

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

JULY 2024

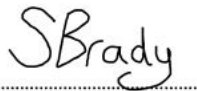
Russell Road Extra Care

Russell Road
Whalley Range
Manchester
M16 8AJ

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 Rowlinson Construction is proposing to develop land at Russell Road in Whalley Range, Manchester (hereafter referred to as 'the site'). Great Places Housing Group is proposing the development of a four-storey care home on the derelict site of the former Spire hospital along with associated external structures, parking bays and soft landscaping.
- 1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The proposed development produces a net gain of 0.23 area habitat units (10.31%) and a net gain of 0.31 linear hedgerow units (29.71%). No watercourse habitats were present on site.
- 1.1.1.5 The trading rules have been met for all habitat types present.
- 1.1.1.6 Consequently, the development complies with local and national planning policy and off-site mitigation will not be necessary.
- 1.1.1.7 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2024a).

2 Introduction

2.1 Scope

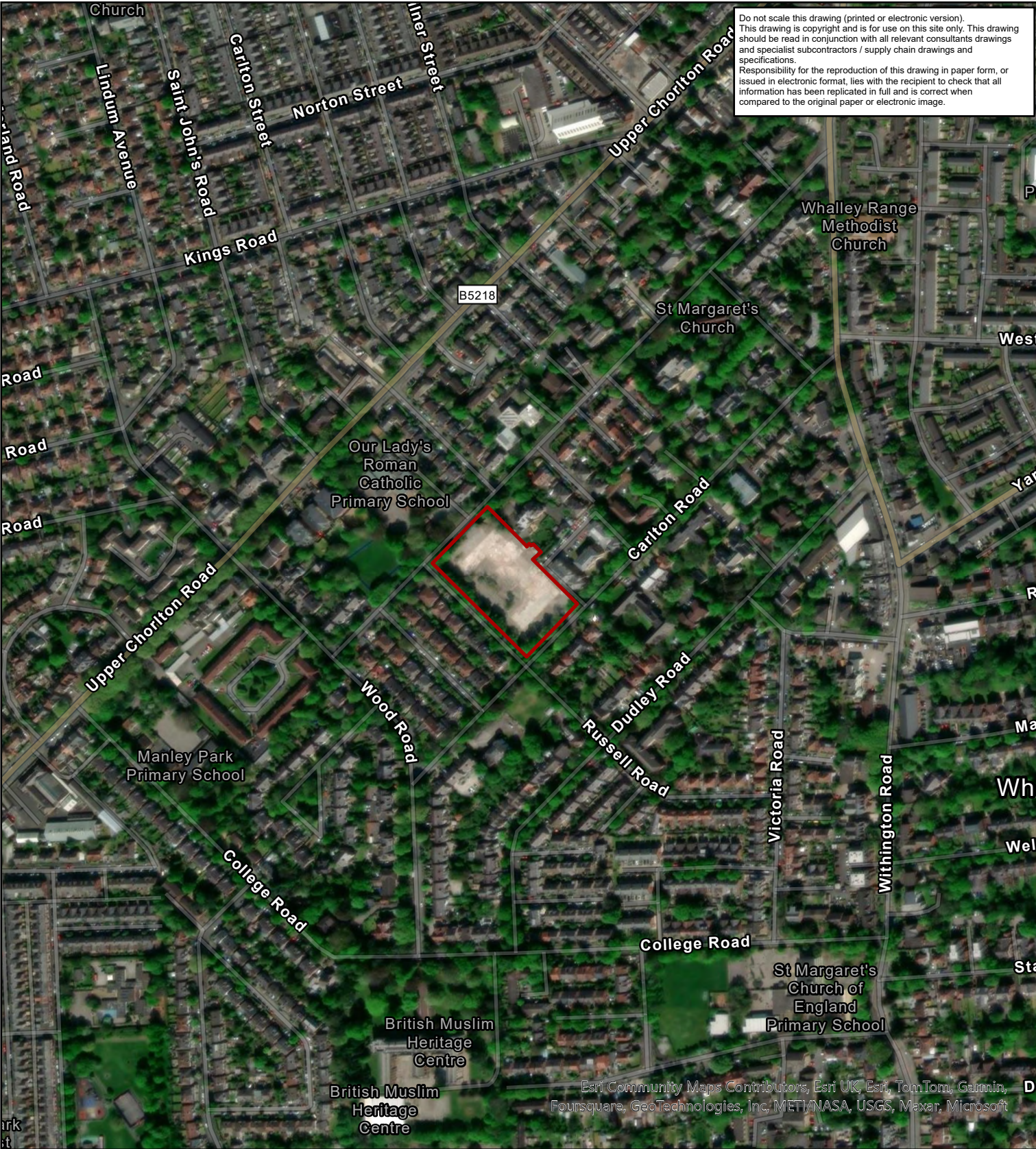
- 2.1.1.1 Urban Green has been instructed by Rowlinson Construction to carry out a Biodiversity Net Gain Assessment at Russel Road Extra Care (hereafter referred to as ‘the site’) and produce our findings in a report.
- 2.1.1.2 Great Places Housing Group are proposing the development of a four-storey care home on the derelict site of the former Spire hospital along with associated external structures, parking bays and soft landscaping.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 82618 95205 and comprises a total area of approximately 0.95ha (see insert below).
- 2.2.1.2 The site is located in Whalley Range in Greater Manchester, approximately 1.2km west of the A5103 and north of the A6010, and approximately 3.3km south of central Manchester. It is located within a densely populated urban area, with residential properties to all sides. It is situated on the site of the former Spire hospital (now demolished) and comprises an expansive area of hardstanding surrounded by trees and hedging.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
 - Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units).



