



Biodiversity Net Gain Design Stage Report

Land at Wallis Avenue, Rochdale

Lidl GB Ltd and Wilson Bowden

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Biodiversity Net Gain Design Stage Report

Project:	Land at Wallis Avenue, Rochdale
For:	Lidl GB Ltd and Wilson Bowden
Status:	Final
Date:	26 th May 2026
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Non-Technical Summary

- i. In February 2026 Enzygo Ltd was commissioned by Lidl GB Ltd and Wilson Bowden (the client) to undertake a Biodiversity Net Gain (BNG) Assessment of Land at Wallis Avenue, Rochdale OL16 4GP (central grid reference SD 91231 12308), located within the Rochdale Borough Council planning authority. This study will inform proposals for the development of the site to a supermarket and associated car parking and landscaping.
- ii. The site supports the following baseline value:
 - Habitat Units: 6.85
 - Hedgerow Units: 0.09
 - Watercourse Units: 0.00
- iii. There are no irreplaceable habitats present on site.
- iv. This assessment confirms the following anticipated changes in value:
 - Habitat Units: -5.99 units (-87.40%)
 - Hedgerow Units: +0.22 Units (+239.10%)
 - Watercourse Units: N/A
- v. On-site BNG is therefore not possible in relation to habitat units but is for hedgerow units.
- vi. As a result, it will be necessary for the client to deliver off-site habitat units to comply with mandatory 10% BNG for this project.

1.0 Introduction

1.1 Commission

1.1.1 In February 2026 Enzygo Ltd was commissioned by Lidl GB Ltd and Wilson Bowden (the client) to undertake a Biodiversity Net Gain (BNG) Assessment of Land at Wallis Avenue, Rochdale OL16 4GP (central grid reference SD 91231 12308), located within the Rochdale Borough Council planning authority. This study will inform proposals for the development of the site to a supermarket and associated car parking and landscaping.

1.2 Site Description

1.2.1 The 0.89ha site lies in an urban location in the south-east of Rochdale, Greater Manchester. The site consists predominantly of unmanaged species-poor neutral grassland, with scattered self-set scrub and saplings, and a hardstanding path running through the centre of the site. A species-poor native hedgerow lies along the eastern boundary, and row of Norway Maple immediately beyond the southern boundary. Google maps indicates that in 2018, the site was used as a storage area during the construction of the residential area to the north, with bare ground as the predominant habitat, and which appears to have been left to recolonise with vegetation since. The site is bordered by Wallis Avenue to the north, with residential properties beyond; Michael Faraday Avenue to the east, beyond which lies a large warehouse; Sir Isaac Newton Way to the south, with sports pitches located to the south of the road; and Rochdale Bypass to the west, with a garden centre beyond. The wider landscape is characterised mostly by residential, commercial and industrial properties to the north and west, with agricultural areas more prominent to the east and south.

1.2.2 The site lies within the Manchester Pennine Fringe National Character Area (NCA) (Natural England, 2013).

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.6.9796. Imagery date March 2025, accessed 15th April 2026.

1.3 Proposed Development

- 1.3.1 The study will inform proposals for the development of the site to deliver a supermarket with associated car parking and landscaping. The proposed works will involve site clearance and the construction of a new supermarket compound with associated parking and landscaping. Access to the site will be via Wallis Avenue on the northern site boundary. No other land for construction compound, storage of materials, or plant will be utilised. Refer to **Appendix A** for the Proposed Site Plan.

1.4 Background

- 1.4.1 A search of the Rochdale Borough Council website has identified one previous application within the site boundary, in the last 5 years. This was a 2023 application (23/01230/FUL), for the construction of a petrol station and two drive thru units, which was rejected. The application did not have any associated BNG assessment information which is relevant to the assessment presented here.
- 1.4.2 A consultation response regarding the current application, from the Greater Manchester Ecology Unit (GMEU) did not raise any specific concerns or issues in relation to ecology.

