AMENITYTREE

Assessment of Biodiversity
Biodiversity Net Gain (BNG)

Version 1
26.09.2024

Prepared for: Views

Site: Prepared for: Longsight views.
84 East Rd, Longsight, Manchester, M12 5GZ.

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1. Introduction

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1. Introduction

1.1 Background to the project

The site is located within Longsight in an urban environment and enclosed by existing residential and commercial land uses. Development will occur on the premises of 'Longsight Cricket Club' where no access to the public is currently granted. The habitat on site comprises of scattered trees and amenity grassland.

1.2 Site location and context

The total area of the site is approximately 0.2670 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. The Environment Act 2021 has been brought into force and there are current regulations and legislation legally mandating BNG. Some Local Planning Authorities have already adopted, in their local plans, a 10% biodiversity gain to be a condition of planning permission.

The British Standard BS 8683:2021 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 2025 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 185b, which is to "p*romote 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. 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 Statutory Biodiversity Metric 4.1 Feb 2024.

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 An extended phase one habitat survey plan (in accordance with JNCC, 2010) is provided in appendix 1 which confirmed the habitats present.

2.1.2 Table 1 details the conversion used from JNCC habitats to UK Habitat classifications / BNG metric habitat descriptors.

JNCC Habitat type	UK Habs/ BNG metric descriptors.
Scattered trees	Individual rural trees
Amenity grassland	Modified grassland

2.1.3 Whilst on the site the habitat survey searched for all plants including those that are considered rare, uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

2.2 Limitations

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

2.3 Evaluation

2.3.1 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.

2.3.2 https://www.daftlogic.com/projects-google-maps-area-calculator-tool.htm and AutoCad has been used to measure habitat size and all habitats are calculated as areas.

2.3.3 The BNG Assessment tool "The Biodiversity Metric 4.1 – Natural England 2024) is used for the evaluation and condition assessment is made using the technical support provided by Natural England.

2.3.4 Other government advice on wildlife such as the National Planning Policy Framework (NPPF) or the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017, is referenced where applicable and any impacts on protected species are evaluated in accordance with current guidance.

3. Survey results

3.1 History of site

3.1.1 The recent history of the site can be examined using historic aerial imagery. The site appears to have undergone no significant change since 2000 when the site appears as a managed bowling green.

3.1.2 An examination of https://magic.defra.gov.uk/MagicMap.aspx indicates the following.

- There are no section 41 habitats listed on the inventory on the site (woodland is located 100m northeast).
- There are numerous areas of listed woodland within the 1km

- The site is not within the National Habitat Network All Habitats Combined (England)
- There are no important Bird Areas, Seabird considerations, or water and wetland considerations in respect of avian species.
- The closest granted European Protected Species (EPS) license application by Natural England was for bat species approximately 620m from site.

3.2. Site description and condition assessment of habitats

3.2.1 The site is best described as modified grassland nad urban trees.

3.2.3 A condition assessment for the modified grassland is provided in appendix 3. The condition habitat assessment scored 0 essential criterion and 3 criteria passed making it a poor condition.

3.2.4 The trees present on site are as follows

Tree No.	latin name	Life Stage	Diameter(mm)
T4	Prunus (Prunus species)	EM	397
T5	Prunus (Prunus species)	SM	200
T7	Fraxinus excelsior (Ash)	EM	490
T9	Salix caprea (Goat Willow)	SM	142
T10	Corylus colurna (Turkish Hazel)	Y	80
T11	Alnus glutinosa (Common Alder)	Y	80
T12	Alnus glutinosa (Common Alder)	Y	80
T13	Alnus glutinosa (Common Alder)	Y	214
T14	Alnus glutinosa (Common Alder)	Y	177
T15	Alnus glutinosa (Common Alder)	Y	110
T16	Alnus glutinosa (Common Alder)	Y	130

A condition assessment for the urban trees is provided in appendix 3. The condition habitat assessment scored 2 criteria passed making it a poor condition. Using the urban tree calculator a total of 9 small and 2 medium size

trees in poor condition provides a total of 0.0692 Hectare. All existing trees on site requrie removal for development.