Legend: Red Line Boundary		0.4 Kilometers		N
Client: Rowlinson Construction		Issue: 01		URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project: Russell Road Extra Care		Scale @ A4 1:5,000		
Title: Site Context		Approved by: TM	Checked by: OJ	
Drawing Ref: UG_2410_SITE_CONTEXT		Author: CL	Date: 23/05/2024	

2.4 Legislation and Policy

2.4.1 National Policy

- 2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 1).

2.4.2 Local Policy

- 2.4.2.1 Manchester City Council adopted a local plan in 2012, which will remain in place until 2027. While this document does not directly reference Biodiversity Net Gain, Policy EN 15 (Biodiversity and Geological Conservation) states:
 - 2.4.2.2 **Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.**
- 2.4.2.3 The Biodiversity Strategy (2022-2030) for the City of Manchester necessitates the ‘**protection and enhancement of biodiversity and nature-based solutions through the planning and development process**’ which includes the ‘**integration of Biodiversity Net Gain**’.
- 2.4.2.4 Additionally, Greater Manchester Combined Authority (GMCA) have produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target (GMCA, 2021):
- 2.4.2.5 The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area-based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).
- 2.4.2.6 Within the Greater Manchester Combined Authority Places for Everyone Joint Development Plan, Policy JP – G8 states;
- 2.4.2.7 To deliver the inclusive and prosperous future outlined in the Greater Manchester Strategy, we have sought to make as much use as possible of land outside of the Green Belt. Development of suitable brownfield sites and optimising the density of development are key drivers for the overall strategy, leading to a significant focus on the existing urban area.

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2024a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Desk Study

- 3.2.1.1 Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGiC website (www.magic.gov.uk)	12/03/2024	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
The Statutory Biodiversity Metric	10/07/2024	The Statutory Biodiversity Metric, including the tool itself, user guides and reference documentation associated with the tool.
Greater Manchester Local Nature Recovery Strategy	13/03/2024	Locally designated wildlife sites within 1km of site boundary. Records of protected and notable species within 1km of the site boundary.
Local Biodiversity Action Plans (Greater Manchester, 2021)	13/03/2024	Species and habitats which are given special conservation status at the local level.
Preliminary Ecological Appraisal (Urban Green, 2024b)	25/03/2024	Notable species, habitats and designations identified on site and within a 1km radius.
Arboricultural Impact Assessment (Urban Green, 2024c)	25/03/2024	Tree Root Protection Areas (RPA) for existing trees on site and details of trees scheduled for removal/retention as part of the development on site.
Soft Landscape plan (Urban Green, 2024d)	10/07/2024	Habitat areas and conditions as to be included within the planning layout (post-development) for site.

3.3 Site Mapping

3.3.1 Existing Habitats

- 3.3.1.1 The site was subject to a field survey on the 26th of February 2024, by Assistant Ecologist, Olivia Jones and Ecologist, Jake Healy of Urban Green. The weather conditions were 10°C, Sunny with scattered clouds (3/8 oktas), wind speed 4 Beaufort scale.
- 3.3.1.2 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 were also searched for during the field survey.
- 3.3.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site. A summary of primary and secondary codes can be found in Appendix 3.
- 3.3.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 2.

3.3.2 Post-Development Habitats

- 3.3.2.1 The planning layout as provided by Urban Green (see Appendix 4) was provided in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided.

