

BIODIVERSITY METRIC REPORT

Site:	Greenfield Lane, Rochdale
References:	83-024-R2
Date:	23 July 2026
Client:	M.C.I. Developments Ltd





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QUALITY ASSURANCE

Report references

83-024-R2

REV REF	DESCRIPTION	DATE
01	First issue	23/07/2026

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EXECUTIVE SUMMARY

Site Address	Greenfield Lane, Rochdale, OL11 1TJ
Grid Reference	SD 90076 11903
Site Area	Approximately 1.40 ha
Current Site Use and Adjacent Site Use	The site comprised vacant and derelict land associated with a demolished mill building. Scrub and woodland were also present within the site. The Rochdale Canal defines the site's northern boundary, whilst an area of woodland lies beyond the canal. Residential land is situated adjacent to the south and west of the site. Commercial and vacant land is located adjacent to the eastern site boundary.
Application Type	Full planning application
Purpose of Report	Final report to be submitted with a full planning application.
Proposed Development	Development proposals comprise the development of 44 affordable dwellings, landscaping, car parking, access and associated works.
Results	Based on the Landscape Proposals, the biodiversity metric results show a loss of habitat units and a gain of hedgerow and watercourse units as follows: -3.39 (-51.53%) habitat units, 0.10 hedgerow units, and 0.03 (+19.11%) watercourse units onsite. The habitat trading rules of the metric have not been satisfied as habitats lost have not been compensated for by habitats of the same or higher distinctiveness.

RECOMMENDATIONS

The Landscape Proposals show a total loss of 3.39 (-51.53%) habitat units, a gain of 0.10 hedgerow units, and a gain of 0.03 (19.11%) watercourse units as a result of the development. The habitat trading rules of the metric have not been satisfied as habitats lost have not been compensated for by habitats of the same or higher distinctiveness.

The proposed development exceeds the required 10% net gain for watercourse units and satisfies the trading rules. In addition, as the baseline hedgerow units are zero, no additional hedgerow units are required to achieve the 10% gain. As such, no further intervention is required for the development to proceed in relation to hedgerows and watercourses.

Based on the current plans, a deficit of 4.05 habitat units on the 10% requirement will be incurred as a result of the development. A total of 3.96 habitat units would need to be offset to satisfy the trading rules. This includes 2.85 medium distinctiveness habitat units (0.21 heathland and scrub units, 1.03 individual tree units, and 1.61 woodland and forest units) and 1.11 low distinctiveness habitat units.

Since a net gain in habitat units has not been achieved and the trading rules have not been satisfied, off-site compensation will therefore be required for the development to proceed.

The Biodiversity Metric does not take account of additional species enhancements within the site, and to further increase the site's value for wildlife, the following could be provided:

- ❑ Hedgehog houses may be installed to enhance the site for hedgehogs.



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- ❑ Bat and bird boxes could be integrated into the proposed residential units.
 - ❑ Creation of hibernacula (following guidance set out within Froglife, 2001) for common amphibians.



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1. INTRODUCTION

1.1. BACKGROUND

M.C.I. Developments Ltd commissioned E3P to undertake a Biodiversity Metric Calculation at Greenfield Lane, Rochdale, hereafter referred to as “the site”.

In line with the Environment Act 2021, developments should achieve a 10% gain in biodiversity. Further details of this and a calculation of net gain are outlined in this report.

This report has been prepared by Benjamin Hartley, Consultant Ecologist at E3P. Benjamin holds a qualifying CIEEM membership, holds a Level 3 Field Identification Skills Certificate (FISC), is accredited to undertake Modular River Physical (MoRPh) surveys and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘The Statutory Metric 1.0.4 – Greenfield Lane, Rochdale’.

1.2. PREVIOUS SURVEYS

E3P undertook a Preliminary Ecological Appraisal (PEA) on-site in May 2026 (Report reference: 83-024-R1). During the survey, the site was found to comprise developed land; sealed surface, a building, vacant or derelict land, introduced shrub, ruderal/ephemeral, modified grassland, bramble scrub, mixed scrub, individual trees, other woodland; broadleaved, and other woodland; mixed. Rochdale Canal is situated adjacent to the northern site boundary.

1.3. SITE LOCATION

The site is located in Rochdale. Greenfield Lane is situated within the site boundary, which connects to the Rochdale Bypass (A664). The Rochdale Canal defines the site’s northern boundary, whilst an area of woodland lies beyond the canal. Residential land is situated adjacent to the south and west of the site. Commercial and vacant land is located adjacent to the eastern site boundary. Please refer to Figure 1.1 for the approximate site location.

