

BIODIVERSITY METRIC REPORT

Site:	Oakenrod School, Rochdale
References:	81-301-R1-4
Date:	27 August 2026
Client:	Stonebond Properties (Manchester) Limited





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QUALITY ASSURANCE

Report references

81-303-R1-4

REV REF	DESCRIPTION	DATE
R1-1	First issue	23/08/2023
R1-2	Update to landscape plans	23/10/2024
R1-3	Change of species in landscape plans	15/08/2025
R1-4	Update to landscape plans	27/08/2026

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EXECUTIVE SUMMARY

Site Address	Land off Bury Road, Spotland Bridge, Rochdale, OL11 4EE
Grid Reference	SD 88760 13124
Site Area	Approximately 1.76 ha
Current Site Use and Adjacent Site Use	The site comprised an area of disused land within the town of Rochdale. The majority of the site comprised tall ruderal, bare ground and scrub, with an area of broadleaved woodland lies in the south of the site. Bury Road defines the site's northern boundary and the River Roch defines the site's southern boundary with a small section of the river lying within the site's boundary.
Application Type	Full Planning Application
Purpose of Report	Full – Final report to be submitted with a Full planning application.
Proposed Development	Development proposals include the construction of residential housing, with a wildlife area to be created in the south of the site.
Results	Based on the Landscape Masterplan, the biodiversity metric results show a total loss of habitat units as follows: -0.82 (-7.96%) habitat units The habitat trading rules have not been satisfied, as the mixed scrub, non-priority pond, individual trees, ruderal/ephemeral, bare ground and other woodland, broadleaved lost have not been 'traded up'.

RECOMMENDATIONS

The proposed development shows a total loss of 0.82 habitat units (-7.96%) as a result of the development. Due to the lack of compensation for the loss of mixed scrub, non-priority pond, individual trees, ruderal/ephemeral, bare ground and other woodland, broadleaved, the trading rules for the medium and low distinctiveness habitat units have not been satisfied, as the habitats lost have not been 'traded like for like or better'.

However, the application was submitted ahead of February 2024. As such, the mandatory 10% gain and satisfying the trading rules is not applicable to the scheme. Therefore, the scheme should only strive to achieve no net loss.

To achieve no net loss, 0.82 habitat units will be required. No additional hedgerow or watercourse units will be required, as both units are at no net loss. Additional trees could be incorporated within the design to reduce the loss. Though, considering the available area it is not determined feasible to plant the required trees (circa 66). Off-site compensation or a conservation offset payment will, therefore, be required for the development to proceed. The Local Planning Authority (LPA) will need to be consulted to determine if an offset payment is acceptable.

The Biodiversity Metric does not take account for 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.



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1. INTRODUCTION

1.1. BACKGROUND

Stonebond Properties (Manchester) Ltd commissioned E3P to undertake a Biodiversity Metric Calculation at Oakenrod School, 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 produced by Hannah Brodie BSc (Hons) MSc, Consultant Ecologist at E3P. Hannah holds a Qualifying membership of CIEEM and has experience undertaking condition assessments and Biodiversity Net Gain assessments on a range of projects across the UK.

This report should be read in conjunction with ‘Biodiversity Metric 4.0 Calculation Tool - Oakenrod School, Rochdale R1-4’.

1.2. PREVIOUS SURVEYS

1.2.1. PHASE 1 HABITAT SURVEY – RACHEL HACKING ECOLOGY (2022)

A Phase 1 Habitat Survey was conducted by Rachel Hacking Ecology in May 2022 (Report reference: Rachel Hacking Ecology, 2022). The site was found to comprise bare ground, broadleaved woodland, dense scrub, ephemeral/short perennial and tall ruderal. Three ponds were identified on site, along with several piles of spoil associated with previous demolition. A MoRPH survey was also conducted on the River Roch in the south of the site, the results of which indicate that the river is of ‘Fairly Poor’ condition. Please refer to Biodiversity Impact Assessment- Oakenrod School, Rochdale (Rachel Hacking Ecology, 2022) for the full river condition assessment.