3.4 The Statutory Biodiversity Metric

- 3.4.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 3.4.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.
- 3.4.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.5 Habitat Scoring

- 3.5.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.5.2 Minimum Mapping Units (MMU)

- 3.5.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.5.3 Baseline Units

- 3.5.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.5.3.2 Condition

- 3.5.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2024a). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.
- 3.5.3.4 Condition sheets used within this assessment for pre- and post-development habitats are described in Table 2.

Table 2 – Condition Sheets for Habitat Assessments

Condition Sheet	Habitats Assessed
Area Habitats	
Urban	Sparsely Vegetated – Ruderal/Ephemeral
Grassland (Low)	Modified Grassland
Individual tree	Urban Tree
Grassland (Med, High, V.High)	Other Neutral Grassland
Scrub	Mixed Scrub
Hedgerow Habitats	
Line of trees	Line of Trees
Hedgerow	Species-Rich Native Hedgerow

3.5.3.5 Distinctiveness

- 3.5.3.6 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 3 provides the basis of the distinctiveness assessment for area habitats.

Table 3 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.5.3.7 Strategic Significance

3.5.3.8 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 4).

Table 4 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.5.3.9 A desk-based study using MAGiC did not identify any statutory or non-statutory sites onsite or within a 1km radius of the site.

3.5.4 Local Nature Recovery Strategy

3.5.4.1 The Greater Manchester Local Nature Recovery Strategy (LNRS) (Figure 2) has identified the site as having opportunities for grassland creation across the site, apart from the footprint of

the previous building. If any grassland habitat is created within the relevant areas, it will be allocated a **high strategic significance**.

- 3.5.4.2 The site also been identified as having tree planting opportunities within the same areas corresponding with the grassland creation opportunities, if any trees are planted within these areas, they will be allocated a **high strategic significance**.

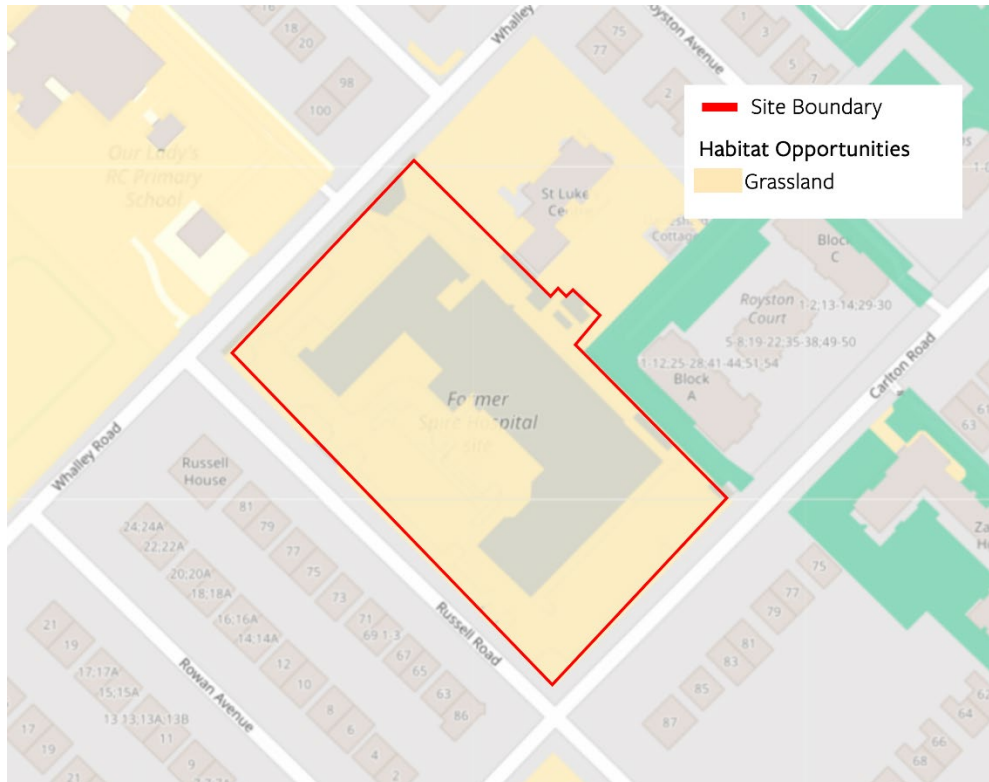


Figure 2 – Greater Manchester LNRs highlighting opportunities for habitat creation at Russell Road, Manchester (red line boundary for illustrative purposes only).

