



## Biodiversity Net Gain (Report)

|                       |                                        |
|-----------------------|----------------------------------------|
| <b>Survey Date:</b>   | 9 <sup>th</sup> October 2025           |
| <b>Site Address:</b>  | 80 Queensway,<br>Rochdale OL11 1TJ, UK |
| <b>OS Grid Ref:</b>   | SD 90171 11889                         |
| <b>Client</b>         | Masterplan Design LTD                  |
| <b>Planning Ref</b>   |                                        |
| <b>Report Version</b> | v1.1   Date: 22 <sup>nd</sup> May 2026 |

Issued By:

Adamastor Capital Ltd (mybatsurvey.co.uk)

3rd Floor, 86-90 Paul Street

London EC2A 4NE

Tel: 0777 88 25 032

Email: [help@mybatsurvey.co.uk](mailto:help@mybatsurvey.co.uk)

[www.mybatsurvey.co.uk](http://www.mybatsurvey.co.uk)

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: v1.1 (22 May 2026).

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.

### What this means for our reports

**Credible methodology:** Affiliations support adherence to established codes of conduct, peer-informed guidance, and current best practices in environmental assessment and biodiversity conservation.

**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   | 0.8398                                | 1.0644                 | 0.0000                  | +26.74%      |
| Hedgerow Units  | 0.0400                                | 0.2487                 | 0.0000                  | +521.70%     |
| River Units     | 0.0000                                | 0.0000                 | 0.0000                  | N/A          |
| 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 corrected Small Sites Metric v1.2.3 calculation and the assumptions set out within this report, the development achieves a measurable biodiversity net gain through on-site habitat creation, habitat enhancement, hedgerow creation and enhancement of an existing line of trees. The corrected metric results show an increase from 0.8398 to 1.0644 area habitat units, representing a +26.74% net gain, and an increase from 0.0400 to 0.2487 hedgerow / line-of-trees units, representing a +521.70% net gain. No off-site biodiversity units or statutory credits are required. There are no baseline watercourse units and therefore the river unit trading requirement is not applicable.



### 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). The Small Sites Metric has been applied because the site falls within the relevant small-site thresholds and the development proposals are suitable for assessment using the SSM route. 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).

The site was checked in relation to relevant local nature recovery and local biodiversity strategy information. The site is not located within an area formally identified in a Local Nature Recovery Strategy or equivalent local strategy for the purposes of the Small Sites Metric. Accordingly, all baseline, created and enhanced habitats, including hedgerow and line-of-trees features, have been assigned the strategic significance category “Area/compensation not in local strategy / no local strategy” within the metric.

#### **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  $\leq 1$  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

The baseline habitat assessment identified a small urban site comprising developed sealed surfaces, modified grassland, bramble scrub, mixed scrub, individual trees and a line of trees. Habitat parcels were mapped using UKHab terminology and entered into the Small Sites Metric v1.2.3 using the corresponding habitat type, area, condition and strategic significance categories. The site is not located within an area formally identified in a Local Nature Recovery Strategy or equivalent local strategy; therefore, all baseline habitats and line features have been entered as “Area/compensation not in local strategy / no local strategy”.

| ID | UKHab Type                     | UKHab Code | Area / Length / Number | Distinctiveness | Condition                                          | Strategic Significance                                      | Notes                                   |
|----|--------------------------------|------------|------------------------|-----------------|----------------------------------------------------|-------------------------------------------------------------|-----------------------------------------|
| A1 | Developed land; sealed surface | u1b        | 64 m <sup>2</sup>      | Very Low        | N/A                                                | Area/compensation not in local strategy / no local strategy | Existing hardstanding / sealed surface. |
| A2 | Developed land; sealed surface | u1b        | 180 m <sup>2</sup>     | Very Low        | N/A                                                | Area/compensation not in local strategy / no local strategy | Existing hardstanding / sealed surface. |
| A3 | Developed land; sealed surface | u1b        | 74 m <sup>2</sup>      | Very Low        | N/A                                                | Area/compensation not in local strategy / no local strategy | Existing hardstanding / sealed surface. |
| S1 | Mixed scrub                    | h3h        | 69 m <sup>2</sup>      | Medium          | Moderate                                           | Area/compensation not in local strategy / no local strategy | Existing mixed scrub parcel.            |
| S2 | Mixed scrub                    | h3h        | 3 m <sup>2</sup>       | Medium          | Moderate                                           | Area/compensation not in local strategy / no local strategy | Small existing mixed scrub parcel.      |
| B1 | Bramble scrub                  | h3d        | 4 m <sup>2</sup>       | Low             | Condition assessment not required / metric default | Area/compensation not in local strategy / no local strategy | Existing bramble scrub parcel.          |



|     |                    |     |                                  |        |                                                    |                                                             |                                                                                   |
|-----|--------------------|-----|----------------------------------|--------|----------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------|
| B2  | Bramble scrub      | h3d | 75 m <sup>2</sup>                | Low    | Condition assessment not required / metric default | Area/compensation not in local strategy / no local strategy | Existing bramble scrub parcel.                                                    |
| G1  | Modified grassland | g4  | 48 m <sup>2</sup>                | Low    | Moderate                                           | Area/compensation not in local strategy / no local strategy | Existing modified grassland parcel.                                               |
| G2  | Modified grassland | g4  | 38 m <sup>2</sup>                | Low    | Moderate                                           | Area/compensation not in local strategy / no local strategy | Existing modified grassland parcel.                                               |
| T1  | Individual trees   | N/A | 6 small trees and 4 medium trees | Medium | Moderate                                           | Area/compensation not in local strategy / no local strategy | Existing individual trees recorded in accordance with the AIA DBH size classes.   |
| LT1 | Line of trees      | N/A | 10 m                             | Medium | Moderate                                           | Area/compensation not in local strategy / no local strategy | Existing line of trees to be retained and enhanced to native hedgerow with trees. |

