

Full Biodiversity Net Gain Assessment

Version 1
27.06.2025

Prepared for: Northern Group

Site: Land at Station Road

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(12596-land-at-station-road-metric-calculation-tool-statutoryV1)

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by The Northern Group to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet to include the Statutory Metric in consideration of a planning application under The Environment Act 2021, which allows for biodiversity gain in the planning system.

1.2 Site location and context

The site is located on land situated at Station Road, Reddish, Stockport. The survey area consisted of reedbeds (f2e), modified grassland (g4), other neutral grassland (g3c), bramble scrub (h3d), mixed scrub (h3h), other standing water (r1g), sparsely vegetated land (s81), urban buildings and sealed surfaces (u1b), other woodland (mixed) w1h, other woodland (mainly broadleaf) w15h, urban trees (u200) and non-native ornamental hedges (h2b).

The total land coverage of the site is approximately 4.7432 hectare.

1.3 Report purpose and legislative background

- 1.3.1 This assessment was requested by the client for the purposes of supporting a planning application for the site's development in line with The Environment Act 2021, including Part 6 of the Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system. Schedule 14 of the Environment Act 2021 has been brought into force and there are current regulations legally mandating BNG.

The British Standard BS 8683:20211 defines BNG as *"a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation."*

The National Planning Policy Framework 2024 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 186b, which is to *"promote the conservation, restoration and enhancement of priority habitats, ecological*

networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

1.3.2 A Preliminary Ecological Appraisal confirmed habitats present and a UK habitat walkover survey was completed on the 5th June 2025. Therefore, the habitats present are confirmed and using the UK Habitats Classification System (UKHAB) it is possible that the appropriate habitat classification is used in the BNG metric.

1.3.3 The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 The Statutory Metric Feb 2024 and superseded on the 23rd July 2024 (V1.0.3).
- Determine the on site post development biodiversity value of the site

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted on the 5th June 2025 which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018) which details those habitats listed in section 2.1.

2.1.2 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Greater Manchester is in design but a pilot draft of core sites is available.

Highfield Country Park and Audenshaw reservoir are core sites.

A review of was made by Greater Manchester Ecological Unit (GMEU) as part of a pre application consultation on this site Reference ENQ/091744 dated 6th August 2024 which states:

“The development falls within land that is designated as Green Chain under Policy NE3.1 of the Unitary Development Land covering the Fallowfield Loop and the land on which the two reservoirs are situated. The saved policy safeguards Green Chains from development that would detract from the wildlife or recreational value and any proposals within them must avoid impedance to wildlife movement or to recreational use and to maintain the continuity of routes or habitats”.

GMEU also commented:

“The whole of the SMBC part of the site is designated Green Chain. No other nature conservation designations, as listed in Stockport’s current Local Plan (e.g. Site of Biological Importance, Local Nature Reserve).

Parts of the site have also been identified within the Local Nature Recovery Strategy (LNRS) pilot study for Greater Manchester

This is not necessarily a barrier to development and does not infer protection or prevention of land uses but shows that such areas have been prioritised for restoring and linking up habitats. This would also mean that the strategic significance of the site would score as high within the Biodiversity Net Gain (BNG) DEFRA Statutory Metric calculations that would need to accompany any future planning application.”.

The site is designated Green Chain land and parts of the site are designated within the LNRS and therefore the site has a high strategic significance based on the above.

2.1.3 Habitat degradation

An element of habitat degradation has occurred on site in relation to the to western parcel of land (grassland) which have been determined as neutral grassland in good condition in accordance with degradation clauses within BNG. From aerial images this area of site appears as a tipping area in 2017

with subsequent regrowth of grassland since that date until degradation in 2024/2025.

2.1.4 Habitat conditions

All habitat conditions are provided in the full Condition Assessment sheets (CAS) in the appendix and populated in The Statutory metric.

The lake / reservoir habitat has been concluded to be in a fairly good condition. The evidence for this assessment result is shown below and as shown in the physical, chemical, biological and hydrological naturalness class descriptions.

Results	Condition Assessment	General Species	Photos & Activity
Score: 2.5 Result: Fairly Good			
Condition Criteria Assessment for Lake			
Complete the physical naturalness class descriptions. Riparian land is predominantly semi-natural (90%).			2
Complete the chemical naturalness class descriptions. Submerged plants may be limited to a depth of less than 3 m.			2
Complete the biological naturalness class descriptions. Non-native plants occupy up to 25% of the shoreline			4
Complete the hydrological naturalness class descriptions. No structures affecting water levels or creating barriers.			1

