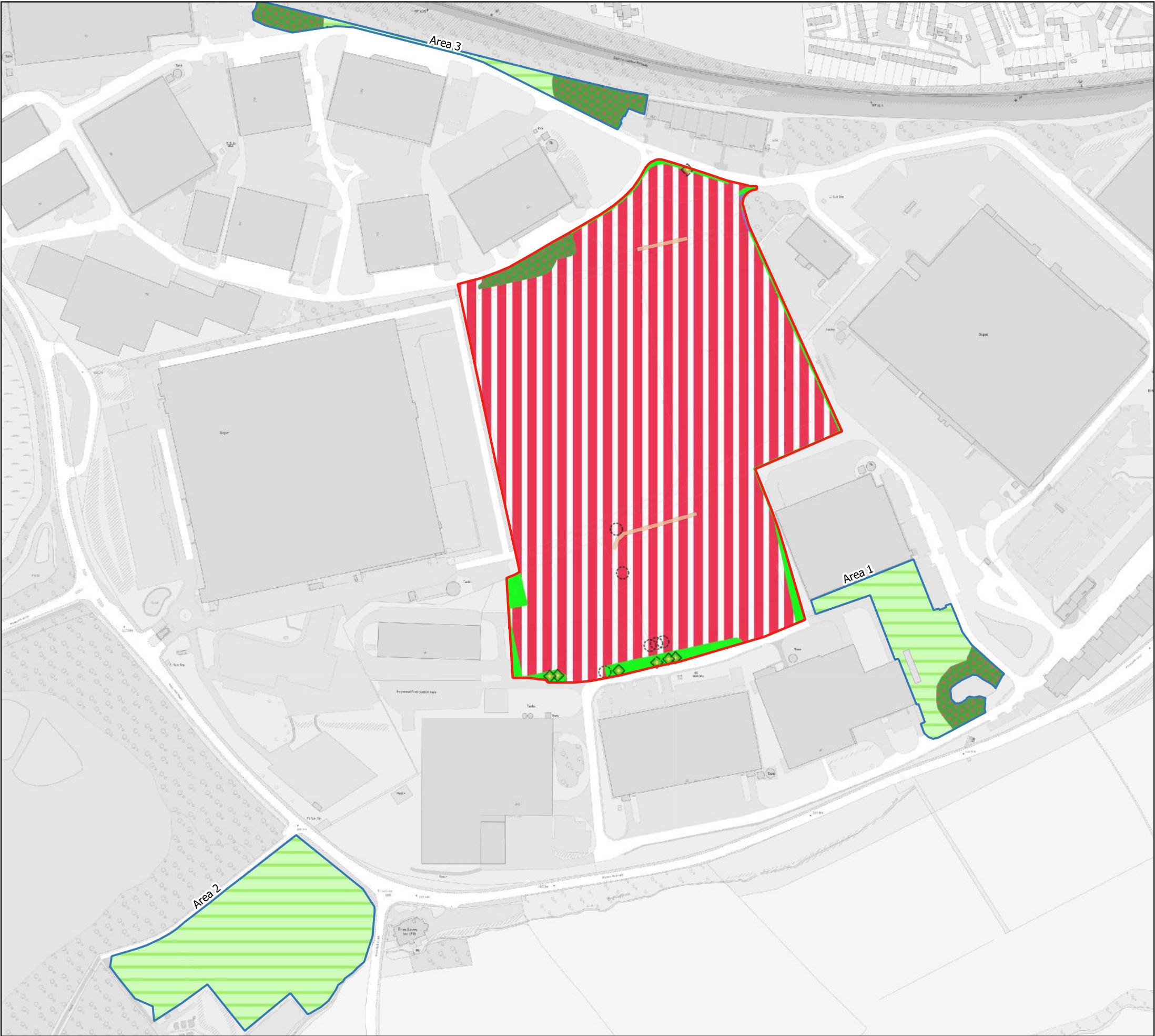
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Key

- Red Line Boundary
- Offsite compensation Areas
- Baseline Habitats**
 - Bramble scrub
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
- Baseline Hedgerows**
 - Line of trees
- Baseline Individual Trees**
 - Existing Medium Urban Tree
 - Existing Small Urban Tree



