



e3p

Biodiversity Metric Report

Land at Greenbooth Road/Edenfield Road, Norden

Reference: 80-742-R2-3

Date: June 2023



BIODIVERSITY METRIC REPORT

Land at Greenbooth Road/Edenfield Road
Norden

Prepared for:

Stonebond Properties Ltd

Report Ref: 80-742-R2-3

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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Site Address	Tenterhouse Mill, Greenbooth Road, Norden, Rochdale, OL12 7TD				
Co-ordinates	E 385690, N 414765				
Site Area	Approximately 2.96 ha				
Current Site Use	The site comprised the former Tenterhouse Mill, including derelict industrial units and mill buildings with areas of hardstanding colonised by scrub. The north and east of the site are formed of broadleaved woodland and scrub. Naden Brook flows adjacent to the site and flanks the south and western boundaries. Woodhouse Lane Brook flows through the centre. The north of the site includes a continuation of the broadleaved woodland, with agricultural land situated beyond. Further to the east, south and west is residential housing.				
Proposed Development	Development proposals include the redevelopment of the site to include a residential scheme with associated infrastructure and landscaping.				
Results	The biodiversity metric results shows a gain of habitat and hedgerow units, based on the proposed layout, as follows: <table> <tr> <td>Habitat Units</td><td>0.19</td></tr> <tr> <td>Watercourse Units</td><td>0.00</td></tr> </table> A 1.12% gain in habitat units and no net change of watercourse units will be incurred on-site as a result of development. However, the trading rules have not been satisfied.	Habitat Units	0.19	Watercourse Units	0.00
Habitat Units	0.19				
Watercourse Units	0.00				
Conclusions and Recommendations	To achieve no net loss in habitat units it has been recommended that neutral grassland and mixed scrub, both of moderate condition, are planted within the site outside the residential plots. Furthermore, it has been recommended that 22 trees of medium size (above 17.1 cm girth when planted) are included within the design outside the residential plots. Despite these habitat additions, the trading rules cannot be satisfied within the site based on the current proposals and areas for landscaping. The broadleaved woodland and scrub lost in the site have not been traded up. Off-site compensation or conservation offset payment may be required for the development to proceed. The Local Planning Authority (LPA) will need to be consulted to determine if an offset payment is needed. Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hibernacula.				



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Stonebond Properties Ltd to undertake a Biodiversity Metric Calculation at Land at Greenbooth Road/Edenfield Road, Norden hereafter referred to as “the site”.

This report has been produced by Lowri Thomas BSc (Hons), Project Manager (Ecology) at E3P. Lowri holds an Associate membership of CIEEM and has over three 3 years of professional experience as an ecologist. Lowri has experience undertaking condition assessments and Biodiversity Net Gain assessments on a range of projects across the UK.

This report should be read in conjunction with 'Biodiversity Metric 4.0 Auditing and Accounting for Biodiversity Calculation Tool – Greenbooth, Norden.xl'.

1.2. PREVIOUS SURVEYS

An Extended Phase 1 Habitat Survey and Daytime Bat Survey of the site was undertaken in 2020 by Rachel Hacking Ecology. The site was found to comprise two large former industrial buildings, outbuildings, bare ground, ephemeral/perennial, scrub, a stream, tall ruderal, broadleaved woodland and neutral grassland. Invasive species within the site included wall cotoneaster (*Cotoneaster horizontalis*), Himalayan balsam (*Impatiens glandulifera*), montbretia (*Crocsmia x crocosmiiflora*), rhododendron (*Rhododendron ponticum*) and variegated yellow archangel (*Lamiastrum galeobdolon subsp. argentatum*).

1.3. SITE LOCATION

The site is located in Norden north-west Rochdale. The site is accessed via Greenbooth Road which defines the south-west and western boundary and Edenfield Road which defines the south-eastern boundary. Doctor Dam is located approximately 100 m north-west of the site, which is connected to Greenbooth Reservoir, located 430 m north-west of the site. Naden Brook runs from Doctors Damn along the site boundary and continues to flow south. Residential areas are located further east, south and west of the site. Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- 🏠 Identify percentage change in on-site habitat.
- 🏠 Identify the number of habitat units lost/gained on-site; and
- 🏠 Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 4.0 2023 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 4.0 User Guide (Natural England, 2023), the Biodiversity Metric 4.0 Technical Supplement (Natural England, 2022) and the Summary of Changes Biodiversity Metric 3.1 to 4.0 (2023).