2.1.5 Habitat images

Woodland



Reedbed



Bramble scrub



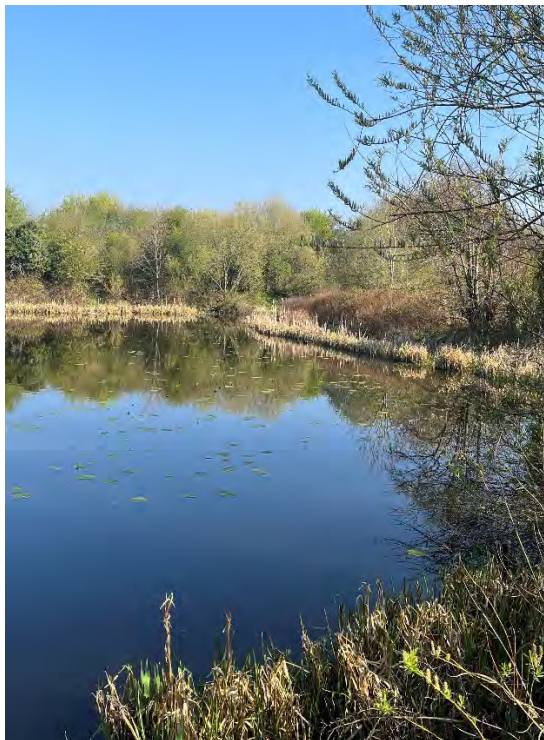
Scrub



Non native hedge



Standing water (reservoir)



Urban trees



Sparsely vegetated land



2.2 Baseline surveys results

- 2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and in habitat and hedgerow units. The metric has provided the final habitat unit value of 50.26 habitat and 0.27 hedgerow biodiversity units.

On-site baseline	<i>Habitat units</i>	50.26
	<i>Hedgerow units</i>	0.27
	<i>Watercourse units</i>	0.00

2.3 Limitations

The survey was conducted in the optimal survey period for vascular plants as determined by JNCC, 2010 and broad species and habitats were identifiable.

Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions

which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3. History of site

The recent history of the site can be examined using historic aerial imagery. The site does not appear to have changed since January 2020 and habitat degradation has occurred and has been accounted for within this BNG assessment.

4. Evaluation and Assessment

4.1 Proposed habitat retention, creation and enhancement

The total area of the site is approximately 4.7432 hectare.

Existing urban trees.

The following trees from the tree report are due to be removed; a single urban tree in G5. Whilst there is other tree loss identified in the tree report these trees are catered for in the woodland habitat that is lost and / or retained for development proposals within the submitted metric. Therefore from the 3no urban trees covering 0.0367Ha the total of the 2no retained urban tree coverage is 0.0204Ha.

Development proposals

The landscape scheme has been developed in association with the ecology team and has sought to maximise the on site provision of biodiversity units within the design in order to satisfy the Biodiversity Gain Hierarchy.

The site shall be developed as proposed in The Landscape Plans in Appendix 2 and as detailed below.

REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE / NO.	NO.	LM.
1	EXISTING WOODLAND / TREES	EXISTING WOODLAND RETAINED & ENHANCED.	0.858	124	
2	TREE PLANTING	NATIVE TREE PLANTING			
3	EXISTING OPEN WATER BODY.	EXISTING OPEN WATER BODY RETAINED & ENHANCED.	0.0280		
4	EXISTING MARGINAL AQUATIC PLANTS	EXISTING MARGINAL AQUATIC PLANTS RETAINED & ENHANCED.	0.0760		
5	EXISTING REED BEDS	EXISTING REED BEDS RETAINED & ENHANCED.	0.2440		
6	WOODLAND PLANTING	PROPOSED NATIVE WOODLAND PLANTING	0.0910		
7	SCRUB PLANTING	PROPOSED NATIVE PLANTING	0.0640		
8	HEDGEROWS	PROPOSED NATIVE HEDGEROWS WITH WILDFLOWER	0.0730		145
8	REAR PRIVATE GARDENS	MODIFIED GRASS	0.5920		
9	FRONT LAWNS & AMENITY AREAS	MODIFIED GRASS	0.1040		
10	WILDFLOWER	NEUTRAL GRASSLANDS	0.9200		
11	SHRUBS	URBAN INTRODUCED SHRUB PLANTING	0.0410		
12	HARD SURFACES	URBAN SEALED SURFACES	1.6411		
	TO INCLUDE: BUILDING FOOTPRINTS / HIGHWAYS / PATHS / FRONTAGE PARKING & PATHS / BIN & CYCLE STORES / PLAY AREAS.				
13	NATIVE MARGINAL PLANTING		0.0111		
14	AREA WITHIN RED LINE BOUNDARY	TOTAL HA:	4.7432		

The scheme is proposing the retention and enhancement of woodland, urban tree planting creation, open water enhancements, reedbed enhancement, hedgerow planting, neutral grassland creation, urban vegetated gardens creation.

4.2 Habitat creation methods

Habitat creation methods – Urban trees

124 no. urban trees shall be created covering 0.5049ha to a moderate condition. 36no. trees are located in gardens of residential property and remaining trees are to be managed by separate management company for the lifetime of the Habitat Management and Monitoring Plan (30 years). The urban trees that can be managed by the HMMP cover 0.3583Ha. The species mix provides an 88% nativity. The post development target condition is moderate. The urban trees shall achieve the target of moderate condition as follows.

A	The tree is a native species (or at least 70% within the block are native species).	Yes	88% nativity
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Planting is largely continuous
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	This criteria will fail
D	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 regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Adverse impacts can be avoided by the use of a management company to maintain expected height over HMMP life
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Unlikely to develop during the HMMP
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		4	

Objectives:

- To ensure early establishment and healthy growth.
- To create a well shaped framework for future balanced growth.
- To enhance appearance and visual interest.

Recommended Species: 100% of the trees are native species taking into account the requirement to plant trees that will be appropriate for anticipated changes in climate.