3.2.4 Summary of the area based habitat (0.2670ha total site size)

Habitat ref	UK Habitat Classification Type	Condition Assessment Result	Ha / Linear M
Habitat 1	Modified grassland	Poor	0.2670
Habitat 2	Urban trees	Poor	0.0692

4. Evaluation and Assessment

4.1 Proposed habitat creation and enhancement

The site shall be developed as proposed in appendix 2. The total area of the site is approximately 0.2670 hectare.

REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE / NO.	NO.	LM.
1	TREES			29	
2	WILDFLOWER	NEUTRAL GRASSLAND	0.0010		
3	AMENITY GRASSLANDS	MODIFIED GRASSLAND	0.0040		
4	NATIVE HEDGEROWS WITH WILDFLOWER	NATIVE HEDGEGROWS / MODIFIED GRASSLAND			160
5	SHRUB BEDS	URBAN INTRODUCED SHRUBS	0.0100		
6	BUILT ENVIRONMENT	URBAN SEALED SURFACES	0.2520		
7	AREA WITHIN RED LINE BOUNDARY	TOTAL HA:	0.2670		

Proposed urban tree sizes

The total proposed coverage of 29 small trees in moderate condition is 0.1181Ha.

4.2 Habitat creation methods – Neutral grassland

Recommended Seed Mixes:

- Emorsgate Seeds EM4

Considerations:

- No soil is being imported into the site
- Don't add fertiliser as this will increase fertility of the soil and negatively impact the wildflower meadow.
- Reducing soil fertility

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.
- Spread limestone chippings.
- Annual cutting only.

Habitat creation methods – Modified grassland

To create a level, attractive and even grass sward with uniform colour and height.

- To enhance appearance and visual interest.

Maintenance Operations:

- Maintain a sward length within the limits of 30-60mm and edges kept neat and tidy.
- Remove arisings from site. Arisings shall also be removed from all paths and roads and taken off site.
- When necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's

recommendations to control injurious or invasive weeds. Alternatively spot treatment of isolated weed growth may be carried out by hand. All arisings shall be removed from site.

- Reinstatement by re seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and re seeded if necessary.
- Where necessary compacted areas shall be aerated with the appropriate equipment in the autumn.
- At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.
- Depressions to be filled in over time by adding a top dressing and over seeding, using a sandy soil
- Collect litter and dispose off site on each visit

Habitat creation methods – Urban trees

Recommended Species: At least 70% of trees should be native species found in the local area, 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).

4.3 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.

General Management

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.

Neutral Grassland

The created neutral grassland areas within the site will require regular monitoring and annual maintenance to achieve ‘moderate’ condition, allowing the more desirable species to flourish and to reduce the presence of unwanted species that will attempt to colonise the area. The following sets out the UKHAB criteria as to what is a good condition other neutral grassland.

Aim:

- The appearance and composition of the vegetation closely matches characteristics of UKHAB type definition. Indicator species are easily and clearly visible throughout the sward.
- Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds, and small mammals to live and breed.

- Cover of bare ground between 1% and 5% of total habitat area to provide an important resource to insects.
- There is greater than 9 species per meter squared.

Management:

- For the first year of growth, cut to 5cm in May, then cut every 2 months or when sward reaches approximately 15cm. Stop cutting by August to allow wildflowers to seed. Final cut to 5cm will be in October.
- From the second year onwards, cut to 5cm in March or April, then make a second cut to 5cm in October.
- From the second year onwards, designate some areas to receive a cut to 5cm during August in order to produce a more varied habitat that will encourage different species of wildflower.
- Remove all arisings from the area, dispose of in designated areas such as a compost heap.
- Remove encroaching scrub and bracken manually using hand tools.
- Annually create areas of bare ground or ‘scrapes’ covering 1% to 5% of total habitat area by manually scraping away vegetation with hand tools. These scrapes should be located in sunny areas such as south facing embankments, if possible.