This metric was calculated by Project Manager – Ecology, Lowri Thomas, BSc (Hons) ACIEEM. Lowri has attended a CIEEM training course on “Biodiversity Net Gain 3.1” and has completed numerous Condition Assessments and Biodiversity Net Gain Calculations on a range of sites.

This metric was reviewed by Associate Director Celia Barlow, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including ‘Calculating and Using Biodiversity Units with Metric 2.0’ and ‘Biodiversity Net Gain Through Development’. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 12th April 2023 during the Preliminary Ecological Appraisal. The Biodiversity Metric 3.1 Habitat Condition Assessment Sheets with Instructions (Natural England 2022) was used to undertake the condition assessment.

On-site baseline habitats were measured off the Phase 1 Habitat Plan using QGIS. Please see Appendix I for the Phase 1 Habitat Plan. Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool.

2.3. POST DEVELOPMENT HABITAT CREATION

The Planning Layout was used to measure areas of potential habitat creation on-site (Stonebond, 2023, drawing reference: SBM-001-PL01D). The areas where habitat could be proposed were measured using AutoCAD from the DWG drawing. Tree measurements reflect the canopy cover of the trees to be retained. Areas of proposed trees were measured using AutoCAD from the DWG drawing.

A 70:30 ratio to the area of built houses: area of vegetated gardens has been applied in the metric. This is to reflect any uncertainty of the status of the vegetated gardens once residents move into the houses as a vegetated garden could be paved with hardstanding, thus reducing the biodiversity value of the garden.

The proposed area outside the residential plots and hardstanding has been assumed to be 50% mixed scrub and 50% grassland within the metric. It has also been recommended that 22 trees of medium size (above 17.1 cm girth) are planted in the areas outside the residential plots. Please see Appendix II for the Planning Layout



2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
BUILDINGS AND HARDSTANDING	Urban – Developed Land; Sealed Surface	0.8787	N/A	N/A
SCATTERED SCRUB	Heathland and Scrub – Mixed Scrub	0.0288	Poor	Passes 1 of 5 criteria: Seedlings, saplings, young shrubs and mature are present.
DENSE SCRUB	Heathland and Scrub – Mixed Scrub	0.4046	Poor	Passes 1 of 5 criteria: Seedlings, saplings, young shrubs and mature are present.
DENSE SCRUB	Heathland and Scrub – Bramble Scrub	0.0098	N/A	Condition assessment automatically assigned by the metric.
EPHEMERAL/SHORT PERENNIAL	Sparsely Vegetated Land – Ruderal/ Ephemeral	0.0133	Poor	Passes 1 of 5 criteria: Invasive non-native plant species and others which are to the detriment of native wildlife cover less than 5%.
BROADLEAVED WOODLAND	Woodland and Forest – Other Woodland; Broadleaved	1.6281	Moderate	Scores 28. See Appendix III for details
WOODHOUSE LANE BROOK	Other Rivers and Streams	0.302	Moderate	Assessed on a Precautionary Basis.
NADEN BROOK	Other Rivers and Streams	0.130	Moderate	Assessed on a Precautionary Basis.

3.2. HABITAT RETENTION

The majority of the broadleaved woodland will be retained as part of the development as well as the watercourses. Table 3.2 outlines the area of habitat to be retained.



