

BIODIVERSITY METRIC REPORT

Site:	Bowlee, Rochdale
References:	83-001
Date:	12 August 2026
Client:	Rochdale Borough Council





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QUALITY ASSURANCE

Report references

83-001-R2

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01	First issue	12/08/26

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EXECUTIVE SUMMARY

Site Address	Land off Heywood Old Road, Bowlee, Rochdale, M24 4SB
Grid Reference	SD 85018 07209
Site Area	Approximately 10.7 ha
Current Site Use and Adjacent Site Use	The site comprised three modified grassland sports fields, other neutral grassland, ruderal/ephemeral, bramble scrub, mixed scrub, introduced shrub, tall forbs, treelines, hedgerows, individual trees, several structures and one building. The site is open to the public and is frequently used by dog walkers. The site is located on the outskirts of Middleton. Heywood Old Road runs adjacent to the western boundary of the site, while Bowlee Community Park lies adjacent to the east of the site. Edgar Wood Academy is located to the north of the site, and residential housing with a patchy area of woodland and scrub is located to the south of the site. Whittle Brook is located approximately 70 m west of the site at its nearest point, and the M62 is located approximately 550 m west of the site at its nearest point.
Application Type	Full Planning Application
Purpose of Report	Full – Final report to be submitted with a Full planning application.
Proposed Development	Development proposals comprise the redevelopment of the site for enhanced sports and training facilities, including a new building and a range of football pitches.
Results	Based on the Illustrative General Arrangement Plan, the biodiversity metric results show a loss of 1.89 (-8.15%) habitat units and a gain of 0.34 (10.64%) hedgerow units on-site. There is a 4.20 habitat unit deficit on the required 10%. The trading rules of the metric have not been satisfied, as the modified grassland, ruderal/ephemeral and tall forbs lost have not been like for like or 'traded up'.

RECOMMENDATIONS

Based on the current plans, a deficit on the 10% requirement of **4.20 habitat units will be incurred as a result of the development**. **Low distinctiveness units will need to be offset to satisfy the trading rules**.

The site layout and landscaping strategy have been designed to maximise on-site biodiversity enhancements where practicable while considering the functional use of the scheme as a sports and training facility. Despite this, due to the loss of grassland on-site to facilitate the enhanced sports pitches, achieving a 10% gain and satisfying the trading rules on site is not feasible.

Since a net gain in habitat units has not been achieved and the trading rules have not been satisfied, offsite compensation will be required for the development to proceed. Offsite compensation will be secured through a local habitat bank.



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1. INTRODUCTION

1.1. BACKGROUND

Rochdale Borough Council commissioned E3P to undertake a Biodiversity Metric Calculation at Land East of Heywood Old Road (Bowlee, 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 Daniel Syddall, Consultant Ecologist at E3P. Daniel holds a Qualifying CIEEM membership, a level 3 Field Identification Skills Certificate (FISC) 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 – Bowlee, Rochdale R1’.

1.2. PREVIOUS SURVEYS

1.2.1. PRELIMINARY ECOLOGICAL APPRAISAL – E3P (2026)

E3P undertook a Preliminary Ecological Appraisal (PEA) on-site in April 2026 with an updated walkover in June 2026 (report reference: 83-001-R1). The survey included a Condition Assessment of the on-site habitats. During the survey, the site was found to comprise modified grassland, other neutral grassland, ruderal/ephemeral, bramble scrub, mixed scrub, introduced shrub, tall forbs, individual trees, developed land; sealed surface, other developed land, hedgerows and treelines.

1.2.2. ARBORICULTURAL IMPACT ASSESSMENT – E3P (2026)

E3P undertook an Arboricultural Impact Assessment (AIA) on-site in April 2026 (report reference: 70-063). The survey assessed the arboricultural impacts of the proposed development and identified trees for removal/retention. A total of 103 individual trees, 16 groups of trees and three hedgerows were recorded.

1.3. SITE LOCATION

The site is located on the outskirts of Middleton. Heywood Old Road runs adjacent to the western boundary of the site while Bowlee Community Park lies adjacent to the east of the site. Edgar Wood Academy is located to the north of the site and residential housing with a patchy area of woodland and scrub is located to the south of the site. Whittle Brook is located approximately 70 m west of the site at its nearest point, and the M62 is located approximately 550 m west of the site at its nearest point. Please refer to Figure 1 for the approximate site location.



