



Biodiversity Net Gain (Report)

Survey Date: 9th October 2025

Site Address: 80 Queensway,
Rochdale OL11 1TJ, UK

OS Grid Ref: SD 90171 11889

Client Masterplan Design LTD

Planning Ref

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This Biodiversity Net Gain (BNG) report accompanies the planning application for the above site. It should be read alongside the completed Small Sites Metric (SSM) v1.2.3 spreadsheet and the submitted landscape drawings.

Professional standards & QA. Prepared by Adamastor Capital Ltd, trading as mybatsurvey.co.uk, in accordance with the CIEEM Code of Professional Conduct and CIEEM (2017) Guidelines on Ecological Report Writing. Version: v1.0 (17 Oct 2025).

Authorship & competence. Rodrigo Caetano Alves, QCIEEM (25815).



Affiliations and Professional Standards

We commit to the highest standards of practice, ethics, and continuous professional development. Our professional affiliations guide our approach to ecological assessment, biodiversity conservation, data handling, and stakeholder engagement.

Professional Memberships

CIEEM (Chartered Institute of Ecology and Environmental Management): As members, we adhere to the Code of Professional Conduct and complete ongoing Continuing Professional Development. This affiliation informs our ecological assessment methods, reporting quality, and commitment to best practices in biodiversity management.

BCT (Bat Conservation Trust): Our involvement underscores a commitment to evidence-based bat conservation standards and practice within ecological projects.

Pro Natura: Switzerland's longstanding nature conservation organisation; Engagement with Pro Natura reflects alignment with nature conservation ethics and standards in planning, impact assessment, and collaborative decision-making.

ICO (Information Commissioner's Office): Our data handling and privacy practices align with data protection regulations, supporting transparent governance and responsible reporting.

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Transparent governance: Memberships signal accountability in project delivery and reporting.

Ongoing professional development: Affiliation indicates access to ongoing education and industry standards that inform our methods and recommendations.

Stakeholder confidence: Clear disclosure helps readers understand the standards guiding work, enhancing trust.

Disclosures Note

This disclosure is intended to provide readers with context about our professional standards and affiliations. It is not a statement of endorsement or guarantee of any outcomes related to this report.



0. Executive Summary

This report presents the baseline and post-development Biodiversity Net Gain (BNG) assessment for the proposed development at 80 Queensway, Rochdale OL11 1TJ, UK (OS Grid Ref: SD 90171 11889). The assessment uses the Small Sites Metric (SSM) v1.2.3 to quantify habitat, hedgerow, and river units; evaluates compliance with the Environment Act 2021 and BS 8683:2021; and provides a Habitat Creation, Enhancement, Management, and Monitoring Plan (HCEMMP) for the delivery period (typically 30 years).



Figure 1. Site Location & Designations — 80 Queensway, Rochdale OL11 1TJ (OS Grid: SD 90171 11889).

Red outline = application site boundary. Nearby designated layers (context only): red = SSSI (England); pink = SAC (England). The site itself is not within a statutory designation. Base map: aerial imagery (Mapbox/OpenStreetMap)

Unit Type	Baseline Units	Post-Dev On-site Units	Off-site Units (if any)	Net % Change
Habitat Units	4.44	4.91	0.00	+10.64%
Hedgerow Units	0.05	0.29	0.00	+521.70%
River Units	0.00	0.00	0.00	0.00%
Overall Outcome	MEETS/EXCEEDS statutory minimum (10%)			



Key risks & dependencies: The scheme relies entirely on on-site delivery, with no off-site units or credits. Unit outcomes depend on the Statutory Small Sites Metric v1.2.3 risk multipliers—particularly time-to-target condition and creation/enhancement difficulty—so any delay in establishment or failure to achieve target condition will reduce units. During construction, risks of soil compaction, accidental damage, pollution/run-off, and materials storage within protection zones must be controlled through a CEMP and BS 5837 tree/vegetation protection; otherwise, habitat condition and units may be compromised. The hedgerow baseline is very small, so the percentage uplift is sensitive to minor changes in delivered length/density; the installed hedge must match approved drawings and specification. Any material design or planting changes (species mixes, areas/lengths, or management) will require a metric re-run before occupation. Long-term delivery of the calculated units is dependent on planning conditions/obligations that secure the 30-year HCEMMP, including responsibilities, funding, monitoring, and adaptive management to correct any shortfalls. No watercourse baseline units are present; river unit targets are therefore not applicable

Site context: The site comprises approximately 0.06 ha within an urban context at Rochdale (Local Planning Authority: Rochdale Borough Council, Greater Manchester). Baseline and post-development units have been calculated using the Statutory Small Sites Metric v1.2.3 (July 2025 release) with risk multipliers applied in accordance with the User Guide.

Conclusion: On the basis of the submitted scheme and the assumptions set out herein, the development meets the statutory minimum +10% net gain for habitats (+10.64%) and for hedgerows (+521.70%). There are no watercourse baseline units, so the +10% river target is not applicable. Planning conditions/obligations are recommended to secure the approved landscape works, implementation of the 30-year HCEMMP, monitoring at Year 1/2/5 and 5-yearly thereafter, and adaptive management (including like-for-like replacement planting) to maintain target condition and the delivered units over the management period.



1. Introduction

1.1 Background and Purpose

This Biodiversity Net Gain (BNG) report supports the planning application for the proposed development at 80 Queensway, Rochdale OL11 1TJ, UK (OS Grid Ref: SD 90171 11889). It quantifies baseline and post-development biodiversity units using the Statutory Small Sites Metric (SSM) v1.2.3 (July 2025 release) and explains how the scheme achieves the statutory +10% net gain requirement for relevant unit types in accordance with the Environment Act 2021, the National Planning Policy Framework (NPPF), and the relevant policies of Rochdale Borough Council. The report also outlines the mitigation hierarchy applied, the on-site habitat creation and enhancement proposals, and the 30-year Habitat Creation, Enhancement, Maintenance and Monitoring Plan (HCEMMP) to secure delivery, monitoring and adaptive management through appropriate planning conditions and/or obligations.