Figure 1.1 Approximate Site Location





1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- ❑ Identify percentage change in on-site habitat;
- ❑ Identify the number of habitat units lost/gained on-site; and,
- ❑ Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.

1.5. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

The Department for Environment, Food and Rural Affairs' (Defra) Statutory Biodiversity Metric was used to undertake the metric calculation. The metric was undertaken following guidance detailed within the Statutory Biodiversity Metric: User Guide (Defra, 2024).

This metric was calculated by Benjamin Hartley, Consultant Ecologist at E3P. Benjamin has attended internal training courses focusing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool, has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK and holds a Level 3 FISC. Benjamin has also undertaken a Modular River Survey training course focusing on generating River Condition outputs for Natural England's Biodiversity Metric calculations, for which he is accredited.

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected by Benjamin Hartley on 21 May 2026 during the Preliminary Ecological Appraisal (Report reference: 83-024-R1). The Statutory Biodiversity Metric Condition Assessment Sheets (Defra, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (Defra, 2024).

On-site baseline habitats were measured off the UKHab Habitat Baseline Plan using QGIS and input into the metric. The diameter at breast height (DBH) of individual trees was taken from the Arboricultural Impact Assessment (AIA) produced by E3P in June 2026 (Job Reference: 70-078), which was used to calculate the Root Protection Areas (RPAs) using the metric's tree helper.

The groupings within the AIA have been assigned the appropriate UKHab classification. This has involved combining groupings into appropriate UKHab categories on the UKHab Habitat Plan.

Please see Appendix II for the UKHab Habitat Baseline Plan.

2.3. RIVER CONDITION ASSESSMENT

2.3.1. MORPH SURVEY

A Modular River Physical (MoRPh) Survey was undertaken on the Rochdale Canal on 21st May 2026 by Benjamin Hartley.

Benjamin has attended internal training courses focusing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool, and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK. He has also undertaken the Modular River Survey training course hosted by Cartographer Studios, focusing on generating River Condition outputs for Natural England's Biodiversity Metric calculations, for which he is accredited.

This was undertaken following the methodology detailed within 'The MoRPh Survey – Technical Reference Manual' (Modular River Survey, 2022).

The average river width of the watercourse was between 5 m and 6 m, and as such, five contiguous modules of 20 m in length were used during the MoRPh5 survey, resulting in a total length of 100 m. The length of the watercourse has been included within the metric. Please see Appendix VII for the survey area.

2.3.2. RIVER TYPE DESK STUDY

A desktop River Type Survey was undertaken, following guidance in 'A Guide to Assessing River Condition – Part of the Rivers and Streams Component of the Biodiversity Net Gain Metric' (Gurnell et al., 2020). This assessment assigns a watercourse one of 13 river types, based upon a homogenous 'reach' that contains the area of interest. Two alternative river types can be assigned to a river by the



surveyor for those that are too large or deep for the riverbed to be adequately surveyed (Large River), or those too heavily modified to conform to one of the other river types (Navigable Rivers and Canals).

The start and end points of the reach are identified using satellite imagery and defined where one of the following is encountered:

- ❑ a major tributary (e.g., likely to contribute >10% flow in the river/stream)
- ❑ a major artificial barrier (e.g., > 5m tall - likely to significantly change flow or sediment movements)
- ❑ a distinct and persistent change in planform (e.g., meandering to straight / slightly sinuous)

The results of the MoRPh5 survey and River Type Survey were then combined using Cartographer, which generated a Final Condition Score for input into the Biodiversity Metric.

2.4. POST DEVELOPMENT HABITAT CREATION

The Landscape Proposals were used to measure habitat creation on-site (Trevor Bridge Associates, 2026, Drawing reference: 7853.01, Revision: B). Habitats were drawn and measured using QGIS. The area for individual trees was calculated using the tree helper calculator within the metric, with all proposed trees assumed to be small (<30 cm DBH when planted).

Please see Appendix III for the Landscape Proposals and Appendix IV for the Post Development Plan.

2.5. LIMITATIONS

This survey was undertaken in May, which is an appropriate time of the year to undertake a survey. However, as a result of seasonal vegetation dieback, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. However, due to the limited diversity of vegetation and habitats present on site, this is not considered to be a significant constraint.

These constraints have been taken into consideration during the assessment.



