

Biodiversity Metric Report

Calliards Mill, Smithy Bridge Road

Reference: 82-591-R3-1

Date: December 25





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QUALITY ASSURANCE

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REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
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EXECUTIVE SUMMARY

Site Address	Smithy Bridge Road, Littleborough, OL15 8RF				
Co-ordinates	E 392498, N 415597				
Site Area	Approximately 0.81 ha				
Current Site Use	The site comprised an area of land associated with Calliards Mill, consisting of two buildings, a retaining structure, other woodland; broadleaved, tall forbs, other neutral grassland, mixed scrub, bramble scrub, developed land; sealed surface, sparsely vegetated urban land, and a single wet reedbed. Stubley Mill Road forms the northern site boundary. Agricultural land forms the eastern site boundary. Calliards Mill and its associated landscaping form the majority of the western site boundary, with Smithy Bridge Road forming the remainder of the western site boundary.				
Proposed Development	The proposed development comprises the removal of the two on-site buildings and single on-site structure, several trees within the other woodland, broadleaved, and the majority of the other neutral grassland, bramble scrub, mixed scrub, scattered trees and tall forbs. Several residential units are proposed with associated gardens and landscaping.				
Results	The biodiversity metric results show a loss of habitat units, based on the proposed development, as follows: <table> <tr> <td>Habitat Units</td><td>-1.94</td></tr> <tr> <td>Habitat Unit Deficit on 10%</td><td>2.39</td></tr> </table> A 42.79% loss in habitat units will be incurred on-site as a result of development. The trading rules will not be satisfied, as medium distinctiveness grassland, individual tree and woodland and forest units, have not been 'traded like for like or better'. As such, the following Medium Distinctiveness units will be required to satisfy the trading rules:  0.38 Medium Distinctiveness Grassland Units  1.19 Medium Distinctiveness Individual trees units  0.43 Medium Distinctiveness Woodland and forest units	Habitat Units	-1.94	Habitat Unit Deficit on 10%	2.39
Habitat Units	-1.94				
Habitat Unit Deficit on 10%	2.39				



Conclusions and Recommendations

The Site Plan Proposed shows a total loss of 1.94 habitat units (42.97%) as a result of the development. Due to the lack of compensation for the loss of medium distinctiveness grassland, individual tree and woodland and forest units, the trading rules within the metric are not satisfied.

Given the area available for landscaping, it is not possible to achieve a gain on site or satisfy the trading rules. As such, off-site compensation will be required for the development to proceed. To achieve a 10% gain in habitat units and satisfy the trading rules, a total of 2.39 units must be compensated for.

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:

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



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Hallmark Developments (NW) Ltd to undertake a Biodiversity Metric Calculation at Calliards Mill, Smithy Bridge Road, hereafter referred to as “the site”.

This report has been produced by Phoebe Parry BSc (Hons), Consultant Ecologist at E3P. Phoebe holds a Qualifying CIEEM membership, has a level 4 Field Identification Skills Certificate (FISC) and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘The Statutory Biodiversity Metric Calculation Tool – Calliards Mill, Smithy Bridge Road’.

1.2. SITE LOCATION

The site is located to the southwest of Littleborough, northeast of Rochdale. Stubley Mill Road forms the northern site boundary. Agricultural land forms the eastern site boundary. Calliards Mill and its associated landscaping form the majority of the western site boundary, with Smithy Bridge Road forming the remainder of the western site boundary. Agricultural land extends immediately northeast, east, south and west of the site, with residential housing extending further northwest and south. The River Roch is located approximately 10 m south of the site at its closest point, running east to southwest. An active railway line is located approximately 300 m south of the site, running east to west. Rochdale Canal is located approximately 315 m south of the site.

Please refer to **Figure 1** for the approximate site location.

