

BIODIVERSITY METRIC REPORT

Site:	Birch Business Park
References:	82-299-R2
Date:	04 August 2026
Client:	Yeagate Limited





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QUALITY ASSURANCE

Report references

82-949-R2

REV REF	DESCRIPTION	DATE
01	First issue	06/07/2026
02	Minor amendments	04/08/2026

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EXECUTIVE SUMMARY

Site Address	Birch Business Park, Heywood, OL10 2SX
Grid Reference	SD 84271 08684
Site Area	Approximately 4.04 ha
Current Site Use and Adjacent Site Use	The site comprised a range of habitats such as woodland, mixed scrub, willow scrub, ruderal/ephemeral, other neutral grassland, reedbeds, and individual trees. Boundary features comprised a hedgerow and line of trees. Birch Business Park is located adjacent to the site's western boundary. The wider area comprises agricultural land.
Application Type	Full Planning Application
Purpose of Report	Final report to be submitted with a planning application.
Proposed Development	Development proposals comprise the construction of industrial units with associated access roads, car parking, and landscaping.
Results	Based on the Illustrative Landscape Masterplan, the biodiversity metric results show a gain as follows: -17.18 (-67.48%) habitat units 0.56 (+11.16%) hedgerow units The habitat trading rules of the metric have not been satisfied as reedbeds, other neutral grassland, and scrub habitats lost have not been 'traded up'.

RECOMMENDATIONS

The Illustrative Landscape Masterplan shows a total loss of 17.18 (-67.48%) habitat units and a gain of 0.56 (11.16%) hedgerow units as a result of the development.

Based on the current plans, a deficit of 19.73 habitat units on the 10% requirement will be incurred as a result of the development. A total of 18.48 habitat units would need to be offset to satisfy the trading rules. This includes 3.52 high distinctiveness wetland units; 8.94 medium distinctiveness habitat units (4.01 grassland units and 5.08 heathland and scrub units); and 6.02 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 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 commercial units.
- ❑ Creation of hibernacula (following guidance set out within Froglife, 2001) for common amphibians.



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1. INTRODUCTION

1.1. BACKGROUND

Yeagate Limited commissioned E3P to undertake a Biodiversity Metric Calculation at Birch Business Park, 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 Biodiversity Metric Calculation Tool – Birch Business Park.’

1.2. PREVIOUS SURVEYS

E3P undertook a Preliminary Ecological Appraisal (PEA) on-site in February 2025, with an updated walkover in July 2025 (Report reference: 82-299-R1). During the survey, the site was found to comprise developed land; sealed surface, other neutral grassland, mixed scrub, willow scrub, broadleaved woodland, ruderal/ephemeral, reedbed, individual trees, native hedgerow and lines of trees.

1.3. SITE LOCATION

The site is located adjacent to the east of Birch Business Park, approximately 2.2 km southwest of the centre of Heywood. Agricultural land borders the northern, eastern, and southern site boundaries. The M62 is located 850 m south of the site. An active railway line is located 1 km north of the site. 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

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

This metric was calculated by 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 Phoebe Parry BSc (Hons) on 11th February 2025 and 10th July 2025 during the Preliminary Ecological Appraisal (Report reference: 82-299-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 Plans 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 April 2026 (Job Reference: 82-299-R3), 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 Plan.

2.3. POST DEVELOPMENT HABITAT CREATION

The Illustrative Landscape Masterplan was used to measure habitat creation on-site (Ascerta, 2026, Drawing reference: P.2261.25 L01, 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 Illustrative Landscape Masterplan and Appendix IV for the Post Development Plan.

2.4. LIMITATIONS

This survey was undertaken in February and July, 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 timing of the survey in the optimal season, 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 AND HEDGEROW CONDITION ASSESSMENT RESULTS

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

Table 3.1 Habitat and Hedgerow Baseline Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Urban – Developed Land; Sealed Surface	0.2283	N/A	N/A
Sparsely Vegetated Land – Ruderal/Ephemeral	1.6087	Moderate	Passes 2 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. ❑ 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.
Grassland – Other Neutral Grassland	0.9646	Moderate	Passes 4 out of 6 condition assessment criteria: ❑ The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. ❑ 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.