Considerations:

Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell. Trees are to be planted within the tree planting season (October to March inclusive). Up to 30% of street trees will not establish and therefore supplementary planting over the following three years will be required to achieve prescribed numbers over the longer term.

Creation Methodology:

Advanced nursery stock trees or larger will be planted within optimal tree planting season (October to March inclusive).

Suitable wooden stakes will be used to support the trees.

Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).

Maintenance Operations:

In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm stable and in good health.

Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between 5-7 years tree stakes shall be removed once the trees are established and root firm.

Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity.

Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant planting season, refer to Section 10 Plant Replacement.

Trees planted in grass areas shall have a 100cm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.

All trees on site, in publicly accessible areas should be inspected by an Arboricultural Consultant every 2 years and risks addressed

Habitat enhancement methods – Native woodland

Woodland will be enhanced on site covering 0.858Ha throughout the site in good condition. This will be achieved by satisfying the following CAS criteria as shown in appendix 2 (proposed CAS).

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3	Planting can create 3 age classes
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	Browsing pressure likely to be minimal in residential context
C Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	Maintained through HMMP
D Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	Specified in enhancements
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	Created through management in HMMP
F Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Created through management in HMMP
G Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	3	Specified in enhancements
H Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	Maintained through HMMP
I Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	Remains the same
J Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	3	Planting can create 3 age classes and vertical storeys
K Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	Remains the same
L Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3	Maintained through HMMP
M Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	Remains the same
Total Score (out of a possible 39)				36	

Habitat creation methods – Native woodland planting

Woodland will be created throughout the site in good condition totalling 0.0910Ha. This will be achieved by satisfying the following CAS criteria as shown in appendix 2 (proposed CAS).

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3	Planting can create 3 age classes
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	Browsing pressure likely to be minimal in residential context
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	Maintained through HMMP
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	Specified in enhancements
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	Created through management in HMMP
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Created through management in HMMP
G	Woodland regeneration	All three classes present in woodland ⁸ : trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	3	Specified in enhancements
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	Maintained through HMMP
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	Remains the same
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	3	Planting can create 3 age classes and vertical storeys
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	Remains the same
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3	Maintained through HMMP
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	Remains the same
Total Score (out of a possible 39)					36	

Considerations:

Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell

Trees are to be planted within the tree planting season (October to March inclusive) using appropriate tubex protection

Existing soils on site are to be used

At least 70% of trees should be native species found in the local area,

Creation and management methodology:

All woodland creation shall conform to The Management of Seminal Woodlands 3. Lowland Mixed Broadleaf Woods practical guide. Forestry Commission 2003.

The woodland needs to be protected from damage from wild, domestic, and feral herbivore. Should damage be detected during monitoring measures such as fencing may be required to protect the woodland.

Open space within the woodland should be at 10% cover. This target should be met through planting up excessive open space with native species or felling excessive woodland cover as required.

The number of native species shall be at least four.

Woodland should be allowed to regenerate naturally; this may require felling to create open spaces. Coppicing some trees to promote regeneration as a mixture of stool sprouts and seedling regeneration.

Standing deadwood should be created within the woodland including large dead branches, dead stems, and stumps. Dead or dying trees within the woodland should be left standing wherever possible. If the woodland is lacking in dead wood, then designate some trees to be 'ring barked' and

allow them to fall and decompose naturally. Dead wood from site clearance could also be placed within woodland.

Additional planting is required to ensure 3 age classes are present.

Monitoring:

Habitat will be monitored for controlled and/or invasive species annually and appropriate action taken to remove if found. Monitor for significant browsing damage from herbivores. Monitor percentage of open space within woodland. Tree health should be monitored for pests, diseases, and crown dieback. An expert should be consulted on management practices should tree health be compromised. The amount of deadwood should be monitored.

Scrub

An area of 0.0640Ha of scrub is to be created to a moderate condition by satisfying the following CAS criteria A,C and D as shown in appendix 2 (proposed CAS).

A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Cannot develop mature shrubs
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Existing NNIS to be eradicated
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	Defined edge can be specified in HMMP
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Area not large enough for glade creations

The means by which these criteria will be achieved shall be as follows:

A species diverse planting programme of hawthorn, blackthorn and Hazel shall be undertaken to ensure overall species coverage complies with the maximum 75% figure.

Vegetation regeneration shall be monitored over the 30 year period and when present young seedlings and saplings that have regenerated shall be retained and protected to allow them to develop into a species age range that is indicative of a good quality UK Habs scrub habitat.

Hedgerow

A total of 145 linear M of native hedgerow are proposed to a good target condition. The width and hedge height can be >1.5m. Vertical gapiness can be maintained <0.5m and the hedge can be planted with no gaps. C1 and C2 criteria cannot be passed. D1 (non natives) can be met. Non native plants can be excluded and avoidance of human damage can be achieved by monitoring. The criterion passed for the created hedge is set out below as per the CAS as shown in appendix 2 (proposed CAS).

Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes
Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gapiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes
Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gapiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gapiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes
Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No
Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No
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.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Yes
Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes

An additional area of 0.0730Ha will be created into moderate quality modified grassland adjacent to the hedgerow using the following target criteria.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes	
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	
	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	No unlikely in residential
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	No unlikely in residential
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Can be managed by HMMP
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Can be managed by HMMP
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			5

Habitat creation methods – Neutral grassland

Other neutral grassland contains Emorsgate EM4/EW1/EH1/EP1 and contain those species listed in the plant schedule contained within the landscape masterplanning. Other Neutral Grassland will be created throughout the site covering 0.9200Ha in moderate condition passing criteria A,B,C,D and failing E. In addition native marginal planting shall cover 0.0111Ha to the same target condition.