Figure 1 **Approximate Site Location**





1.3. 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) Statutory Biodiversity Metric was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

This metric was calculated by Phoebe Parry BSc (Hons) Consultant Ecologist at E3P. Phoebe holds a Level 4 FISC, has attended internal training courses focusing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This metric was reviewed by Director Celia Kenyon, 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 13th June 2025 during the Preliminary Ecological Appraisal (PEA) produced by E3P (Report reference: 82-591-R1). The Statutory Biodiversity Metric Condition Assessment Sheets (DEFRA, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS. The Diameter at Breast Height (DBH) measurements and tree references were taken from the Arboricultural Impact Assessment (AIA) produced by E3P in August 2025 (Report reference: 82-591-R2), which were then input into the metric tree helper. One tree (T20) identified within the AIA had a DBH of <7.5 cm and was therefore not included as an individual tree within the site's baseline, in accordance with the guidance. Please see **Appendix I** for the UKHab Habitat Plan.

2.3. POST DEVELOPMENT HABITAT CREATION

The Site Plan Proposed (GA Studio, 2025, Drawing reference: Drawing reference: L (-1)013) was used to measure potential habitat creation on-site and calculated using QGIS. The areas of proposed trees were measured using the Biodiversity Metric Urban Tree Helper. All proposed trees have been input as small as per the guidelines.

Please see **Appendix II** for the Site Plan Proposed and **Appendix III** for the Post Development Plan.

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 the same area, however this is accounted for within the metric.



3. RESULTS

3.1. ON-SITE BASELINE HABITAT CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

Table 1 Habitat Baseline Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Urban – Developed land; sealed surface (Buildings)	0.0068	N/A	N/A
Urban – Developed land; sealed surface	0.0506	N/A	N/A
Heathland and shrub – Bramble scrub	0.0246	N/A	N/A – Automatically assigned by metric
Heathland and shrub – Mixed scrub	0.0168	Moderate	Passes 4 of 5 condition assessment criteria: - Seedlings, saplings, young shrubs and mature shrubs are all present. - There is an absence of invasive non-native plant species and species indicative of suboptimal condition make up less than 5% of ground cover. - The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat. - There are clearings, glades or rides present within the scrub, providing sheltered edges.
Urban – Bare ground	0.0114	Poor	Passes 1 of 3 condition assessment criteria: Invasive non-native plant species (listed on Schedule 9 of WCA) and other which are to the detriment of native wildlife cover less than 5% of the total vegetated area.
Wetland - Reedbed	0.0229	Moderate	Passes 4 of 7 condition assessment criteria:



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			- The water table is at, or near the surface throughout the year. There is no artificial drainage, unless specifically to maintain water levels as specified above. - The water supplies are of good water quality, with clear water indicating no obvious signs of pollution. - Cover of scrub and scattered trees are less than 10%. - Cover of bare ground is less than 5%.
Urban – Artificial unvegetated, unsealed surface	0.0182	N/A	N/A
Grassland – Other neutral grassland	0.2409	Poor	Passes 3 of 6 condition assessment criteria: - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. - Physical damage is present in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.
Woodland and forest – Other woodland; broadleaved	0.1755	Moderate	Scores 29 out of a possible 39. Please see Appendix IV for the full woodland condition assessment.



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Sparsely vegetated land – Tall forbs	0.0988	Poor	Passes 1 of 3 condition assessment criteria: Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed.
Individual trees – Urban tree (T14)	0.0041 (x1 small)	Moderate	Passes 4 of 6 condition assessment criteria: - The tree is a native species (or at least 70% within the block are native species). - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide. - Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. - More than 20% of the tree canopy area is oversailing vegetation beneath.
Individual trees – Urban tree (T13, T15, T16, T21)	0.0163 (x4 small)	Moderate	Passes 4 of 6 condition assessment criteria: - The tree is a native species (or at least 70% within the block are native species). - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			- There is little or no evidence of an adverse impact on tree health by human activities. And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. - More than 20% of the tree canopy area is oversailing vegetation beneath.
Individual trees – Urban tree (T6, T7, T8, T11)	0.1059 (x2 large and x2 medium)	Good	Passes 6 of 6 condition assessment criteria: - The tree is mature (or more than 50% within the block are mature). - The tree is a native species (or at least 70% within the block are native species). - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide. - There is little or no evidence of an adverse impact on tree health by human activities. And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. - Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. - More than 20% of the tree canopy area is oversailing vegetation beneath.