1.5 Aims and Objectives

- 1.5.1 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.
- 1.5.2 This document has been produced with reference to Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.6 Relevant Policy & Legislation

- 1.6.1 In accordance with the Environment Act 2021, there is a requirement to demonstrate at least a +10% net gain (habitats, hedgerows, rivers where applicable). In some instances, Local Planning Policies may also set higher net gain targets. Additionally, there may also be the requirement for the incorporation of additional enhancements i.e. set number of bird/bat boxes, invertebrate boxes etc, which do not form part of the BNG metric calculation.
- 1.6.2 The following policies of the Rochdale Borough Council Local Plan (Rochdale Borough Council, 2016) are applicable to nature conservation and this assessment. Note: these details are provided in summary only and the original document should be viewed for details.
- **Policy G6: Enhancing green infrastructure** – The council will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of the community. They aim to ensure the network supports the sustainable growth of the Greater Manchester city region and links with a wider Greater Manchester strategic green infrastructure network.
 - **Policy G7: Increasing the value of biodiversity and geodiversity** – No development should result in a net loss of biodiversity interest in the borough and overall development in the borough should result in a net gain. The council has a priority to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban

drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas.

1.6.3 The following supplementary planning document (SPD) has been identified which is applicable to nature conservation and this assessment.

- **Biodiversity and Development SPD** – Provides guidance to ensure that no net loss of ecological interest or assets occurs and that opportunities to enhance such interest are incorporated within development proposals where possible (Rochdale Borough Council, 2008).

1.6.4 A Local Nature Recovery Strategy (LNRS) for Greater Manchester is available, which identifies priorities and actions for restoring and enhancing nature across the county, and includes a Local Habitat Map which displays:

- Where valuable areas for nature are currently located. We describe these areas as 'areas of particular importance for biodiversity' (APIB); and
- The locations and actions showing where and how we can create and connect habitats.

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. The records search included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine), non-statutory designations, existing EPS Licence applications and Great Crested Newt Pond Survey records within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [Magic Map, 14th October 2025] (DEFRA, 2025);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [King's Lynn and West Norfolk Borough Council, 14th October 2025] (King's Lynn and west Norfolk Borough Council, 2025).
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 14th October 2025); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence (Norfolk Biodiversity Information Service (NBIS) [14th October 2025]).

2.1.2 The Data has been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2023).

2.2 Field Survey

2.2.1 Field Survey was undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 - Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
Preliminary Ecological Appraisal	11 th March 2026	Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM (Assistant Ecologist at Enzygo) Chris Schofield MSc BSc (hons) ACIEEM (Principal Ecologist at Enzygo)	Dry and mostly cloudy (70% cloud cover) with a light wind and temperature of 11°C

2.3 Approach to BNG

- 2.3.1 BNG Feasibility information (where this did not form part of a BNG Feasibility Report or part of a Preliminary Ecological Appraisal [PEA]) has been included. For example, where different options have been appraised/feasibility of BNG has been considered, justification for the preferred option is provided.
- 2.3.2 A BNG Design Stage Report is produced once site layouts are finalised. This is aimed at decision-makers, e.g., a local planning authority, at the design consent stage of a project (i.e., to form part of a planning application submission alongside an Ecological Impact Assessment (EclA) Report).
- 2.3.3 BNG has been designed in accordance with BS 8683:2021 Process for designing and implementing biodiversity net gain – Specification (British Standard, 2021), Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016), and Biodiversity net gain. Good practice principles for development: A practical guide (Baker, 2016).
- 2.3.4 DEFRA's Statutory Biodiversity Metric has been used for this assessment.

2.4 Evidence of Technical Competence and Experience

- 2.4.1 This report was produced by Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM, Assistant Ecologist at Enzygo. The report has been reviewed by Chris Schofield MSc BSc (Hons) ACIEEM, Principal Ecologist at Enzygo and with over 10 years' experience as a consultant Ecologist.
- 2.4.2 It is confirmed both Daniel and Chris have the training, qualifications, experience, knowledge and skills to undertake this task in accordance with the CIEEM competency framework, including attending training courses on Biodiversity Net Gain and keeping up to date on all related guidance and policy changes.

2.5 Limitations

- 2.5.1 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, March represents a favourable time to identify the majority of flora species and it was possible to easily classify the commonly occurring habitat types. It is not considered likely that any indicators of more valuable habitat would be present at any other time of year that could result in an alteration of the habitat classification presented in this report. The timing of the survey is not perceived as a survey limitation.
- 2.5.2 All areas of the site were fully accessible.

3.0 Baseline Conditions

3.1 Important Ecological Features

3.1.1 Ecological features identified by the field survey are presented below, along with their details. Refer to enclosed drawings for the location & extent of these features.

3.1.2 There are no designated sites or features providing notable ecosystem services, which influence the schemes deliverability of Biodiversity Net Gain.