The baseline tree inputs have been corrected to reflect the Arboricultural Impact Assessment DBH information. The existing individual trees comprise six small trees and four medium trees. No large or very large baseline trees are included within the corrected metric.

The existing linear feature has been treated as a 10 m line of trees within the baseline metric, rather than as a species-rich native hedgerow. Post-development proposals include the enhancement of this retained line of trees to native hedgerow with trees, together with the creation of two new species-rich native hedgerow sections measuring 12 m and 8 m respectively.

Refer to Appendix B for the corrected baseline UKHab plan and Appendix E for the corrected post-development habitat plan.



## 5. Impact Assessment

All biodiversity gains are delivered on-site. No off-site biodiversity units or statutory biodiversity credits are required. Risk multipliers follow the Small Sites Metric v1.2.3, with spatial risk entered as on-site and temporal / difficulty risks applied in accordance with the metric calculator. The post-development habitat proposals comprise creation of other neutral grassland, creation of mixed scrub, retention of sealed surface, enhancement of existing mixed scrub, enhancement of modified grassland to other neutral grassland, planting of six small individual trees, creation of two species-rich native hedgerow sections and enhancement of the existing line of trees to native hedgerow with trees.

| ID | Proposed Habitat / Feature     | Target Condition | Area / Length / Number | Time to Target | Difficulty     | Strategic Significance                                      | Notes                                                                                                                                                            |
|----|--------------------------------|------------------|------------------------|----------------|----------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C1 | Other neutral grassland        | Good             | 90 m <sup>2</sup>      | 10 years       | Low            | Area/compensation not in local strategy / no local strategy | Creation of neutral grassland / wildflower grassland. No fertiliser. Cut and collect management.                                                                 |
| C2 | Mixed scrub                    | Good             | 70 m <sup>2</sup>      | 10 years       | Low            | Area/compensation not in local strategy / no local strategy | Creation of native mixed scrub using suitable native shrub species.                                                                                              |
| C3 | Developed land; sealed surface | N/A              | 35 m <sup>2</sup>      | N/A            | N/A            | Area/compensation not in local strategy / no local strategy | Retained / proposed sealed surface within the developed layout.                                                                                                  |
| E1 | Mixed scrub enhancement        | Good             | 69 m <sup>2</sup>      | Metric default | Metric default | Area/compensation not in local strategy / no local strategy | Existing mixed scrub to be enhanced through management, strengthening of native species composition and control of undesirable / invasive species where present. |
| E2 | Mixed scrub enhancement        | Good             | 3 m <sup>2</sup>       | Metric default | Metric default | Area/compensation not in local strategy / no local strategy | Small mixed scrub parcel to be enhanced as part of the wider scrub management strategy.                                                                          |



|    |                                                            |                           |                   |                |                |                                                             |                                                                                                                              |
|----|------------------------------------------------------------|---------------------------|-------------------|----------------|----------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| E3 | Modified grassland enhanced to other neutral grassland     | Good                      | 48 m <sup>2</sup> | 15 years       | Low            | Area/compensation not in local strategy / no local strategy | Nutrient reduction, oversowing with appropriate neutral grassland mix, relaxed mowing and arisings removal.                  |
| E4 | Modified grassland enhanced to other neutral grassland     | Good                      | 16 m <sup>2</sup> | 15 years       | Low            | Area/compensation not in local strategy / no local strategy | As E3; to be protected from compaction and managed as part of the grassland enhancement area.                                |
| T2 | Newly planted individual trees                             | Small newly planted trees | 6 trees           | Metric default | Metric default | Area/compensation not in local strategy / no local strategy | All newly planted individual trees have been entered as small in accordance with the Small Sites Metric User Guide.          |
| H1 | Species-rich native hedgerow creation                      | Good                      | 12 m              | 12 years       | Low            | Area/compensation not in local strategy / no local strategy | New species-rich native hedgerow section.                                                                                    |
| H2 | Species-rich native hedgerow creation                      | Good                      | 8 m               | 12 years       | Low            | Area/compensation not in local strategy / no local strategy | New species-rich native hedgerow section.                                                                                    |
| H3 | Enhancement of line of trees to native hedgerow with trees | Good                      | 10 m              | Metric default | Metric default | Area/compensation not in local strategy / no local strategy | Existing line of trees retained and enhanced through native underplanting / hedgerow establishment and long-term management. |



## 6. Biodiversity Metric Results (SSM v1.2.3)

The following summaries are extracted from the completed Small Sites Metric v1.2.3 calculator.