1.3. SITE LOCATION

The site is located in Rochdale, within a predominantly residential area. Bury Road defines the site’s northern boundary, while Bridgefield Road partially defines the site’s eastern boundary. The River Roch defines the site’s southern boundary, with the river partially within the 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

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 4.0 2023 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 4.0 User Guide (Natural England, 2023), the Biodiversity Metric 4.0 Technical Supplement (Natural England, 2022) and the Summary of Changes Biodiversity Metric 3.1 to 4.0 (2023).

The metric was calculated by Hannah Brodie BSc (Hons) MSc, Consultant Ecologist at E3P. Hannah has experience carrying out condition assessments and using the Biodiversity Metric Calculation Tool for a variety of sites. Hannah also holds a Level 3 Field Identification Skills Certificate (FISC).

This metric was reviewed by Associate Director Huw Morgan, BSc (Hons), MEnvSc CEnv, MCIEEM. Huw has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Huw has also completed Condition Assessments on a number of sites across the UK and holds a Level 4 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 17th May 2022 during the Phase 1 Habitat Survey conducted by Rachel Hacking Ecology. All baseline habitat condition assessments have therefore been taken from the previously produced report (Rachel Hacking Ecology, 2022).

On-site baseline habitats were measured by re-digitalising the plans produced by Rachel Hacking Ecology (2022) within the software QGIS, to obtain accurate measurements. The Phase 1 habitat types were translated into UKHab Habitat types using the UK Habitat Classification (Version 2.0) document (Document reference: UKHab Ltd, 2023).

Tree sizes and their references have been taken from the Arboricultural Impact Assessment (AIA) produced by Tree Solutions in December 2022 (Report reference: 22/AIA/ROCH/11). The diameter size (mm) of each tree has been used in line with the BNG Guidance on tree sizes, then input in the metric's tree helper based on condition, to determine the area. Where trees are located within the woodland parcels, these have not been included as individual trees within the metric.

Please see Appendix II for the UKHab Habitat Plan.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Masterplan produced by DAC Landscape Architecture (Drawing reference: 322-DAC-PL-001-P1) was used to measure the area of potential habitat creation on site. The RPAs of proposed trees were calculated using the metric's tree helper. All newly planted trees are assumed to be small. (<30 cm diameter at breast height (DBH) when planted)) in line with the guidance.

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



2.4. LIMITATIONS

Some areas on the site are double-counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION 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)/ LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
Urban – Developed land sealed surface	0.0192	N/A - Other	Condition automatically set by the metric.
Urban – Vacant or derelict land	0.0755	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.
Urban – Bare ground	0.3892	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.
Sparsely vegetated land – Ruderal / ephemeral	0.8007	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.



HABITAT TYPE (UKHAB)	AREA (HA)/ LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
Heathland and shrub – Mixed scrub	0.1548	Poor	Fails all 3 out of 3 condition assessment criteria.
Woodland and forest – Other woodland; broadleaved	0.2499	Moderate	Scores 27 out of a possible 39. Please refer to Appendix V for the full Woodland Condition Assessment.
Lakes – Ponds (non-priority habitat)	0.0717	Moderate	Passes 8 out of 9 condition assessment criteria: ✳ The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock. ✳ There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for its entire perimeter. ✳ Less than 10% of the water surface is covered with duckweed (<i>Lemna spp.</i>) or filamentous algae. ✳ The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework. ✳ Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework. ✳ The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities. ✳ Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep. ✳ The pond surface is no more than 50% shaded by adjacent trees and scrub.
River - Other rivers and streams	0.02	Fairly Poor	Please refer to the Biodiversity Impact Assessment produced by Rachel Hacking Ecology.



HABITAT TYPE (UKHAB)	AREA (HA)/ LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
Individual trees- Urban tree	0.5691 (x4 small; T3, T6, T9, T27, x13 medium; T1, T2, T4, T5, T7, T10, T11, T12, T13, T24, T25, T26, T28, x1 large; T8).*	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, with gaps in canopy cover making up less than 10% of total area and no individual gap being >5m wide. ✳ There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current pruning regime, so the trees retain >75% of expected canopy for their age range and height. ✳ More than 20% of the tree canopy area is oversailing vegetation beneath.