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			- Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%, and cover of scrub (including bramble (<i>Rubus fruticosus agg.</i>)) is less than 5%.
Heathland and Shrub – Willow Scrub	0.6757	Moderate	Passes 3 out of 5 condition assessment criteria: - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present. - The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat. - There are clearings, glades or rides present within the scrub, providing sheltered edges.
Heathland and Shrub – Mixed Scrub	0.2185	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 (where in its natural range). - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present. - The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.
Woodland and Forest – Other Woodland; Broadleaved	0.0468	Moderate	Scores 28 out of a possible 32. Please see Appendix IV for the full woodland condition assessment.



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Wetland - Reedbeds	0.2937	Moderate	Passes 5 of 7 condition assessment criteria: ✘ The water table is at or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. ✘ The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present. ✘ The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. ✘ Cover of scrub and scattered trees are less than 10%. ✘ Cover of bare ground is less than 5%.
Individual Trees – Rural Tree (G2 (x8)) *	0.0326 (x8 small 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.
Species-rich Native Hedgerow (H1)	0.347	Good	No more than 2 failures in total AND no more than 1 failure in any functional group.



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			Please see Appendix V for the Full Hedgerow Condition Assessment.
Line of Trees (LoT1)	0.027	Moderate	Passes 4 out of 5 condition assessment criteria: - At least 70% of trees are native species. - Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area, and no individual gap being >5 m wide. - There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice. - At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.
Line of Trees (LoT2)	0.190	Moderate	Passes 3 out of 5 condition assessment criteria: - At least 70% of trees are native species. - Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area, and no individual gap being >5 m wide. - At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			health by damage from livestock or wild animals, pests or diseases, or human activity.

* Tree numbers are taken from the Arboricultural Impact Assessment Report produced by E3P in April 2026 (Project Reference: 82-299-R3).



3.2. HABITAT AND HEDGEROW RETENTION

Table 3.2 outlines the area of habitat and hedgerows to be retained.

Table 3.2 Habitat and Hedgerow Retention

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION
Urban – Developed Land; Sealed Surface	0.2269	N/A
Sparsely Vegetated Land – Ruderal/Ephemeral	0.0021	Moderate
Grassland – Other Neutral Grassland	0.1027	Moderate
Heathland and Shrub – Willow Scrub	0.0636	Moderate
Heathland and Shrub – Mixed Scrub	0.1146	Moderate
Woodland and Forest – Other Woodland; Broadleaved	0.0468	Moderate
Individual Trees – Rural Tree (G2 (x8)) *	0.0326 (x8 small trees)	Moderate
Species-rich Native Hedgerow (H1)	0.347	Good
Line of Trees (LoT2)	0.190	Moderate



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 (ILLUSTRATIVE LANDSCAPE MASTERPLAN)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Buildings Hardstanding	and	Urban - Developed Land; Sealed Surface		2.5371	N/A	N/A	N/A
Proposed Ornamental Planting with 75 mm Bark Mulch		Urban - Introduced Shrub		0.0934	N/A	N/A	One year
Wildflower Seeding. EM8 Meadow Mixture for Wetlands Banks of Swale.		Urban - Bioswale		0.0174	Good	Passes 5 of 5 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	Three years



HABITAT (ILLUSTRATIVE LANDSCAPE MASTERPLAN)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
						judgement) cover less than 5% of the total vegetated area. - Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. - The vegetation comprises plant species suited to wetland or riparian situations.	
Public Open Space to be sown with Germinal AberSustain Mix, or similar approved		Grassland - Modified Grassland		0.0844	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
Public Open Space to be sown with Germinal Eco Species Rich Lawn Mix, or similar approved		Grassland - Other Grassland	Neutral	0.4304	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. - Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Five years



HABITAT (ILLUSTRATIVE LANDSCAPE MASTERPLAN)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
						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 Scrub Planting		Heathland and Shrub - Mixed Scrub		0.0975	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
Native Woodland Mix		Woodland and Forest - Other Woodland; Broadleaved		0.1607	Moderate	Scores 27 out of a possible 32. Please see Appendix IV for the full woodland condition assessment.	15 years
Soligenous Fens with Areas of Scattered Reeds,		Wetland - Fens and (Upland Lowland)		0.0578	Moderate	Passes 4 out of 7 condition assessment criteria:	20 years