1.2 Site and Development Overview

Site area: 0.056 ha

Planning Use Class: E (Commercial, Business and Service)

LPA: Rochdale Borough Council

Proposed works: Internal alterations and shopfront works to form a deli (Use Class E) with associated hard/soft landscaping and on-site biodiversity enhancements (see planting/HCEMMP).

1.3 Authors, Competence and QA

Prepared by Rodrigo Caetano Alves, Ecologist, QCIEEM (25815).

Quality reviewed by Dwij Thaker, Assistant Ecologist.

This assessment follows CIEEM professional standards and BS 8683:2021. Calculations are based on SSM v1.2.3; all measurements and assumptions should be verified at detailed design and at discharge of planning conditions, with any material changes triggering an updated metric and report.



1.4 Scope of Report

This report:

- Quantifies baseline units for area habitats and hedgerows (and watercourses where present) using the Statutory Small Sites Metric (SSM) v1.2.3.
- Calculates post-development on-site units and identifies whether off-site provision/credits are required to meet targets.
- Applies SSM trading rules and risk multipliers (time-to-target, difficulty, delivery) and reports the net % change against the statutory +10% requirement.
- Sets out the mitigation hierarchy and the on-site habitat creation/enhancement proposals that deliver BNG.
- Defines the 30-year HCEMMP (Habitat Creation, Enhancement, Maintenance & Monitoring Plan), including monitoring, KPIs, and adaptive management.
- Recommends planning conditions/obligations to secure delivery and long-term management.
- Provides supporting evidence (UKHab baseline map, photo register, signed metric workbook, and landscape/planting plans) to inform LPA decision-making.



2. Legislative and Policy Context

Environment Act 2021 (England) – Introduces mandatory Biodiversity Net Gain (BNG) of at least +10% for most Town and Country Planning Act developments. Requires minimum 30-year creation/enhancement and management secured by planning condition and/or legal agreement, and approval of a Biodiversity Gain Plan before commencement.

Statutory metrics & regulations – This project uses the Statutory Small Sites Metric (SSM) v1.2.3 (July 2025). Where SSM is not applicable, the Statutory Biodiversity Metric (SBM) v4.0 applies. Delivery, registration and reporting are governed by the BNG regulations and statutory guidance (including the Biodiversity Gain Site Register for off-site units).

National Planning Policy Framework (NPPF) & Planning Practice Guidance (PPG) – Embed the mitigation hierarchy (avoid–minimise–mitigate–compensate) and seek measurable net gains for biodiversity.

BS 8683:2021 – Process standard for designing and implementing BNG; used to structure scoping, design, delivery, monitoring and adaptive management.

Local planning policy – Relevant Local Plan policies/SPDs of Rochdale Borough Council (including any Biodiversity SPD and site-specific guidance), which require measurable net gains, appropriate on-site habitat proposals and long-term management.

Natural England – Standing advice and guidance on habitat creation, strategic significance, delivery standards and use of off-site units/credits (where needed); any off-site land must be registered and deliver like-for-like or better habitat trades in line with trading rules.

Irreplaceable habitats – Where present, these are outside standard metric trading and require bespoke compensation; (none identified for this site based on current information).

Exemptions/applicability – Some development types are exempt (e.g., specific householder or de minimis cases) and BNG routes differ for small sites; SSM has been applied here given the ~0.056 ha site area and project characteristics. Confirm any outline/phased proposals and exemptions at pre-app if relevant.



3. Methodology

3.1 Desk Study

Aerial/OS mapping, MAGIC constraints, LERC (GMEU) records, local policy/LNRS, and any previous site reports (reviewed Oct 2025).

3.2 Field Survey – UKHab

Site walkover (09 Oct 2025); UKHab v2 mapping; condition assessed using statutory sheets; distinctiveness and (where relevant) strategic significance confirmed; hedgerow lengths measured.

3.3 Statutory Metric

SSM v1.2.3 (July 2025) completed for area habitats and hedgerows (no watercourse baseline); trading rules and risk multipliers (temporal, difficulty, delivery) applied; baseline, post-dev on-site units and net % change reported.

3.4 Assumptions and Limitations

Survey is a snapshot (09/10/2025); seasonal visibility of indicators; mapping tolerance ≤ 1 m; relies on current red-line/design info; access limited to site; metric is a proxy—separate protected-species surveys may still be required.

3.5 Mitigation Hierarchy

Avoid → minimise → restore embedded in design; on-site creation/enhancement delivers the $\geq +10\%$ target; secured via 30-year HCEMMP and planning condition/obligation.



4. Results

Summary of on-site habitats (UKHab codes), area/length, condition, distinctiveness, connectivity, and strategic significance.

	UKHab Type	UKHab Code	Area (ha) / Len (m)	Distinctiveness	Condition	Connectivity	Strategic Significance	Notes	ID
A1	Modified grassland	g4	0.0192 ha	Low	Moderate	2	Low (not in local strategy)	Small lawn/turf parcel	A1
A2	Modified grassland	g4	0.0152 ha	Low	Moderate	2	Low (not in local strategy)	Small lawn/turf parcel	A2
A3	Developed land; sealed surface	u1b	~0.0211 ha	Very Low	—	2	Low (not in local strategy)	Drive/hardstanding; inferred as site remainder	A3
H1	Species-rich native hedgerow	h2a	8 m	Medium	Good	4	High (formally identified in local strategy)	Baseline linear feature on boundary	H1
T1	Individual trees (urban/rural)	—	— (tree area equivalent in metric)	Medium	Moderate	4	High (formally identified in local strategy)		

Refer to Appendix B (UKHab Map) and Appendix C (Baseline Photo Register).



5. Impact Assessment

All biodiversity gains are delivered on-site (no off-site units or credits). Risk multipliers follow SSM v1.2.3: Spatial risk = On-site (1.0); Temporal risk reflects the time-to-target stated; Delivery risk = Standard on-site management (1.0) unless otherwise noted.