3.2 Quantitative Baseline metric calculations

3.2.1 Refer to the appended UK Habitat Classification Map for a plan showing the baseline habitats and areas used for the Metric calculation. It is confirmed this map, and associated areas are spatially accurate and have been measured using GIS/CAD. In this instance, given the relatively simple nature of the site it has not been necessary to split the site into separate numbered parcels which would be useful for cross-referencing on more complex sites. Refer to Appendix B for accompanying Statutory Metric and Condition Assessment Forms.

3.2.2 The site baseline habitat units are as follows:

- **Developed Land; Sealed Surface (u1b)** 0.05ha. 'V. Low' Distinctiveness. 'N/A' Condition. Habitat Units 0.00.
- **Other Neutral Grassland (g3c)** 0.82ha. 'Medium' Distinctiveness. 'Moderate' Condition. Habitat Units 6.56.
- **Willow Scrub (h3j)** 0.02ha. 'Medium' Distinctiveness. 'Moderate' Condition. Habitat Units 0.16.
- **Individual Urban Tree (32)** 0.0163ha. 'Medium' Distinctiveness. 'Moderate' Condition. Habitat Units 0.13.

3.2.3 The site baseline hedgerow units are as follows:

- **Other Native Hedgerow (h2a6)** 0.015km. 'Medium' Distinctiveness. 'Good' Condition. Habitat Units 0.09.

3.2.4 The site baseline watercourse units are as follows:

- No rivers/streams or ditches present on site therefore the watercourse unit aspect of the Metric is not applicable in this instance.

3.3 Strategic Significance

3.3.1 In accordance with the 'strategic significance' guide outlined within the Statutory Biodiversity Metric User Guide (DEFRA, 2025), the Local Habitat Map as set out within Greater Manchester Local Nature Recovery Strategy has been utilised. Figure 2 below shows an insert from the Local Habitat Map with the redline boundary overlaid and showing that the site does not lie within any mapped areas.

Figure 2 – LNRS Local Habitat Map



Image from [Greater Manchester Nature Network | Greater Manchester Combined Authority](#) with green areas highlighting mapped areas for different habitats.

3.4 Condition Assessment

3.4.1 Refer to enclosed Condition Assessment spreadsheet at **Appendix B** for further details of the baseline habitat condition assessments.

3.5 Justification

3.5.1 Baseline habitat information has been extracted from the above desk study and field survey findings only. The grassland present is typical of the local area and conditions present and it is not considered likely that any indicators of uncommon or rarer grassland types (e.g. Lowland Meadow, Acid Grassland etc.) would be present at any other time year that could result in an alteration of the habitat classification presented in this report.

4.0 BNG Good Practice Principles for Development

4.1.1 In accordance with Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016) each of the BNG principles are identified below. Justification of how each BNG principle has been applied is given, and a statement given on how each is considered alongside the related supporting evidence.

1. **Apply the Mitigation Hierarchy** – through the project design phase the mitigation hierarchy will be implemented in accordance with BS42020:2013 (BSI, 2013). In this instance, the site has been designed to avoid the majority of trees adjacent to the east southern boundary (with the exception of one individual being removed to make way for pedestrian access), which provides a degree of wildlife corridor function throughout the landscape. Nonetheless, standard construction mitigation measures will be implemented, and the proposals include street tree planting to provide some green infrastructure in the developed landscape.
2. **Avoid losing biodiversity that cannot be offset by gains elsewhere** – it is confirmed there are no impacts to any irreplaceable habitats anticipated.
3. **Be inclusive and equitable** – although no specific consultation with any biodiversity-related stakeholders has been undertaken, consultation with the planning authority will be undertaken through the planning process to ensure the design meets local requirements.
4. **Address risks** – the Metric indicates that an overall net gain in habitat units is anticipated (assuming off-site habitat units are delivered), as well as a net gain in on-site hedgerow units. The target conditions of the proposed habitats recognise the risks and uncertainty associated with this project, and feasibility of actual habitat creation/ enhancement. Any management plan will be a reviewable document which can be updated over a 30-year period to address any unforeseen required remedial measures or changes to the proposed management.
5. **Make a measurable Net Gain contribution** – the Metric has been used to quantify impacts to pre-project habitats, and potential habitat gains from the proposed scheme have been allocated appropriate habitat types in accordance with the UK Habitat Classification and realistic target conditions have been stipulated in accordance with proposed management activities and the Metric guidance.
6. **Achieve the best outcomes for biodiversity** – a sensitive final site design and landscape proposal has been produced based on advice provided by the Ecologist throughout the design of the scheme. In this instance, this will include maximising the available landscape planting areas including proposed tree planting.
7. **Be additional** – The habitat gains anticipated here are a direct result of the proposed site enhancements and implementation of future long-term management. It is confirmed that no existing management specific to biodiversity is currently in place, and therefore the proposed habitat gains detailed here would otherwise not be achieved.
8. **Create a Net Gain legacy** – it is confirmed that the client has the requisite technical capacity and desire for ensuring successful implementation of the scheme in the long-term. A suitable management company/experienced person shall be employed to undertake any management operations to ensure a legacy of net gain at the site is