Monitoring:

- Habitat will be monitored for controlled and/or invasive species annually and appropriate action taken to remove if found.
- Monitor for damage, cover of bracken and scrub.
- Monitor bare ground cover.
- Check sward height throughout the first year and cut when it reaches 15cm.

5. Conclusions

5.1 The results of the BNG calculation are indicated below.

On-site baseline	*Habitat units*	0.81
	Hedgerow units	0.00
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.40
	Hedgerow units	0.54
	Watercourse units	0.00
On-site net change (units & percentage)	*Habitat units*	-0.41
	Hedgerow units	0.54
	Watercourse units	0.00
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.41
	Hedgerow units	0.54
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.41
	Hedgerow units	0.54
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-50.55%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.81	0.89	0.49

Summary conclusion

The site has a significant decrease in biodiversity as demonstrated by the metric primarily because there is a greater land coverage of developed sealed surfacing / buildings and an overall decrease of grassland habitat type within the proposed scheme.

Trading rules are not satisfied because there is a decrease in medium distinctiveness habitats and low distinctiveness habitats. Overall, the scheme has sought to maximise the soft green scape planning within the context of residential development and further additions of either public open space grassland or urban trees cannot be achieved within the design.

The proposal is currently 0.49 of a habitat unit in deficit to attain the mandatory 10% gain in biodiversity. To make the unit deficit to a 10% gain position the applicant will need to demonstrate to the LPA that a Biodiversity Gain Plan (BGP) can be submitted that can achieve the mandatory gain using off site provision of biodiversity credits to satisfy the current unit deficit within the offsite gain tab within the metric. BGP are often agreed with the applicant and LPA as part of a section 106 agreement.