*Tree references and their numbers taken from the AIA produced by Tree Solutions in December 2022 (Report reference: 22/AIA/ROCH/11)



3.2. HABITAT RETENTION

Some of the on-site habitats will be retained throughout the development; these are detailed below in Table 3.2.

Table 3.2 Habitat Retention

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION
Lakes – Ponds (non-priority habitats)	0.0593	Moderate
Individual trees – Urban tree*	0.4592 (x4 small; T3, T6, T9, T27 X10 medium; T1, T2, T4, T5, T7, T10, T11, T12, T13, T28, x1 large; T8).*	Moderate
River – Other rivers and streams	0.02	Fairly poor

*In line with the Landscape Masterplan, the following individual trees have been removed to facilitate the development; T24, T25 and T26.

3.3. HABITAT CREATION CONDITION ASSESSMENT

As per the Landscape Masterplan (Drawing reference: 322-DAC-PL-001-P1), the site will comprise the construction of several residential houses, with areas of public open space (POS), associated hardstanding and landscaping. Table 3.4 shows the details of the target condition assessment and total areas of habitat 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 Creation Condition Assessment Results

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Buildings and hardstanding	Urban - Developed Land; Sealed Surface	0.7543	N/A	N/A - Other	0 years
Gravel	Urban – Artificial unvegetated unsealed surface	0.0376	N/A	N/A - Other	0 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
Base of attenuation basin and Proposed wetland seed	Urban - Sustainable Drainage System	0.0454	Moderate	Passes 3 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 cover less than 5% of the total vegetated area.	3 years
Proposed shrub planting	Urban – Introduced shrub	0.0317	N/A	Condition assessment N/A	1 year
Proposed back garden	Urban - Vegetated Garden	0.2589	N/A	Condition assessment N/A	1 year
Proposed native scrub mix	Heathland and shrub – Mixed scrub	0.0196	Moderate	Passes 3 out of 5 condition assessment criteria. - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of	5 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
				WCA) and species indicative of sub-optimal 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 grass	Grassland – Modified grassland	0.0476	Poor	Passes 3 out of 7 condition assessment criteria. ✳ Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates for invertebrates. ✳ 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%	1 year
Proposed wildflower seed mix	Grassland –Other neutral grassland (Not identified in LNRS)	0.1431	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 relative to the specific habitat type. Note - this criterion is essential for achieving	5 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
				Moderate or Good condition for non-acid grassland types only. ✳ Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates for invertebrates. ✳ 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%.	
Proposed wildflower seed mix	Grassland –Other neutral grassland (Identified in LNRS)	0.3599	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 relative to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only. ✳ Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates for invertebrates.	5 years



HABITAT TYPE (LANDSCAPE 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. - 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%.	
Proposed ornamental tree, Proposed native tree, Proposed small tree	Individual trees – Urban tree (Not identified in LNRS) (x41 small trees)	0.1669	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 ornamental tree, Proposed native tree, Proposed small tree	Individual trees – Urban tree (Identified in LNRS) (x11 small trees)	0.0448	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 native hedge (H1)	Hedgerows and lines of trees – Native hedgerow (Identified in LNRS)	0.006	Moderate	Passes 6 out of 10 condition assessment criteria. No more than 4 failures in total and does not fail both attributes in more than one functional group.	5 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
				✳ A1. The hedgerow had an average height of 1.5 m. ✳ A2. The hedgerow had an average width of 1.5 m. ✳ B2. Horizontal gaps made up less than 10% of the hedge. ✳ C1. Less than 1 m width of disturbed ground present, comprising perennial vegetation for 90% of the hedgerow length, on at least one side of the hedgerow. ✳ D1. More than 90% of the hedgerows and undisturbed ground is free of invasive non-native plant species. ✳ D2. More than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	
Proposed native hedge (H2)	Hedgerows and lines of trees – Native hedgerow (Not identified in LNRS)	0.017	Moderate	Passes 6 out of 10 condition assessment criteria. No more than 4 failures in total and does not fail both attributes in more than one functional group. ✳ A1. The hedgerow had an average height of 1.5 m. ✳ A2. The hedgerow had an average width of 1.5 m. ✳ B2. Horizontal gaps made up less than 10% of the hedge.	5 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION	CONDITION ASSESSMENT DETAILS	TIME TO CONDITION
				- C1. Less than 1 m width of disturbed ground present, comprising perennial vegetation for 90% of the hedgerow length, on at least one side of the hedgerow. - D1. More than 90% of the hedgerows and undisturbed ground is free of invasive non-native plant species. - D2. More than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	
Proposed single species hedge (H3)	Hedgerows and lines of trees – Non-native ornamental hedgerow (Not identified in LNRS)	0.005	Poor	Condition automatically set by the metric.	1 year
Proposed single species hedge (H4, H5, H6)	Hedgerows and lines of trees – Non-native ornamental hedgerow (Not identified in LNRS)	0.08	Poor	Condition automatically set by the metric.	1 year