maintained. The condition of habitats shall be monitored and any required changes to this management plan or specific remedial measures will be implemented.

9. **Optimise sustainability** – the design of the scheme and proposed landscape planting will balance the requirements to demonstrate a measurable overall BNG but also recognise the nature of the scheme to provide services and goods to the local community.
10. **Be transparent** – all information used to inform the BNG assessment will be publicly available, including the EclA report, any proposed Landscape plans/specifications, the Metric calculation and accompanying Condition Assessment, and this Design Stage Report.

5.0 Proposed Design

5.1 Biodiversity Objectives for Consideration

5.1.1 Beyond the requirement to demonstrate an achievable +10% Biodiversity Net Gain (BNG) the strategy proposed for the site will also consider the following policies and targets, with consideration of the ecological features present on site and within the zone of influence:

- Greater Manchester Biodiversity Action Plan.
- Connectivity with any nature conservation designations or areas of priority habitat or otherwise valuable habitat within the surrounding area.
- Improvements for protected and priority species.

5.2 Other Limiting Factors

5.2.1 The proposed design has also considered existing site restrictions i.e. electric cables or other utilities crossing the site (above or below ground), Public Rights of Way (PRoW), woodland practices, agricultural land status, and potential archaeology, alongside any future land requirements & restrictions i.e. climate change. Existing site conditions will also be considered i.e. flood risk zones, hydrology and drainage, landscape character and designations, contaminated land, soils and substrates, geology and topography.

5.2.2 Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016). It is our understanding that the client has or will confirm that all site conditions, including geology and hydrology etc as necessary (known to be clay soils), are suitable to ensure the proposals are feasible, and where necessary will consult with landscape architects etc where relevant.

5.3 Temporal Risk Multiplier

5.3.1 No temporal risk multiplier i.e. no habitat enhancement in advance and no delay in starting habitat enhancement, is applicable in this instance.

5.4 Strategic Significance

5.4.1 In accordance with the 'strategic significance' guide outlined within the Statutory Biodiversity Metric User Guide (DEFRA, 2025), the Local Habitat Map as set out within the Greater Manchester Local Nature Recovery Strategy has been utilised. Proposed habitats however have all been set to Low strategic significance as they are all outside any mapped areas.

5.5 Condition Assessment

5.5.1 Target condition assessments for proposed habitats have been decided based on the landscaping proposals, as well as the baseline habitat conditions (i.e. what is the likely habitat condition that will be achieved, assuming ecological context and habitat management will be broadly similar post-development to baseline).

5.5.2 Additionally, these condition assessments have taken a precautionary approach and considered what is feasible and realistic considering the site location, nature of development and the proposed landscape areas.

5.6 Proposed Metric Calculation

5.6.1 The site post-development habitat units are as follows:

- **Developed Land; Sealed Surface (u1b)** 0.74ha (*0.52ha carpark/pedestrian areas, 0.22ha building*). 'V. Low' Distinctiveness. 'N/A' Condition. Habitat Units 0.00.
- **Introduced Scrub (u1 847)** 0.06ha. 'Low' distinctiveness. 'N/A' Condition. Habitat Units 0.12.
- **Other Neutral Grassland (g3c)** 0.06ha. 'Medium' distinctiveness. 'Moderate' Condition. Habitat Units 0.40.
- **Mixed Scrub (h3h)** 0.03ha. 'Medium' distinctiveness. 'Poor' Condition. Habitat Units 0.12.
- **Individual Urban Tree (32)** 0.0407ha (*0.0041ha retained, 0.0366 created*). 'Medium' Distinctiveness. 'Moderate' Condition. Habitat Units 0.14.