3.2. HABITAT RETENTION

Areas of existing woodland, particularly in the north of the site, will be retained and protected throughout the development. Three trees on site will also be retained. Please see Table 2 for details of habitats retained.

Table 2 **Habitat Retention**

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION
Woodland And Forest – Other Woodland; Broadleaved	0.0934	Moderate
Individual Trees – Urban Tree (T15, T16, T21)	0.0122 (x3 small)	Moderate

3.3. HABITAT ENHANCEMENT

In order to reduce the loss in habitat units, E3P recommends the enhancement of the retained reedbed from Moderate to Good condition and other neutral grassland from Poor to Moderate condition. Table 3 outlines the details of the enhanced habitats.

Table 3 **Habitat Enhancement**

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Wetland - Reedbed	0.0229	Good Passes 6 of 7 condition assessment criteria: - The water table is at, or near the surface throughout the year. There is no artificial drainage, unless specifically to maintain water levels as specified above. - The parcel represents a good example of its specific habitat type – the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present.	7 years



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
		- The water supplies are of good water quality, with clear water indicating no obvious signs of pollution. - Cover of scrub and scattered trees are less than 10%. - Cover of bare ground is less than 5%. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	
Grassland - Other neutral grassland	0.0275	Moderate Passes 5 of 6 condition assessment criteria: - The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type – this criterion is essential for achieving Moderate or Good condition. - Cover of bare ground is between 1% and 5%, including localised areas. - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. - Physical damage is present in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%. - Combined cover of species indicative of suboptimal condition and physical damage accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	10 years



3.4. HABITAT CREATION CONDITION ASSESSMENT

As per the Site Plan Proposed, the site will comprise residential housing with associated gardens and hardstanding. Additional habitats have been recommended by E3P. Table 4 shows the details of the target condition assessment, and 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 4 Habitat Creation Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Urban – Developed land; sealed surface	0.3243	N/A	N/A
Urban - Vegetated Garden	0.0711	N/A	N/A
Grassland – Modified Grassland	0.0132	Poor Fails Criterion A, which is essential for achieving Moderate or Good condition: 'There are 6-8 vascular plant species per m ² , including at least 2 forbs'.	One year
Grassland – Other Neutral grassland	0.0475	Passes 4 out of 6 condition assessment criteria: ✳ 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 ✳ Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%. ✳ Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. ✳ Combined cover of species indicative of suboptimal condition and physical damage accounts for less than 5% of total area. If any invasive non-native	Five Years



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
		plant species are present, this criterion is automatically failed	
Heathland and Scrub – Mixed Scrub	0.0306	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. - 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 - There are clearings, glades or rides present within the scrub, providing sheltered edges	Five Years
Woodland and Forest – Other Woodland Broadleaved (Identified in local strategy)	0.0276	Scores 27 out of a possible 39. Please see Appendix IV for full woodland condition assessment.	15 Years
Woodland and Forest – Other Woodland Broadleaved (Not in local strategy)	0.0164	Scores 27 out of a possible 39. Please see Appendix IV for full woodland condition assessment.	15 Years
Individual trees – Urban tree	0.0407 (10x small)	Moderate Passes 4 of 6 condition assessment criteria: - The tree is a native species (or at least 70% within the block are native species). - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	27 years



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
		 There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.  More than 20% of the tree canopy area is oversailing vegetation beneath.	