3. RESULTS

3.1. ON-SITE BASELINE HABITAT ASSESSMENT RESULTS

Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

Table 3.1 Habitat Baseline Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Urban – Developed Land; Sealed Surface	0.1287	N/A	N/A
Urban – Vacant or Derelict Land	0.6832	Poor	Passes 1 out of 3 condition assessment criteria: Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.
Urban – Vacant or Derelict Land	0.0651	Good	Passes 3 of 3 condition assessment criteria: - Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. - The habitat parcel contains different plant species that are beneficial for wildlife, for example, flowering species providing nectar sources for a range of invertebrates at different times of year. - Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.
Urban – Introduced Shrub	0.0225	N/A	N/A



HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Sparsely Vegetated Land – Ruderal/Ephemeral	0.0207	Poor	Passes 1 out of 3 condition assessment criteria: The habitat parcel contains different plant species that are beneficial for wildlife, for example, flowering species providing nectar sources for a range of invertebrates at different times of year.
Grassland – Modified Grassland	0.0108	Moderate	Passes 4 out of 7 condition assessment criteria: - There are 6-8 vascular plant species per m² present, including at least 2 forbs. - Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. - Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20%. - There is an absence of invasive non-native plant species.
Heathland and Shrub – Bramble Scrub	0.0148	N/A	N/A
Heathland and Shrub – Mixed Scrub	0.1468	Poor	Passes 2 out of 5 condition assessment criteria: - 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). - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.
Woodland and Forest – Other Woodland; Mixed (W2)	0.0088	Poor	Scores 23 out of a possible 39. Please see Appendix V for the full woodland condition assessment.
Woodland and Forest – Other Woodland; Broadleaved (W1)	0.0170	Poor	Scores 24 out of a possible 39. Please see Appendix V for the full woodland condition assessment.



HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Woodland and Forest – Other Woodland; Broadleaved (W3)	0.2805	Moderate	Scores 29 out of a possible 39. Please see Appendix V for the full woodland condition assessment.
Individual Trees – Urban Tree (S: G001 (x1) M: G002 (x1))	0.0204 (x1 small tree, x1 medium tree)	Moderate	Passes 3 out of 6 condition assessment criteria: ☐ The tree canopy is predominantly continuous. ☐ There is little evidence of an adverse impact on tree health by human activities. ☐ More than 20 % of the tree canopy area is oversailing vegetation beneath.
Individual Trees – Urban Tree (S: T001 M: G001 (x4), G002 (x6))	0.1669 (x1 small tree, x10 medium trees)	Moderate	Passes 4 out of 6 condition assessment criteria: ☐ The tree is a native species (or at least 70% within the block are native species). ☐ The tree canopy is predominantly continuous. ☐ There is little evidence of an adverse impact on tree health by human activities. ☐ More than 20 % of the tree canopy area is oversailing vegetation beneath.
Individual Trees – Urban Tree (T002)	0.0163 (x1 medium tree)	Good	Passes 5 out of 6 condition assessment criteria: ☐ The tree is a native species (or at least 70% within the block are native species). ☐ The tree canopy is predominantly continuous. ☐ There is little evidence of an adverse impact on tree health by human activities.



HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
			☐ Natural ecological niches for vertebrates and invertebrates are present. ☐ More than 20 % of the tree canopy area is oversailing vegetation beneath.

* Tree numbers are taken from the Arboricultural Impact Assessment Report produced by E3P in June 2026 (Project Reference: 70-078).



3.2. HABITAT RETENTION

Table 3.2 outlines the area of woodland and individual trees to be retained.

Table 3.2 Habitat Retention

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION
Woodland and Forest – Other Woodland; Broadleaved (W3)	0.0916	Moderate
Individual Trees – Urban Tree (G002 (x3))	0.0489 (x3 medium trees)	Moderate

* Tree numbers are taken from the Arboricultural Impact Assessment Report produced by E3P in June 2026 (Project Reference: 70-078).



3.3. HABITAT AND HEDGEROW CREATION CONDITION ASSESSMENT

Table 3.3 shows the details of the target condition assessment and total areas of habitat and hedgerow creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat and hedgerow features, as such the delay in starting habitat and hedgerow creation has been set to zero.

