

The Statutory Biodiversity Metric

Start page

Project details

Planning authority:	Rochdale Metropolitan Borough Council		
Project name:	Unit A Stakehill Industrial Estate		
Applicant:	Savills		
Application type:	Full Planning		
Planning application reference:			
Completed by:	Lucion Delta Simons		
Date of metric completion:	24 April 2025		
Reviewer:			
Calculation iteration:	1		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	2.72	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

[Main menu](#)[Results](#)

Cell style conventions

⚠	Attention required
⚠	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

[View all](#)[Reset view](#)

On-site baseline map

[Insert](#)

On-site post intervention map

[Insert](#)

On-site baseline map reference number

Off-site baseline map

[Insert](#)

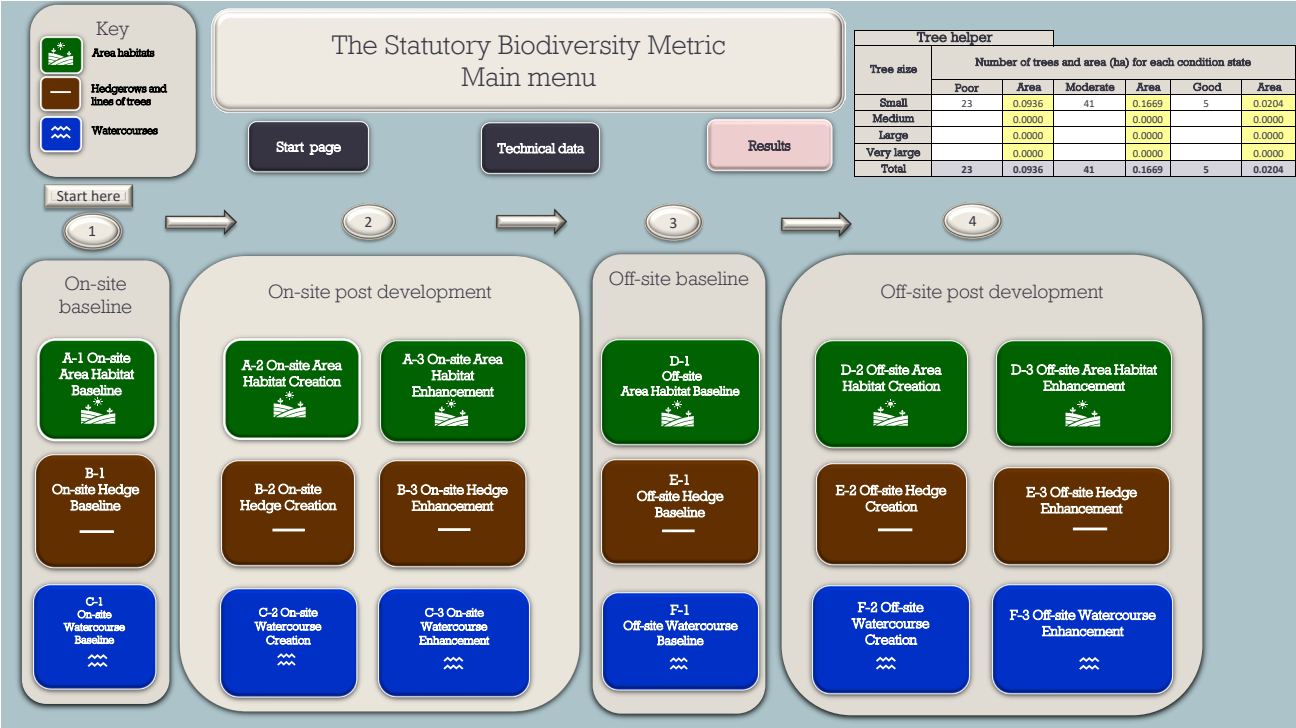
On-site post-intervention map reference number

Off-site post intervention map

[Insert](#)

Off-site baseline map reference number

Off-site post-intervention reference number



Unit Shortfall by Tier/Module		
Tier	Unit Shortfall	
A1	17.0	▲
A3	0.00	
A3	0.00	
A4	0.00	
A5	0.00	
H	0.00	
W	0.00	

*The spatial risk multiplier has been applied to all unit shortfall values.

The Statutory Biodiversity Metric Results

[Return to start
page](#)

[Headline results](#)

[Detailed results](#)

[Habitat trading
summaries](#)

[Off-site
summary](#)

[Irreplaceable
habitats summary](#)

[Unit shortfall
summary](#)

Unit A Stakehill Industrial Estate
Headline Results
Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	6.37		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	6.27		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.10	-1.59%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	

Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.10		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.10	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.59%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	6.37	7.01	0.74	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

MP to business conversation task:	Submit a unit	Markings	MP

Project Name: **Unit A Shishui Industrial Estate** Map Reference: **A-2 On-Site Habitat Creation**

Coordinates / Shore Outlines

Coordinates / Shore Lines

Main Menu

Area habitat summary	
Total Net Unit Change	-0.19
Total Net % Change	-1.88%
Trailing Net % Deficit	Net % Change: -2.24% (Deficit) - 4
Area Check	Area Acceptable ✓

Ref	Broad habitat	Proposed habitat	Area (hectares)	Restoration	Condition	Biodiversity significance		Temporal suitability		Difficulty		Comments		
				Definitiveness	Condition	Strategic significance	Restored or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	User comments	Planning authority comments	Habitat reference number		
1	Grassland	Mixedland grassland	0.01	Low	Medium	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	4	Low	0.01	new areas of mixedland grassland			
2	Urban	Intervened shrub	0.03	Low	Condition Assessment B2B	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	4	Low	0.04	new areas of evergreen shrub planting			
3	Woodland and forest	Other woodland, broadleaved	0.07	Medium	Medium	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	15	Low	0.03	new woodland planting			
4	Grassland	Other areas of grassland	0.03	Medium	Medium	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	5	Low	0.04	Species rich grassland planting			
5	Urban	Developed land, sealed surface	0.03	Very Low	High - Other	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	9	Low	0.02	additional building footprint			
6	Urban	Developed land, sealed surface	0.03	Very Low	High - Other	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	9	Low	0.02	new areas of landscaping			
7	Individual trees	Urban trees	0.1489	Medium	Medium	Reinstatement not in broad strategy/ no broad strategy	Reinstated time to target condition applied	17	Low	0.04	61 new trees planted			
8														
Total habitat area			0.34							1.81				
Site Area (Including area of individual trees, green roofs, landscaped land structures)			6.87											
NP to landscape conservation tool:			Refer to table	Endurance	NP									

[illegible]