3.5. STRATEGIC SIGNIFICANCE

The majority of the site was identified within the Greater Manchester Nature Network (Greater Manchester Combined Authority, 2025) under River, Canal and Waterbody Opportunities. The map outlines the following actions:

-  Expand, create or restore waterside habitats for connection
-  Enhance waterbodies and adjacent habitats

The proposed woodland, other neutral grassland, scrub and individual trees and enhanced reedbed and other neutral grassland contribute to the outlined nature recovery strategy. As such, these habitats have been input into the metric as 'Formally identified in local strategy'. The remaining proposed habitats, including woodland outside of the opportunities area, have been input into the metric as 'Area/compensation not in local strategy/ no local strategy'.

As the habitats on site were not identified as core areas within the Nature Recovery Network, all baseline habitats have been input as 'Area/compensation not in local strategy/ no local strategy'.

3.6. BIODIVERSITY UNIT RESULT

The headline results of the metric show a loss of 1.94 habitat units as a result of development. Table 5 and Table 6 show the headline and unit deficit results detailed within the Biodiversity Metric.

Table 5 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-1.94
	Hedgerow Units	0.00
	Watercourse Units	0.00
Total Net % Change	Habitat Units	-42.79%
	Hedgerow Units	0.00%
	Watercourse Units	0.00%

Table 6 Unit Deficit Results

CATEGORY	TARGET	BASELINE UNITS	UNITS REQUIRED	UNIT DEFICIT
Habitat units	10.00%	4.53	4.98	2.39
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Table 7 Trading Summary

DISTINCTIVENESS	HABITAT GROUP	CUMULATIVE BROAD HABITAT CHANGE
Medium	Grassland – Other neutral grassland	-0.38
	Individual trees – Urban tree	-1.19
	Woodland and forest – Other woodland, broadleaved	-0.43

As Table 7 shows, the trading rules of the metric have not been satisfied as habitats lost, comprising other neutral grassland, individual trees and other woodland, broadleaved, have not been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The Site Plan Proposed shows a total loss of 1.94 habitat units (42.97%) as a result of the development. Due to the lack of compensation for the loss of medium distinctiveness grassland, individual tree and woodland and forest units, the trading rules within the metric are not satisfied.

Given the area available for landscaping, it is not possible to achieve a gain on site or satisfy the trading rules. As such, off-site compensation or a conservation offset payment will be required for the development to proceed. To achieve a 10% gain in habitat units and satisfy the trading rules, a total of 2.39 units must be compensated for.

If a habitat bank is utilised to satisfy the trading rules and achieve a 10% net gain, the following medium distinctiveness units will be required to satisfy the trading rules:

-  0.38 Medium Distinctiveness Grassland Units
-  1.19 Medium Distinctiveness Individual trees units
-  0.43 Medium Distinctiveness Woodland and forest units

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:

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



5. PLANNING APPLICATION INFORMATION

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.

4.53 habitat units

Please provide the date the onsite pre-development biodiversity value was calculated:

18/07/25

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used:

N/A

When was the version of the biodiversity metric used published?

3rd July 2025

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

 - on or after 30 January 2020 which were not in accordance with a planning permission; or

 - on or after 25 August 2023 which were in accordance with a planning permission?

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

i. on land to which the application relates; and

ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No



6. REFERENCES

- ✳ Department for Environment, Food, and Rural Affairs (2024). Statutory Biodiversity Metric Condition Assessments.
- ✳ Department for Environment, Food, and Rural Affairs (2024). The Statutory Biodiversity Metric: User Guide.
- ✳ E3P (2025). Preliminary Ecological Appraisal – Calliards Mill, Smithy Bridge Road (Report reference: 82-591-R1).
- ✳ E3P (2025). Arboricultural Impact Assessment– Calliards Mill, Smithy Bridge Road (Report reference: 82-591-R2).
- ✳ GA Studio (2025). Site Plan Proposed. (Drawing reference: L(-1)013).
- ✳ Greater Manchester Combined Authority (2025). Greater Manchester Nature Network.