Table 3.3 Habitat and Hedgerow Creation Condition Assessment

HABITAT TYPE (LANDSCAPE STRATEGY PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Buildings and Hardstanding	Urban - Developed Land; Sealed Surface	0.7629	N/A	N/A	N/A
Residential Gardens	Urban - Vegetated Garden	0.3563	N/A	N/A	One year
Turf (Close Mown) / A22 Grass Seed (Close Mown)	Grassland - Modified Grassland	0.0483	Poor	Fails criterion A, which is essential for achieving a good or moderate condition. This is due to there being fewer than 6-8 vascular plant species per m ² within the grassland.	One year
Wildflower Seed Mix – EM2 General Meadow Mixture	Grassland - Other Neutral Grassland	0.0738	Moderate	Passes 4 of 6 condition assessment criteria: ✦ The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. ✦ 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.	Five years



HABITAT TYPE (LANDSCAPE STRATEGY PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
				- Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. - Combined cover of species indicative of suboptimal condition 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.	
Native Shrub Planting Mix	Heathland and Shrub - Mixed Scrub	0.0659	Moderate	Passes 3 out of 5 condition assessment criteria: - The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover. - The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.	Five years
Proposed Tree Planting	Individual Tree - Urban Tree	0.0774 (x19 small trees)	Moderate	Passes 3 out of 6 condition assessment criteria. - The tree canopy is predominantly continuous. - There is little or no evidence of an adverse impact on tree health by human activities.	27 years



HABITAT TYPE (LANDSCAPE STRATEGY PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
				More than 20% of the tree canopy area is oversailing vegetation beneath.	
Native Planting	Hedge	Native Hedgerow	0.025	Moderate	Five years
				No more than 4 failures in total AND does not fail both attributes in more than one functional group. Passes the following condition assessment criteria: - B1 – Gap between ground and base of canopy <0.5 m for >90% of length - B2 – Gaps make up <10% of total length; and No canopy gaps >5 m. - C1 – >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length. - C2 – Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. - D1 – >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. - D2 - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	



3.4. BASELINE WATERCOURSE CONDITION ASSESSMENT RESULTS

Rochdale Canal was located along the northern site boundary. Please see Table 3.4 for a summary of these watercourses and Appendix VI for the full River Condition Assessments.

Table 3.4 Watercourse Condition Assessment Results

WATERCOURSE REFERENCE	HABITAT TYPE (UKHAB)	LENGTH (KM)	PRELIMINARY CONDITION SCORE	FINAL CONDITION CLASS	WATERCOURSE ENCROACHMENT	RIPARIAN ENCROACHMENT
Rochdale Canal	Canals	0.096	-0.814	Poor	Major Greater than 20% of the bank length is an engineered revetment.	Major / Minor A pedestrian footpath was present within 0-4 m from the northern bank top. Less than 10% of the total riparian zone area 4-10 metres from the southern bank top was occupied by vacant or derelict land.



3.5. ON-SITE WATERCOURSE ENHANCEMENT CONDITION ASSESSMENT

Based on the current plans, the canal will be enhanced by the inclusion of a 10 m buffer zone. As such, the southern riparian zone along the watercourse will be naturally vegetated with retained woodland and created grassland, resulting in the riparian encroachment being reduced to 'Major/No encroachment'.

Table 3.5 shows the details of the target condition assessment and the total length of watercourse enhancement. Appendix VI provides the post-development River Condition Assessment.

Table 3.5 On-Site Watercourse Enhancement

SUBREACH REFERENCE	HABITAT (UKHAB)	TYPE	LENGTH (KM)	PRELIMINARY CONDITION SCORE	FINAL CONDITION CLASS	WATERCOURSE ENCROACHMENT	RIPARIAN ENCROACHMENT
Rochdale Canal	Canals		0.096	-0.814	Poor	Major	Major / No Encroachment



3.6. STRATEGIC SIGNIFICANCE

The site is covered by the Greater Manchester Local Nature Recovery Strategy (LNRS) (GMCA, 2026). As such, the baseline habitats and watercourse have been defined as 'Area/compensation not in local strategy/no local strategy'. Opportunity areas are located within the site boundary with the following mapped actions:

- ❑ Enhance patchworks of semi-natural habitats surrounding our remaining lowland raised bog, fens and other wetland habitats to improve resilience (Lowland).
- ❑ Restore degraded wetland sites and areas of restorable deep peat, particularly where they will connect remaining wetland habitats (Lowland, Woodland).
- ❑ Create more patchworks of wetland habitats and transitional habitats, particularly around remaining and restored lowland raised bog, fens and other wetland habitats (Lowland, Woodland).
- ❑ Expansion, creation or restoration of a variety of waterside habitats, including woodlands, wetlands and meadows, where they will better connect existing habitats (Woodland, Waterbodies).
- ❑ Restoration and reconnection of canalside habitats, including targeted woodland creation and tree planting (Woodland, Waterbodies).
- ❑ Enhance existing woodlands, scrub, and hedgerows through positive management, diversify them and increase their resilience to pests, disease and climate change (Woodland).