### 6.1 Habitat Units

| Baseline Units | Post-Dev On-site Units | Off-site Units | Net % Change |
|----------------|------------------------|----------------|--------------|
| 0.8398         | 1.0644                 | 0.0000         | +26.74%      |

### 6.2 Hedgerow Units

| Baseline Units | Post-Dev On-site Units | Off-site Units | Net % Change |
|----------------|------------------------|----------------|--------------|
| 0.0400         | 0.2487                 | 0.0000         | +521.70%     |

### 6.3 River Units

| Baseline Units | Post-Dev On-site Units | Off-site Units | Net % Change            |
|----------------|------------------------|----------------|-------------------------|
| 0.0000         | 0.0000                 | 0.0000         | 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 +26.74% habitat units, increasing from 0.8398 to 1.0644, and +521.70% hedgerow / line-of-trees units, increasing from 0.0400 to 0.2487. No off-site biodiversity units or statutory credits are required, and the trading rules are satisfied. Long-term delivery is secured via the 30-year HCEMMP, with monitoring and adaptive management set out in Sections 8 and 10.

| BS 8683<br>Process Step                    | Evidence /<br>Where Addressed                                                                                              | Compliant?<br>(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<br>(≥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 /<br>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)

The objective of the Habitat Creation, Enhancement, Management and Monitoring Plan is to deliver and maintain the corrected Small Sites Metric outputs for a minimum 30-year period. The corrected metric requires the delivery and maintenance of at least 1.0644 post-development area habitat units and 0.2487 post-development hedgerow / line-of-trees units.

The scheme shall deliver the following habitat outcomes:

C1: Create 90 m<sup>2</sup> of other neutral grassland to Good condition.

C2: Create 70 m<sup>2</sup> of mixed scrub to Good condition.

E1 and E2: Enhance existing mixed scrub parcels of 69 m<sup>2</sup> and 3 m<sup>2</sup> to Good condition.

E3 and E4: Enhance 48 m<sup>2</sup> and 16 m<sup>2</sup> of modified grassland to other neutral grassland in Good condition, with the metric time-to-target assumption recorded as 15 years.

T2: Plant and establish six small individual trees, entered within the Small Sites Metric as small newly planted trees.

H1 and H2: Create two species-rich native hedgerow sections measuring 12 m and 8 m respectively, both targeting Good condition, with the metric time-to-target assumption recorded as 12 years.

H3: Retain and enhance the existing 10 m line of trees to native hedgerow with trees in Good condition.

All habitat creation, enhancement and management measures shall be implemented in accordance with the approved metric, corrected UKHab plans and this HCEMMP. Where monitoring identifies a failure to meet target condition, remedial and adaptive management shall be implemented within the next suitable season.



## **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, E3 and E4 grassland: Establish and enhance neutral grassland using a suitable native neutral wildflower / grassland mix appropriate to the local soil conditions. Areas shall be prepared to a fine, weed-free tilth, sown during the appropriate season, lightly rolled after sowing and protected from compaction. No fertiliser shall be applied. Grassland shall be managed through cut-and-collect mowing, with arisings removed to reduce nutrient enrichment and encourage forb establishment.
- C2, E1 and E2 scrub: Create and enhance mixed scrub using native species appropriate to the local area, such as hawthorn, blackthorn, field maple, hazel, dog rose and other suitable native woody species. Enhancement of existing mixed scrub shall include strengthening native species composition, controlling undesirable or invasive species where present, and managing the scrub to achieve structural diversity.
- T2 individual trees: Six newly planted individual trees shall be planted and maintained as small trees within the Small Sites Metric. Species shall be appropriate to the urban site context and selected to provide biodiversity value, resilience and long-term establishment potential. Trees shall be planted with suitable stakes, guards and mulch rings, and shall be watered during establishment.
- H1 and H2 species-rich native hedgerows: Two new species-rich native hedgerow sections measuring 12 m and 8 m shall be planted using a double-staggered arrangement at approximately 5–6 whips per metre, using a diverse native species mix. The hedgerows shall be protected during establishment, gap-filled where necessary and managed to achieve Good condition.
- H3 native hedgerow with trees: The existing 10 m line of trees shall be retained and enhanced through native hedgerow underplanting and appropriate long-term management so that it develops into native hedgerow with trees. Enhancement shall include native whip planting beneath or alongside the retained tree line, protection from damage, control of gaps and management to encourage a continuous native linear feature. 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     |
|------------------------------------------|----------------|-------------|-------------|------------|------------|------------|------------|------------|
| <b>Mobilisation/CEMP</b>                 | Plan & fence   | –           | –           | –          | –          | –          | –          | –          |
| <b>Creation (C1, C2, T2, H1, H2)</b>     | Install        | Aftercare   | Aftercare   | –          | –          | –          | –          | –          |
| <b>Enhancements (E1, E2, E3, E4, H3)</b> | Implement      | Aftercare   | Aftercare   | –          | –          | –          | –          | –          |
| <b>Grassland mgmt</b>                    | –              | Cut/arising | Cut/arising | Annual     | Annual     | Annual     | Annual     | Annual     |
| <b>Hedgerow mgmt</b>                     | –              | Formative   | Formative   | Rotational | Rotational | Rotational | Rotational | Rotational |
| <b>Monitoring (ECoW)</b>                 | –              | Survey      | Survey      | –          | Survey     | –          | Survey     | –          |
| <b>Reporting (LPA/BNG)</b>               | –              | Y1 rpt      | Y2 rpt      | –          | Y5 rpt     | –          | Y10 rpt    | –          |