3.4. STRATEGIC SIGNIFICANCE

The majority of the site in the south and west was defined as 'Formally identified in local strategy', as these areas were identified within the Greater Manchester Combined Authority Local Nature Recovery Strategy (LNRS)(2025) as 'Opportunity Areas'.

The majority of the proposed habitats of modified grassland, other neutral grassland, native hedgerow, non-native ornamental hedgerow and individual trees within the designated opportunity areas contribute to the LNRS, and as such, have been defined as 'Formally identified in local strategy'.

The remaining proposed habitats of developed land sealed surface, artificial unvegetated unsealed surface and vegetated garden do not meet the measures for the LNRS or the Rochdale Borough Council Local Plan Core Strategy (2016) and so have been defined as 'Area/compensation not in local strategy/no local strategy'.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a total loss of 0.82 habitat units (-7.96%) as a result of the proposed development. There will no net loss of habitat and hedgerow units. Tables 3.4 show the headline results within the Biodiversity Metric.

Table 3.4 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-0.82
	Hedgerow Units	0.16
	Watercourse Units	0.00
Total Net % Change	Habitat Units	-7.96%
	Hedgerow Units	N/A
	Watercourse Units	0.00%



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed development shows a total loss of 0.82 habitat units (-7.96%) as a result of the development. Due to the lack of compensation for the loss of mixed scrub, non-priority pond, individual trees, ruderal/ephemeral, bare ground and other woodland, broadleaved, the trading rules for the medium and low distinctiveness habitat units have not been satisfied, as the habitats lost have not been 'traded like for like or better'.

However, the application was submitted ahead of February 2024. As such, the mandatory 10% gain and satisfying the trading rules is not applicable to the scheme. Therefore, the scheme should only strive to achieve no net loss.

To achieve no net loss, 0.82 habitat units will be required. No additional hedgerow or watercourse units will be required, as both units are at no net loss. Additional trees could be incorporated within the design to reduce the loss. Though, considering the available area it is not determined feasible to plant the required trees (circa 66). Off-site compensation or a conservation offset payment will, therefore, be required for the development to proceed. The Local Planning Authority (LPA) will need to be consulted to determine if an offset payment is acceptable.

The Biodiversity Metric does not take account for 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.



PLANNING APPLICATION INFORMATION

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

10.28 habitat units

0.00 hedgerow units

0.10 watercourse units

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

01/05/2022

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?

28/03/2023

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
- ✦ DAC Landscape Architecture (2026). Landscape Masterplan. (Drawing reference: 322-DAC-PL-001-P1).
- ✦ E3P (2025). Biodiversity Metric Report (Report reference: 81-301-R1).
- ✦ Greater Manchester Combined Authority (2025). Local Nature Recovery Strategy.
- ✦ Modular River Survey (2022) The MoRPh Survey – Technical Reference Manual
- ✦ Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide. Technical Annex 2.
- ✦ Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide.
- ✦ Natural England. (2023). The Biodiversity Metric 4.0. Technical Annex 1. Condition Assessment Sheets.
- ✦ Rachel Hacking Ecology. (2022). Biodiversity Impact Assessment – Oakenrod, Rochdale.
- ✦ Rochdale Borough Council (2016). Core Strategy and Local Plan.
- ✦ Tree Solutions (2022). Arboricultural Impact Assessment. (Report reference: 22/AIA/ROCH/11).
- ✦ UKHab Ltd (2023). UK Habitat Classification Version 2.0.