The proposed other neutral grassland and individual trees align with the mapped actions. As the enhancement to the watercourse comprises the creation of a wildflower meadow within 10 m of the bank top to reduce encroachment, the enhanced watercourse also aligns with the mapped actions. As such, these features have been noted as 'Formally identified in local strategy'. The remaining proposed habitats do not meet the measures and so have been defined as 'Area/compensation not in local strategy/no local strategy'.



3.7. BIODIVERSITY UNIT RESULT

Table 3.6 shows the headline results detailed within the Biodiversity Metric and Table 3.7 shows the deficit results.

Table 3.6 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-3.39
	Hedgerow Units	+0.10
	Watercourse Units	+0.03
Total Net % Change	Habitat Units	-51.53%
	Hedgerow Units	N/A
	Watercourse Units	+19.11%

Table 3.7 Unit Deficit on a 10% Gain

CATEGORY	TARGET	BASELINE UNITS	UNITS REQUIRED	UNIT DEFICIT
Habitat Units	10%	6.57	7.23	4.05
Hedgerow Units	10%	0.00	0.00	N/A
Watercourse Units	10%	0.16	0.18	N/A

The habitat trading rules of the metric have not been satisfied as habitats lost have not been compensated for by habitats of the same or higher distinctiveness.



4. CONCLUSIONS AND RECOMMENDATIONS

The Landscape Proposals show a total loss of 3.39 (-51.53%) habitat units, a gain of 0.10 hedgerow units, and a gain of 0.03 (19.11%) watercourse units as a result of the development. The habitat trading rules of the metric have not been satisfied as habitats lost have not been compensated for by habitats of the same or higher distinctiveness.

The proposed development exceeds the required 10% net gain for watercourse units and satisfies the trading rules. In addition, as there are no baseline hedgerow units within the site, no additional hedgerow units are required to achieve the 10% gain. As such, no further intervention is required for the development to proceed in relation to hedgerows and watercourses.

Based on the current plans, a deficit of 4.05 habitat units on the 10% requirement will be incurred as a result of the development. A total of 3.96 habitat units would need to be offset to satisfy the trading rules. This includes 2.85 medium distinctiveness habitat units (0.21 heathland and scrub units, 1.03 individual tree units, and 1.61 woodland and forest units) and 1.11 low distinctiveness habitat units.

Since a net gain in habitat units has not been achieved and the trading rules have not been satisfied, off-site compensation will therefore be required for the development to proceed.

The Biodiversity Metric does not take account of additional species enhancements within the site, and to further increase the site's value for wildlife, the following could be provided:

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



PLANNING APPLICATION INFORMATION

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

6.57 habitat units

0.16 watercourse units

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

21/05/2026

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

N/A

When was the version of the biodiversity metric used published?

23/07/2024

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

- ☐ - on or after 30 January 2020, which were not in accordance with a planning permission; or
- ☐ - on or after 25 August 2023, which were in accordance with a planning permission?

No

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

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission (or an earlier agreed date)

No



5. REFERENCES

- ✦ A. Gurnell, J. England, S. Scott, and L. Shuker (2020). A Guide to Assessing River Condition – Part of the Rivers and Streams Component of the Biodiversity Net Gain Metric.
- ✦ Defra. (2024). The Statutory Biodiversity Metric: User Guide.
- ✦ Defra. (2024). Statutory Biodiversity Metric Condition Assessments.
- ✦ E3P (2026). Preliminary Ecological Appraisal – Greenfield Lane, Rochdale (Report reference: 83-024-R1).
- ✦ E3P (2026). Arboricultural Impact Assessment. (Report reference: 70-078).
- ✦ Modular River Survey (2022). The MoRPh Survey – Technical Reference Manual.
- ✦ National Planning Policy Framework (2024). Ministry of Housing, Communities and Local Government.
- ✦ Greater Manchester Combined Authority (2026). Greater Manchester Local Nature Recovery Strategy.
- ✦ Trevor Bridge Associates (2026). Landscape Proposals (Drawing reference: 7853.01, Revision: B).

END OF REPORT

Appendix I: Limitations





GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion, and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The scope of this report is limited to the observations made on the date of the visit to the site. While all efforts have been made to ensure the accuracy of the report, factors outside of our control may affect observations made on a future date.