| Task/Phase                               | Y15        | Y16–19     | Y20        | Y21–24     | Y25        | Y26–29     | Y30        |
|------------------------------------------|------------|------------|------------|------------|------------|------------|------------|
| <b>Mobilisation/CEMP</b>                 | –          | –          | –          | –          | –          | –          |            |
| <b>Creation (C1, C2, T2, H1, H2)</b>     | –          | –          | –          | –          | –          | –          |            |
| <b>Enhancements (E1, E2, E3, E4, H3)</b> | –          | –          | –          | –          | –          | –          |            |
| <b>Grassland mgmt</b>                    | Annual     | Annual     | Annual     | Annual     | Annual     | Annual     | Annual     |
| <b>Hedgerow mgmt</b>                     | Rotational | Rotational | Rotational | Rotational | Rotational | Rotational | Rotational |
| <b>Monitoring (ECoW)</b>                 | Survey     | –          | Survey     | –          | Survey     | –          | Survey     |
| <b>Reporting (LPA/BNG)</b>               | Y15 rpt    | –          | Y20 rpt    | –          | Y25 rpt    | –          | Y30 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 | Funding Route          | Notes                                                                            |
|------------------------------------------------------------------|-----------------------|-----|------------------------|----------------------------------------------------------------------------------|
| Other neutral grassland creation<br>C1                           | m <sup>2</sup>        | 90  | Condition / obligation | Ground preparation, seed mix, sowing, rolling and establishment management.      |
| Mixed scrub creation<br>C2                                       | m <sup>2</sup>        | 70  | Condition / obligation | Native shrub planting, guards, mulch and establishment aftercare.                |
| Mixed scrub enhancement E1                                       | m <sup>2</sup>        | 69  | Condition / obligation | Native species strengthening, weed / invasive control and structural management. |
| Mixed scrub enhancement E2                                       | m <sup>2</sup>        | 3   | Condition / obligation | As E1.                                                                           |
| Modified grassland enhancement E3                                | m <sup>2</sup>        | 48  | Condition / obligation | Nutrient reduction, oversowing and cut-and-collect management.                   |
| Modified grassland enhancement E4                                | m <sup>2</sup>        | 16  | Condition / obligation | As E3.                                                                           |
| Individual tree planting T2                                      | number                | 6   | Condition / obligation | Six small newly planted trees, including stakes, guards, mulch and watering.     |
| Species-rich native hedgerow creation<br>H1                      | m                     | 12  | Condition / obligation | Native whips, guards, mulch strip and gap-filling allowance.                     |
| Species-rich native hedgerow creation<br>H2                      | m                     | 8   | Condition / obligation | Native whips, guards, mulch strip and gap-filling allowance.                     |
| Enhancement of line of trees to native hedgerow with trees<br>H3 | m                     | 10  | Condition / obligation | Native hedgerow underplanting, protection and long-term management.              |
| Annual grassland management                                      | m <sup>2</sup> / year | 154 | Service contract       | Cut-and-collect management with arisings removed.                                |
| Hedgerow / line-of-trees management                              | m / year              | 30  | Service contract       | Establishment checks, gap-filling, formative pruning and rotational trimming.    |



## 8.7 Monitoring KPIs

| Parcel                                | KPI / Attribute                            | Threshold / Target                                                                       | Check Year             | Trigger for Remedial                                                 | Action if Triggered                                                                           |
|---------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| C1 – Other neutral grassland          | Condition                                  | Good condition                                                                           | Y10, 15, 20, 25, 30    | Failure to meet Good condition                                       | Additional cut-and-collect, oversowing, weed control and recheck next season.                 |
| C1 – Vegetation cover                 | Establishment cover                        | Minimum 80% cover by Y2                                                                  | Y1–Y2                  | Cover below target                                                   | Reseed bare patches, adjust cutting regime and prevent compaction.                            |
| E3/E4 – Enhanced grassland            | Condition                                  | Progressing towards Good condition by Y5; Good condition by Y15                          | Y5, 10, 15, 20, 25, 30 | No clear progress towards target condition by Y5, or not Good by Y15 | Nutrient reduction, additional arisings removal, oversowing and revised management.           |
| C2 – Created mixed scrub              | Condition / structure                      | Good condition by Y10                                                                    | Y10, 15, 20, 25, 30    | Poor establishment or lack of structural diversity                   | Gap-planting, formative pruning, invasive control and replacement planting.                   |
| E1/E2 – Enhanced mixed scrub          | Condition / native composition             | Good condition by target year                                                            | Y5, 10, 15, 20, 25, 30 | Native composition or structure below target                         | Supplementary native planting, selective thinning and invasive / undesirable species control. |
| T2 – Individual trees                 | Survival                                   | Minimum 90% survival by end of Y2                                                        | Y1–Y2                  | Failed / dead / damaged trees                                        | Replace in the next planting season on a like-for-like or better basis.                       |
| H1/H2 – Species-rich native hedgerows | Gaps                                       | Gaps no more than 10% of length                                                          | Y5 onward              | Gaps exceed 10%                                                      | Gap-up within the next planting season and review protection / watering.                      |
| H1/H2 – Species-rich native hedgerows | Dimensions                                 | Minimum 2 m height and 1.5 m width where appropriate to site context                     | Y5 onward              | Below target                                                         | Suspend trimming, allow growth and undertake corrective pruning later.                        |
| H3 – Native hedgerow with trees       | Continuity and underplanting establishment | Continuous native hedgerow understorey developing beneath / alongside retained tree line | Y5 onward              | Failed underplanting or excessive gaps                               | Replant native whips, improve protection and review management regime.                        |