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.

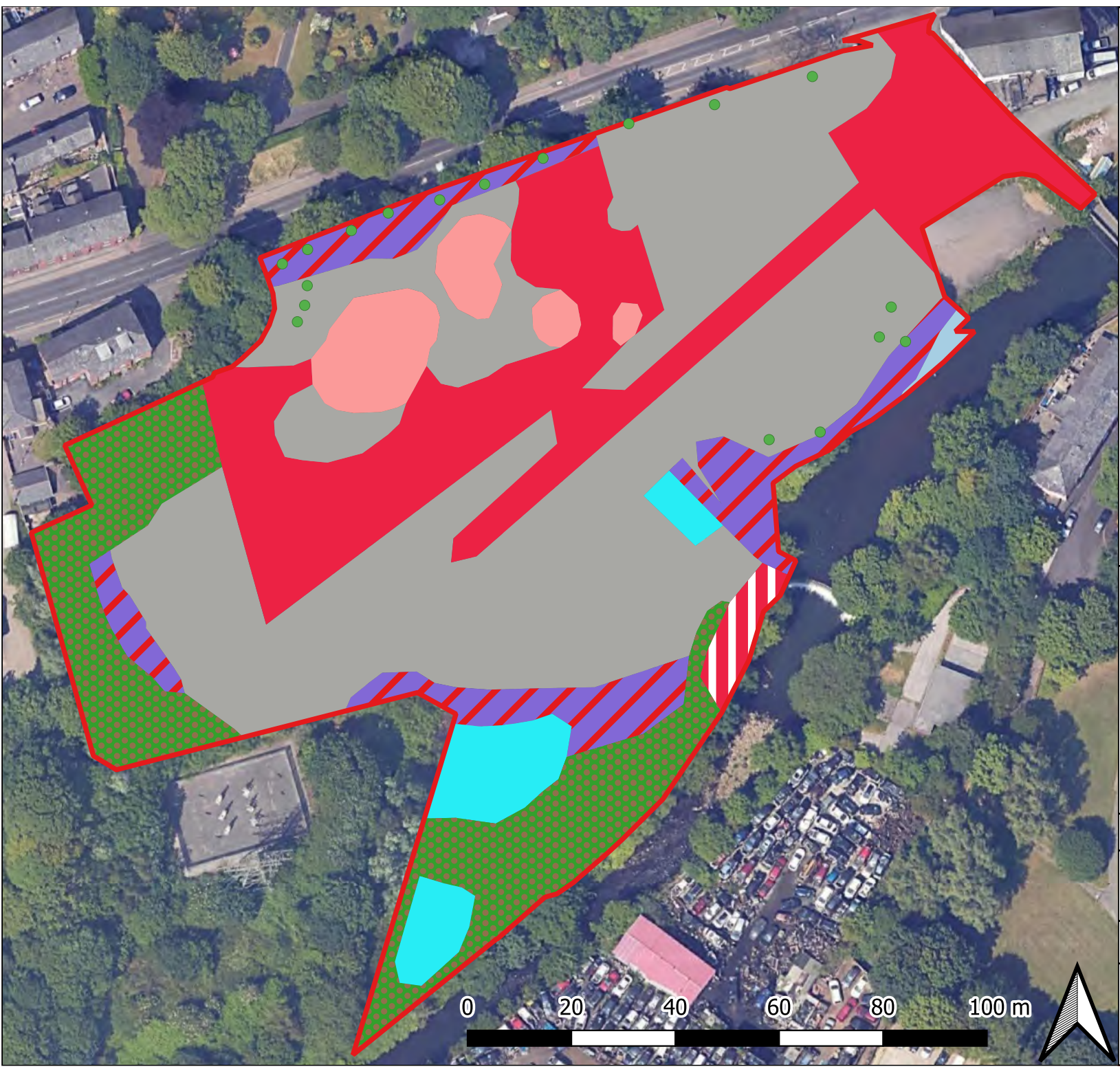
Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