The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Yes appropriate mix specified
Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	To be managed as per HMMP
Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Bare ground can be managed by HMMP
Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	maintained by management
Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	Physical damage is likely to exceed 5% due to residential context

Recommended Seed Mixes:

Emorsgate Seeds EM4/EW1/EH1/EP1

Considerations:

If soil is being imported into the site, then nutrient poor soil should be used to create wildflower areas in order to support the establishment of the meadow.

Don't add fertiliser as this will increase fertility of the soil and negatively impact the wildflower meadow.

Reducing soil fertility: Due to the baseline conditions of the site intensive nutrient stripping techniques are not considered necessary and therefore nutrients

should be removed from the grassland through silage cuts and the addition of limestone chippings.

Creation Methodology:

Create a fine tilth for a seedbed by digging or rotovating the soil then firming and raking.

Sow seed mixture evenly by hand at 5g per square meter during, late summer/early autumn.

Additional Methodology:

Designate some areas of grassland for creation of a calcareous species sward with thin poor soils and good drainage. These areas should be managed in line with 'other neutral grassland' once established.

Remove topsoil and spread limestone chippings.

Translocation of soils from habitats within the site to be removed by development should be carried out by an experienced contractor alongside Suitably Qualified Ecologist (SQE) who can identify appropriate soils.

Open water

An area of 0.0280 of open water is due to be retained and cannot be enhanced due to foot traffic generated by the development meaning enhancement of naturalness cannot be achieved to good from the existing fairly good.

Reedbed

The reedbed is in good condition and cannot be enhanced.

4.3 General Management and monitoring

The following section details management and monitoring methodologies for the habitats proposed to be created and retained on site

The site should be subject to a UKHAB classification survey alongside a condition assessment of the created and enhanced habitats. This survey should be carried out by a suitably qualified ecologist, starting 1 year after the project is completed, with follow up visits within year 2, 5, 10, 20, until the final visit on year 30. A report provided by an independent assessor shall be submitted to the LPA, when habitats as listed in the Biodiversity Metric are judged to have reached target condition.

A review of management of all habitats should be undertaken at years 10 and 20 with the management programme will be updated/adjusted accordingly.

The following management practices are recommended throughout the site in order to protect created habitats from harmful management practices.

- Weed control will be undertaken using non-chemical interventions wherever possible including mulching and hand pulling. Where deemed necessary, the spot application of eco-friendly herbicides may be used, avoiding areas containing waterbodies such as ponds and rivers.
- The application of fertilisers will be avoided as excessive nutrient loading will negatively alter the species composition of the habitats.
- Care should always be taken when maintaining habitats to avoid damage or disturbance to protected species such as breeding birds and water vole.

- Any arisings and/or cuttings created by maintenance will need to be removed and disposed of off-site or in a suitable location such as a designated compost heap or alternatively composted within the allotments on site.
- During site clearance and management, wood (including dead wood) should be used to create refugia in a suitable location (within native scrub, woodland, or pond edges) wherever possible.
- All areas are to be monitored for controlled and/or invasive species and appropriate action taken to remove if found.
- All areas to be monitored for fly-tipping, rubbish and litter annually (both construction and post-construction phases) with appropriate action taken to remove if found.

5. Summary Conclusion

The retention and enhancement of existing habitats facilitates the maximum provision of on site biodiversity units. The sites proposals allow for retention and enhancement for some areas of existing medium distinctiveness habitats within the context of the development proposals thereby maximising the on site unit return from these enhancements.

The scheme is proposing the retention and enhancement of woodland, urban tree planting creation, open water and reedbed retention, urban tree retention, hedgerow planting, neutral grassland creation, scrub creation, urban vegetated gardens and introduced shrub creation.

The total baseline habitat units is 50.26 and the on site post intervention units that are delivered is 28.34.

The final results within the metric are a total net change of -21.92 habitat units and 143.45% hedgerow units. The trading rules are not satisfied and the unit deficit to the mandatory 10% is 26.94 biodiversity units, hence the Statutory Metric currently records rule breaks (not achieved 10% and does not satisfy trading rules). The hedgerow units are + 143.45%.

The scheme has maximised opportunities for on site retention and enhancement of habitat within the context of the proposed development. The planning application cannot achieve the mandatory 10% on site and must seek off site units to reach the mandatory 10% from a registered habitat bank which must satisfy trading rules and achieve 10% gains. The submitted Statutory Metric requires update when this information is available.

The provision of a Habitat Management and Monitoring Plan (HMMP) for the retained and created habitats on site is needed and a Biodiversity Gain Plan (BBP).