5.6.2 The site post-development hedgerow units are as follows:

- **Species-rich Native Hedgerow (h2a5)** 0.039km. 'Medium' Distinctiveness. 'Good' Condition. Habitat Units 0.31.

5.6.3 The site post-development watercourse units are as follows:

- No rivers/streams or ditches are being proposed as part of the development and the watercourse part of the metric is therefore not applicable in this instance.

5.7 Change in Units

5.7.1 This BNG assessment indicates that the proposed development plans will result in the following on-site unit change:

- **Habitat Units: -6.07 (-88.64%)**
- **Hedgerow Units: +0.22 (+239.10%)**

5.7.2 Therefore, current proposals are not deemed able to meet the requirement for 10% BNG for on-site habitat units, however, are able to meet the requirements for 10% BNG for on-site hedgerow units.

5.7.3 The applicant will therefore secure off-site habitat units through a local habitat bank provider to meet the required 10% BNG.

5.8 Additional Enhancements

5.8.1 The scheme could also include provision of additional point-specific enhancements to benefit protected and priority species, and which are not factored into the BNG metric (e.g. bird and bat boxes).

6.0 Habitat Management and Monitoring Plan

6.1 General

- 6.1.1 Once a final BNG strategy is decided upon, a Habitat Management and Monitoring Plan (HMMP) will be produced using the standard Natural England JP058 template to demonstrate how BNG is to be achieved over the long-term i.e. 30-year period. This will also include details of persons responsible, alongside legal & funding mechanisms to ensure longevity of any proposed habitat enhancement works. This will consider limiting factors identified in section 5.0.
- 6.1.2 The financial contribution required to achieve these, and any associated costs for long-term management (i.e. 30-yr period) will need to be agreed with the local planning authority (i.e. cost per unit).