Appendix II: UKHab Habitat Baseline Plan





Key:

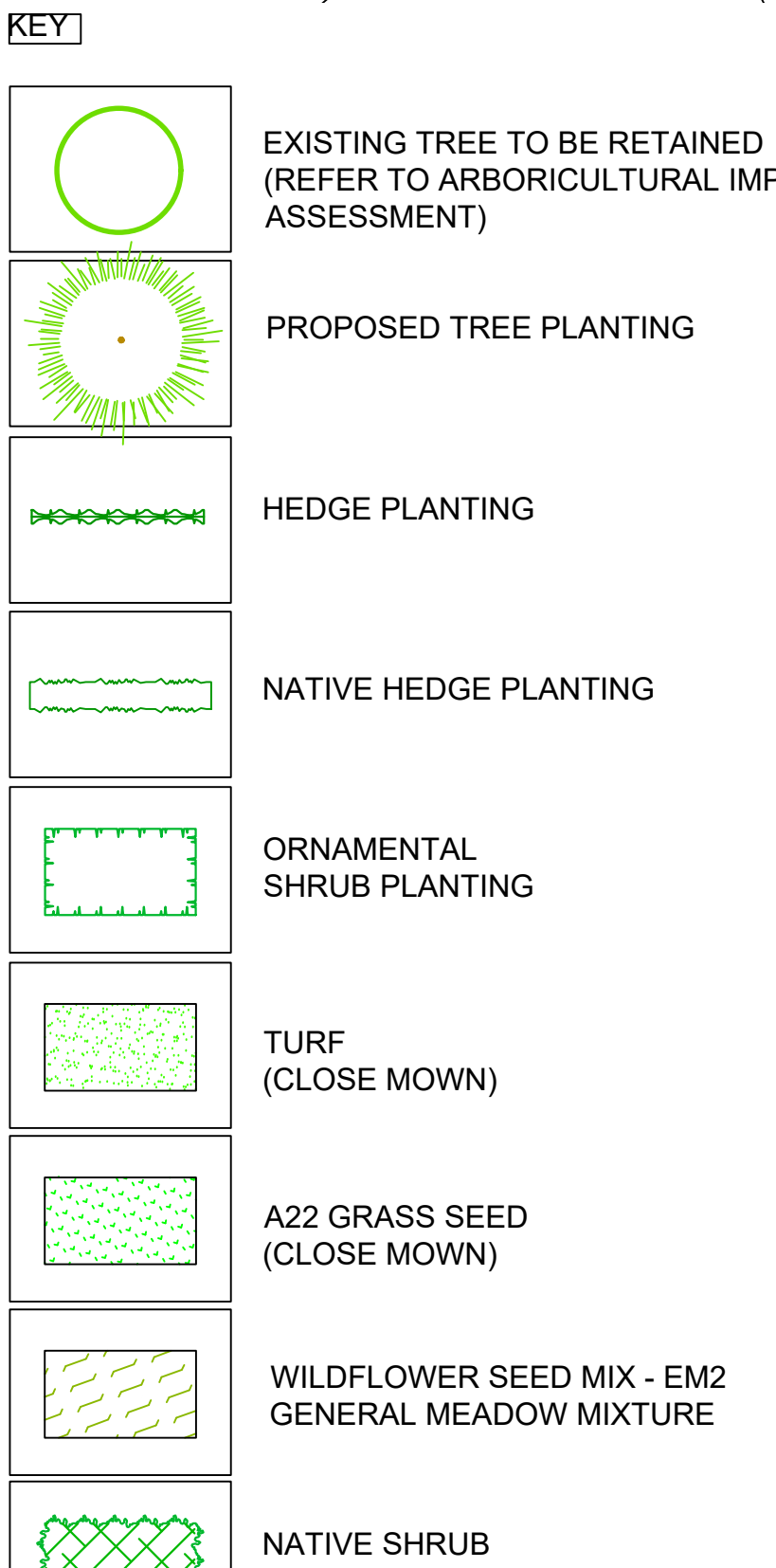
- Red line boundary
- Individual tree
- PRF-I tree
- Rochdale Canal
- Himalayan balsam area
- Himalayan balsam
- Japanese knotweed
- Developed land; sealed surface
- Buildings
- Vacant or derelict land
- Introduced shrub
- Ruderal/ephemeral
- Modified grassland
- Bramble scrub
- Mixed scrub
- Other woodland; broadleaved
- Other woodland; mixed