Appendix 1 Habitat mapping based the UK Habitat Classification system



- Redline boundary
- f2e** Reedbeds
- g3c** Other neutral grassland
- g4** Modified grassland
- h2b** Non-native and ornamental hedgerow
- h3d** Bramble scrub
- h3h** Mixed scrub
- r1g** Other standing water
- s** Sparsely vegetated land
- u1b** Developed land - sealed surface
- u1b5** Buildings
- w1h** Other woodland - mixed
- w1h5** Other woodland - mixed - mainly broadleaved
- Trees**

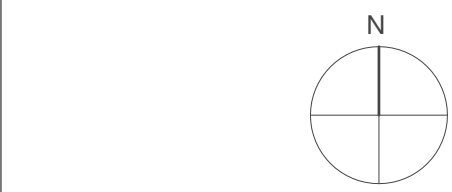
Amenity Tree

Drawn by: **simon brain**
 Version Date: **05/08/25**

Appendix 2 Proposed landscape masterplan

KEY

- SITE BOUNDARY
- WOODLAND PATH
- LAKESIDE PATH
- EXISTING REED BEDS, RETAINED & ENHANCED
- PROPOSED REED BEDS
- RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
- NATURAL PLAY AREA - 650m²
- WILDFLOWER (1)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (2)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (3)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (4)
SEE PLANT SCHEDULE FOR DETAILS
- PRIVATE GARDEN LAWNS
- AMENITY LAWN
- NATIVE SCRUB PLANTING
- NATIVE WOODLAND PLANTING
- EXISTING WOODLAND TREES RETAINED & ENHANCED
- NATIVE HEDGE
- URBAN INTRODUCED SHRUB
- PROPOSED NATIVE TREE
- SUSTAINABLE DRAINAGE FEATURES TO ENGINEER'S DETAIL
- NATIVE MARGINAL PLANTING (NMP)
SEE PLANT SCHEDULE FOR DETAILS
- NATIVE ORCHARD (NO) WITH WILDFLOWER
SEE PLANT SCHEDULE FOR DETAILS
- LEAP AREA - 420m²
- POTENTIAL SUB STATION LOCATION



PL01 23.07.25 First Issue AC

REV NO. 00.000.011 DESCRIPTION OF REVISION INITIALS

PREPARED BY

AMENITY TREE

STATUS

FOR PLANNING

TITLE

SOFTWARES & PLANTING - WESTERN ZONE

DWS NO

AT.24.12596.3000

REV NO

R.01

SCALE

1:200 @ A0

DRAWN

AC

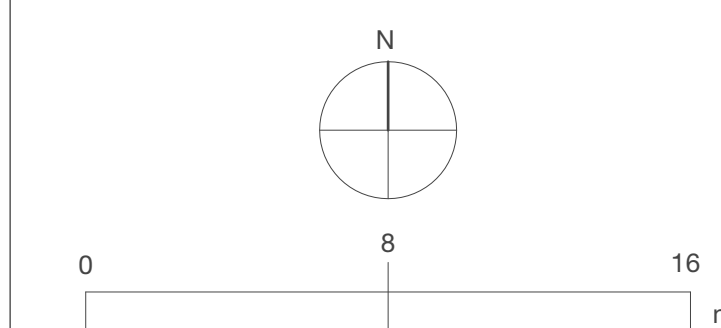
APPROVED

SD

DATE

23.07.25

	SITE BOUNDARY
	WOODLAND PATH
	LAKESIDE PATH
	EXISTING REED BEDS, RETAINED & ENHANCED
	PROPOSED REED BEDS
	RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
	NATURAL PLAY AREA- 650m2
	WILDFLOWER (1) SEE PLANT SCHEDULE FOR DETAILS
	WILDFLOWER (2) SEE PLANT SCHEDULE FOR DETAILS
	WILDFLOWER (3) SEE PLANT SCHEDULE FOR DETAILS
	WILDFLOWER (4) SEE PLANT SCHEDULE FOR DETAILS
	PRIVATE GARDEN LAWNS
	AMENITY LAWN
	NATIVE SCRUB PLANTING
	NATIVE WOODLAND PLANTING
	EXISTING WOODLAND TREES RETAINED & ENHANCED
	NATIVE HEDGE
	URBAN INTRODUCED SHRUB
	PROPOSED NATIVE TREE
	SUSTAINABLE DRAINAGE FEATURES TO ENGINEER'S DETAIL
	NATIVE MARGINAL PLANTING (NMP) SEE PLANT SCHEDULE FOR DETAILS
	NATIVE ORCHARD (NO) WITH WILDFLOWER SEE PLANT SCHEDULE FOR DETAILS
	LEAP AREA- 450m2
	POTENTIAL SUB STATION LOCATION