Figure 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 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, 2025).

This metric was calculated by Daniel Syddall, Consultant Ecologist at E3P. Daniel 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.

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected by Daniel Syddall on 24th April 2026 and 17th June 2026 during the Preliminary Ecological Appraisal and the Updated Walkover (Report reference: 83-001-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, 2025).

On-site baseline habitats were measured off the UKHab Habitat Baseline Plans using QGIS and input into the metric. The diameters at breast height (DBH) of individual trees were taken from the Arboricultural Impact Assessment produced by E3P in 2026 (Report Reference: 70-063), which were used to calculate the Root Protection Areas (RPAs) using the metric's tree helper.

Please see **Appendix II** for the UKHab Habitat Baseline Plans.

2.3. POST DEVELOPMENT HABITAT CREATION

The General Arrangement Plan (Re-form Landscape Architecture, 2026, Drawing Reference: 1341-RFM-XX-00-DR-L-0101, Revision: P03) was used to measure habitat creation on site. The areas of proposed habitat were measured using QGIS from the PDF drawing. The RPAs of proposed trees were calculated using the metric's tree helper. All newly planted trees are assumed to be small (<30cm diameter at breast height (DBH) when planted) in line with the guidance.

Please see **Appendix III** for the General Arrangement Plan and **Appendix IV** for the Post Development Habitat Plans.

2.4. LIMITATIONS

The surveys that informed the initial baseline of the site were undertaken in April and June. As a result of differing flowering times, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. However, considering the habitats identified, this is not considered to be a significant constraint.



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
Grassland – Modified Grassland	9.6933	Poor	Fails criterion 1, which is essential for achieving good or moderate condition. This is due to there being less than 6-8 vascular plant species per m2 within the grassland.
Grassland – Modified Grassland	0.3065	Moderate	Passes 5 of 7 condition assessment criteria: - There are 6-8 vascular plant species per m2 present, including at least 2 forbs. - Any scrub present accounts for less than 20% of the total grassland area. - Cover of bare ground is between 1% and 10%, including localised areas. - Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20%. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).
Grassland – Other Neutral Grassland	0.2142	Poor	Fails criterion 1, which is essential for achieving good or moderate condition. This is due to the habitat comprising a low proportion of characteristic indicator species, relative to suboptimal species.
Heathland and Shrub – Bramble Scrub	0.0189	N/A	N/A
Heathland and Shrub – Mixed Scrub	0.0346	Poor	Passes 2 of 5 condition assessment criteria:



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			- 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). - The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.
Sparsely Vegetated Land – Ruderal/Ephemeral	0.0231	Moderate	Passes 2 of 3 condition assessment criteria: - The habitat parcel contains different plant species that are beneficial for wildlife. - Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife cover less than 5% of the total vegetated area.
Sparsely Vegetated Land – Tall Forbs	0.0181	Moderate	Passes 2 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.
Urban – Developed Land; Sealed Surface (Buildings and Hardstanding)	0.4312	N/A	N/A
Urban – Introduced Shrub	0.0021	N/A	N/A
Individual Trees – Urban Tree (T054, T055, T068, T069 + G012 (x7 medium) and T050	0.1344	Moderate	Passes 4 of 6 condition assessment criteria:



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
+ four small trees adjacent to TL4 (x5 small))	(x7 medium tree and x5 small trees)		✳ The tree is a native species (or at least 70% within the block are native species). ✳ The tree canopy is predominantly continuous (individual trees automatically pass this criterion). ✳ No evidence of adverse impact on tree health by anthropogenic activities. ✳ More than 20% of tree canopy is oversailing vegetation beneath.
Individual Trees – Urban Tree (T067 (x1 medium))	0.0163 (x1 medium tree)	Good	Passes 5 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 (individual trees automatically pass this criterion). ✳ No evidence of adverse impact on tree health by anthropogenic activities. ✳ Natural ecological niches for vertebrates and invertebrates are present. ✳ More than 20% of tree canopy is oversailing vegetation beneath.
Line of Trees (TL1, TL2, TL4, TL5, TL6, TL7, TL8, TL9 + TL10)	0.716	Moderate	Passes 3 of 5 condition assessment criteria: ✳ At least 70% of trees are native species



HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
			- 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 healthy condition. 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.
Native Hedgerows (H1 + H2)	0.054	Good	Passes 7 of 8 condition assessment criteria: >1.5 m average height along length. >1.5 m average width along length. - Gap between ground and base of canopy <0.5 m for >90% of length. - Gaps make up <10% of total length; and no canopy gaps >5 m. - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. >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. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

*Tree references taken from Arboricultural Impact Assessment produced by E3P in 2026 (Report Reference: 70-063).



3.2. HABITAT AND HEDGEROW RETENTION

Table 3.2 outlines the habitats and hedgerows to be retained.

Table 3.2 Habitat and Hedgerow Retention

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION
Grassland – Modified Grassland	0.052	Poor
Grassland – Modified Grassland	0.2897	Moderate
Grassland – Other Neutral Grassland	0.1441	Poor
Heathland and Shrub – Mixed Scrub	0.0313	Poor
Individual Trees – Urban Tree (T050 (x1 small) + T054, T055, T068, T069 (x4 medium))	0.0692 (x1 small tree, x4 medium trees)	Moderate
Line of Trees (TL1, TL2, TL4, TL5, TL6, TL7, TL10)	0.6	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 features, as such, the delay in starting habitat creation has been set to zero.

Table 3.3 Habitat and Hedgerow Creation Condition Assessment

HABITAT (GENERAL ARRANGEMENT PLAN/PLANTING STRATEGY)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Proposed Planting	Tree	Individual Tree; Urban Tree		0.2687	Moderate	Passes 4 of 6 condition assessment criteria:  The tree is a native species (or at least 70% within the block are native species).	27 years



HABITAT (GENERAL ARRANGEMENT PLAN/PLANTING STRATEGY)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
						- The tree canopy is predominantly continuous (individual trees automatically pass this criterion). - No evidence of adverse impact on tree health by anthropogenic activities. - More than 20% of tree canopy is oversailing vegetation beneath.	
Proposed Amenity Grass/Proposed Hybrid Pitch Grass	Pitch	Grassland; Modified Grassland		5.648	Poor	Fails criterion 1, which is essential for achieving good or moderate condition. This is due to there being less than 6-8 vascular plant species per m2 within the grassland.	One year
Proposed Species-Rich Grass Planting		Grassland; Other Grassland	Neutral	0.7167	Moderate	Passes 3 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. - 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</i> agg.)) is less than 5%.	Five years



HABITAT TYPE (GENERAL ARRANGEMENT PLAN/PLANTING STRATEGY)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Main Pedestrian Pitch Link	Urban; Artificial Unvegetated, Unsealed Surface	2.24	N/A	N/A	N/A
Vehicle Access Routes/Parking Bays	Urban; Developed Land; Sealed Surface	1.2973	N/A	N/A	N/A
Proposed Ornamental Planting Mix	Urban; Introduced Shrub	0.0203	N/A	N/A	One year
Proposed Aquatic Plug Planting	Urban; Sustainable Drainage System	0.1769	Good	Passes 5 out 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 judgement) cover less than 5% of the total vegetated area. Note – to achieve Good	Five years



HABITAT (GENERAL ARRANGEMENT PLAN/PLANTING STRATEGY)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
						condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than 5% cover). - Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. - The vegetation is comprised of plant species suited to wetland or riparian situations.	
Proposed Scrub Mix Planting		Heathland and Mixed Scrub	Shrub;	0.1263	Moderate	Passes 3 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). - At least 80% of scrub is native - There are at least three native woody species - 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> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Five years



HABITAT (GENERAL ARRANGEMENT PLAN/PLANTING STRATEGY)	TYPE	HABITAT (UKHAB)	TYPE	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
						✳ 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.	
Proposed Planting	Hedge	Hedgerow; Rich Native Hedgerow	Species-	0.292	Poor	Passes 4 of 8 condition assessment criteria: ✳ >1.5 m average height along length. ✳ >1.5 m average width along length. ✳ Gap between ground and base of canopy <0.5 m for >90% of length. ✳ Gaps make up <10% of total length; and no canopy gaps >5 m.	One year