## 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 creation, 90 m <sup>2</sup>                       | Prepare ground, reduce weed burden, sow suitable native neutral grassland / wildflower mix, lightly roll, protect from compaction and manage through cut-and-collect mowing.                        | Install in Year 0 during suitable sowing season; aftercare Years 1–2; ongoing annual management thereafter.                        | Land Manager, with ECoW sign-off.  | Good condition by Year 10; minimum 80% vegetation cover by Year 2; low cover of undesirable species; continued cut-and-collect management with arisings removed.         |
| C2        | Mixed scrub creation, 70 m <sup>2</sup>                                   | Plant native mixed scrub using suitable native shrub species, with guards, mulch and establishment watering where required. Undertake formative pruning and control undesirable / invasive species. | Plant in Year 0 or first available planting season; establishment management Years 1–2; structural management thereafter.          | Land Manager, with ECoW oversight. | Good condition by Year 10; successful establishment of native shrub cover; structurally varied scrub; failed plants replaced; undesirable / invasive species controlled. |
| E1        | Mixed scrub enhancement, 69 m <sup>2</sup>                                | Enhance existing mixed scrub through native species strengthening, selective management, control of undesirable / invasive species and measures to improve structural diversity.                    | Implement from Year 0; check Years 1–2; monitor at formal reporting years.                                                         | Land Manager, with ECoW oversight. | Good condition achieved and maintained; native composition strengthened; scrub structure improved; undesirable / invasive species kept under control.                    |
| E2        | Mixed scrub enhancement, 3 m <sup>2</sup>                                 | Enhance small existing mixed scrub parcel as part of the wider scrub management strategy, including native species strengthening and control of undesirable species.                                | Implement from Year 0; check Years 1–2; monitor at formal reporting years.                                                         | Land Manager, with ECoW oversight. | Good condition achieved and maintained; parcel retained as functional native scrub; failed or weak areas reinforced where necessary.                                     |
| E3        | Modified grassland enhanced to other neutral grassland, 48 m <sup>2</sup> | Reduce nutrient load through cut-and-collect management, remove arisings, oversow with suitable neutral grassland mix and control undesirable species.                                              | Implement in Year 0; establishment checks Years 1–2; progress review at Year 5; target condition by Year 15 in accordance with the | Land Manager, with ECoW sign-off.  | Clear progress towards Good condition by Year 5, with Good condition targeted by Year 15; neutral grassland sward established; forb presence                             |



|    |                                                                           |                                                                                                                                                                                          |                                                                                                                                                                                              |                                    |                                                                                                                                                                                                        |
|----|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                           |                                                                                                                                                                                          | metric time-to-target assumption.                                                                                                                                                            |                                    | increasing; arisings removed; undesirable species controlled.                                                                                                                                          |
| E4 | Modified grassland enhanced to other neutral grassland, 16 m <sup>2</sup> | As E3, with protection from compaction and integration into the wider grassland enhancement management regime.                                                                           | Implement in Year 0; establishment checks Years 1–2; progress review at Year 5; target condition by Year 15 in accordance with the metric time-to-target assumption.                         | Land Manager, with ECoW sign-off.  | Clear progress towards Good condition by Year 5, with Good condition targeted by Year 15; neutral grassland sward established; no significant compaction; undesirable species controlled.              |
| T2 | Six newly planted individual trees                                        | Plant six small individual trees using suitable native or biodiversity-beneficial species, with stakes, guards, mulch rings and establishment watering. Replace failures where required. | Plant in Year 0 or first available planting season; establishment checks Years 1–2; ongoing checks during monitoring years.                                                                  | Land Manager, with ECoW oversight. | Minimum 90% survival by end of Year 2; any failed or damaged trees replaced in the next suitable planting season; trees maintained in healthy condition.                                               |
| H1 | Species-rich native hedgerow creation, 12 m                               | Plant new species-rich native hedgerow using double-staggered native whips at approximately 5–6 whips per metre, with guards, mulch and gap-filling where necessary.                     | Plant in Year 0 or first available planting season; establishment Years 1–2; progress review at Year 5; target condition by Year 12 in accordance with the metric time-to-target assumption. | Land Manager, with ECoW oversight. | Clear progress towards Good condition by Year 5, with Good condition targeted by Year 12; gaps no more than 10%; native species-rich composition established; appropriate height and width developing. |
| H2 | Species-rich native hedgerow creation, 8 m                                | Plant second new species-rich native hedgerow section using double-staggered native whips at approximately 5–6 whips per metre, with guards, mulch and gap-filling where necessary.      | Plant in Year 0 or first available planting season; establishment Years 1–2; progress review at Year 5; target condition by Year 12 in accordance with the metric time-to-target assumption. | Land Manager, with ECoW oversight. | Clear progress towards Good condition by Year 5, with Good condition targeted by Year 12; gaps no more than 10%; native species-rich composition established; appropriate height and width developing. |