3.5.5 Post-Development

- 3.5.5.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 4). Two additional factors are considered within post-development landscapes which are detailed below.
- 3.5.5.2 Temporal Multiplier
- 3.5.5.3 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.5.5.4 Difficulty Multipliers

- 3.5.5.5 A risk multiplier will be automatically applied by the tool to account the ‘difficulty’ of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.6 Constraints to the Survey

- 3.6.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.6.1.2 February is a suboptimal month for carrying out UKHab Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint with regards to the general UKHab survey results as, due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.
- 3.6.1.3 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.
- 3.6.1.4 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitat condition was assessed following the methodology outlined in Section 3.5. Habitat descriptions and the results of this assessment are provided below. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation (Urban Green, 2024e) which illustrates the numerical data.

4.2 Area Habitats

4.2.1 1) Sparsely Vegetated Land – Ruderal/Ephemeral (u1f 12 32 82 518 521)

- 4.2.1.1 The entirety of the site centre was covered with the derelict footprint of the former hospital building, it's associated carparks, access road and pavements. Moss infrequently grows on some areas of land, with dominance around a former urban garden area.
- 4.2.1.2 Buddleja (*Buddleja davidii*) was frequent throughout the site, thriving within the scattered areas of open ground, with some patches accompanied by unmanaged bramble (*Rubus fruticosus* agg.). Scattered young trees and bracken (*Pteridium* spp.) were also present in this habitat.
- 4.2.1.3 Two possible Schedule 9 invasive species listed by the Wildlife and Countryside Act, 1981 were present in this habitat; Spanish bluebells (*Hyacinthoides hispanica*) were located to the east of the site and rhododendron (*Rhododendron* spp.) were present to the west.
- 4.2.1.4 The sparsely vegetated land showed no signs of previous management and appeared neglected.



Photograph 1 – Southwestern area of site with a former carpark lined with some introduced shrub.



Photograph 2 - Northern section of site, with a view of one of the scattered buddleja.



Photograph 3 – Northern section of hardstanding surface.



Photograph 4 - Southeastern aspect of the site with an entrance to Russell Road.

Table 5 – Condition Assessment for Sparsely Vegetated Land – Ruderal/Ephemeral

UK Hab Classification		Sparsely Vegetated – Ruderal/Ephemeral			
Condition Sheet		Urban			
Condition Criteria A.	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.	Fail	Condition Criteria C.	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Fail
Condition Criteria B.	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.	Fail			
Condition	Poor	Passes 0 of 3 criteria.			
Distinctiveness	Low				

4.2.2 2) Urban – Introduced shrub (u1 32 518 521 523 524 847) (u1 521 523 524 847) (u1 847) (u1 521 847)

4.2.2.1 Various parcels of introduced scrub were present on site. The largest parcel was located along the periphery to the northwest of the site. Smaller parcels of introduced scrub were located in the northeastern corner, the centre of the site adjacent to the grassland, and in the southwest corner.

4.2.2.2 Rhododendron and cotoneaster (*Cotoneaster* spp.) were prevalent throughout the site.

- 4.2.2.3 Other species identified throughout include spreading oleaster (*Elaeagnus umbellata*), holly (*Ilex aquifolium*), laurustinus (*Viburnum tinus*), cherry laurel (*Prunus laurocerasus*), cabbage-palm (*Cordyline australis*), box-leaved honeysuckle (*Lonicera pileata*), snowberry (*Symphoricarpos albus*), coralberry (*Symphoricarpos orbiculatus*), common spike-rush (*Eleocharis palustris*) and eared willow (*Salix aurita*).
- 4.2.2.4 Introduced shrub is automatically allocated a condition score of **N/A** within the metric.



Photograph 5 – Large rhododendron south of the site.



Photograph 6 – Area of introduced shrubs



Photograph 7 – View of the northern-most corner of the site



Photograph 8 – Large rhododendron at the corner of a line of car parking spaces southwest of the site.

4.2.3 3) Grassland - Modified Grassland (g4 519 521)

- 4.2.3.1 Located in the centre of the site was a small section of modified grassland on a raised area with a mature tree present, and no signs of recent management.
- 4.2.3.2 Species present included red fescue (*Festuca rubra*), bent grass (*Agrostis* sp.), Yorkshire Fog (*Holcus lanatus*), cock's-foot (*Dactylis glomerata*), St John's wort (*Hypericum perforatum*), ivy, leaved cyclamen (*Cyclamen hederifolium*), dandelion (*Taraxacum* sp.), herb robert (*Geranium robertianum*), Daisy (*Bellis perennis*), cotton lavender (*Santolina chamaecyparissus*), a laurel species (*Laurus* sp.), ragwort (*Senecio jacobaea*) and buddleja.