END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN





Key:

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Other neutral grassland
- Other woodland; broadleaved
- Reedbed
- Rubble piles
- Tall forbs
- Bare ground
- Buildings
- Existing Individual Tree

Notes:

Issue: 1	Revision: 2	Date: 03/12/2025	Drawn: LS2	Authorised: CK
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Job title: Calliards Mill, Smithy Bridge Road			Drawing title: UKHab Habitat Plan	



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APPENDIX II

SITE PLAN PROPOSED





Schedule of Areas		
01	63.7m ²	(2b, 3p)
02	63.7m ²	(2b, 3p)
03	79.1m ²	(2b, 4p)
04	75.5m ²	(2b, 4p)
05	75.5m ²	(2b, 4p)
06	75.5m ²	(2b, 4p)
07	75.5m ²	(2b, 4p)
08	73.0m ²	(2b, 4p)
total	581.6m ²	

Revisions / Notes

All references to be checked to be checked on the plan by the professional. Do not scale the drawing. Report any discrepancies to the Architect / CA immediately. The drawing is copyright of GA Studio Ltd. Drawings are not to be reproduced without written consent.

REV	DATE	BY	DESCRIPTION
F-01	13.06.25	AL	Revised to consultant comments
F-02	03.07.25	AL	Revised to client comments
F-03	18.07.25	AL	Revised scheme
F-04	07.08.25	AL	Tree survey overlayed
F-05	11.08.25	AL	Updated rendering
F-06	11.08.25	AL	Revised scheme
F-07	21.08.25	AL	Revised scheme
F-08	22.08.25	AL	Revised scheme
F-09	18.09.25	AL	Revised scheme
F-10	03.10.25	AL	Revised scheme

KEY

— Proposal Boundary

— Land also owned by applicant

Flood Zone 2

Flood Zone 3

Green Sapce Corridor (Rochdale UDP)

Adopted Road and Footpath

Shared Surface

Private Garden

Existing Roads

River

Demolition

Sewer Runs and Easement Zones

Category B trees

Category B tree root protection areas

Category C trees

Category C tree root protection areas

Trees to be removed

Root protection areas of trees to be removed

Proposed new trees

GA Studio

mail@gastudio.co.uk

www.gastudio.co.uk

tel. 0161 835 3538

Architects / Masterplanning / Urban Design / Interiors

Calliards Mill

Site Plan

Proposed

Project No - 25-01 | DWG No - L(-)J013 | JUN 25 | 1:500 @ A1

REV - F-10

by - AL

check - MJG

1

0 5 10m

APPENDIX III

POST DEVELOPMENT PLAN





Key:

- Red Line Boundary
- Outside of Nature Recovery Network Opportunities Area
- Retained tree
- Proposed tree
- Proposed developed land; sealed surface
- Proposed mixed scrub
- Proposed modified grassland
- Retained and enhanced other neutral grassland
- Retained other woodland; broadleaved
- Proposed other woodland; broadleaved
- Retained and enhanced reedbed
- Proposed vegetated garden
- Proposed other neutral grassland

Notes

Issue: 1	Revision: 2	Date: 03/12/2025	Drawn: LS2	Authorised: CK
Client: Hallmark Developments (NW) Ltd			Job No. 82-591	Date: 03/12/2025
			Drawing No. 82-591-003	Scale: 1:900 @ A4
Job title: Calliards Mill, Smithy Bridge Road			Drawing title: Post Development Plan	



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APPENDIX IV

WOODLAND CONDITION

ASSESSMENT





BASELINE OTHER WOODLAND; BROADLEAVED CONDITION ASSESSMENT

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	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	2



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	2
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	3
7	Woodland Regeneration ⁵	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



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
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	2
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



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
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
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	2
Total Score					29



PROPOSED OTHER WOODLAND; BROADLEAVED CONDITION ASSESSMENT

	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	1
2	Wild, Domestic And Feral Herbivore Damage	No significant browsing damage evident in woodland	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	3



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	2
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	3
7	Woodland Regeneration ⁵	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	1



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
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
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
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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					27