ID	Proposed Habitat (UKHab)	Target Condition	Area/ Len	Time to Target (yrs)	Difficulty	Spatial Risk	Temporal Risk	Delivery Risk	Off-site (Y/N)	Notes
C1	Other neutral grassland (UKHab neutral grassland, e.g., g3c)	Good	0.009 ha (90 m ²)	10	Medium	On-site (1.0)	Per SSM (10 yrs)	Standard (1.0)	N	Seeded neutral grass/wildflower mix; no fertiliser; 1–2 cuts/yr; remove arisings; protect during works.
C2	Mixed scrub (UKHab scrub, e.g., h1)	Good	0.007 ha (70 m ²)	10	Medium	On-site (1.0)	Per SSM (10 yrs)	Standard (1.0)	N	Native shrub mix (hawthorn/blackthorn/field maple/rose); guards; formative pruning; structural diversity.
H1C	Species-rich native hedgerow (UKHab hedgerow, e.g., h2a)	Good	12 m	5	Low	On-site (1.0)	Per SSM (5 yrs)	Standard (1.0)	N	Double-staggered 5–6 whips/m; guards; gapping-up; rotational cut Sept–Feb; ≤10% gaps.
E1	Enhancement: Modified grassland → Other neutral grassland	Good	0.0048 ha (48 m ²)	5	Low–Medium	On-site (1.0)	Per SSM (5 yrs)	Standard (1.0)	N	Nutrient reduction; oversow neutral mix; relaxed mowing (no spring cut); remove arisings.
E2	Enhancement: Modified grassland → Other neutral grassland	Good	0.0016 ha (16 m ²)	5	Low–Medium	On-site (1.0)	Per SSM (5 yrs)	Standard (1.0)	N	As E1; integrate with paths to avoid compaction; protect during construction.



6. Biodiversity Metric Results (SSM v1.2.3)

Summaries extracted from the statutory metric calculator. Provide separate summaries for habitats, hedgerows, and rivers.

6.1 Habitat Units

Baseline Units	Post-Dev On-site Units	Off-site Units	Net % Change
4.44	4.91	0.00	+10.64%

6.2 Hedgerow Units

Baseline Units	Post-Dev On-site Units	Off-site Units	Net % Change
0.05	0.29	0.00	+521.70%

6.3 River Units

Baseline Units	Post-Dev On-site Units	Off-site Units	Net % Change
0.00	0.00	0.00	N/A (no baseline units)

Notes: BNG targets met for habitats and hedgerows; trading rules satisfied.

Attach the completed SSM v1.2.3 workbook (signed) within Appendix D and/or as a separate submission.



7. Net Gain Outcome & BS 8683:2021 Compliance

Outcome (evidence-led): The scheme achieves +10.64% Habitat units (4.44 → 4.91) and +521.70% Hedgerow units on-site, with no off-site units/credits and trading rules satisfied (see Section 6 and Appendix D – signed SSM v1.2.3). Long-term delivery is secured via a 30-year HCEMMP with monitoring and adaptive management (see Sections 8 & 10).

BS 8683 Process Step	Evidence / Where Addressed	Compliant? (Y/N/NA)
Define scope and objectives	Sections 1.1–1.4 (purpose, scope, objectives); Section 2 (policy/legislative drivers)	Y
Establish baseline	Section 3.1–3.2 (desk study, UKHab v2 mapping, condition); Section 4 / “Summary of on-site habitats” table; Appendices B–C	Y
Apply mitigation hierarchy	Section 3.5 (avoid–minimise–restore–compensate); embedded in Section 5 (on-site measures)	Y
Design net gain measures	Section 5 (proposed habitats, target condition, time-to-target, risks); Appendix E (landscape/planting)	Y
Quantify using metric	Section 6 (results for habitats/hedgerows/rivers); Appendix D (signed SSM v1.2.3 workbook); trading rules satisfied	Y
Secure long-term management (≥30 years)	Section 8 (HCEMMP objectives, prescriptions, KPIs, reporting); Section 10 (planning conditions/obligations)	Y
Monitor, evaluate, and report	Section 8 (Year 1/2/5 then 5-yearly monitoring, photo-points, KPIs, reporting)	Y
Adaptive management / governance	Section 8 (triggered remedials & adaptive management); Section 10 (responsibilities/governance via condition/obligation)	Y



8. Habitat Creation, Enhancement, Management & Monitoring Plan (HCEMMP)

8.1 Objectives (SMART)

- Overall: Deliver and maintain ≥ 4.91 Area habitat units and ≥ 0.29 Hedgerow units on-site for 30 years.
- Parcel C1 (Other neutral grassland, 0.009 ha): Achieve Good condition by Year 10 and maintain Good in all monitoring years (Y10, 15, 20, 25, 30).
- Parcel C2 (Mixed scrub, 0.007 ha): Establish Good structural condition by Year 10; maintain closed shrub canopy with native dominance thereafter.
- Parcel H1C (Species-rich native hedgerow, 12 m): Achieve Good by Year 5; maintain $\leq 10\%$ gaps, height ≥ 2.0 m, width ≥ 1.5 m thereafter.
- Parcels E1/E2 (Grassland enhancements: 0.0048/0.0016 ha): Reach Good by Year 5; sustain native forbs & grasses meeting Good thresholds in all subsequent checks.



8.2 Prescriptions

Substrate/Soils: Retain existing topsoil where feasible; new topsoil to BS 3882 (low fertility where grassland creation is targeted). Avoid enrichment; ameliorate compaction; import only clean, certifiable material.

Seeding/Planting (BS 4428):

- C1/E1/E2 grassland: Neutral wildflower/grass mix suited to Rochdale/GM; sow Sep–Oct or Mar–Apr; 3–5 g/m² (wildflower-rich) on prepared, weed-free, lightly firmed seedbed; roll after sowing.
- C2 scrub: Native species mix (e.g., hawthorn, blackthorn, field maple, dog-rose, hazel); 45–60 cm whips, double-staggered where linear; guards/canes; mulch rings or bark at 50–75 mm.
- H1C hedgerow: 5–6 whips/m, double-staggered; ≥5 native species across the 12 m; guards; mulch strip.