3.4. STRATEGIC SIGNIFICANCE

The strategic significance for the baseline habitats has been noted as 'Area/compensation not in local strategy/no local strategy' in line with the Biodiversity Net Gain User Guide. The site is highlighted as an area of opportunity within the Local Nature Recovery Strategy for Greater Manchester, specifically in relation to the creation or restoration of species-rich grasslands and lowland heath. Therefore, the proposed other neutral grassland habitat was defined as 'Formally identified in local strategy', whilst the other proposed on-site habitats have been noted 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 and **Table 3.5** shows the unit deficit on a 10% gain.

Table 3.4 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-1.89
	Hedgerow Units	0.34
	Watercourse Units	N/A
Total Net % Change	Habitat Units	-8.15%
	Hedgerow Units	10.64%
	Watercourse Units	N/A

Table 3.5 Unit Deficit on a 10% Gain

CATEGORY	TARGET	BASELINE UNITS	UNITS REQUIRED	UNIT DEFICIT
Habitat Units	10%	23.12	25.44	4.20
Hedgerow Units	10%	3.19	3.51	0.00
Watercourse Units	10%	0.00	0.00	0.00

The trading rules of the metric would not be satisfied, as low distinctiveness habitats that have been lost have not been 'traded up'.

Based on the current plans, a deficit on the 10% requirement of **4.20 habitat units will be incurred as a result of the development. Low distinctiveness units will need to be offset to satisfy the trading rules.**



4. CONCLUSIONS AND RECOMMENDATIONS

The mitigation hierarchy has been followed, with habitat retained and enhanced where possible. The site layout and landscaping strategy have been designed to maximise on-site biodiversity enhancements where practicable, while considering the functional use of the scheme as a sports and training facility. Despite this, due to the loss of grassland on-site to facilitate the enhanced sports pitches, achieving a 10% gain and satisfying the trading rules on site is not feasible.

The General Arrangement Plan shows a total loss of 1.89 (-8.15%) habitat units, and a gain of 0.34 (10.64%) hedgerow 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% gain and satisfies the trading rules for hedgerow units. As such, no further intervention is required for the development to proceed in relation to hedgerows.

However, based on the current plans, a deficit on the 10% requirement of 4.20 habitat units will be incurred as a result of the development, which can be offset with low distinctiveness units to satisfy the trading rules and achieve a 10% gain. Since a net gain in habitat units has not been achieved and the trading rules have not been satisfied, offsite compensation will be required for the development to proceed. Offsite compensation will be secured through a local habitat bank. In the unlikely instance, units are unavailable, Statutory Credits can be utilised.

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 buildings.



PLANNING APPLICATION INFORMATION

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

23.12 habitat units

3.19 hedgerow units

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

24th April 2026 and 17th June 2026

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

N/A

When was the version of the biodiversity metric used published?

July 2026

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

- 🏆 DEFRA. (2025). The Statutory Biodiversity Metric: User Guide
- 🏆 DEFRA. (2025). Statutory Biodiversity Metric Condition Assessments
- 🏆 E3P (2026). Preliminary Ecological Appraisal – Bowlee, Rochdale (report reference: 83-001-R1).
- 🏆 E3P (2026). Arboricultural Impact Assessment – Bowlee, Rochdale (Report Reference: 70-063)
- 🏆 Rochdale Borough Council (2025). Draft Local Plan.
- 🏆 Greater Manchester Combined Authority (2026). Greater Manchester Local Nature Recovery Strategy.
- 🏆 Re-form Landscape Architecture (2026). Illustrative General Arrangement Plan. (Drawing Reference: 1341-RFM-XX-00-DR-L-0101, Revision: P03).

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.