HABITAT (ILLUSTRATIVE LANDSCAPE MASTERPLAN)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Tall Herbs, or Tussocky Edges						- The water table is at or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. - Cover of scrub and scattered trees are less than 10%. - Cover of bare ground is less than 5%. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	
Proposed Native Tree Planting / Proposed Ornamental Tree Planting		Individual Tree - Urban Tree		0.1791 (x 44 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. - More than 20% of the tree canopy area is oversailing vegetation beneath.	27 years
Proposed Mixed Native Hedgerow Planting		Species-rich Native Hedgerow		0.100	Moderate	No more than 4 failures in total AND does not fail both attributes in more than one functional group. Please see Appendix V for the Full Hedgerow Condition Assessment.	Five years



3.4. STRATEGIC SIGNIFICANCE

The site is covered by the Greater Manchester Local Nature Recovery Strategy (LNRS) (GMCA, 2026). As such, the baseline habitats and hedgerows have been defined as 'Area/compensation not in local strategy/no local strategy'. No mapped measures are present within the site boundary, therefore, the post-development strategic significance has been defined as 'Area/compensation not in local strategy/no local strategy'.

3.5. BIODIVERSITY UNIT RESULT

Table 3.4 shows the headline results detailed within the Biodiversity Metric.

Table 3.4 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-17.18
	Hedgerow Units	+0.56
	Watercourse Units	N/A
Total Net % Change	Habitat Units	-67.48%
	Hedgerow Units	+11.16%
	Watercourse Units	N/A

Table 3.5 Unit Deficit on a 10% Gain

CATEGORY	TARGET	BASELINE UNITS	UNITS REQUIRED	UNIT DEFICIT
Habitat Units	10%	25.46	28.01	19.73
Hedgerow Units	10%	5.03	5.54	0.00
Watercourse Units	10%	0.00	0.00	N/A

The habitat trading rules of the metric have not been satisfied as reedbeds, other neutral grassland, and scrub habitats lost have not been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The Illustrative Landscape Masterplan shows a total loss of 17.18 (-67.48%) habitat units and a gain of 0.56 (11.16%) hedgerow units as a result of the development.

Based on the current plans, a deficit of 19.73 habitat units on the 10% requirement will be incurred as a result of the development. A total of 18.48 habitat units would need to be offset to satisfy the trading rules. This includes 3.52 high distinctiveness wetland units; 8.94 medium distinctiveness habitat units (4.01 grassland units and 5.08 heathland and scrub units); and 6.02 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 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 commercial 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.

25.46 habitat units

5.03 hedgerow units

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

11/02/2025 and 10/07/2025

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

- ❑ Ascerta (2026). Illustrative Landscape Masterplan. (Drawing reference: P.2261.25 L01, Revision: B).
- ❑ DEFRA. (2024). The Statutory Biodiversity Metric: User Guide
- ❑ DEFRA. (2024). Statutory Biodiversity Metric Condition Assessments
- ❑ E3P (2025). Preliminary Ecological Appraisal (Report reference: 82-299-R1).
- ❑ E3P (2026). Arboricultural Impact Assessment. (Report reference: 82-299-R3).
- ❑ Greater Manchester Combined Authority (2026). Greater Manchester Local Nature Recovery Strategy.
- ❑ National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.

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 Plan





Key:

- Red Line Boundary
- Himalayan blasam
- Field horsetail
- Small Rural Tree
- Line of trees
- Species-rich Native hedgerow
- Developed land; sealed surface
- Other neutral grassland (Wetland)
- Mixed scrub
- Other neutral grassland
- Other woodland; broadleaved
- Reedbeds
- Ruderal/Ephemeral
- Willow scrub

Notes

Issue: 1	Revision: 2	Date: 25/06/2026	Drawn: NS2	Authorised: CK
Client: Yeargate Ltd			Job No. 82-299	Date: 25/06/2026
			Drawing No. 82-299-001	Scale: 1:2500 @ A4
Job title: Birch Business Park			Drawing title: UKHab Habitat Plan	