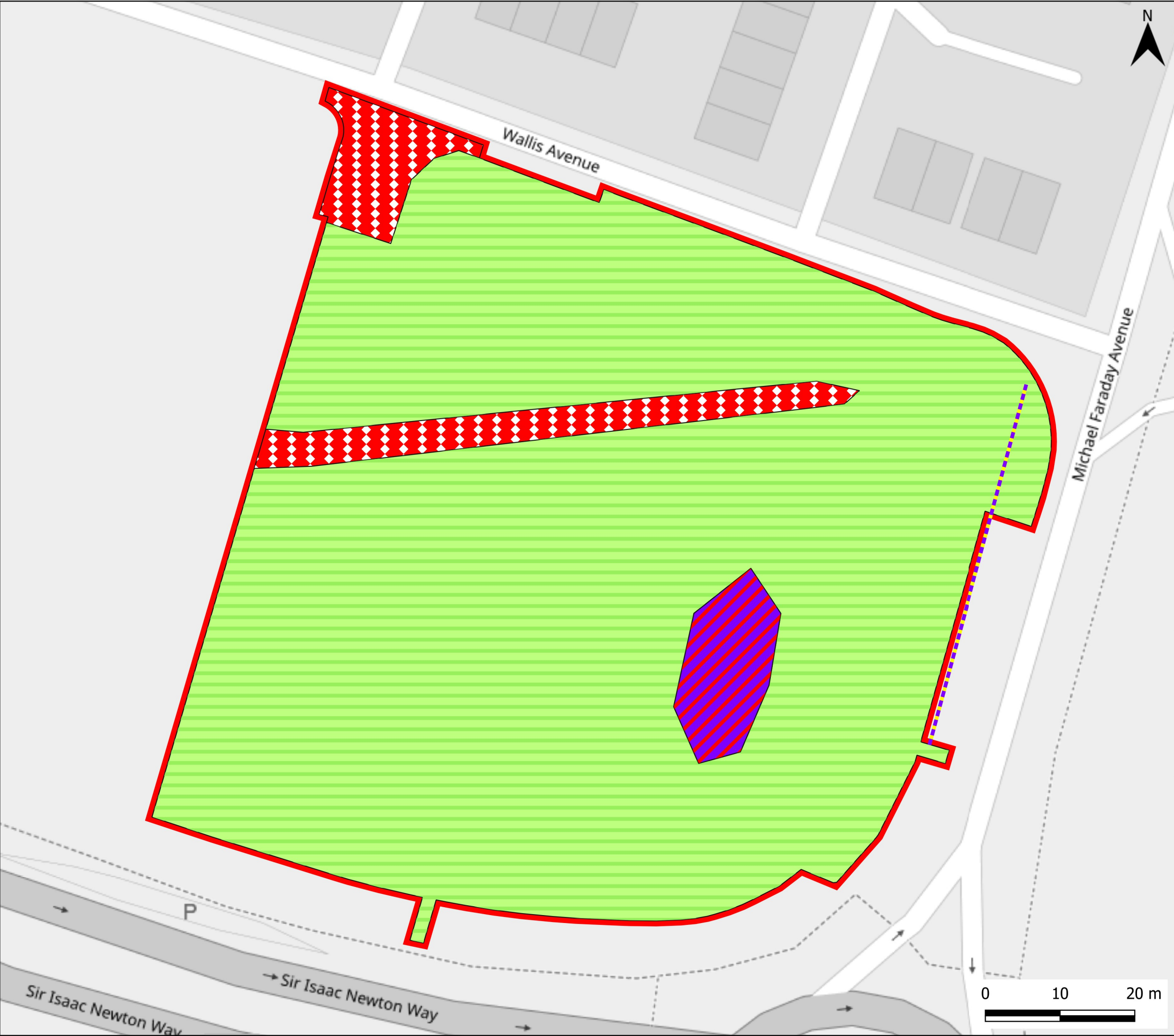
6.2 Monitoring Activities

- 6.2.1 Based on the scale and nature of the proposed landscape planting, it is considered there shall be a site inspection and review of the HMMP every 5 years. Remedial measures will be incorporated where relevant i.e. habitat conditions not being achieved.

7.0 References

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Drawing – UK Habitat Classification Map



Key:

- Redline Bounary
- Other native hedgerow (h2a6)
- Other neutral grassland (g3c)
- Willow scrub (h3j)
- Other developed land (u1b6)

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P02	16.04.26	Redline / Areas Amended	LB	DH	DH
P01	13.03.26	Preliminary Issue	LB	DH	DH
Rev	Date	Description	DRA	CHK	APP

Project
Land at Wallis Avenue, Rochdale

Client
Lidl GB Ltd and Wilson Bowden

Drawing Title
UK Habitat Classification Map

Scale 1:500 @ A3	Date 26/05/2026	Status Preliminary
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DWG No. MAN1230085-ENZ-XX-XX-DR-Z-0001	Revision P02
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Appendix A – Landscape Details



PLANTING NOTES

All trees to be planted and procured in accordance with BS 8545:2014. The providing nursery shall demonstrate Plant Healthy Certification and/or an adopted biosecurity policy and plant passport scheme.
Aftercare shall be in accordance with the approved Landscape Management Document.

GROUND PREPARATION

- Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).
- Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where required, existing soils are to be improved in accordance with BS 3882:2015. Subsoils shall conform to BS 8601:2013
- In all instances, where soil is to be retained and relatively undisturbed for the purposes of planting new vegetation on site, then it must be alleviated to avoid compaction, must be tested for pH for specific species suitability, and may require the addition of biochar + compost + organic fertiliser + native soil.
- Imported topsoil and site won soils shall be to British Standards BS 3882 - Multipurpose Grade 3. Spread to 300mm depth over areas to be planted with trees and shrubs. Remaining minimum rooting depth to be provided by a good quality subsoil to BS 8601:2013, free of building material debris to achieve the following overall rooting depths:
 - Grass - 450mm
 - Shrubs - 600mm
 - Trees - 900mm

SPECIES RICH TURFING

The topsoiled area to be turfed, is to be graded and cross-graded to even running falls, to allow the finished level of the turf to be 40mm above adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading, and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm diameter etc, shall be removed from the surface. No turves shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The turves shall be laid in a stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turves should be laid off planks, working over turves previously laid. A dressing of finely sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints. Water the turves to prevent drying out before establishment.