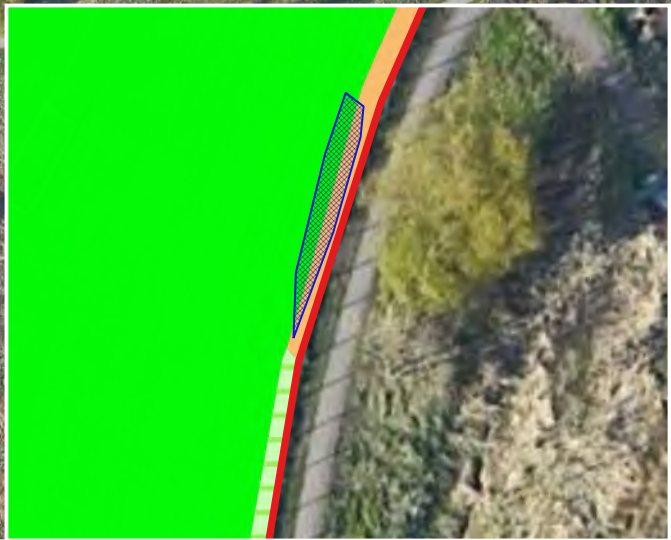
Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

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 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



 Himalayan balsam

Issue: 1	Revision: 1	Date: 22/06/2026	Drawn: LS2	Authorised: RN
Client: Rochdale Borough Council			Job No. 83-001	Date: 22/06/2026
			Drawing No. 83-001-003	Scale: 1:1900 @ A3
Job title: Bowlee, Rochdale			Drawing title: UKHab Habitat Plan	

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Appendix III: Illustrative General Arrangement Plan





- Notes**
1. All dimensions in mm, unless otherwise stated.
 2. Scaling from drawing if printed incorrectly may lead to errors.
 3. All information outside red line boundary shown for contextual purpose only.
 4. All hatch patterns are indicative only unless stated otherwise.
 5. This drawing is to be read in conjunction with all relevant documentation from the design team
 6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
 8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
 9. Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Lighting and ducting
 - Existing & proposed utilities

- Key**
- Planning application boundary
 - Perimeter pathways
 - Self binding gravel laid between pin kerb edges
 - Vehicle access routes
 - Vehicle grade tarmacadam or similar aprvr'd
 - Parking bays
 - Permeable tarmacadam or similar aprvr'd
 - Main pedestrian pitch link
 - Coloured tarmacadam
 - Ultracolor or similar aprvr'd
 - Play area surfacing
 - Bark play mulch. Depth in line with safety requirements according to play height
 - MUGA Sports pitch surfacing
 - Refer to OBI drawings for information
 - Hybrid pitch surfacing
 - Refer to OBI drawings for information
 - Cycle stores
 - Product: FalcoSafe Cycle Locker or similar aprvr'd
 - Size: 780mm W x 2085mm L x 1433mm H
 - Play equipment
 - Logs to be reclaimed from felled trees acquired during site clearance
 - Art trail information board
 - Lifted and laid in position indicated. Chipped or damaged paint or metalwork to be made good
 - Existing trees retained
 - Refer to 1341-RFM-XX-00-DR-L-0501 Planting Strategy
 - Proposed clear stem tree planting
 - Refer to 1341-RFM-XX-00-DR-L-0501 Planting Strategy
 - Proposed multi stem tree planting
 - Refer to 1341-RFM-XX-00-DR-L-0501 Planting Strategy
 - Proposed hedge planting
 - Refer to 1341-RFM-XX-00-DR-L-0501 Planting Strategy
 - Existing / proposed Fencing

03.08.26 for information	VC	TD	DL	P03
Date	Description of revision	Drawn by	Checked by	Approved Revision by

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Project
BOWLEE, MIDDLETON
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ARRANGEMENT PLAN

Paper size
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Scale
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Status
FOR INFORMATION

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Revision
P03

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Appendix IV: Post Development Plan





Key:

- Red line boundary
- Proposed small urban tree
- Retained medium rural tree
- Retained small rural tree
- Retained line of trees
- Proposed species-rich native hedgerow
- Artificial unvegetated, unsealed surface
- Buildings
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Moderate condition modified grassland
- Other neutral grassland
- Sustainable drainage system
- Retained habitats

Notes

Issue: 1	Revision: 2	Date: 06/08/2026	Drawn: BB	Authorised: LT
Client: Rochdale Borough Council			Job No. 83-001	Date: 06/08/2026
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