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Appendix III: Illustrative Landscape Masterplan



- Potential Native Specimen Tree Species that could be used:
- Alder (Alnus glutinosa)
 - Bird cherry (Prunus padus)
 - Common oak (Quercus robur)
 - Downy birch (Betula pubescens)
 - Hornbeam (Carpinus betula)
 - Silver birch (Betula pendula)
 - Goat willow (Salix caprea)
 - White willow (Salix aria)
- Potential Ornamental Specimen Tree Species that could be used:
- Amelanchier 'Ballerina' (Snowy Mespilus 'Ballerina')
 - Betula utilis Jacquemontii (White-barked Himalayan Birch)
 - Field maple 'Elsrijk' (Acer campestre 'Elsrijk')
 - Hornbeam 'Frans Fontaine' (Carpinus betulus 'Frans Fontaine')
 - Malus 'Rudolph' (Crab Apple 'Rudolph')
 - Rowan 'Joseph Rock' (Sorbus 'Joseph Rock')
- Potential Woodland Mix Species that could be used:
- Alder (Alnus glutinosa)
 - Bird cherry (Prunus padus)
 - Common Oak (Quercus robur)
 - Downy Birch (Betula pubescens)
 - Goat willow (Salix caprea)
 - Grey willow (Salix cinerea)
 - Gelder rose (Viburnum opulus)
 - Hawthorn (Crataegus monogyna)
 - Hornbeam (Carpinus betula)
 - White willow (Salix aria)
- Potential Scrub Mix Species that could be used:
- Common Dogwood (Cornus sanguinea)
 - Grey Willow (Salix cinerea)
 - Gelder rose (Viburnum opulus)
 - Hawthorn (Crataegus monogyna)
 - Osier (Salix viminalis)

Existing gappy hedgerow to be enhanced and gapped up by 50% using native hedgerow species filling any gaps.



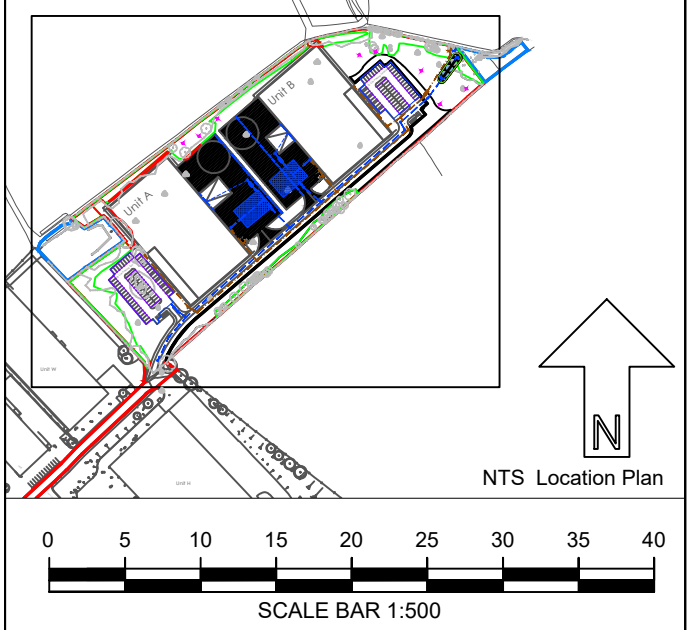
DO NOT SCALE FOR CONSTRUCTION PURPOSES

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- Landscape Layout Key:**
- Site Boundary
 - Ownership boundary
 - Existing trees and hedgerows to be retained and protected during the works.
 - Existing trees and scrub to be removed.
 - Proposed ornamental planting with 75mm bark mulch.
 - Proposed native tree planting, tree pit and stake.
 - Proposed ornamental tree planting, tree pit and stake.
 - Habitat brush piles (brush conditions tbc).
 - Proposed mixed native hedgerow planting or gap filling planting of existing hedgerows planted in a double staggered row. Bare root transplants, each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
 - Public open space to be sown with Germinal AberSustain mix, or similar approved.
 - Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved.
 - Native scrub planting to be planted as mainly 60-80cm whip planting for additional wildlife habitat.
 - Native woodland mix
 - Soligenous fens with areas of scattered reeds, tall herbs or tussocky edges
 - Wildflower seeding, EM6 Meadow Mixture for Wetlands banks of swale. To be sown at 4g/m2 planted into 200mm of a mix of topsoil and subsoil (50:50).