Photograph 9 – Modified grassland

Table 6 – Condition Assessment for Grassland (Low)

UK Hab Classification		Modified Grassland				
Condition Sheet		Grassland (Low)				
Condition Criteria A.		There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	Fail	Condition Criteria E.	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Pass
Condition Criteria 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.	Pass	Condition Criteria F.	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
Condition Criteria 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).	Pass	Condition Criteria G.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Pass
Condition Criteria 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.	Pass			
Condition	Poor	Passes 6 of 7 criteria and fails essential criterion A.				
Distinctiveness		Low				

4.2.4 4) Heathland and shrub – Bramble scrub (h3h)

4.2.4.1 To the northern corner of the site was a section of scrub which comprised bramble scrub with some intermittent soft rush (*Juncus effusus*) and bluebell (*Hyacinthoides* sp.) and rhododendron.

4.2.4.2 Bramble scrub is automatically allocated a condition score of **N/A** in the metric.



Photograph 10 – Bramble scrub

4.2.5 5) Individual Tree – Urban Tree

4.2.5.1 Growing against the external site wall was a medium pear (*Pyrus* spp.) tree with an ivy clad stem. The tree displayed no signs of active management and extensive stem decay was present.



Photograph 11 – Pear tree with ivy clad stem

Table 7 – Condition Assessment for Individual Urban Trees

UK Hab Classification		Urban Tree				
Condition Sheet		Individual Trees				
Condition Criteria A.		The tree is a native species (or more than 70% within the block are native species).	Fail	Condition Criteria 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.	Fail
Condition Criteria B.		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).	Pass	Condition Criteria E.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass
Condition Criteria C.		The tree is mature (or more than 50% within the block are mature).	Pass	Condition Criteria F.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Condition	Moderate	Passes 3 of 6 criteria				
Distinctiveness		Medium				

4.2.6 6) Individual Tree – Urban Tree

4.2.6.1 One small cherry tree was located in the centre of the site amongst the scattered silver maple (*Acer saccharinum*) trees.



Photograph 12 – Cherry tree with introduced scrub at the base.

Table 8 – Condition Assessment for Individual Urban Trees

UK Hab Classification		Urban Tree				
Condition Sheet		Individual Trees				
Condition Criteria A.		The tree is a native species (or more than 70% within the block are native species).	Fail	Condition Criteria 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.	Pass
Condition Criteria B.		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).	Pass	Condition Criteria E.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
Condition Criteria C.		The tree is mature (or more than 50% within the block are mature).	Fail	Condition Criteria F.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Condition	Poor	Passes 2 of 6 criteria				
Distinctiveness		Medium				

4.2.7 7) Individual Tree – Urban Tree

4.2.7.1 On a ground level planter present in the centre of the site was one small silver birch (*Betula pendula*) tree.



Photograph 13 – Silver birch

Table 9 – Condition Assessment for Individual Urban Trees

UK Hab Classification		Urban Tree				
Condition Sheet		Individual Trees				
Condition Criteria A.		The tree is a native species (or more than 70% within the block are native species).	Pass	Condition Criteria 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.	Pass
Condition Criteria B.		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).	Pass	Condition Criteria E.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
Condition Criteria C.		The tree is mature (or more than 50% within the block are mature).	Fail	Condition Criteria F.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Condition	Moderate	Passes 3 of 6 criteria				
Distinctiveness		Medium				

4.2.8 8) Individual Tree – Urban Tree

- 4.2.8.1 A total of five small silver maple trees were scattered in the centre of the site. Trees appear to be self-set with no signs of previous management.