FLD1	23.07.25	First Issue	AC
REV NO.	DD.MM.YY	DESCRIPTION OF REVISION	INITIALS

PREPARED BY

AMENITY TREE

STATUS	
FOR PLANNING	

TITLE

SOFTWORKS & PLANTING - CENTRAL ZONE 1/2

DWG.NO	REV.NO
AT.24.12596.3001	R.01

SCALE	DRAWN	APPROVED	DATE
1:200 @ A0	AC	SD	23.07.25



LAND AT
STATION RD

AMENITYTREE

KEY

SITE BOUNDARY

WOODLAND PATH

LAKESIDE PATH

EXISTING REED BEDS, RETAINED & ENHANCED

PROPOSED REED BEDS

RETAINED & ENHANCED MARGINAL AQUATIC PLANTING

NATURAL PLAY AREA- 650m²

WILDFLOWER (1)
SEE PLANT SCHEDULE FOR DETAILS

WILDFLOWER (2)
SEE PLANT SCHEDULE FOR DETAILS

WILDFLOWER (3)
SEE PLANT SCHEDULE FOR DETAILS

WILDFLOWER (4)
SEE PLANT SCHEDULE FOR DETAILS

PRIVATE GARDEN LAWNS

AMENITY LAWN

NATIVE SCRUB PLANTING

NATIVE WOODLAND PLANTING

EXISTING WOODLAND TREES RETAINED & ENHANCED

NATIVE HEDGE

URBAN INTRODUCED SHRUB

PROPOSED NATIVE TREE

SUSTAINABLE DRAINAGE FEATURES TO ENGINEER'S DETAIL

NATIVE MARGINAL PLANTING (NMP)
SEE PLANT SCHEDULE FOR DETAILS

NATIVE ORCHARD (NO) WITH WILDFLOWER
SEE PLANT SCHEDULE FOR DETAILS

LEAP AREA - 420m²

POTENTIAL SUB STATION LOCATION

N

0816

m

REV

NO

23.07.25

First Issue

AC

REV

NO

03.06.19

DESCRIPTION OF REVISION

INITIALS

PREPARED BY

AMENITY TREE

STATUS

FOR PLANNING

TITLE

SOFTWARES & PLANTING - CENTRAL ZONE 2/2

DWG NO

AT.24.12596.3002

REV NO

R.01

SCALE

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AC

APPROVED

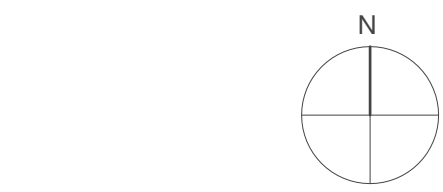
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DATE

23.07.25

KEY

- SITE BOUNDARY
- WOODLAND PATH
- LAKE SIDE PATH
- EXISTING REED BEDS, RETAINED & ENHANCED
- PROPOSED REED BEDS
- RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
- NATURAL PLAY AREA- 650m2
- WILDFLOWER (1)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (2)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (3)
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- NATIVE MARGINAL PLANTING (NMP)
SEE PLANT SCHEDULE FOR DETAILS
- NATIVE ORCHARD (NO) WITH WILDFLOWER
SEE PLANT SCHEDULE FOR DETAILS
- LEAP AREA - 420m2
- POTENTIAL SUB STATION LOCATION



R.01	23.07.23	Final Issue	AC
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REV NO.	00.000.01	DESCRIPTION OF REVISION	INITIALS
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PREPARED BY

AMENITY TREE

STATUS

FOR PLANNING

TITLE

SOFTWARES & PLANTING - EASTERN ZONE

DWSNO

AT.24.12596.3003

REVNO

R.01

SCALE

1:200 @ A0

DRAWN

AC

APPROVED

SD

DATE

23.07.25

12596_PLANT SCHEDULE_3.