- Paving Key:**
- Main road, and car parking areas to be porous asphalt. Thickness and substrates to be detailed by engineer.
 - Service yard areas to be brushed concrete and industrial channel drains. Thickness, substrates, and locations of channel drains to be detailed by engineer.
 - Private pathways to be Slab concrete paving slabs in 'Buff' or similar approved. Thickness and substrates to be detailed by engineer.

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.



B	Minor ammendments	TSC	18/06/26
A	Minor ammendments	TSC	27/05/26
REV	DESCRIPTION	BY	DATE

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CLIENT:
Yeargate Limited

PROJECT:
Birch Business Park, Rochdale

DRAWING TITLE:
Illustrative Landscape Masterplan

SCALE: 1:500 @A1	DRAWN BY: AS	DRAWING No:	REV:
DATE: 20/05/2026	CHKD BY: CN	P.2261.25 L01	B

Appendix IV: Post Development Plan





Key:

- Red Line Boundary
- ◆ Proposed small urban tree
- Retained small rural tree
- Retained line of trees
- Retained species-rich native hedgerow
- Proposed species-rich native hedgerow
- Bioswale
- Developed land; sealed surface
- Fens (upland and lowland)
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ruderal/Ephemeral
- Willow scrub
- Buildings
- Habitat Retained

Notes

Issue: 1	Revision: 1	Date: 25/06/2026	Drawn: BH	Authorised: RN
Client: Yeargate Ltd			Job No. 82-299	Date: 25/06/2026
			Drawing No. 82-299-004	Scale: 1:2500 @ A4
Job title: Birch Business Park			Drawing title: Post Development Plan	

Appendix V: Hedgerow Condition Assessment





BASELINE HEDGEROWS

ATTRIBUTES AND FUNCTIONAL GROUPINGS		CRITERIA	H1
A1	Height	>1.5 m average along length	Y
A2	Width	>1.5 m average along length	Y
B1	Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Y
B2	Gap – Hedge Canopy Continuity	Gaps make up <10% of total length; and no canopy gaps >5 m	N
C1	Undisturbed Ground and Perennial Vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: ☛ Measured from the outer edge of the hedgerow; and ☛ Is present on one side of the hedgerow (at least)	Y
C2	Nutrient-enriched Perennial Vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Y
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) and recently introduced species.	N
D2	Current Damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y
E1	Tree Class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is, on average, at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	-
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.	-



PROPOSED HEDGEROWS

ATTRIBUTES AND FUNCTIONAL GROUPINGS		CRITERIA	H2
A1	Height	>1.5 m average along length	N
A2	Width	>1.5 m average along length	N
B1	Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Y
B2	Gap – Hedge Canopy Continuity	Gaps make up <10% of total length; and no canopy gaps >5 m	Y
C1	Undisturbed Ground and Perennial Vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: ☛ Measured from the outer edge of the hedgerow; and ☛ Is present on one side of the hedgerow (at least)	Y
C2	Nutrient-enriched Perennial Vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Y
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) and recently introduced species.	Y
D2	Current Damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y
E1	Tree Class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is, on average, at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	-
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.	-



CATEGORY	CATEGORY REQUIREMENTS
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and C2 = Moderate condition).
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).

Appendix VI: Woodland Condition Assessment





OTHER WOODLAND; BROADLEAVED

INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR	
					BASELINE	PROPOSED
1	Age Distribution of Trees	Three age classes present.	Two age classes present.	One age class present.	1	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
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	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.	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.	3	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.	2	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



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR	
					BASELINE	PROPOSED
9	Vegetation And Ground Flora	Ancient woodland flora indicators present.	Recognisable NVC plant community present.	No recognisable NVC community.	1	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	1
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.	2	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	2
Total Score					28	27