KEY

- Existing tree to be retained. Refer to arboricultural survey for further information
- Existing hedge to be removed
- Proposed Extra heavy standard (16-18cm girth) tree
- Proposed ornamental shrub planting
- Proposed Biodiverse species rich turf supplied by Row lawn or similar approved
- Proposed native hedge
- Proposed mixed native species shrub planting
- Proposed reinforced concrete retaining wall with 1100 guarding to top (detailed by others)
- 2000mm high paladin fence & gate (detailed by others)
- 3000mm high acoustic timber fence & Gate (detailed by others)
- Footpath specification tarmacadam
- Light vehicular specification tarmacadam surface
- HGV vehicular specification tarmacadam surface
- Proposed block paving to pedestrian area - dark grey/stretcher bond (detailed by others)
- Loading bay and plant area base formed in concrete with stippled finish
- Proposed Bat boxes (Envisage code 0612 or equivalent), exact location to be confirmed by ecologist
- Proposed bird boxes suitable for different species (eg. Envisage 0107 for house martin, 0902 for sparrow and 0904 for starling or equivalent), exact location to be confirmed by ecologist

PLANTING SCHEDULES

TREE SCHEDULE

SPECIES	Ht in m	NUMBERS REQUIRED	
		Girth in cm	4,5 min
Acer campestre 'Streetwise' (AcS)	-	-	4
Carpinus betulus 'Fastigiata' (CbF)	-	-	2
Pyrus calleryana 'Redspire' (PcR)	-	-	3

All trees to have clear stems to 2.0m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems. Trees to be container grown or rootballed according to season of planting.
Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground.

ORNAMENTAL SHRUB SCHEDULE

ORNAMENTAL PLANTING SCHEDULE				
Herbaceous				
Nr	Name	Ht in cm	Pot(L)	Density
141	Carex morrowii 'Evergold'	2L	10.00	
116	Festuca glauca 'Elijah Blue'	2L	10.00	
31	Geranium endressii 'Wargrave Pink'	3L	5.00	
Shrub				
Nr	Name	Ht in cm	Pot(L)	Density
149	Berberis thunbergii 'Atropurpurea Nana'	20-25cm	3L	5.00
130	Brachyglottis 'Sunshine'	30-40cm	3L	5.00
113	Choisya ternata 'Sundance'	30-40cm	3L	5.00
121	Cistus corbariensis	30-40cm	3L	5.00
102	Cornus alba 'Sibirica'	40-60cm	3L	5.00
69	Euonymus fortunei 'Emerald Gaiety'	20-30cm(D)	3L	5.00
131	Hebe 'Autumn Glory'	20-25cm	3L	5.00
75	Hebe 'Green Globe'	30-40cm	3L	5.00
72	Hebe 'Youngii'	30-40cm	3L	5.00
173	Hypericum calycinum	15-20cm	2L	5.00
187	Lavandula angustifolia 'Hidcote'	20-25cm	3L	5.00
105	Mahonia aquifolium 'Apollo'	30-40cm	3L	5.00
132	Pachysandra terminalis	20-30cm(D)	3L	5.00
93	Potentilla 'Abbotswood'	20-30cm(D)	3L	5.00
136	Potentilla fruticosa 'Tangerine'	30-40cm	3L	5.00
102	Prunus laurocerasus 'Otto Luyken'	30-40cm	3L	5.00
106	Sarcococca humilis	20-30cm	3L	5.00
185	Skimmia japonica 'Rubella'	30-40cm	3L	5.00
188	Weigela florida 'Folius Purpureis'	30-40cm	3L	5.00

All shrub material shall be first quality, sturdy, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil (To BS 3882:2015) incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice.
A proprietary geotextile membrane (colour: Black) is to be installed between the soil and mulch of the planted areas cut with T or X slits to fit around the plants as required.
All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be dressed with 50mm blue slate mulch.

NATIVE SPECIES SHRUB SCHEDULE

NATIVE SHRUB MIX SCHEDULE						
Nr	Name	Height/cm	Age	Root	Pot/L	
105	Cornus sanguinea	50-60cm	1/1	BR		
212	Crataegus monogyna	60-80cm	1/1	BR		
70	Hedera helix	50-60cm		C	2L	
70	Ilex aquifolium	50-60cm		C	2L	
70	Rosa arvensis	50-60cm	1/1	BR		
70	Sambucus nigra	50-60cm	1/0	BR		
105	Viburnum opulus	50-60cm	1/1	BR		

Native species shall be planted into 450mm depth, good quality clean topsoil incorporating organic compost and slow release fertiliser, over un-compacted sub-grade. Plants shall be planted in groups of 3-11 of a single species with the taller growing species to the back of the areas of the areas and the lower growing species to the edges of the areas. A proprietary geotextile membrane is to be installed between the soil and bark mulch of the planted areas (with 200mm minimum overlap) cut with T or X slits to fit around the plants as required. Sufficient pegs to be used to ensure that membrane does not lift. All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be dressed with 50mm blue slate mulch (nominal size 40mm).