TREE PLANTING		NO.	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES									
1.0	TREE PLANTING																
T1	Acer campestre.	11	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T2	Acer pseudoplatanus.	6	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T3	Betula pendula.	8	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T4	Betula pendula Fastigiata Joe.	4	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T5	Corylus avellana.	1	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T6	Quercus robur.	15	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T7	Prunus amonogawa.	7	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T8	Prunus avium Plena.	15	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T9	Prunus padus.	25	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T10	Sorbus aucuparia.	12	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T11	Alnus glutinosa.	3	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T12	Ahus cordata.	7	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T13	Salka laevis.	2	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
T14	Carpinus betulus fastigiata.	8	18-20	NA	400-450	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
2.0	PROPOSED NATIVE HEDGES																
2.1	Carpinus betulus.	2780	NA	100-125	100	BR	5 per Lm.	Planted in a double staggered row @ 5 Per Lm.									
Underseeded with Emorsgate EH1F Hedgerow Mix.																	
2.2	Mixed Species native Hedges:		NA	100-125	100	BR	5 per Lm.	Planted in a double staggered row @ 5 Per Lm.									
							HH01	NH02	NH03	NH04	NH05	NH06	NH07	NH08	NH09		
Acer campestre.		353	NA	15	100	BR	5 per Lm.	19	30	19	174	43	19	41	4	4	Planted in a double staggered row @ 5 Per Lm.
Carpinus betulus.		353	NA	15	100	BR	5 per Lm.	19	30	19	174	43	19	41	4	4	Planted in a double staggered row @ 5 Per Lm.
Cornus sanguinea.		120	NA	5	100	BR	5 per Lm.	7	10	7	58	15	7	14	1	1	Planted in a double staggered row @ 5 Per Lm.
Corylus avellana.		353	NA	15	100	BR	5 per Lm.	19	30	19	174	43	19	41	4	4	Planted in a double staggered row @ 5 Per Lm.
Crataegus monogyna.		941	NA	40	100	BR	5 per Lm.	50	80	50	464	115	50	110	11	11	Planted in a double staggered row @ 5 Per Lm.
Prunus spinosa.		120	NA	5	75	BR	5 per Lm.	7	10	7	58	15	7	14	1	1	Planted in a double staggered row @ 5 Per Lm.
Rosa canina.		120	NA	5	30	BR	5 per Lm.	7	10	7	58	15	7	14	1	1	Planted in a double staggered row @ 5 Per Lm.
Underseeded with Emorsgate EH1F Hedgerow Mix.																	Planted in a triple staggered row @ 8 per Lm. Hedge 1.5m wide.
3.0	SHRUBS & ORNAMENTAL GRASSES																
S1	Cornus Alba Autumn Fire.	179	NA	NA	20-30	3L	3										
S2	Euonymous Fortunei Silver Queen.	356	NA	NA	15-25	3L	4										
S3	Euonymous japonicus Paloma Blanca.	147	NA	NA	15-25	3L	4										
S4	Lonicera pileata May Green	245	NA	NA	15-25	3L	4										
S5	Prunus laurocerasus Zabeliana.	190	NA	NA	20-30	3L	4										
S6	Potentilla fruticosa.	32	NA	NA	20-30	3L	4										
S7	Silpa lpa texensis.	110	NA	NA	20-30	3L	4										
S8	Ptilosporum Tom Thumb.	222	NA	NA	20-30	3L	3										
4.0	NATIVE WOODLAND PLANTING							NWP01	NWP02	NWP03	NWP04	NWP05	NWP06	NWP07			
	Alnus glutinosa.	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
	Betula pubescens	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
	Corkus avellana.	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
	Crataegus monogyna.	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
	Fagus sylvatica.	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
	Populus tremula.	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
	Prunus serotina.	31	NA	5	75	BR	1 per m2.	1	6	3	1	10	4	6			Planted in a 125cm grow tube, biodegradable with stake.
	Quercus robur.	126	NA	20	100	BR	1 per m2.	5	24	12	5	40	16	24			Planted in a 125cm grow tube, biodegradable with stake.
	Salix cinerea.	31	NA	5	100	BR	1 per m2.	1	6	3	1	10	4	6			Planted in a 125cm grow tube, biodegradable with stake.
	Sorbus aria.	64	NA	10	100	BR	1 per m2.	3	12	6	3	20	8	12			Planted in a 125cm grow tube, biodegradable with stake.
5.0	NATIVE SCRUB PLANTING							NSP01	NSP02	NSP03	NSP04	NSP05	NSP06	NSP07			
	Betula nana.	116	NA	15	100	BR	2/m2	18	18	8	14	14	17	27			Rabbit spiral protection.
	Carpinus betulus.	116	NA	15	150-175	BR	2/m2	18	18	8	14	14	17	27			Feathered / Single low stake / rabbit spiral protection.
	Corylus avellana.	296	NA	40	100	BR	2/m2	48	48	16	38	38	36	72			Rabbit spiral protection.
	Prnus sylvestris.	71	NA	10	100	RB	2/m2	12	12	4	8	8	9	18			Rabbit spiral protection.
	Prunus avium.	116	NA	15	100	BR	2/m2	18	18	8	14	14	17	27			Rabbit spiral protection.
	Ilex aquifolium.	38	NA	5	50	BR	2/m2	6	6	4	4	4	5	9			Rabbit spiral protection.
Areas to be:																	
1) 80% planting.																	
2) 2 Plants per m2.																	
3) 20% Open space																	
4) Open spaces to be seeded with Emorsgate Seeds EG10 Tussock Grass Mixture.																	
6.0	MARGINAL AQUATIC PLANTING		NMP01	NMP02	NMP03												
6.1	British Pond Plants Pre-Planted Cori Rolls.	276Lm	40Lm	57Lm	170Lm			Installed as supplier recommendations.									
Species list (non-invasive native plants):																	
Carex acutiformis (Lesser Pond Sedge).																	
Juncus effusus (Soft Rush).																	
Lythrum salicaria (Purple Loosestrife).																	
Myosotis scoropades (Water forget me not).																	
Ranunculus flammula (Lesser Spearwort).																	
Iris pseudoacorus (Yellow Flag Iris).																	
Caltha palustris (Marsh Marigold).																	
Aisma plantago-aquatica (Water Plantain).																	
Mentha aquatica (Water Mint).																	
All plants are grown in the UK from UK stock.																	
7.0	REED BEDS																
7.1	Phragmites australis (Common Reed).	TBA	NA	NA	NA	9cm	2 per m2.	Planted in 200-300mm of water / requires future maintenance / thinning.									
8.0	WILDOFLOWER MIXTURES																
WF1	EW1 - Woodland / Shade Mixture.																
WF2	EH1 - Hedgerow Mixture.																
WF3	EP1 - Pond Edge Mixture.																
WF4	EM1 - Meadow Mixture For Clayey Soils.																
Supplied and installed as recommended by Emorsgate Seeds or similar approved.																	
9.0	AMENITY LAWNS																
9.1	Rowlawn Metallo Turf or similar approved.																
10.0	PRIVATE LAWNS																
10.1	Seeded with hard wearing mix.																
11.0	ORCHARD TREES																
OT1	Apple - Adams Pearnan.	6	12-14.	NA	250-300	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
OT2	Pum - Avalon.	2	12-14.	NA	250-300	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
OT3	Pear - Concord.	5	12-14.	NA	250-300	RB	NA	Underground guyed, with Green Tech Mona Watering System with Aria Inlet Watering System									
Supplied by specialist grower Frank P Matthews or similar approved.																	