TABLE 3.2 HABITAT RETENTION

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION
BROADLEAVED WOODLAND	Woodland and Forest – Other Woodland; Broadleaved	1.4342	Moderate
WOODHOUSE LANE BROOK	Other Rivers and Streams	0.302	Moderate
NADEN BROOK	Other Rivers and Streams	0.130	Moderate

3.3. HABITAT CREATION CONDITION ASSESSMENT

A number of habitats are proposed within the site which are located outside of residential gardens and in areas of Public Open Space (POS). Table 3.3 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

TABLE 3.3 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION/ TARGET TIME TO CONDITION
RESIDENTIAL GARDENS	Urban- Vegetated Garden	0.2018	N/A	Target time to condition will be one year.
BUILDINGS	Urban; Developed Land; Sealed Surface	1.2214	N/A	N/A
HARDSTANDING/ HARDWORKS				
PROPOSED GRASSLAND (OUTSIDE RESIDENTIAL PLOTS)	Grassland – Other Neutral Grassland	0.0552	Moderate	Passes 5 of 6 condition assessment criteria: - Grassland is a good representation of the habitat type it has been identified as. - Sward height is varied (at least 20% <7cm and at least 20% >7cm). - Cover of bare ground is between 1 and 5% - Cover of bracken is less than 10% and cover of scrub is less than 5%.



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION/ TARGET TIME TO CONDITION
				Combined cover of species per m² and physical damage is below 5%. Does not pass criteria F which is essential for a good score: 10 or more vascular plant species per m² present Target time to condition will be five years.
PROPOSED SCRUB (OUTSIDE RESIDENTIAL PLOTS)	Heathland and Scrub – Mixed Scrub	0.0552	Moderate	Moderate Passes 3 of 5 condition assessment criteria: - At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover. - Seedlings, saplings, young shrubs and mature shrubs are present. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4) and species indicative of sub-optimal condition make up less than 5% of ground cover Target time to condition will be five years.
SCATTERED TREES	Individual Tree – Urban/Rural Tree	0.8062 (x 22 medium sized trees)	Moderate	Passes 4 of 6 condition assessment criteria: - The tree is a native species. - The tree canopy is predominantly continuous (individual trees)



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION/ TARGET TIME TO CONDITION
				automatically pass this criterion). - No evidence of adverse impact on tree health by anthropogenic activities. - More than 20% of tree canopy is oversailing vegetation beneath Target time to condition will be 27 years.

3.4. STRATEGIC SIGNIFICANCE

The broadleaved woodland on site is located within the Rochdale Council Core Strategy. This is predominantly defined as Greenspace Corridor, under policy G/8 within the Unitary Development Plan, although some of the broadleaved woodland in the north of the site is instead designated as Greenbelt. As such, the broadleaved woodland is defined within the metric as 'Formally Identified in Local Strategy'. Due to their proximity to these Wildlife Corridors, the remaining habitats on-site were defined as 'Location Desirable but Not Within Local Strategy'.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.19 habitat units and no net change in watercourse units will occur as a result of development. Table 3.4 shows the headline results detailed within the Biodiversity Metric.

TABLE 3.4 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	0.19
	Hedgerow Units	N/A
	River Units	0
TOTAL NET % CHANGE	Habitat Units	1.12%
	Hedgerow Units	N/A
	River Units	0%

The trading rules of the metric have not been satisfied within the metric as habitats lost have not been 'traded up'. There is a loss in scrub and broadleaved woodland units which have not been traded.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme and recommendations show a total gain of 0.19 habitat units (1.12%) and no net change in watercourse units.

To achieve no net loss in habitat units it has been recommended that neutral grassland and mixed scrub, both of moderate condition, are planted within the site outside the residential plots. Furthermore, it has been recommended that 22 trees of medium size (above 17.1 cm girth when planted) are included within the design outside the residential plots to reduce the unit loss. Despite these habitat additions the trading rules cannot be satisfied within the site based on the current proposals and areas for landscaping. The broadleaved woodland and scrub lost in the site have not been traded up. Therefore, an off-site compensation or conservation offset payment will be required for the development to proceed. The Local Planning Authority (LPA) will need to be consulted to determine if an offset payment is acceptable.

The Biodiversity Metric does not take account for additional species enhancements within the site, and to further increase the site's value for wildlife the following could be provided:

-  Creation of hibernacula (following guidance set out within Froglife, 2001) for common amphibians.
-  Hedgehog houses may be installed to enhance the site for hedgehogs.
-  Bat and bird boxes could be integrated into the proposed residential units.