NATIVE HEDGE SCHEDULE

Native species shrub mix to be planted at 5/m in double staggered rows. To be pit planted into pits large enough to accommodate the root systems without constriction. Pits to be backfilled with a 3:1 topsoil:compost mix.

NATIVE HEDGE SCHEDULE					
Nr	Name	Height/cm	Age	Root	Pot/L
118	Crataegus monogyna	60-80cm	1/1	BR	
20	Ilex aquifolium	30-40cm		C	2L
39	Prunus spinosa	50-60cm	1/1	BR	
10	Rosa canina	40-50cm	1/1	BR	
10	Viburnum opulus	50-60cm	1/1	BR	

	client	Lidl GB Ltd		
	project	Proposed Retail Development		
		WALLIS AVEUE, KINGSWAY, ROCHDALE		
	drawing title	LANDSCAPE DETAILS		
Suite 4 10-12 The Grove Ilkley West Yorkshire LS29 9EG telephone 07846612793 email info@fdalandscape.co.uk www.fdalandscape.co.uk	scale	date	drwn by	drawing no
	1:250/A1	Apr 26	MBN	R/2976/1

Appendix B – Relevant Condition Assessment Sheets

Survey Cover Sheet			
Survey date/s	11th March 2026	Site name or location	Land at Wallis Avenue, Rochdale OL16 4GP
Weather conditions	Dry and mostly cloudy (70% cloud cover) with a light wind and temperature of 11°C	Project or development name	Land at Wallis Avenue, Rochdale
Surveyor name	Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM (Assistant Ecologist at Enzygo)	On-site or off-site	On-site
Survey reference	Preliminary Ecological Appraisal	Reason for assessment (if not baseline condition survey)	N/A
Notes			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site Land at Wallis Avenue, Rochdale OL16 4GP	Survey date and Surveyor name	11th March 2026 Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Preliminary Ecological Appraisal
Grid reference	N/A	Habitat parcel reference	ONG1
Habitat Description			
A large parcel of other neutral grassland covering most of the site			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	The parcel represents a good example of its habitat type
B	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.	Yes	Sward height is varied including at 20% >7cm and <7cm
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	No notable bare ground. <1% cover.
D	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%.	Yes	Occasional scattered scrub but <5% cover. No Bracken present

E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	Species indicative of suboptimal conditions <5%, and no invasives or notable signs of physical damage
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	There are less than 10 species per m2
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		4	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	√	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition sheet: HEDGEROW Habitat Types					
Habitat Type					
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch					
Habitat Description					
Length of native hedgerow in the east of the site					
ukhab – UK Habitat Classification					
On-site or off-site, site name and location	On-site Land at Wallis Avenue, Rochdale OL16 4GP	Survey date and Surveyor name	11th March 2026 Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM (Assistant Ecologist at Enzygo)		
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Preliminary Ecological Appraisal		
Grid reference	N/A	Habitat parcel reference	H1		
Condition Assessment Details					
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria. This assessment is based on the Hedgerow Survey Handbook¹ and Favourable Conservation Status document². For further clarification please refer to the Hedgerow Survey Handbook. Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)	
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	The hedgerow is over 1.5m in height
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	The hedgerow is over 1.5m in width
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	It has less than a 0.5m gap between the ground and the base canopy for over 90% of its length
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	It has no gaps

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes	It has more than 1m width of undisturbed ground for more than 90% of its length on one side
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes	It has plant species indicative of nutrient enrichment of soils but only for less than 20% of its ground cover
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	No	Garden Privet occurs occasionally
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	Over 90% is free of damage caused by human activities

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		

Suggested enhancement interventions to improve condition score

--

Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓										
Passes 2 or fewer criteria	Poor (1)														
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															
Suggested enhancement interventions to improve condition score ²															

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
A parcel of willow scrub in the centre of the site.			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site Land at Wallis Avenue, Rochdale OL16 4GP	Survey date and Surveyor name	11th March 2026 Daniel Hull MSc BSc (Hons) Qualifying member
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Preliminary Ecological Appraisal
Grid reference	N/A	Habitat parcel reference	WS1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	There is only one native woody species therefore this criteria is failed
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Only young shrubs present
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	No invasive plant species are present
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	There is a well-developed edge with grasses present between the scrub
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	There are clearings present within the scrub
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	

Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			



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