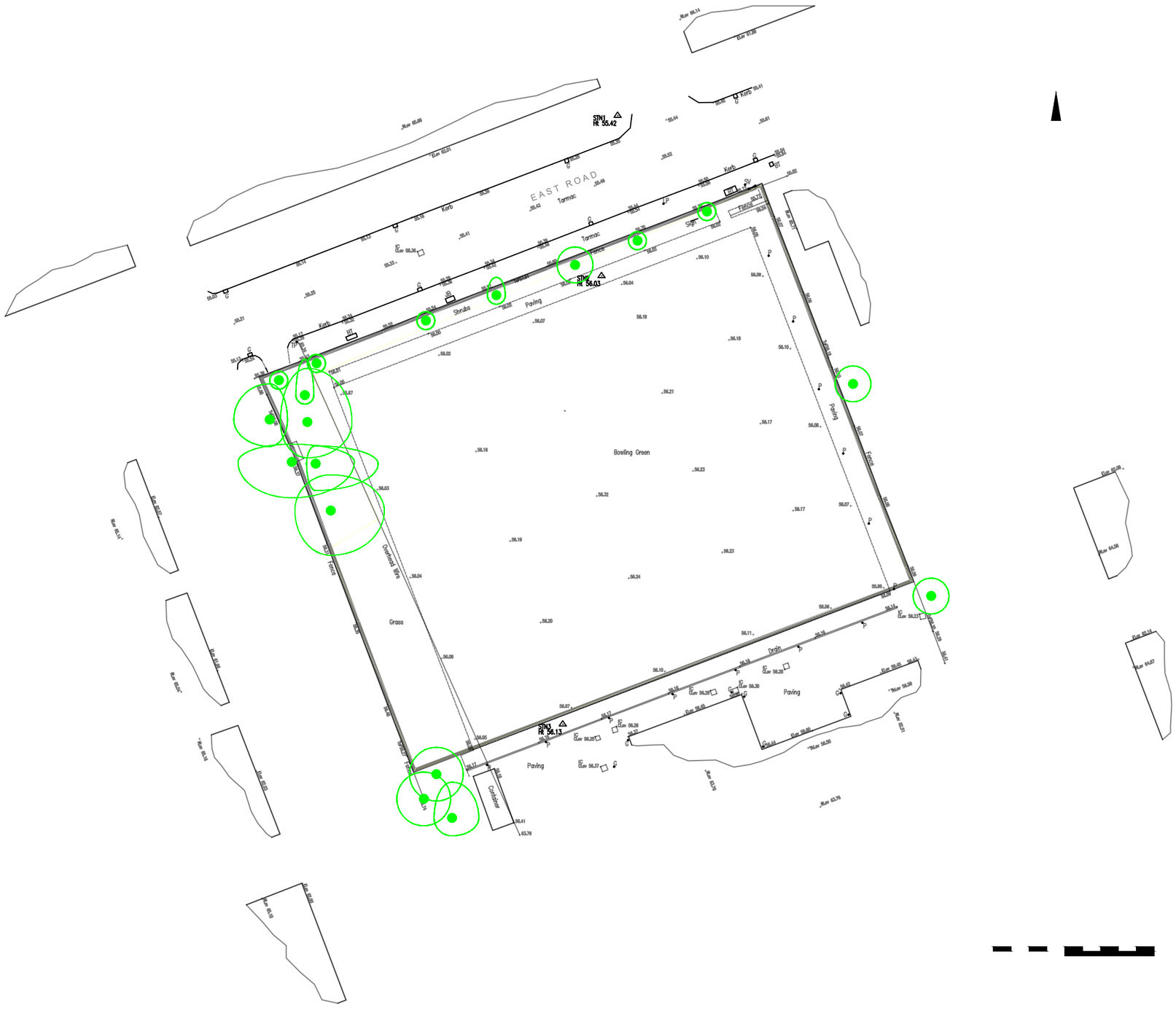
Appendix 1 Extended phase one habitat plan