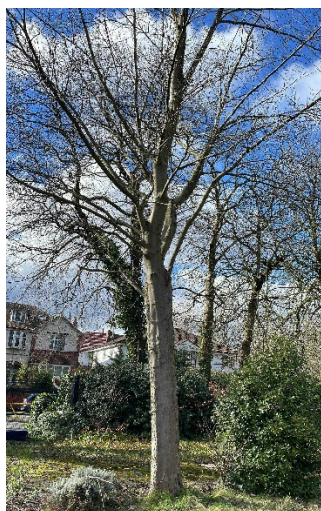
Photograph 14 – Silver maple in the centre of the site

Table 10 – Condition Assessment for Individual Urban Trees

UK Hab Classification		Urban Tree				
Condition Sheet		Individual Trees				
Condition Criteria A.		The tree is a native species (or more than 70% within the block are native species).	Fail	Condition Criteria 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.	Pass
Condition Criteria B.		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).	Pass	Condition Criteria E.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
Condition Criteria C.		The tree is mature (or more than 50% within the block are mature).	Fail	Condition Criteria F.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Condition	Poor	Passes 2 of 6 criteria				
Distinctiveness		Medium				

4.2.9 9) Individual Tree – Urban Tree

4.2.9.1 A small silver maple was present to the west in the parcel of modified grassland in the centre of the site.



Photograph 15 – Silver maple in modified grassland

Table 11 – Condition Assessment for Individual Urban Trees

UK Hab Classification		Urban Tree				
Condition Sheet		Individual Trees				
Condition Criteria A.		The tree is a native species (or more than 70% within the block are native species).	Fail	Condition Criteria 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.	Pass
Condition Criteria B.		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).	Pass	Condition Criteria E.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
Condition Criteria C.		The tree is mature (or more than 50% within the block are mature).	Fail	Condition Criteria F.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass
Condition	Moderate	Passes 3 of 6 criteria				
Distinctiveness		Medium				

4.3 Linear Hedgerow Habitats

4.3.1 H1 & H2) Non-Native and Ornamental Hedgerow (h2b) (h2b 518 521 523)

- 4.3.1.1 To the southern boundary of the site was a line of dense unmanaged ornamental non-native hedgerow consisting of laurustinus, holly, garden privet (*Ligustrum ovalifolium*), snowdrop (*Galanthus sp.*), spotted-laurel (*Aucuba japonica*), ivy, holly, and flowering currant (*Ribes sanguineum*). Spanish bluebell was prevalent throughout the hedgerow understory.
- 4.3.1.2 Separated from the southern hedgerow by the site entrance gate was a continuation of the hedgerow in 4.3.1.1. This section of hedgerow comprised a rose species (*Rosa sp.*), snowberry, cherry laurel, and a large rhododendron.
- 4.3.1.3 Non-native ornamental hedgerows are automatically allocated a condition score of **poor** within the metric.



Photograph 16 – Hedgerow located to the south of the site which runs across the southern corner to the southeastern corner of site.



Photograph 17 – Continuation of hedgerow in the eastern corner.

4.3.2 H3 & H4) Line of Trees (w1g 33) (w1g 33 203 521)

4.3.2.1 A line of trees bordered the entirety of the west of the site with continuations along the southeast and northern periphery. A smaller line of trees was located in the north of the site with associated introduced shrub.

4.3.2.2 Species included crab apple (*Malus sylvestris*), elder (*Sambucus nigra*), oak (*Quercus* sp.), sycamore (*Acer pseudoplatanus*), Lawson's cypress (*Chamaecyparis lawsoniana*), lime (*Tilia* sp.), Turkey oak (*Quercus cerris*), beech (*Fagus sylvatica*), hornbeam (*Carpinus* sp.), horse chestnut (*Aesculus hippocastanum*), and Norway maple (*Acer platanoides*).



Photograph 18 – Line of trees on the western periphery.



Photograph 19 – Line of trees behind introduced shrub in northeast

Table 12 – Condition Assessment for Line of Trees

UK Hab Classification	Line of Trees				
Condition Sheet	Line of Trees				
Condition Criteria A.	More than 70% of trees are native species.	Pass	Condition Criteria D.	There is an undisturbed naturally-vegetated strip of	Fail

				at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	
Condition Criteria B.	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass	Condition Criteria E.	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Pass
Condition Criteria C.	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Fail			
Condition	Moderate	Passes 3 of 5 criteria.			
Distinctiveness	Low				

4.3.3 H5) Line of Trees

- 4.3.3.1 A line of Lawson's Cypress was located along the periphery of a small section in the north of the site. The trees were unmanaged with no other species within the line.



Photograph 20 – Line of Lawson's cypress trees

Table 13 – Condition Assessment for Line of Trees

UK Hab Classification	Line of Trees
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Condition Sheet		Line of Trees			
Condition Criteria A.	More than 70% of trees are native species.	Fail	Condition Criteria D.	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	Fail
Condition Criteria B.	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass	Condition Criteria E.	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Pass
Condition Criteria C.	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Fail			
Condition	Poor	Passes 2 of 5 criteria.			
Distinctiveness		Low			

5 Retained Habitats

- 5.1.1.1 The proposed landscape layout and the Statutory Biodiversity Metric were used to calculate the units associated with the habitats which are to be retained on site.