Protection: Tree/hedge fencing as needed; exclude trafficking and storage; CEMP controls for dust, run-off, cement washout.

Early aftercare (Years 0–2): Watering during dry spells; weed control by hand or targeted herbicide (no blanket applications); re-firming stakes/guards.

Ongoing management:

- Grassland: No fertiliser; cut 1–2×/yr (late July/Aug + optional autumn), remove arisings; spot-treat pernicious weeds; over-sow thin areas in spring or autumn.
- Hedgerow: Formative pruning Y1–3; thereafter rotational trimming Sept–Feb; gap-up where gaps >1 m occur.
- Scrub: Light formative pruning Y2–5 to encourage structure; control invasive/non-natives annually.



8.3 Programme

Task/Phase	Y0 (Pre-start)	Y1	Y2	Y3–4	Y5	Y6–9	Y10	Y11–14
Mobilisation/CEMP	Plan & fence	–	–	–	–	–	–	–
Creation (C1,C2,H1C)	Install	Aftercare	Aftercare	–	–	–	–	–
Enhancements (E1,E2)	Implement	Aftercare	Aftercare	–	–	–	–	–
Grassland mgmt	–	Cut/arising	Cut/arising	Annual	Annual	Annual	Annual	Annual
Hedgerow mgmt	–	Formative	Formative	Rotational	Rotational	Rotational	Rotational	Rotational
Monitoring (ECoW)	–	Survey	Survey	–	Survey	–	Survey	–
Reporting (LPA/BNG)	–	Y1 rpt	Y2 rpt	–	Y5 rpt	–	Y10 rpt	–

Task/Phase	Y15	Y16–19	Y20	Y21–24	Y25	Y26–29	Y30	Y15
Mobilisation/CEMP	–	–	–	–	–	–		–
Creation (C1,C2,H1C)	–	–	–	–	–	–		–
Enhancements (E1,E2)	–	–	–	–	–	–		–
Grassland mgmt	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual
Hedgerow mgmt	Rotational	Rotational	Rotational	Rotational	Rotational	Rotational	Rotational	Rotational
Monitoring (ECoW)	Survey	–	Survey	–	Survey	–	Survey	Survey
Reporting (LPA/BNG)	Y15 rpt	–	Y20 rpt	–	Y25 rpt	–	Y30 rpt	Y15 rpt



8.4 Roles & Responsibilities

Developer/Applicant: Funds creation and 30-year management; appoints competent Land Manager and ECoW; ensures planning conditions/obligations are met.

Principal Contractor: Delivers construction per CEMP; protects retained/created habitats; hands over as-built habitat plan.

Ecological Clerk of Works (ECoW): Pre-start briefing; checks soil/species/spec; sign-off creation; undertakes monitoring; issues compliance reports and remedial advice.

Land Manager: Implements ongoing management (cuts, trimming, weed control, replacements); maintains records; actioning remedials.



8.5 Risks & Dependencies

Drought/establishment failure: If survival <90% at end of Y1 for hedgerow/scrub, infill/replant next season; reinstate watering.

Gaps/structure loss (hedgerow): If gaps >10% or height <2.0 m by Y5, extend establishment period and suspend trimming until targets met.

Invasive/non-native spread: If cover >5% in any parcel, targeted control within 8 weeks and follow-up checks.

Nutrient enrichment (grassland): If thatch/excess fertility prevents forb establishment by Y2, apply additional autumn cut, remove arisings, and over-sow.

Vandalism/compaction: Reinforce fencing, install signage; de-compact and re-seed damaged areas within next suitable season.



8.6 Costing & Resourcing

Item	Unit	Qty	Rate (£)	Cost (£)	Funding Route	Notes
Grassland creation (C1)	m ²	90		—	Condition/Obligation	Seed, prep, sow, roll
Scrub creation (C2)	m ²	70		—	Condition/Obligation	Whips, guards, mulch
Hedgerow creation (H1C)	m	12		—	Condition/Obligation	Whips, guards, mulch strip
Grassland enhancement (E1)	m ²	48		—	Condition/Obligation	Over-sow, cut/collect
Grassland enhancement (E2)	m ²	16		—	Condition/Obligation	As E1
Annual grassland management	ha/yr	0.056		—	Service Contract	1–2 cuts; arisings removal
Hedgerow management	m/yr	12		—	Service Contract	Rotational trim; gap-up allowance



8.7 Monitoring KPIs

Parcel	KPI/Attribute	Threshold/Target	Check Year	Trigger for Remedial	Action if Triggered
C1 – Other neutral grassland	Condition (statutory sheet)	Pass “Good” criteria	10, 15, 20, 25, 30	Fail any Good criterion	Extra cut/collection; over-sow; weed control; re-check next season
C1 – Vegetation cover	≥80% cover; bare ground ≤5%	Y1–Y2	Below threshold	Reseed patches; adjust cut timing	
C1 – Invasive cover	≤1% invasive spp.	All years	>1%	Targeted removal; re-survey	
E1/E2 – Condition	Pass “Good” by Y5	Y5,10,15,20,25,30	Not Good by Y5	Increase cuts; nutrient reduction; over-sow; re-survey	
C2 – Scrub structure	Closed canopy in 70–90% of patch; native spp. ≥90% cover	10,15,20,25,30	Structure below target	Gap-plant; formative pruning; invasive control	
H1C – Hedgerow gaps	Gaps ≤10% by length	Y5 onward	>10% gaps	Gap-up within 1 year; protect; review cut cycle	
H1C – Dimensions	Height ≥2.0 m; width ≥1.5 m	Y5 onward	Below threshold	Suspend trimming; allow growth; corrective pruning later	
H1C – Woody spp. richness	≥3 native spp./30 m	Y5 onward	<3 spp.	Interplant additional natives in next season	



8.8 Reporting

Schedule: Reports at Year 1, 2, 5, 10, 20, 30 (with brief compliance note at any remedial trigger).