PHASE ONE HABITAT MAP

KEY

A.3.1 Broadleaf scattered trees

J2 Amenity grassland



Client:
Views

Project:
Longsight Cricket Club

Detail:
HABITAT PLAN - Overview

Drawn By:	Date:	Scale:
PS	04.12.2023	1:500@A3

Drg No:	Revision:
TR-01	V1

Appendix 2 Proposed development and ecological/landscape enhancements


01 HYDROPAVE FUSION SILVER


02 HYDROPAVE FUSION MID GREY


03 HYDROPAVE FUSION GRAPHITE


04 SILVER GREY RESIN

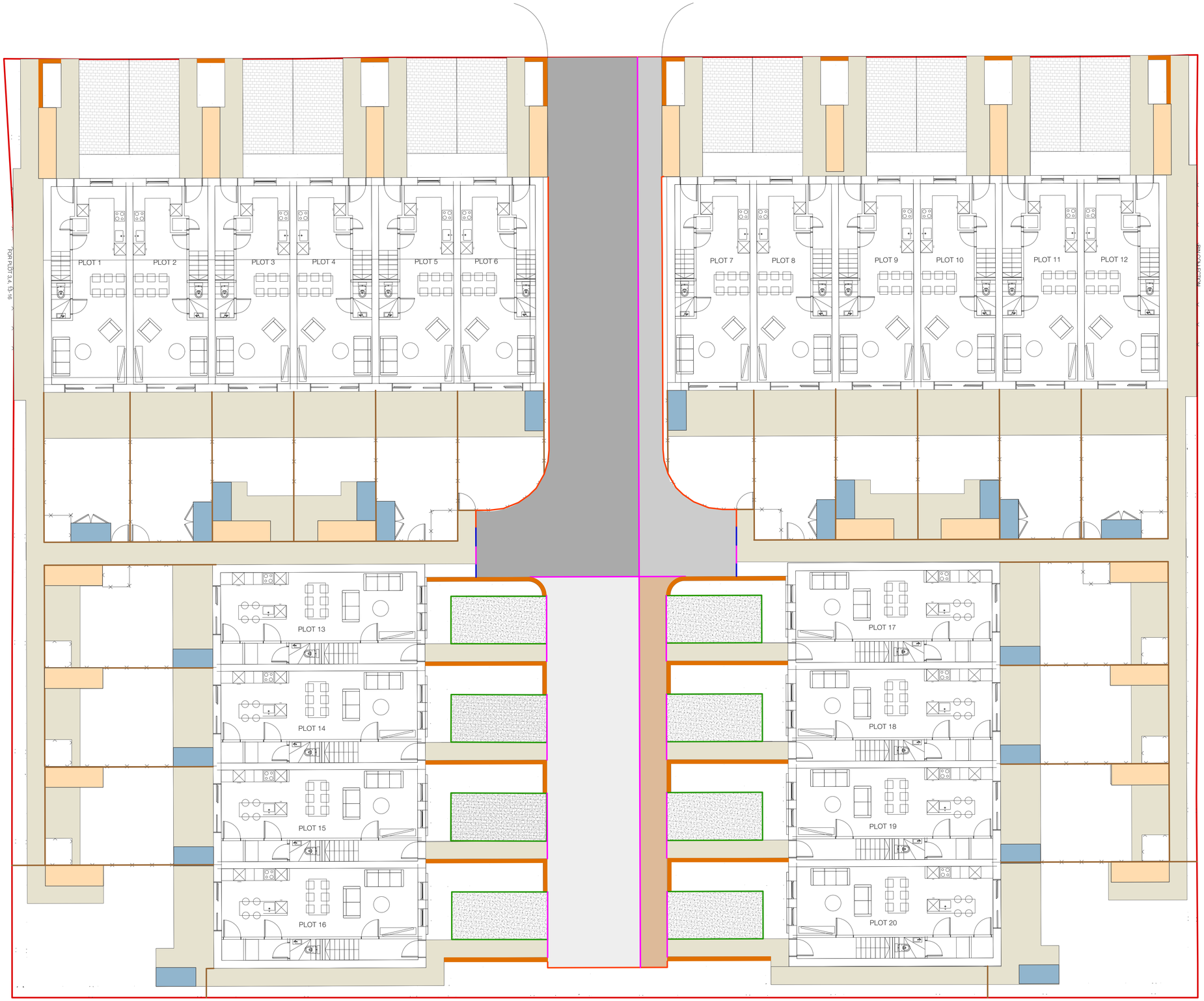

05 HYDROPAVE TEXTURE CHARCOAL


06 FUSION KERB SILVER


06 FUSION KERB LAID FLUSH


07 BIN STORE


08 BIKE STORE



LONGSIGHT

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KEY

SITE BOUNDARY

PERIMETER FENCE – SINGLE SIDED BOARDING
2.1m CLOSE BOARDED TIMBER FENCE / CLOSE BOARD / 3 RAILS / WEATHERED COPING / PTSW / PAR / 25 YEAR GUARANTEE / NO RAILS TO FACE INTERNALLY.

LOW BRICK WALLS
LOW BRICK WALLS TO ARCHITECTS DETAILS

ESTATE ROAD_TYPE 1
TOBERMORE HYDRAPAVE FUSION BLOCKS / SILVER / 200X100X80MM / SUDS COMPLAINT. LAID RUNNING BOND PERPENDICULAR TO KERB.

ESTATE ROAD / SHARED FOOTPATH_TYPE 2
TOBERMORE HYDRAPAVE FUSION BLOCKS / SILVER / 200X100X80MM / SUDS COMPLAINT. LAID RUNNING BOND PARALLEL TO KERB

ESTATE ROAD_TYPE 3
TOBERMORE HYDRAPAVE FUSION BLOCKS / GRAPHITE / 200X100X80MM / SUDS COMPLAINT. LAID RUNNING BOND PERPENDICULAR TO KERB.