5. REFERENCES

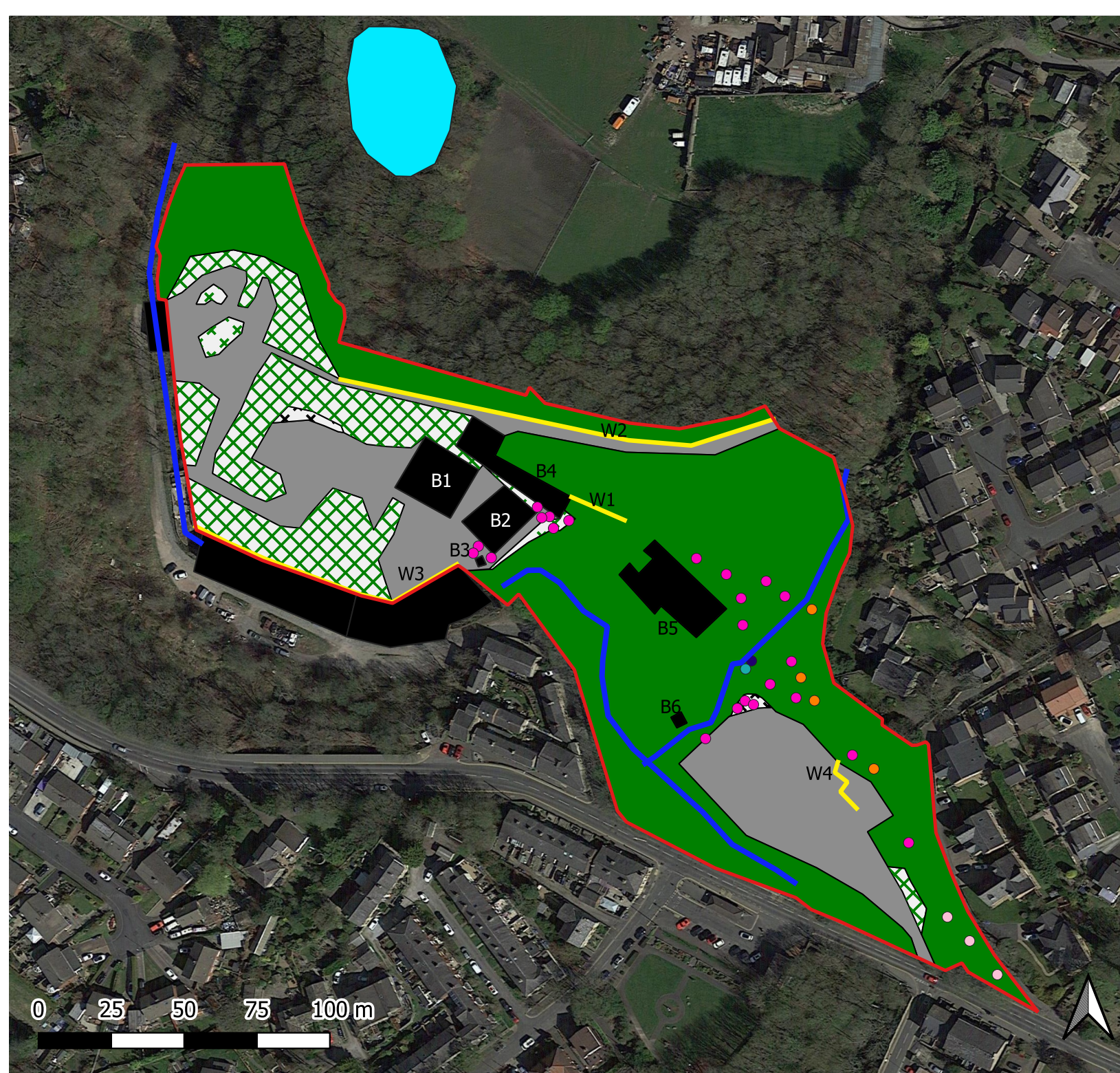
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- ✦ Natural England Joint Publication JP039. (2022). Biodiversity Metric 3.1 -Summary of Changes.
- ✦ Natural England Joint Publication JP039. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, Technical Supplement.
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- ✦ Natural England. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, Condition Assessment Sheets.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN



Key

- Site boundary
- Running water
- Wall
- Yellow archangel identified in 2020
- Wall cotoneaster identified in 2020
- Montbretia identified in 2020
- Himalyan balsam
- Rhododendron
- Broadleaved woodland
- Buildings
- Scattered scrub
- Dense scrub
- Ephemeral/short perennial
- Hardstanding
- Waterbody

Notes

Issue: 1	Revision: 3	Date: 05/05/2023	Drawn: LT	Authorised: CB
Client: Stonebond Properties Ltd			Job No. 80-742	Date: 05/05/2023
			Drawing No. 81-742-001	Scale:1:3000 @A4
Job title: Land at Greenbooth Road/Edenfield Road, Norden			Drawing title: Phase 1 Habitat Plan	



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APPENDIX II

PLANNING LAYOUT



Legend

Site boundary

Development boundary

600 wall / 1200 close boarded fence (feature wall detail)

1800 concrete post & close boarded panel fence

Bin storage area

Bin collection point

Vehicle charging point

Front door (1200 level threshold)

Rear patio door (1800 x 1800 paved area)

Indicative tree planting

Existing water course

Existing water course culvert

Existing woodland

5m highway works margin

Existing tree to remain

Existing tree to be removed

D	15.06.23	Additional path added to plots 18-19.	SMC
C	15.06.23	Eddison's entrance detail added.	SMC
B	14.06.23	House type references amended. Development boundary added. Topo frees added (frees to be removed added) Woodland area added. Highway works margin added.	SMC
A	08.06.23	Planning layout first issue from FL01 Rev H	SMC
Rev	Date	Comments	By

ACCOMMODATION SCHEDULE								
House type	Number	Mid	End	Det	Sqft	Bed Nos.	En-SU	Total Sqft
Yew	17	6	11	0	755	2	No	12835
Holly	16	2	14	0	911	3	No	14576
Oak	6	0	1	5	914	3	Yes	5484
Willow	10	4	6	0	1164	4	Yes	11640
TOTAL	49							44535
Gross Area					Acres			
Nett Area	2.48				Acres			
Coverage	16.618				Sqft/Acre			
Density	18.3				UFA			

Stonebond.

Stonebond Properties (Manchester)Ltd
Registered Office:
Suite 5, Egerton House
Towers Business Park
Wilmslow Rd
Didsbury, M20 2DX

NORTH

50 m

25 m

15 m

7.5 m

5 m

2.5 m

0 m

SCALE BAR 1:500

site:

Edenfield Rd
Norden
Rochdale

title:

Planning Layout

scale:
(BA)

1:500

date:

Jun 23

drawing no:

SBM-001-PL01

drawn by:

SMC

checked:

sheet no:

Sheet 1 of 1

revision:

D

APPENDIX IV CONDITION ASSESSMENT FOR EXISTING WOODLAND

INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
1	AGE DISTRIBUTION OF TREES	Three age classes present	Two age classes present	One age class present	2
2	WILD, DOMESTIC AND FERAL HERBIVORE DAMAGE	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3
3	INVASIVE PLANT SPECIES	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	1



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
4	NUMBER OF NATIVE TREE SPECIES	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3
5	COVER OF NATIVE TREE AND SHRUB SPECIES	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3
6	OPEN SPACE WITHIN WOODLAND	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	2



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
7	WOODLAND REGENERATIONS	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2
8	TREE HEALTH	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	3
9	VEGETATION AND GROUND FLORA	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
10	WOODLAND VERTICAL STRUCTURE	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2
11	VETERAN TREES	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
12	AMOUNT OF DEADWOOD	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
13	WOODLAND DISTURBANCE	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	3
Total Score					28