Content: Parcel photos (fixed points), updated habitat map, condition sheets, KPI table, remedials/actions taken, confirmation of units vs targets.

BNG Register (if applicable): Submit/update land registration and monitoring evidence in line with statutory guidance.

Parcel ID	Habitat Type (UKHab)	Works	Timing	Responsibility	Success Criteria
C1	Other neutral grassland (UKHab neutral grassland)	Spray-off/hand-weed pernicious spp.; cultivate to fine tilth; sow neutral wildflower/grass mix; roll; exclude traffic	Install Y0 (Sep–Oct or Mar–Apr); manage annually	Land Manager (ECoW sign-off)	Good condition by Y10; ≥80% veg cover; invasive ≤1%; meets statutory Good criteria thereafter
C2	Mixed scrub (UKHab scrub)	Plant native whips (mix incl. Crataegus, Prunus spinosa, Acer campestre, Rosa spp.); guards; mulch; formative pruning	Y0–Y2 establishment; structural mgmt thereafter	Land Manager (ECoW oversight)	Good structural condition by Y10; native cover ≥90%; canopy closed 70–90%; invasive ≤1%
H1C	Species-rich native hedgerow (UKHab hedgerow)	Double-staggered planting (5–6 whips/m) with 5+ native spp.; guards; mulch strip; formative then rotational cut	Plant Y0–Y1 (Nov–Mar); trim Sept–Feb; gap-up as needed	Land Manager (ECoW oversight)	Good by Y5; gaps ≤10%; H≥2.0 m, W≥1.5 m; ≥3 native woody spp./30 m
E1	Grassland enhancement (48 m ²)	Reduce nutrient load via additional cut & arisings removal; oversow neutral mix; targeted weed control	Implement Y0; check Y1–Y2	Land Manager (ECoW sign-off)	Good by Y5; sward meets Good criteria; forb presence evident; invasive ≤1%
E2	Grassland enhancement (16 m ²)	As E1, focusing on thin/path-edge areas; protect from compaction	Implement Y0; check Y1–Y2	Land Manager (ECoW sign-off)	Good by Y5; meets Good criteria; invasive ≤1%



9. Monitoring & Management

Use statutory condition sheets (area habitats; hedgerows) at each monitoring year. Re-capture fixed photo-points (same lens height/direction; note coordinates); update UKHab map if features change. Complete a short Monitoring Form (parcels, KPIs, pass/fail, actions), append photos and an Action Log. If any KPI fails, implement adaptive management within the next suitable season and record outcomes.

Year	Activity	Who	Evidence	Threshold / KPI	Action if Not Met
Y0 (pre-start)	Establish photo-points; baseline photos; confirm parcel IDs & target conditions; set management routes	ECoW with Contractor	Photo-point plan; baseline photo set; parcel register	Photo-points fixed and mapped	Set/relocate photo-points; re-map parcels; brief site team
Y1	Condition check (all parcels); survival counts; hedgerow/scrub establishment; grassland take; report to LPA	ECoW	Statutory sheets; photos; KPI table; Y1 report	Grassland cover $\geq 80\%$; invasive $\leq 1\%$; hedgerow survival $\geq 90\%$	Replant/gap-up in next season; targeted weed control; extra watering; adjust cut timing
Y2	Full check (all parcels); confirm establishment; report to LPA	ECoW	Sheets; photos; KPI table; Y2 report	Same as Y1; trend improving	Repeat remedials; increase cuts/arising removal; over-sow thin areas
Y3–4	Site management audits; spot checks on weak areas	ECoW + Land Manager	Site notes; photos	No regression vs Y2	Apply local remedials; protect from compaction; add mulch/guards
Y5	Formal audit; hedgerow to **Good** ; enhancement parcels to **Good** ; report	ECoW	Sheets; photos; KPI table; Y5 report	Hedgerow: Good; gaps $\leq 10\%$, H ≥ 2.0 m, W ≥ 1.5 m; grassland E1/E2: Good	Gap-up within 12 months; suspend trimming; add cut/collect; nutrient reduction; over-sow
Y6–9	Annual management review; targeted spot checks	Land Manager (ECoW oversight)	Site diary; photos	No KPI drift	Apply targeted remedials; update diary
Y10	Formal audit; grassland C1 to **Good** ; scrub C2 structure **Good** ; report	ECoW	Sheets; photos; KPI table; Y10 report	C1: Good; C2: native cover $\geq 90\%$, canopy	Extra cut/collect; over-sow; scrub gap-



				70–90%; invasive ≤1%	planting/formative pruning; invasive control
Y11– 14	Annual management review; targeted spot checks	Land Manager (ECoW oversight)	Site diary; photos	No KPI drift	Targeted remedials; record & recheck next season
Y15	Formal audit & report	ECoW	Sheets; photos; KPI table; Y15 report	All parcels meet target condition	As per parcel- specific remedials; schedule follow- up
Y16– 19	Annual management review; targeted spot checks	Land Manager	Site diary	No KPI drift	Targeted remedials
Y20	Formal audit & report	ECoW	Sheets; photos; KPI table; Y20 report	All parcels meet target condition	As above; consider temporary management change (e.g., suspend trimming)
Y21– 24	Annual management review; targeted spot checks	Land Manager	Site diary	No KPI drift	Targeted remedials
Y25	Formal audit & report	ECoW	Sheets; photos; KPI table; Y25 report	All parcels meet target condition	Apply corrective works within 1 season; follow-up check
Y26– 29	Annual management review; targeted spot checks	Land Manager	Site diary	No KPI drift	Targeted remedials
Y30 (close- out)	Final audit & report; confirm units and long-term state; handover note	ECoW	Sheets; photos; KPI table; Y30 report; unit confirmation	All parcels at or above target condition	Close-out remedials; final confirmation to LPA/BNG register (if applicable)

Corrective actions (quick reference):

Grassland: add summer/late-summer cut & remove arisings; over-sow; adjust mowing; targeted herbicide; prevent enrichment.