ESTATE ROAD / SHARED FOOTPATH_TYPE 2
TOBERMORE HYDRAPAVE FUSION BLOCKS / GRAPHITE / 200X100X80MM / SUDS COMPLAINT. LAID RUNNING BOND PARALLEL TO KERB

BLOCK PAVING PARKING BAYS
TOBERMORE HYDRAPAVE FUSION BLOCKS / GRAPHITE / 200X100X80MM / SUDS COMPLAINT. LAID RUNNING BOND PERPENDICULAR TO KERB.

FOOTPATHS & PATIOS
TOBERMORE HYDRAPAVE TEXTURED FLAGS / CHARCOAL / 400X400X65MM / SUDS COMPLIANT.

STANDARD KERB
TOBERMORE FUSION KERB DROPPER / 125X255X915MM / SILVER.

STANDARD TRANSITION KERB
TOBERMORE FUSION TRANSITION KERB/ 125-255x150-915MM / SILVER.

STANDARD DROPPED KERB
TOBERMORE FUSION DROPPED KERB / 125x150x915mm / SILVER.

EDGING KERB
TOBERMORE FUSION EDGE / 150X75X900 / SILVER.

BIN STORE
PRESSURE TREATED / SLATTED BIN STORE / OPENING LID / ANTHRACITE / ON PAVING.

CYCLE STORAGE
DANCOVER BERTILO BOX BIKE SHED / 2.07X1.03X1.43M / ANTHRACITE / ON PAVING.

PARKING BAYS
INTERNAL DRIVEWAYS SILVER GREY ANGULAR STONE CHIPPINGS CONTAINED WITH PLASTIC GRID .

N

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REV.NO.	DD.MM.YY	DESCRIPTION OF REVISION	INITIALS
R.02	20.11.24	Amended - A795_P_100A-PROPOSED SITE PLAN	AC
R.01	20.08.24	First issue	AC

PREPARED BY

AMENITY TREE

STATUS

FOR COMMENT

TITLE

HARDWORKS PLAN

DWG.NO

AT.24.11672.100

REV.NO

R.02

SCALE	DRAWN	APPROVED	DATE
1:100 @ A1	AC	SD	20.11.24

TREES



T1_AMELANCHIER OBELISK - FLOWER



T1_AMELANCHIER OBELISK TREE - FORM





T2 _BETULA FASTIGIATA JOES_FORM
T2 - BETULA FATIGIATA JOES_AUTUMN FOLIAGE.