## 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             | H1/H2: species-rich native hedgerows establishing successfully, with gaps no more than 10%, appropriate native species establishment and clear progress towards Good condition by the metric target year. H3: retained line of trees successfully underplanted and progressing towards native hedgerow with trees in Good condition. E1/E2: mixed scrub enhancement progressing towards Good condition, with improved native composition and structure. E3/E4: other neutral grassland enhancement progressing towards Good | ECoW                 | Condition sheets; fixed-point photographs; KPI table; Y5 monitoring report; updated habitat plan where required. | H1/H2: species-rich native hedgerows in Good condition, with gaps no more than 10% and appropriate native species establishment. H3: retained line of trees successfully underplanted and progressing towards native hedgerow with trees in Good condition. E1/E2: mixed scrub enhancement progressing towards Good condition, with improved native composition and structure. E3/E4: other neutral grassland enhancement in Good condition. | Gap-up hedgerows or underplanting within the next planting season; replace failed whips or trees; suspend trimming where required; undertake additional scrub management, native reinforcement planting, invasive / undesirable species control, additional cut-and-collect management, nutrient reduction and oversowing as appropriate. |



|                 |                                                                                                                  |                               |                                                          |                                                              |                                                                                     |
|-----------------|------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                 | condition, with arisings removed, undesirable species controlled and forb establishment increasing.              |                               |                                                          |                                                              |                                                                                     |
| 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; confirm C1 other neutral grassland and C2 mixed scrub have achieved target Good condition; report. | ECoW                          | Sheets; photos; KPI table; Y10 report                    | C1: Good; C2: native cover ≥90%, canopy 70–90%; invasive ≤1% | Extra cut/collect; over-sow; scrub gap-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: Additional cut-and-collect management, removal of arisings, oversowing with an appropriate neutral grassland seed mix, targeted weed control and prevention of nutrient enrichment or compaction.

Scrub: Supplementary native planting, formative pruning to improve structure, selective thinning where required, control of undesirable or invasive species and replacement of failed plants.

Individual trees: Replacement of failed or damaged trees in the next suitable planting season, watering during drought, reinstatement of guards and stakes, and adjustment of mulch rings.

Species-rich native hedgerows: Gap-filling within the next planting season, replacement of failed whips, suspension of trimming until target height and width are achieved, and ongoing protection from damage.

Native hedgerow with trees: Native underplanting beneath or alongside the retained line of trees, replacement of failed understorey planting, protection from compaction and long-term management to maintain continuity of the linear feature.



## **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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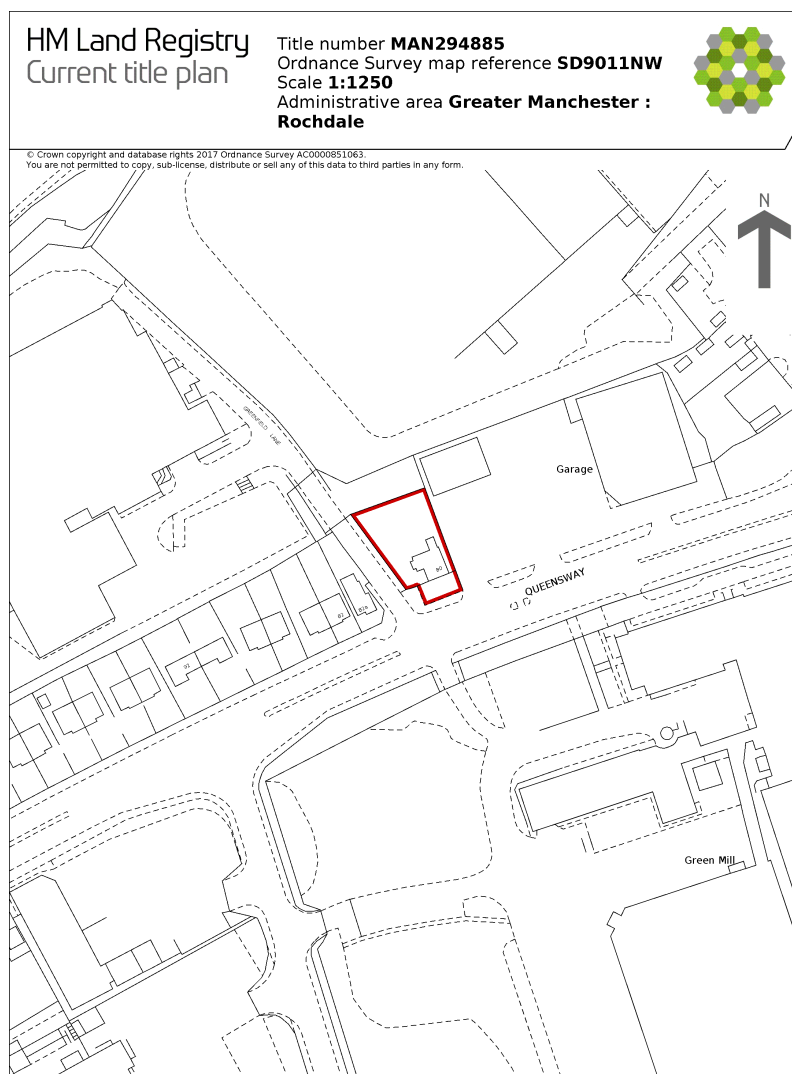
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### 13. Appendices