Hedgerow: gap-up within 12 months; suspend trimming until height/width targets met; re-guard; watering in dry spells.



Scrub: gap-plant natives; formative pruning to build tiers; remove non-natives/invasives (<1% target).

Protection: reinforce fencing/signage; de-compact paths; reinstate and re-seed damaged ground.



10. Securing Delivery (Legal/Planning)

10.1 Planning conditions

Condition A – Biodiversity Gain Plan (pre-commencement).

No development shall commence until a Biodiversity Gain Plan has been submitted to and approved in writing by Rochdale Borough Council. The Plan shall include: (i) the signed SSM v1.2.3 workbook and summary; (ii) UKHab baseline and proposed habitat plans; (iii) the HCEMMP (30-year) with roles, KPIs and monitoring; (iv) timetable for creation/enhancement and maintenance; (v) arrangements for reporting and data submission; and (vi) a mechanism to address design/material changes via metric re-run prior to occupation. Development shall be carried out in accordance with the approved Plan.

Condition B – Implementation.

All on-site habitat works (creation, enhancement and protection) shall be implemented in full before first occupation (or in the first planting season following substantial completion) and thereafter retained and maintained in accordance with the approved HCEMMP.

Condition C – 30-year management & monitoring.

A 30-year programme of management and monitoring shall be implemented in accordance with the approved HCEMMP, with surveys at Years 1, 2, 5, 10, 15, 20, 25 and 30, fixed photo-points, KPI checks against target condition, and adaptive management where thresholds are not met. A monitoring report shall be submitted to the LPA within 8 weeks of each survey.

Condition D – Variations & remedials.

If monitoring shows any parcel fails to meet a KPI or target condition, the adaptive measures in the HCEMMP shall be implemented in the next suitable season, with a follow-up check the following season. Any material design changes that alter habitat areas/lengths/species/management shall require an updated metric and written approval before implementation.



10.2 Planning conditions – schedule (TSV)

Ref	Purpose	Trigger	Submission / Evidence	Responsible	Compliance/Enforcement
A	Approval of Biodiversity Gain Plan	Pre-commencement	BNG Plan incl. signed SSM v1.2.3; UKHab maps; HCEMMP; timetable; change-control method	Applicant/ECoW	LPA approval required before start
B	Implement habitat works	Prior to occupation/first planting season	As-built drawings; ECoW sign-off of installed habitats/planting	Contractor/Applicant	Condition compliance check prior to occupation
C	30-year management & monitoring	Long-term (Years 1–30)	Monitoring reports (Y1, Y2, Y5, Y10, Y15, Y20, Y25, Y30) with photos, KPI table, actions	Land Manager/ECoW	LPA can require remedials if KPIs not met
D	Adaptive management & variations	As triggered by monitoring	Remedial action note; follow-up survey; updated metric if design/material changes	ECoW/Applicant	LPA approval for variations; enforce via condition



11. Limitations & Assumptions

This report is based on the information available at the time of writing. Survey timing, seasonal constraints, access limitations, and scheme changes may influence the outcomes. All habitat areas/lengths are subject to final design and on-site verification.



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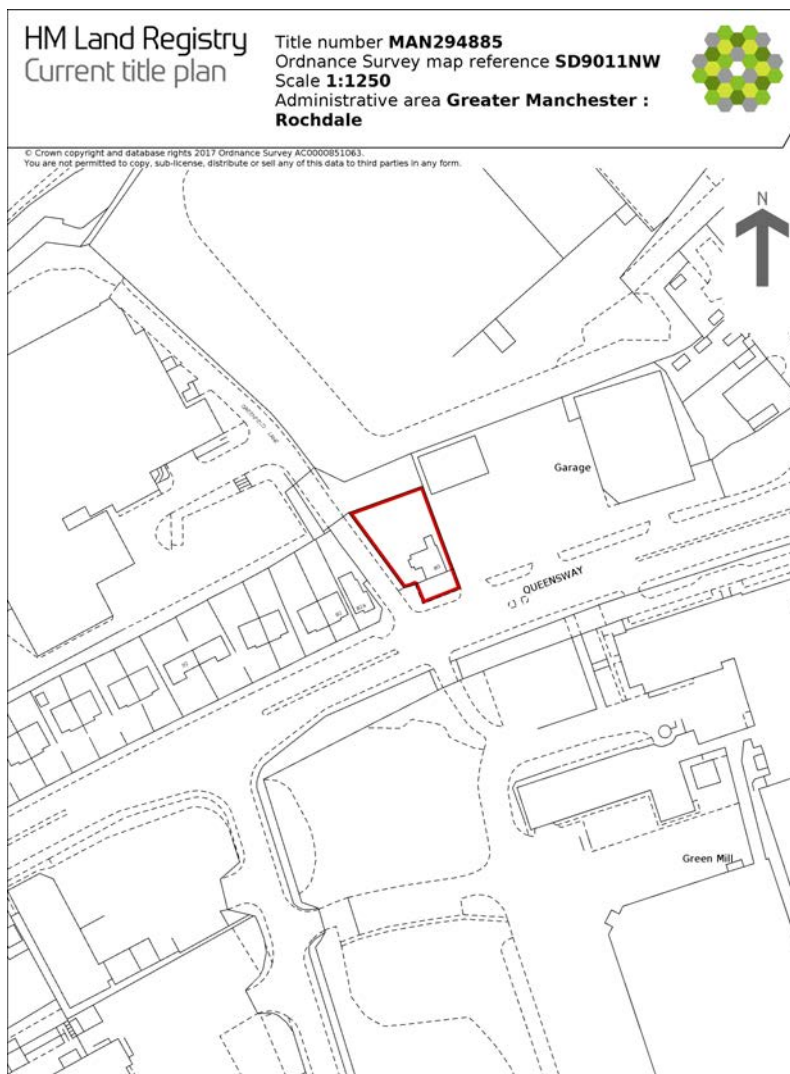
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13. Appendices

Appendix A: Location Plan and Site Boundary



This is a copy of the title plan on 14 OCT 2025 at 16:10:05. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.