LAND AT
STATION RD



KEY

PLANTING NOTES

1. Plant handling by the Nursery and transport to site to deliver plants to the site must be done in accordance with the booklets published by the Committee for Plant Supply (CPS) and the Department of Agriculture and Fisheries (DAF) with clauses 3.4 and 4 of the above booklet (obtained from The Horticultural Trade Association which refers to the receipt and handling of plants).
2. Plants shall be first class examples of their species and shall be free from any diseases, pests or other harmful fibrous root systems and materially damaged. Refer to the booklets published by the Committee for Plant Supply and the Department of Agriculture and Fisheries.
3. All planting is to be in general compliance with BS 4248:1989 Code of Practice for General Landscaping Operations.
4. All trees are to be underground grafted. All tree pits to be 100mm larger than the root ball and to be 100mm deep. Approved topsoil, 30% by volume tree guano (no tree pits to be less than 100mm deep) to be applied to the top of the tree pits. All trees to be planted in the ground and to be broken up prior to backfilling and tested for drainage.
5. The contractor must ascertain for themselves the exact location of any underground services prior to planting. Responsibility for any damage shall be metalled adjacent to any underground services prior to planting. Between trees and shrubs, the minimum distance between trees shall be within 10m.
6. Between trees and shrubs, necessary prior to and post PC to end of maintenance period to ensure the establishment and continued growth of the plants.
7. Carry out all work when soil and weather conditions are suitable. Do not plant in conditions of frost or strong winds. Plant only during the following periods:
a) Between 15th March and 15th May (Tree March, Container / Air plant material). Anytime ground and weather conditions are suitable for planting and the necessary control is available.
8. Any plants or shrubs that die, appears unhealthy or poorly developed shall be replaced at the end of the 12 months maintenance period. Any plants dying during the next appropriate planting season.

TOPSOILING

1. All topsoil delivered shall be in accordance with BS.3882.2007, certified as such. Sample load to be delivered to site for CA approval.
2. Turfed lawn areas to receive 150mm depth of approved topsoil (after light consolidation).
3. Shrub areas to receive 400mm depth of approved topsoil (after light consolidation).
4. Hedgerows to receive 450mm depth of approved topsoil (after light consolidation).
5. Wild flower areas are not top soiled. Any level make up to achieve via subsoil to BS.8601.2013, or approved low nutrient soil.

TURFING

1. Turf to be laid over a minimum 150mm lightly consolidated approved topsoil. No turf shall be laid in frosty or exceptionally dry weather. The well being of the turf is the contractors responsibility prior to PC and for the duration of the maintenance period. Any failures shall be replaced at the contractors expense.
2. Prior to the installation of the topsoil subsoil shall be rotavated. Lightly cultivate the topsoil, harrow and rake topsoil into a fine tilth suitable for final grading prior to turning.Rake to a true, even consolidated surface.
3. Turf shall be grown by a member of the Turfgrass Growers Association (TGA). Certification of its provenance shall be supplied to the CA.
4. Turf shall be laid within 36 hours of delivery and immediately watered after laying. Bumps, ridges and depressions will not be accepted.

WILDFLOWER AREAS

YEAR

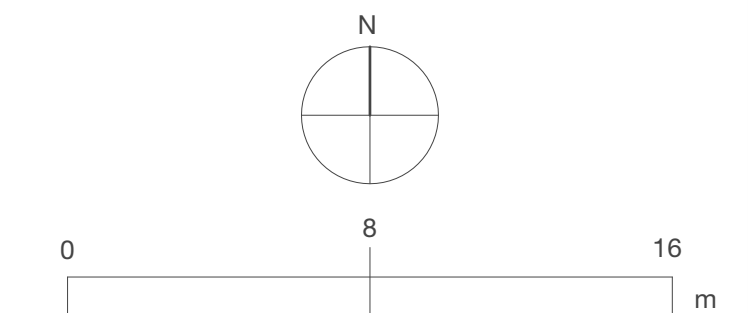
- 1 First cut 5cm March / April.
- 2 Cut every 2 months or when sward reaches 15cm and arisings removed from site.
- 3 Final cut September / October.
- 4 Allow cut grass to dry and disperse seed before removing arisings.
- 5 The requirement's in the first year are to control weeds and reduce competition from grasses. Cut swards to a height of 5cm every 2 months or so when the sward reaches 15cm, remove all cut material to avoid smothering the sward. Where persistent weeds exist, spot treat with Glyphosate or dig out.

FUTURE YEAR

- 7 One cut in September to 15cm.
- 7 Remove all cuttings.
- 7 Allow grass to dry and disperse seed before removing arisings.
- 7 The requirement in future years is to maintain a species diverse sward of value to Wildlife.

NOTE

- 2** The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.



FL01	23.07.25	First Issue	AC
REV NO.	DD.MM.YY	DESCRIPTION OF REVISION	INITIALS

PREPARED BY

AMENITY TREE

STATUS

FOR PLANNING

TITLE

SOFTWORKS & PLANTING - NOTES

DWG.NO	REV.NO
AT.24.12596.3004	R.01

SCALE	DRAWN	APPROVED	DATE
1:200 @ A0	AC	SD	23.07.25

**Appendix 3 Habitat Condition Assessments and Post development Habitat CAS. Full Statutory
metric (125569-land-at-station-road-metric-calculation-tool-statutoryV1)**