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Key

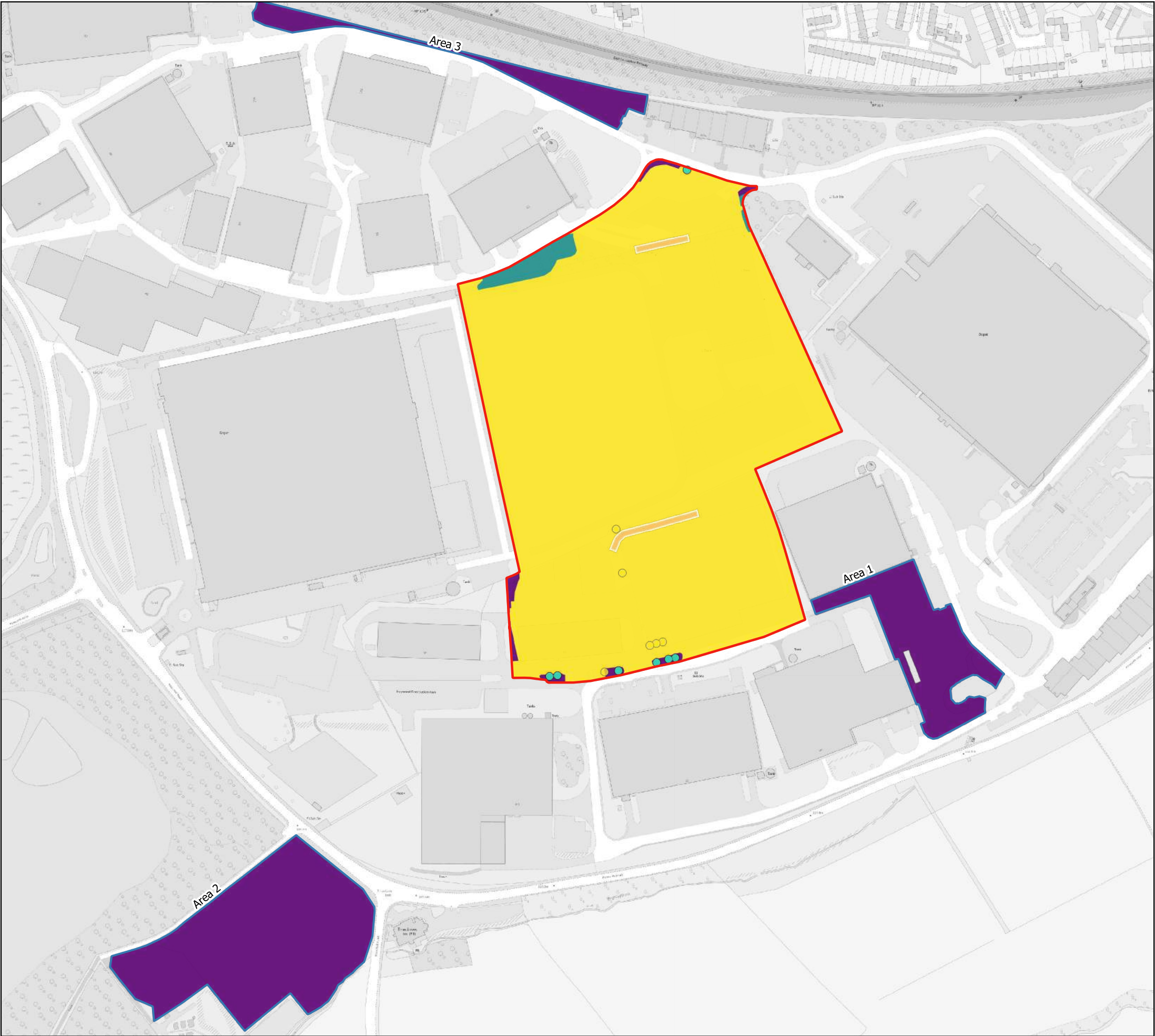
-  **Red Line Boundary**
-  **Offsite compensation Areas**
- Proposed Habitats**
 -  **Developed land; sealed surface**
 -  **Introduced shrub**
 -  **Modified grassland**
 -  **Other neutral grassland**
 -  **Other woodland; broadleaved**
- Proposed Individual Trees**
 -  **Lost Tree**
 -  **Retained Medium Urban Tree**
 -  **Retained Small Urban Tree**



client
Indurent Management Ltd
project
Plot H4, Heywood Distribution Park,
Pilsworth Road, Heywood, Rochdale
drawing title
PROPOSED HABITATS

scale @ A3
1:3,539.999996
drawn
IH
issue date
24/7/2024

Figure 2



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Key

- Red Line Boundary**
- Offsite compensation Areas**

Retained Habitats

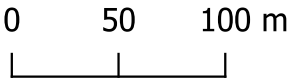
- Enhanced**
- Retained**
- Lost**

Retained Hedgerows

- Lost**

Retained Individual Trees

- Retained**
- Proposed Lost**



client
Indurent Management Ltd
project
**Plot H4, Heywood Distribution Park,
Pilsworth Road, Heywood, Rochdale**
drawing title
HABITAT RETENTION

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drawing / figure number
Figure 3



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Key

- Red Line Boundary**
- Offsite compensation Areas**

Baseline Habitat Condition

- Moderate**
- Poor**
- N/A - Other**
- Condition Assessment N/A**

Baseline Habitat Distinctiveness

- Medium**
- Low**
- V.Low**

Baseline Hedgerow Condition

- Moderate**
- Poor**

Baseline Hedgerow Distinctiveness

- Low**

Baseline Individual Tree Condition

- Poor**

Baseline Individual Tree Distinctiveness

- Medium**



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Key

- Red Line Boundary**
- Offsite compensation Areas**

Proposed Habitat Condition

- Good**
- Moderate**
- Poor**
- N/A - Other**
- Condition Assessment N/A**

Proposed Habitat Distinctiveness

- Medium**
- Low**
- V.Low**

Proposed Hedgerow Distinctiveness

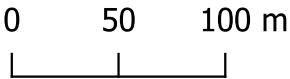
- N/A**

Proposed Individual Tree Distinctiveness

- Medium**

Proposed Individual Tree Condition

- Poor**





client
Indurent Management Ltd

project
Plot H4, Heywood Distribution Park,
Pilsworth Road, Heywood, Rochdale

drawing title
**PROPOSED HABITAT CONDTION /
DISTINCTIVENESS**

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Figure 5