Figure 2. Copy of the title plan showing site boundaries.

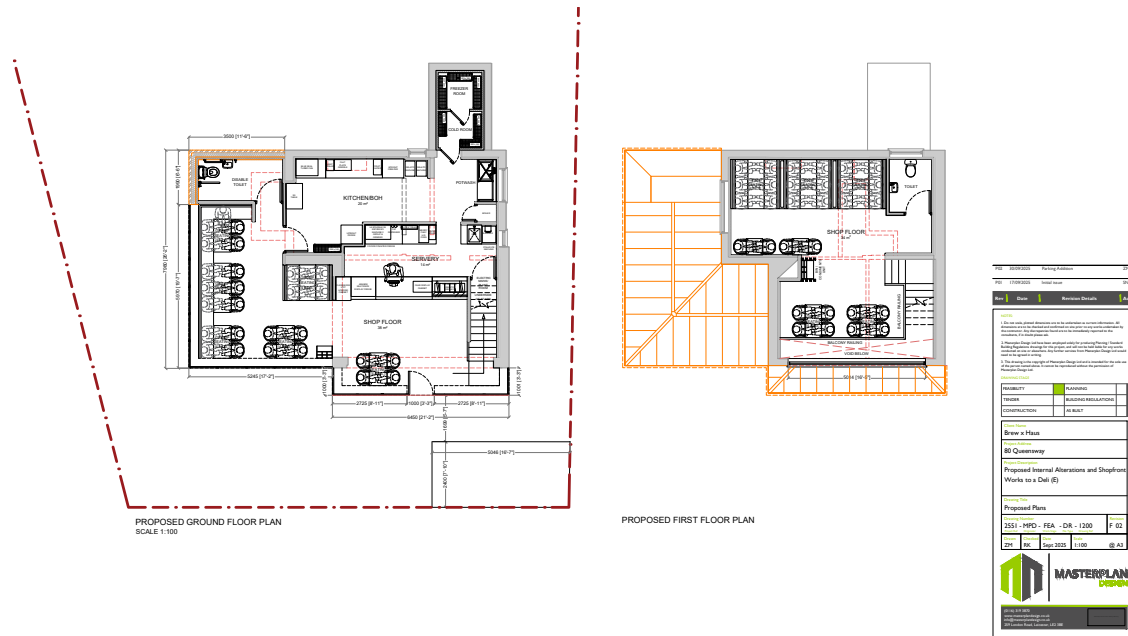


Figure 3. Proposed Internal Alterations and Shopfront Works to a Deli (E)



Appendix B: UKHab Map (Baseline)



Figure 4. UKHab v2 Baseline Habitat Map — 80 Queensway, Rochdale OL11 1TJ (OS Grid: SD 90171 11889).

Red line boundary: 0.056 ha. Baseline habitats shown: g4 Modified grassland, h3d Bramble scrub, h3h Mixed scrub, u / u1b Developed land – sealed surface, u1b5 Buildings, u1b6 Other developed land; indicative trees marked with green symbols. Survey/mapping: 09 Oct 2025; scale bar 5 m; projection British National Grid. Prepared by mybatsurvey.co.uk (R. Caetano Alves); reviewed by D. Thaker.



Appendix C: Baseline Photo Register



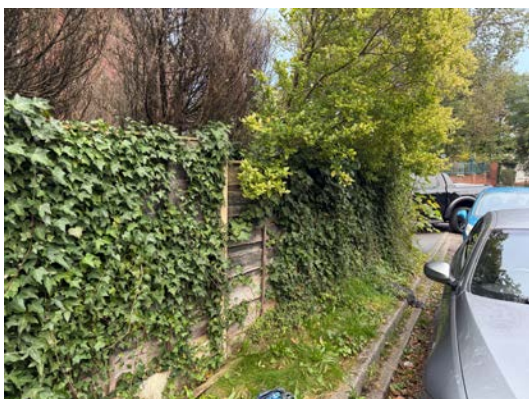
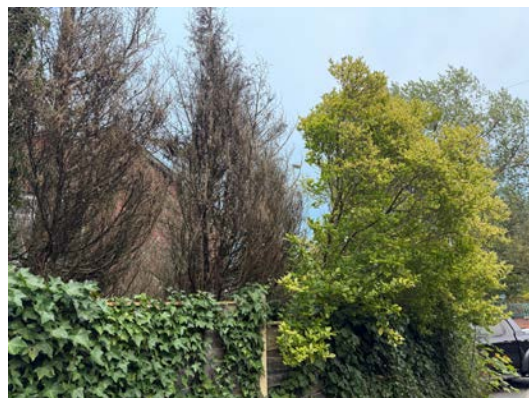