Notes

Issue: 1	Revision: 1	Date: 13/07/2026	Drawn: BH	Authorised: CK
Client: M.C.I. Developments Ltd			Job No. 83-024	Date: 13/07/2026
			Drawing No. 83-024-001	Scale: 1:1000 @ A4
Job title: Greenfield Lane, Rochdale			Drawing title: UKHab Habitat Plan	

Appendix III: Landscape Proposals





Scale bar 1:250

0 4m 8m 12m 16m 20m



Appendix IV: Post Development Plan



Key:

-  Red line boundary
-  Retained medium urban tree
-  Proposed small urban tree
-  Proposed native hedgerow
-  Enhanced Rochdale Canal
-  Buildings
-  Developed land; sealed surface
-  Mixed scrub
-  Modified grassland
-  Other neutral grassland
-  Other woodland; broadleaved
-  Vegetated garden
-  Retained habitats

Notes

Issue: 1	Revision: 1	Date: 22/07/2026	Drawn: BH	Authorised: RN
Client: M.C.I. Developments Ltd			Job No. 83-024	Date: 22/07/2026
			Drawing No. 83-024-004	Scale: 1:1000 @ A4
Job title: Greenfield Lane, Rochdale			Drawing title: Post Development Plan	



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0 20 40 60 80 m

G002

Appendix V: Woodland Condition Assessment





OTHER WOODLAND; MIXED

INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	Poor (1 Point)	SCORE PER INDICATOR
1	Age Distribution of Trees	Three age classes present.	Two age classes present.	One age class present.	1
2	Wild, Domestic and Feral Herbivore Damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
3	Invasive Plant Species	No invasive species present in woodland.	Rhododendron or laurel not present, other invasive species < 10% cover.	Rhododendron or laurel present, or other invasive species > 10% cover.	3
4	Number of Native Tree Species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	None to two native tree or shrub species across woodland parcel.	1
5	Cover Of Native Tree And Shrub Species	> 80% of canopy trees and >80% of understory shrubs are native.	50-80% of canopy trees and 50-80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	1
6	Open Space Within Woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply.	21- 40% of woodland has areas of temporary open space.	More than 40% of woodland has areas of temporary open space.	3
7	Woodland Regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1
8	Tree Health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	Poor (1 Point)	SCORE PER INDICATOR	
9	Vegetation And Ground Flora	Ancient woodland flora indicators present.	Recognisable NVC plant community present.	No recognisable NVC community.	1	
10	Woodland Vertical Structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2	
11	Veteran Trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	
12	Amount Of Deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps.	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps.	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps.	1	
13	Woodland Disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground.	2	
Total Score						23

OTHER WOODLAND; BROADLEAVED

INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	Poor (1 Point)	SCORE PER INDICATOR	
					W1	W3
1	Age Distribution of Trees	Three age classes present.	Two age classes present.	One age class present.	1	2
2	Wild, Domestic and Feral Herbivore Damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is	Evidence of significant browsing pressure is	3	3



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	Poor (1 Point)	SCORE PER INDICATOR	
					W1	W3
			present in 40% or less of whole woodland.	present in 40% or more of whole woodland.		
3	Invasive Plant Species	No invasive species present in woodland.	Rhododendron or laurel not present, other invasive species < 10% cover.	Rhododendron or laurel present, or other invasive species > 10% cover.	3	2
4	Number of Native Tree Species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	None to two native tree or shrub species across woodland parcel.	2	3
5	Cover Of Native Tree And Shrub Species	> 80% of canopy trees and >80% of understory shrubs are native.	50-80% of canopy trees and 50-80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	2	3
6	Open Space Within Woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply.	21- 40% of woodland has areas of temporary open space.	More than 40% of woodland has areas of temporary open space.	3	3
7	Woodland Regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1	2
8	Tree Health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3	3
9	Vegetation And Ground Flora	Ancient woodland flora indicators present.	Recognisable NVC plant community present.	No recognisable NVC community.	1	1



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	Poor (1 Point)	SCORE PER INDICATOR	
					W1	W3
10	Woodland Structure Vertical	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2	3
11	Veteran Trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	1
12	Amount Of Deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps.	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps.	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps.	1	2
13	Woodland Disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground.	1	1
Total Score					24	29

Appendix VI: River Condition Assessment





ROCHDALE CANAL

GRID REFERENCE OF MORPH5	RIVER SECTION LENGTH	RCA RIVER TYPE AND HABITAT DESCRIPTION	UPSTREAM GRID REFERENCE	DOWNSTREAM GRID REFERENCE
SD 90031 11956	100 m	The average river width was between 5 m and 6 m. As such, module lengths of 20 m were used during the MoRPh5 survey, and a total length of 100 m was surveyed. The northern riparian zone was heavily encroached by a footpath whilst the southern riparian zone was partially encroached by derelict land associated with the site.	SD 90327 12345	SD 89178 11511