#### 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.

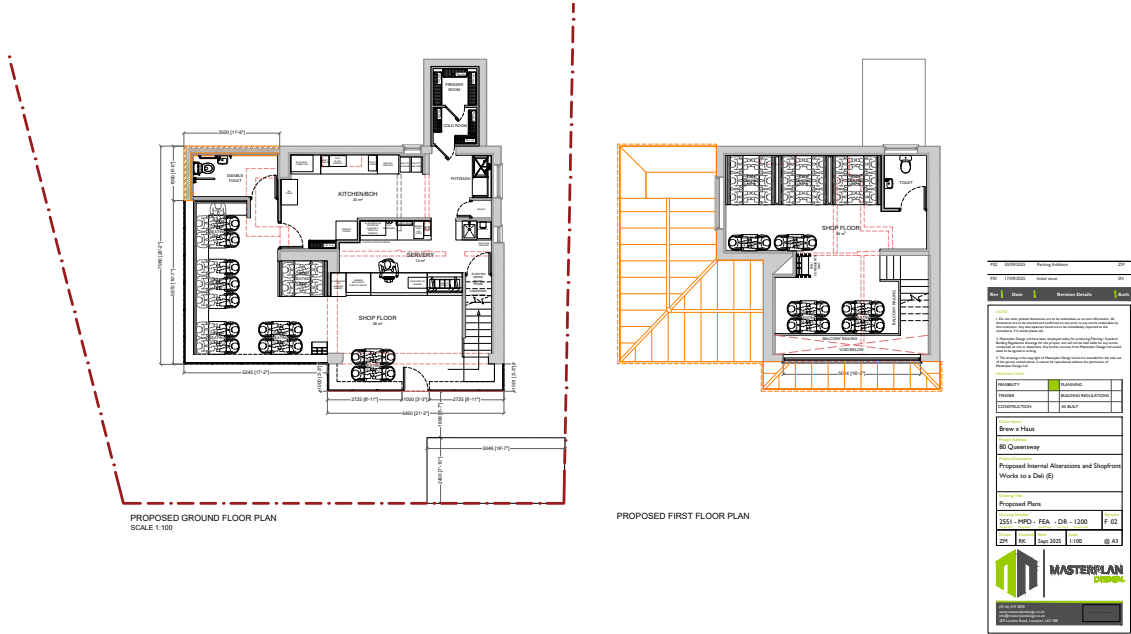


Figure 3. Proposed Internal Alterations and Shopfront Works to a Deli (E)