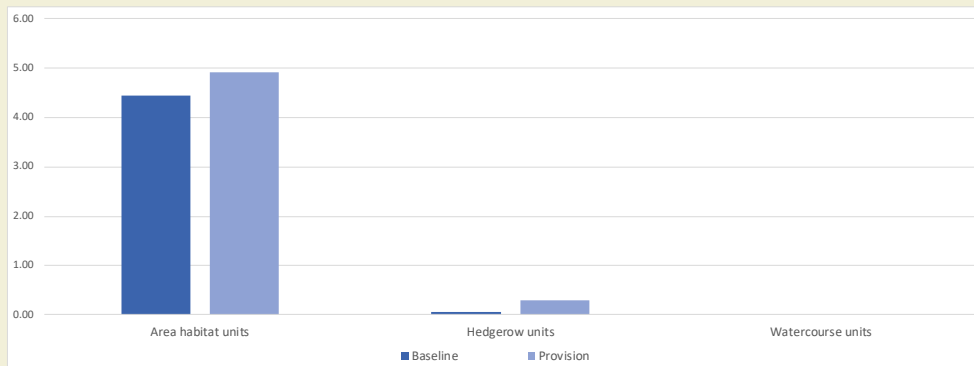




Appendix D: Statutory Small Sites Metric (SSM) v1.2.3

Site Name		SD9017111889 - 80 Queensway, Rochdale OL11 1TJ, UK	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Check for input errors/rule breaks present in the metric :!	
Baseline Units	Area habitat units	4.4419	
	Hedgerow units	0.0460	
	Watercourse units	Zero Units Baseline	
Post-development Units	Area habitat units	4.9144	
	Hedgerow units	0.2860	
	Watercourse units	0.0000	
Total net unit change	Area habitat units	0.4726 ✓	
	Hedgerow units	0.2400 ✓	
	Watercourse units	0.0000	
Total net % change	Area habitat units	10.64% ✓	
	Hedgerow units	521.70% ✓	
	Watercourse units	% target not appropriate	
Area habitat units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

Chart 1 - Unit change by habitat group





Appendix E: Design Drawings (Landscape Plan, Planting Schedules)



Figure 5. UKHab v2 Proposed Habitat Map —Post-development for 80 Queensway, Rochdale OL11 1TJ (OS Grid: SD 90171 11889).

Red line boundary: 0.056 ha. Proposed habitats shown: g4 Modified grassland (creation/enhancement), h3h Mixed scrub (creation), u1b Developed land – sealed surface, u1b5 Buildings. Tree symbols indicate individual trees. Base map: aerial imagery. Survey/mapping: 09 Oct 2025; drawing date 17 Oct 2025.



Appendix F: CEMP: Biodiversity (Construction Phase Controls)

Construction will proceed under a concise CEMP agreed with the LPA prior to commencement. It will secure exclusion fencing to protect all retained/creation areas, appropriate soils handling (no enrichment of creation areas), pollution and run-off controls, nesting-bird checks/timing, bat-sensitive temporary lighting, and an invasive-species/biosecurity protocol. The Principal Contractor will implement these measures and maintain records; the ECoW will brief staff, undertake spot-checks, and sign off pre-start and at completion. Any breach or incident will trigger immediate containment and remedial action in the next suitable season, with outcomes recorded in the monitoring log to ensure the BNG outcomes are not compromised.



Appendix G: Maintenance Schedule (Years 1–30)

Long-term management will follow the HCEMMP principles set out in Section 8 to maintain target condition for all created/enhanced habitats for 30 years. Key tasks include seasonal grassland cut-and-collect (no fertiliser), hedgerow formative/rotational trimming with gap-up as required, scrub formative pruning and invasive-species control. Monitoring will occur at Years 1, 2, 5, 10, 15, 20, 25 and 30 using statutory condition sheets and fixed photo-points. Any KPI shortfall will trigger adaptive management in the next suitable season. The full maintenance schedule will be secured by planning condition and submitted within the Biodiversity Gain Plan prior to commencement



Appendix H: Off-site Units / Credits Evidence (if applicable)

Not applicable. This scheme achieves the statutory BNG on-site (no off-site units or biodiversity credits are used), so no Biodiversity Gain Site Register entry or related legal agreements are required. If off-site units/credits are proposed later, the applicant will submit an updated metric and registration ID, plus the associated Section 106/Conservation Covenant and Responsible Body details for approval prior to commencement/occupation.



Appendix I: Notice to Readers: Conditions of this Report

Professional standards. This report has been prepared by Adamastor Capital Ltd (mybatsurvey.co.uk) in accordance with the CIEEM Code of Professional Conduct and the Bat Conservation Trust (BCT) Bat Surveys – Good Practice Guidelines (4th Edition, amended 2024). Methods and recommendations have regard to Natural England Standing Advice for protected species and relevant UK legislation.

Purpose, scope and reliance. The report is intended to inform the named client's planning application and (if required) Natural England licensing. It should be read in full, including all appendices, figures and constraints. Conclusions and recommendations relate only to the site, proposals and conditions described and to the dates on which surveys were undertaken. No responsibility is accepted for use of this report by any party other than the client for the stated purpose.

Intellectual property and permitted use. © Adamastor Capital Ltd 2025. The report remains our intellectual property. The client and their professional advisers may reproduce and submit the report in full to the Local Planning Authority, statutory consultees (e.g. Natural England), and contractors tasked with implementing its recommendations. Partial reproduction or alteration is not permitted without our prior written consent.

Limitations. Ecological surveys provide a snapshot in time and cannot guarantee the absolute absence of protected species. Species are mobile and site use can change seasonally or in response to weather, lighting and habitat changes. Access, visibility or weather limitations—where present—are reported within. Desk-study data are derived from third parties and have not been independently verified.

Validity period. Unless stated otherwise, the findings and recommendations are considered valid for up to 18 months from the date of the last relevant survey or until site conditions or proposals change materially—whichever occurs first. If submission or works are delayed beyond this period, an ecologist should be consulted to determine whether update surveys are required (consistent with BCT guidance and Natural England expectations).

Health & safety / structural matters. Nothing in this report should be construed as advice on structural integrity, hazardous materials or general site safety. Where intrusive works (e.g., roof strip, soffit removal, tree works) are recommended, they must be carried out by competent persons under appropriate method statements and risk assessments, and—where applicable—under ecological supervision.

Legal compliance. All UK bat species and their roosts are protected by law. Where a roost is confirmed or reasonably likely to be affected, works must not proceed until the necessary mitigation and (if required) a Natural England European Protected Species licence are in place. The client is responsible for ensuring that works comply with wildlife legislation and planning conditions.

Version control. This is a controlled document when issued electronically as a PDF or as a signed digital copy. If the report is edited or sections are removed without our written approval, its conclusions may no longer be valid and reliance should not be placed on it.