Photographs

Upstream	Downstream
	



RESULTS

CONDITION ASSESSMENT CRITERIA		RCA INDEX VALUE	NOTES/JUSTIFICATION
RCA INDEX ID	RCA INDEX NAME		
Bank Top			
B1	Bank top vegetation structure	2	Both bank tops predominantly comprised woodland, with some areas of hardstanding, bare ground, tall forbs, and scrub.
B2	Bank top tree feature richness	0	No fallen, leaning, or large wood was located upon the bank tops.
B3	Bank top water-related features	0	No bank-top water-related features were present along the surveyed area.
B4	Bank top Invasive Non-Native Species (INNS) cover	0	No INNS were identified along the bank tops during the survey.
B5	Bank top managed ground cover	-2	A hardstanding footpath was present on the northern bank top whilst areas of derelict hardstanding were located on the southern bank top.
Bank Face			
C1	Bank face riparian vegetation structure	1	The bank faces were partially colonised by mosses and lichens.
C2	Bank face tree feature richness	0	No J-shaped or leaning trees were identified along the banks of the canal.
C3	Bank face natural bank profile extent	0	The bank profile was artificial.
C4	Bank face natural bank profile richness	0	The bank face profile did not vary across the survey area.
C5	Bank face natural bank material richness	0	The bank face was artificial.
C6	Bank face bare sediment extent	1	Areas of bare ground were present along both banks.
C7	Bank face artificial bank profile extent	-4	The bank faces were artificially reinforced with concrete.
C8	Bank face reinforcement extent	-4	
C9	Bank face reinforcement material	-4	
C10	Bank face INNS cover	0	No INNS were identified along the banks during the survey.



CONDITION ASSESSMENT CRITERIA		RCA INDEX VALUE	NOTES/JUSTIFICATION
RCA INDEX ID	RCA INDEX NAME		
Channel Margin			
D1	Channel margin aquatic vegetation extent	0	No aquatic vegetation was identified at the channel margin during the survey.
D2	Channel margin aquatic morphotype richness	0	
D3	Channel margin physical feature extent	0	No natural physical features were identified along the channel margin.
D4	Channel margin physical feature-richness	0	
D5	Channel margin artificial features	0	No artificial channel margin features were identified.
Channel Bed			
E1	Channel aquatic morphotype richness	0	No emergent vegetation was located within the channel bed
E2	Channel bed tree features richness	1	The channel was heavily shaded by vegetation throughout
E3	Channel bed hydraulic features richness	0	Water surface flow type was entirely smooth.
E4	Channel bed natural features extent	0	No exposed rocks were identified within the channel bed.
E5	Channel bed natural features richness	0	
E6	Channel bed material richness	0	The channel bed material could not be observed during the survey due to high turbidity.
E7	Channel bed siltation	0	Channel bed siltation could not be observed during the survey due to high turbidity.
E8	Channel bed reinforcement extent	0	Channel bed reinforcement could not be observed during the survey due to high turbidity.
E9	Channel bed reinforcement materials severity	0	
E10	Channel bed artificial features severity	0	Channel bed artificial features could not be observed during the survey due to high turbidity.
E11	Channel bed INNS extent	0	No INNS were identified within the channel bed during the survey.
E12	Channel bed filamentous algae extent	0	No filamentous algae were identified during the survey.



CONDITION ASSESSMENT CRITERIA		RCA INDEX VALUE	NOTES/JUSTIFICATION
RCA INDEX ID	RCA INDEX NAME		
OVERVIEW			
Preliminary condition score	-0.814	River type	Navigable/canal
River shape index	3.760	Is the river channel overdeep?	No
Final condition class	Poor	Is the RCA Final Class Modified?	No

Appendix VII: MoRPh Survey Area



Key:

-  Red line boundary
-  Rochdale canal
-  MoRPh Points

Notes

Issue: 1	Revision: 1	Date: 22/07/2026	Drawn: BH	Authorised: RN
Client: M.C.I. Developments Ltd			Job No. 83-024	Date: 22/07/2026
			Drawing No. 83-024-005	Scale: 1:400 @ A4
Job title: Greenfield Lane, Rochdale			Drawing title: MoRPh Survey Area	



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