5.2 Linear Hedgerow Habitats

- 5.2.1.1 The entirety of broadleaved and coniferous lines of trees around the periphery of the site will be retained as well as the non-native and ornamental hedgerow to the east of the site.
- 5.2.1.2 Table 14 shows a summary of the linear hedgerow habitats and their corresponding length (km) and unit score to be retained on site.

Table 14 – Linear hedgerow habitats to be retained on site

Habitat Parcel Reference	Total Length (km)	Total Units	Length Retained (km)	Units Retained
H1) Non-native and ornamental hedgerow	0.01	0.01	0.01	0.01
H2) Non-native and ornamental hedgerow	0.06	0.06	0.06	0.06
H3) Line of Trees	0.21	0.86	0.21	0.86
H4) Line of Trees	0.02	0.07	0.02	0.07
H5) Line of Trees	0.03	0.05	0.03	0.05
Total	0.33	1.05	0.33	1.05

6 Lost Habitats

6.1.1.1 The proposed landscape layout and the Statutory Biodiversity Metric were used to calculate the units associated with the habitats which are to be lost on site.

6.2 Area Habitats

6.2.1.1 All existing habitats on site will be lost to make way for the development.

6.2.1.2 Table 15 shows a summary of the area habitats and their corresponding area (ha) and unit score to be lost on site.

Table 15 – Area habitats to be lost on site

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Lost (ha)	Units Lost	Proposed Mitigation
1) Sparsely vegetated land - Ruderal/ Ephemeral	0.85	1.69	0.85	1.69	The loss of these habitat will be mitigated for with the creation of medium distinctiveness habitats.
2) Introduced shrub	0.09	0.17	0.09	0.17	
3) Modified grassland	0.01	0.02	0.01	0.02	The loss of this habitat will be mitigated for with the creation of medium distinctiveness grassland.
4) Bramble scrub	0.01	0.02	0.01	0.02	New areas of mixed native scrub will be created onsite.
5) Urban tree	0.02	0.13	0.02	0.13	All existing trees on the site will be lost to accommodate for the development; however, 58 new trees will be planted to mitigate for this loss.
6) Urban tree	0.004	0.02	0.004	0.02	
7) Urban tree	0.004	0.03	0.004	0.03	
8) Urban tree	0.02	0.08	0.02	0.08	
9) Urban tree	0.004	0.03	0.004	0.03	
Total	1.00	2.20	0.99	2.20	

7 Pre-Development Habitat Summary

7.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

7.1.1.2 The results of these calculations are presented in the Table 16.

Table 16 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	2.20	0	2.20	0
Linear Hedgerow Units	1.05	1.05	0	0

8 Post-Development Habitat Assessment

8.1 Area Habitats

8.1.1 1 – 2) Grassland – Other Neutral Grassland (Wildflower Meadow)

- 8.1.1.1 New areas of wildflower meadows will be created mainly around the periphery of the site as well as within areas associated with hard standing and sensory shrub planting to southwest and the centre of the site. The wildflower meadows will be seeded with Superior Pollen and Nectar Wildflower Seed Mix (100% wildflowers) from Habitat Aid.
- 8.1.1.2 Within the wildflower meadows parcels around the periphery, seasonal native bulbs snowdrop (*Galanthus nivalis*), spring crocus (*Crocus vernus*), and wild daffodil (*Narcissus pseudonarcissus*) will be planted for ornamental purposes.
- 8.1.1.3 As these areas have been identified in the Greater Manchester LNRS as opportunities for grassland creation, they have been allocated a **high strategic significance**.

Table 17 – Condition Assessment for Other Neutral Grassland

Classification Within Landscape Proposals	Proposed Wildflower Meadow				
UK Hab Classification	Other Neutral Grassland				
Condition Sheet	Grassland (Medium, High & Very High)				
Condition Criteria 1.	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass	Condition Criteria 4.	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%	Pass
Condition Criteria 2.	Sward height is varied (at least 20% of the sward is less	Fail	Condition Criteria 5.	Combined cover of species indicative of sub-optimal condition and physical	Pass

	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.			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 (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed.	
Condition Criteria 3.	Cover of bare ground is between 1% and 5%, including localised areas (for example, a concentration of rabbit warrens).	Pass	Condition Criteria 6.	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Fail
Condition	Moderate	Passes 4 of 6 criteria and fails essential criterion 6			
Distinctiveness	Medium				
Time to Target Condition	5 years				
Difficulty of Creation	Low				

8.1.2 3) Grassland – Modified Grassland

- 8.1.2.1 Areas grass turf will be created across the site adjacent to paved areas associated with sensory planting. A strip of turf will also be created adjacent to an area of wildflower to the south.
- 8.1.2.2 Due to the potential level of disturbance of this habitat being used as an amenity space, the highest condition score it will be able to achieve is **poor**.