## 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**









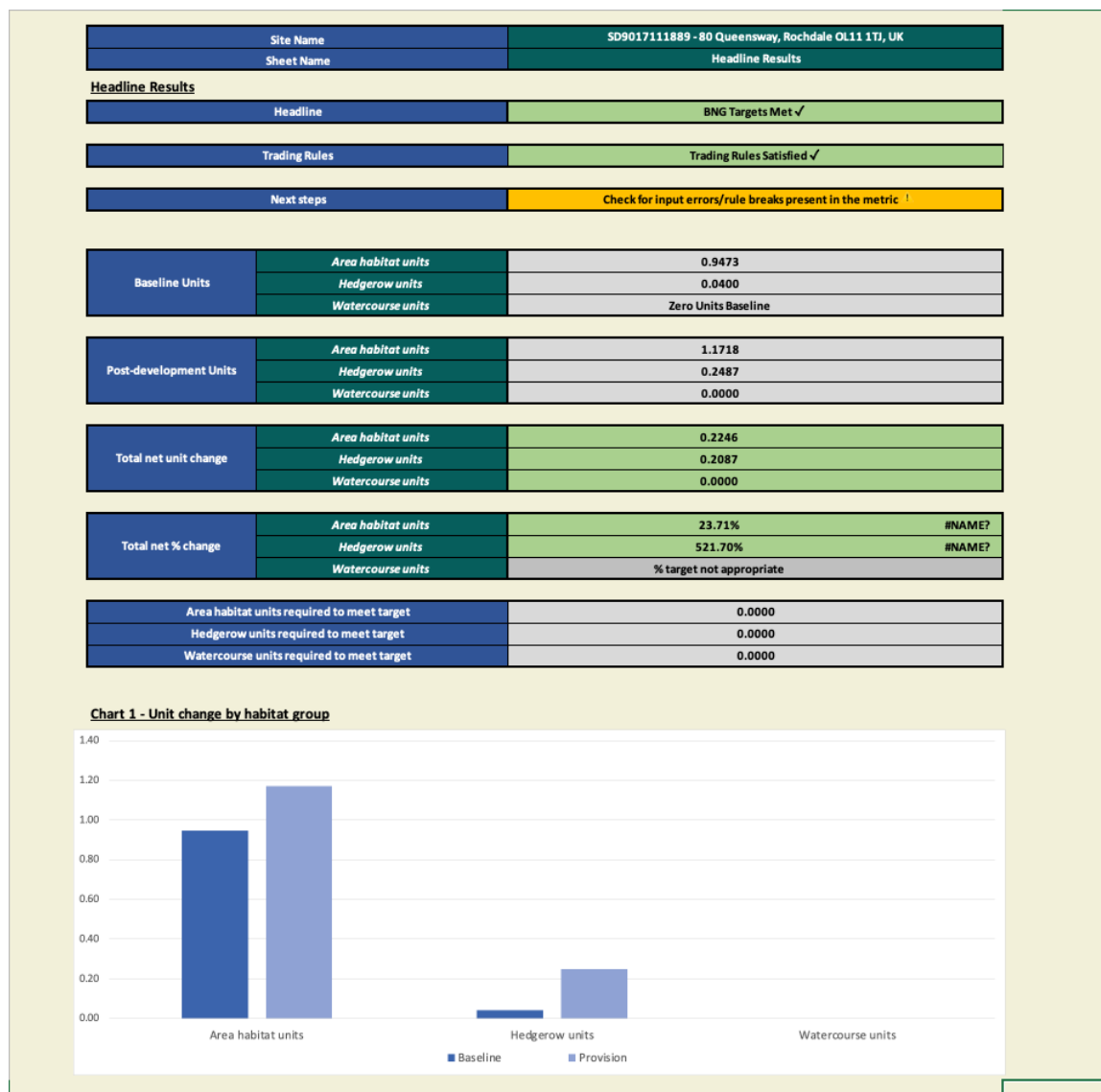








## Appendix D: Statutory Small Sites Metric (SSM) v1.2.3



The completed corrected Small Sites Metric v1.2.3 workbook is submitted separately alongside this report. The corrected metric records 0.8398 baseline area habitat units and 1.0644 post-development area habitat units, resulting in a +26.74% net gain. It also records 0.0400 baseline hedgerow / line-of-trees units and 0.2487 post-development hedgerow / line-of-trees units, resulting in a +521.70% net gain. No watercourse units are present or required.

The metric has been corrected to record the six proposed newly planted trees as small trees; the baseline individual trees as six small trees and four medium trees; all baseline, created and enhanced habitats as “Area/compensation not in local strategy / no local strategy”; and the existing linear feature as a 10 m line of trees, with proposed enhancement to native hedgerow with trees.



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

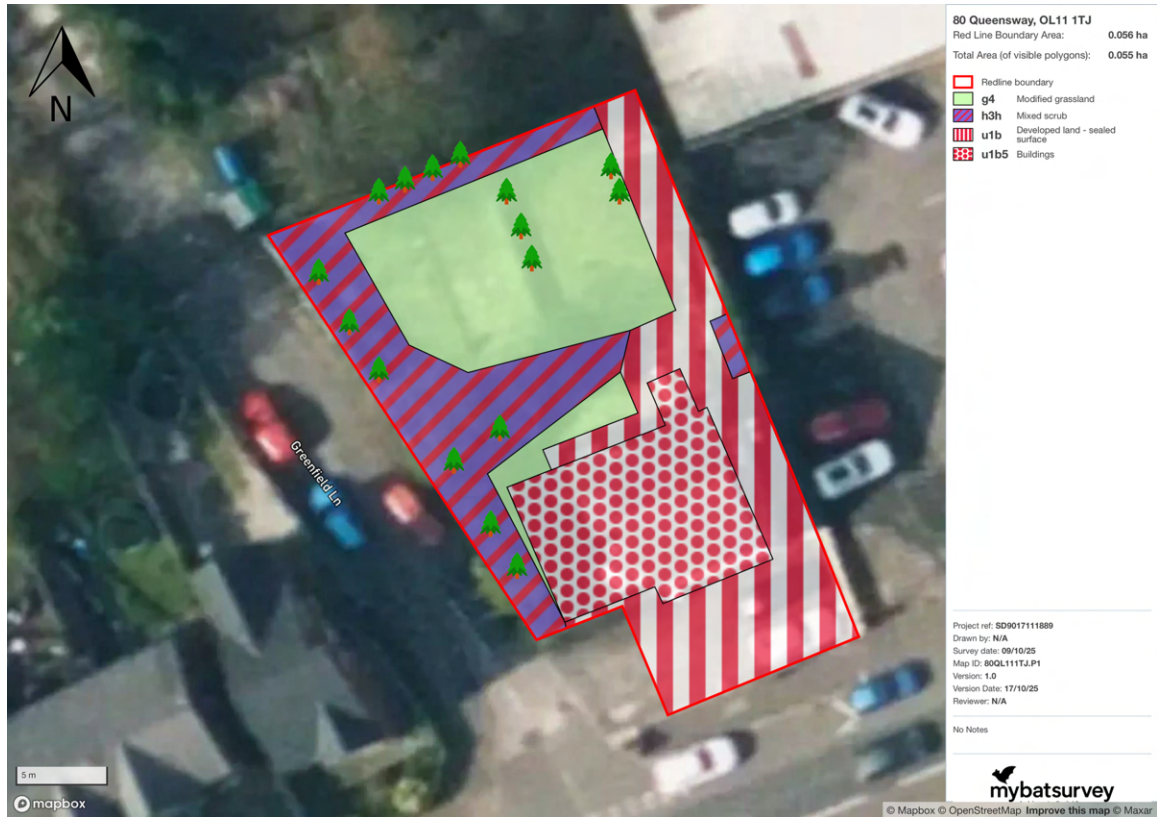


Figure 5. UKHab v2 Proposed Habitat Map—Post-development for 80 Queensway, Rochdale OL11 1TJ (OS Grid: SD 90171 11889).

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.