T3_GINKO BILOBA MENHIR - FOLIAGE
T3_GINKO BILOBA MENHIR - FORM





T4_PRUNUS AMNOGAWA - FLOWER
T4_PRUNUS AMONOGAWA_FORM

HEDGES





H1 - CARPINUS BETULUS HEDGE_SUMMER
H1 - CARPINUS BETULUS_AUTUMN



H2 - TAXUS BACCATA_HEDGE

SHRUBS / GRASSES



S1 - HEUCHERA PLUM PUDDING



S2 - HYDRANGEA ZAMBIA BLACK STEEL



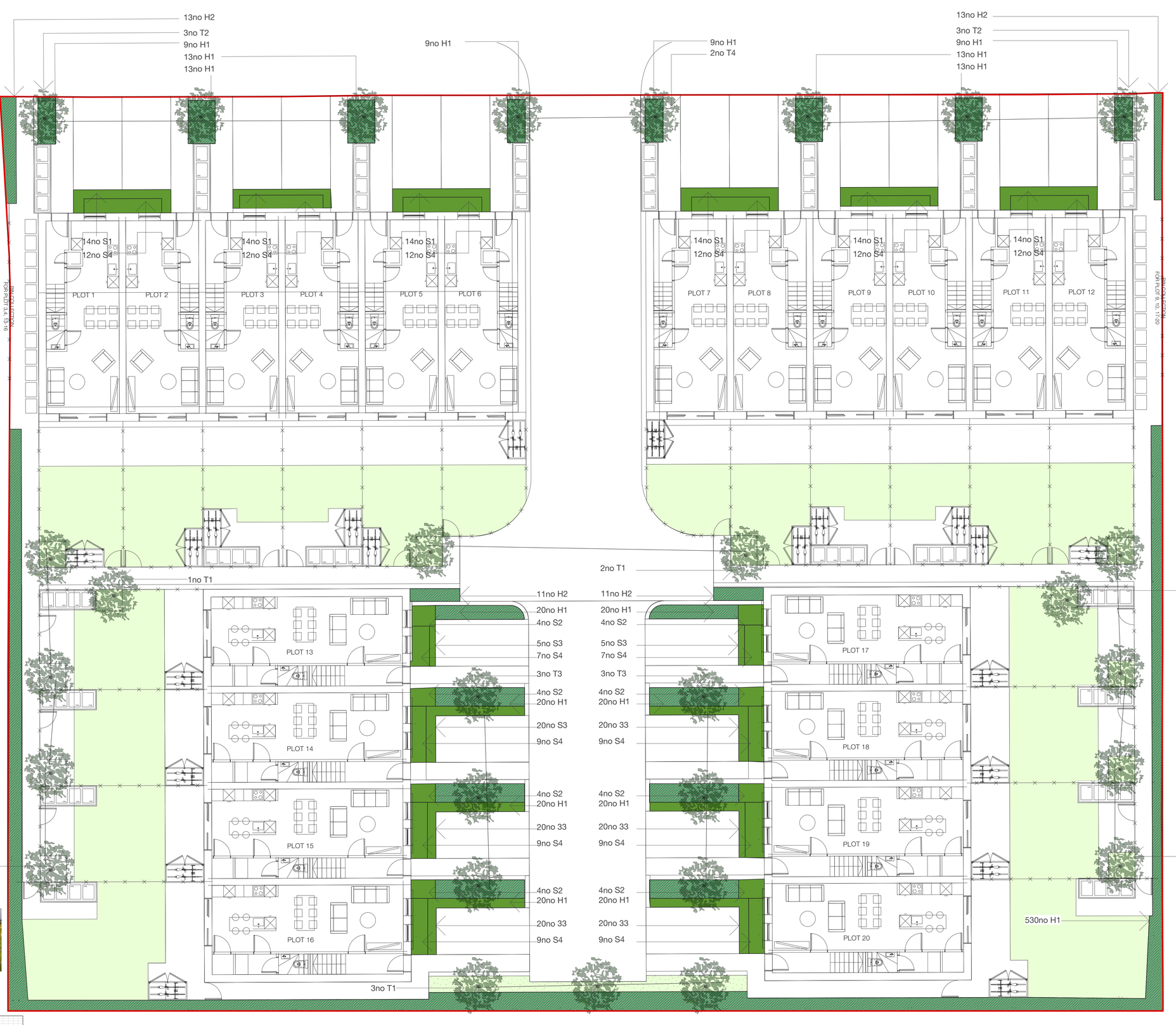
S3 - LAVANDUAL INTERMEDIA PHENOMENAL



S4 - STIPA TENUISSIMA



EM4 WILDFLOWER MIX



PLANT SCHEDULE - H1

REF	TREE PLANTING	NO.	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES
1.0	**TREE PLANTING**							
TC	Amelanchier Arborea 'Obelisk Tree	7	10-20	NA	400-450	RB	NA	Underground guard / Direct Mec - Airflex & Aquaflex Systems to be installed as specifie
TO	Betula Fastigiata Joes_Form / Betula Joes	5	10-20	NA	400-450	RB	NA	Underground guard / Direct Mec - Airflex & Aquaflex Systems to be installed as specifie
TG	Ginko biloba Menhir	4	10-20	NA	400-450	RB	NA	Underground guard / Direct Mec - Airflex & Aquaflex Systems to be installed as specifie
TA	Prunus amonogawa	4	10-20	NA	400-450	RB	NA	Underground guard / Direct Mec - Airflex & Aquaflex Systems to be installed as specifie
2.0	**HEDGES**							
HC	Carpinus betulus	719	NA	100	120	BR	4.5 per LM	125ml Block - grow tube 1 stake.
HT	Taxus baccata	48	NA	100	70	RB	4 per m2	
	Hedgerows to be planted in double staggered rows @ 45cm cts.							
3.0	**SHRUBS AND ORNAMENTAL GRASSES**							
SH	Heuchera Plum Pudding	82	NA	NA	10-20	7L	4	
SZ	Hydrangea Zambia Black Steel	123	NA	NA	10-40	7L	5	
SO	Lavandula intermedia Phenomenal	123	NA	NA	10-40	7L	5	
SS	Stip tenuissima	123	NA	NA	20-40	7L	5	
4.0	**WILDFLOWER**							
E7	Emorgate EM4 Dryey Soils Wildflower Mix							

LONGSIGHT

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KEY

TREE PLANTING
SEE PLANTING SCHEDULE FOR DETAILS

MULTISTEM / FEATURE SHRUBS
SEE PLANTING SCHEDULE FOR DETAILS

NATIVE HEDGE- MULTI SPECIES
SEE PLANTING SCHEDULE FOR DETAILS

SHRUB / ORNAMENTAL GRASSES
SEE PLANTING SCHEDULE FOR DETAILS

AMENITY LAWNS
SEE PLANTING SCHEDULE FOR DETAILS

WILDFLOWER AREAS
SEE PLANTING SCHEDULE FOR DETAILS

PLANTING NOTES

1. Plant handling at the nursery and transit up to delivery, shall be in accordance with 'Plant Handling' the booklet is published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from The Horticultural Trades Association which refers to the receipt, uploading and temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous root systems and materially undamaged. Refer to relevant sections of BS.3936.Pts 1- 4, Specification of Nursery Stock.