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





Key:

- Red line boundary
- Urban tree
- Bare ground
- Developed land; sealed surface
- Mixed scrub
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Ruderal/ephemeral
- Vacant or derelict land
- Watercourse footprint

Notes:

Issue: 1	Revision: 1	Date: 31/07/2026	Drawn: BB	Authorised: HM
Client: Stonebond Properties (Manchester) Limited			Job No. 81-303	Date: 31/07/2026
			Drawing No. 81-303-001	Scale: 1:1000 @ A4
Job title: Oakenrod School, Rochdale			Drawing title: UKHab Habitat Plan	



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Appendix III Landscape Masterplan





NOTES:

Please do not scale from this drawing, either paper or electronic copies.

All final measurements must be checked on site by the contractor.

If there are any discrepancies noted in relation to dimensions or scale, please notify the Landscape Architect.

All works are to be carried out in accordance with the latest British Standards and/or Codes of Practice unless otherwise stated.

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- LEGEND:**
- Existing trees retained**
Refer to AIA for more detail
 - Proposed ornamental tree**
Girth: 18-20cm/ Extra Heavy Standards
Height: 450-550cm
 - Proposed native tree**
Girth: 12-14cm/ Heavy Standard
Height: 400-500cm
 - Proposed small tree**
Girth: 10-12cm/ Select Standard
Height: 250-350cm
 - Proposed native hedge**
Height: 60-80cm
Density: 6 per linear metre as a double staggered row
Stock: Bareroot with spiral guard
 - Proposed single species hedges**
Height: 60-80cm
Density: 3-4 per linear metre
Stock: SL
 - Proposed shrub planting**
Stock: 3L containers
with feature specimens in 10-15L containers
 - Proposed native scrub mix**
Stock: Bareroot
Density: 1 p/m2
Planted in groups of 3-5 of each species
 - Proposed wildflower seed mix**
Bespoke Seed Mix by Wildhome as specified by GMEU
 - Proposed grass**
To be a biodiversity lawn mix by Wildflowerurf or similar approved
 - Proposed back garden**
 - Proposed wetland seed**
 - Base of attenuation basin**

0 10m
SCALE 1:250



REVISION NOTES:			
Rev	Initials	Description	Date
P1	DC	For planning	07-08-26

CLIENT:
Stonebond Properties (Manchester) Limited

PROJECT:
Oakenrod, Rochdale

TITLE:
Landscape Masterplan

STATUS: For planning	DATE: 07-08-2026
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DRAWING NO: 322-DAC-PL-001	REVISION: P1
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SCALE: 1:250	PAPER SIZE: A1	DRAWN BY: DC
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Appendix IV Post Development Plan



Key:

-  Area formally identified within the Rochdale Local Plan Core Strategy
-  Area formally identified within the GMCA LNRS*
-  Red line boundary
-  Retained tree
-  Proposed native hedgerow
-  Proposed non-native and ornamental hedgerow
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Introduced shrub
-  Mixed scrub
-  Modified grassland
-  Other neutral grassland
-  Ponds (non-priority habitat)
-  Sustainable drainage system
-  Vegetated garden
-  Watercourse footprint
-  Retained habitats

Notes:

*Greater Manchester Combined Authority Local Nature Recovery Strategy

Issue: 1	Revision: 1	Date: 19/08/2026	Drawn: LS2	Authorised: HM
Client: Stonebond Properties (Manchester) Limited			Job No. 81-303	Date: 19/08/2026
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Job title: Oakenrod School, Rochdale			Drawing title: Post Development Plan	



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Appendix V Woodland Condition Assessment





BASELINE OTHER WOODLAND, BROADLEAVED CONDITION ASSESSMENT

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	2
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	2



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
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
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
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	2
7	Woodland Regeneration ⁵	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



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



INDICATOR		GOOD (3 POINTS)	MODERATE (2 POINTS)	POOR (1 POINT)	SCORE PER INDICATOR
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
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					27