3. All planting is to in general compliance with BS.4428:1989 Code of Practice for General Landscape Operations.
4. All trees are to be underground guyed. All tree pits to be 100x100x75cm deep. Back fill, 65cm 70% by volume approved topsoil, 30% by volume tree compost (bio products), 10cm coarse sand to base of pit. Base of pit to be broken up prior to backfilling and tested for drainage properties.
5. The contractor must ascertain for themselves the exact location of any underground services prior to excavations. Root barriers (to engineers details) shall be installed adjacent to any underground services and between tree and adjacent buildings or structures if the tree is within 10m.
6. Water as necessary prior to and post PC to end of maintenance period to ensure the establishment and continued healthy development.
7. Carry out all work when soil and weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only during the following periods_Bare root material : Late October to Late March, Container / Air pot material : Anytime ground and weather conditions permit. Ensure adequate watering and weed control is available.
8. Any tree or shrub that dies, appears unhealthy or poorly developed shall be replaced at the end of the 12 months maintenance and defects period 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 topsoiled. Any level make up to achieve via subsoil to BS.8601.2013.

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 turfing.Rake to a true, even consolidated surface.
3. Turf shall be grown by a member of the Turfgrass Growers Association (TGA). Certification of its provence shall be supplie 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

1. No topsoil is required within wildflower seeding areas. Seed should be sown into good quality, clay free subsoil. Cultivate to 150mm depth and all weeds, stones and deleterious material larger than 35mm in any direction shall be removed. Cultivated seed bed shall be rolled and raked to produce a tilth 25mm deep. Allow germination of existing seed bank. After 2-3 weeks

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Appendix 3 Habitat Condition Assessments and BNG Metric