Table 18 – Condition Assessment for Modified Grassland

Classification within Landscape Proposals	Proposed Turf				
UK Hab Classification	Modified Grassland				
Condition Sheet	Grassland (Low)				
Condition Criteria 1.	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	Fail	Condition Criteria 5.	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Pass
Condition Criteria 2.	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm)	Pass	Condition Criteria 6.	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass

	creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.				
Condition Criteria 3.	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area.	Pass	Condition Criteria 7.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Pass
Condition Criteria 4.	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.	Fail			
Condition	Poor	Passes 5 of 7 criteria, but fails essential criterion A.			
Distinctiveness	Low				
Time to Target Condition	1 year				
Difficulty of Creation	Low				

8.1.3 4) Heathland and Shrub – Mixed Scrub

- 8.1.3.1 To the western periphery of the site strips of mixed scrub will be planted adjacent to some wildflower meadow parcels, continuing along the southern periphery.
- 8.1.3.2 Species composition will include, common hazel (*Corylus avellana*), guelder-rose (*Viburnum opulus*), common dogwood (*Cornus sanguinea*), bird cherry (*Prunus padus*), common hawthorn (*Crataegus monogyna*), elder (*Sambucus nigra*), and crab apple.

Table 19 - Condition Assessment for Mixed Scrub

Classification within Landscape Designs	Proposed Native Shrub Planting				
UK Hab Classification	Mixed Scrub				
Condition Sheet	Scrub				
Condition Criteria 1.	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely	Pass	Condition Criteria 4.	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Pass

	matches the characteristics of the specific scrub type.				
	At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).				
Condition Criteria 2.	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	Condition Criteria 5.	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Condition Criteria 3.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Pass			
Condition	Moderate	Passes 3 of 5 criteria			
Distinctiveness	Medium				
Time to Target Condition	5 years				
Difficulty of Creation	Low				

8.1.4 5) Urban – Introduced Shrub

- 8.1.4.1 Beds of introduced shrub will be created across the site associated with the carpark and site entrance, and garden areas using ornamental shrub species. The entrance shrub includes a mix of hydrangea (*Preziosa*), hebe ‘white gem’ (*Hebe* ‘white gem’), salvia ‘Blue Spire’ (*Perovskia* ‘Blue Spire’), and skimmia ‘Rubella’ (*Skimmia japonica* ‘Rubella’).
- 8.1.4.2 Introduced shrub provides limited ecological value and is automatically allocated a condition score of **N/A** within the metric.

8.1.5 6) Urban – Introduced Shrub

- 8.1.5.1 A sensory planting beds of introduced shrub will be created in garden areas to the east and southwest the site using ornamental species such as sweer woodruff (*Galium odoratum*), lemon thyme 'Doone Valley' (*Thymus citriodorus* 'Doone Valley'), and Nepeta 'Six Hills Giant' (*Nepeta* 'Six Hills Giant').
- 8.1.5.2 Introduced shrub provides limited ecological value and is automatically allocated a condition score of **N/A** within the metric.

8.1.6 7) Urban – Ground Level Planters

- 8.1.6.1 Ground level planters will be created associated with hardstanding and garden areas to the east and southwest of the site. A sensory planting mix will be used, for a full species list see landscape proposal planting schedule.
- 8.1.6.2 Ground level planters provides limited ecological value and is automatically allocated a condition score of **N/A** within the metric.

8.1.7 8) Urban – Developed Land; Sealed Surface

- 8.1.7.1 New areas of hardstanding will be created across the site, functioning as roads, footpaths and parking areas.
- 8.1.7.2 Hardstanding is classified as developed land; sealed surface, which is automatically allocated a condition score of **N/A** within the metric.

8.1.8 9) Urban – Developed Land; Sealed Surface (Buildings)

- 8.1.8.1 Two building will be built on site. Buildings are classified as developed land; sealed surface, which is automatically allocated a condition score of **N/A** within the metric.

8.1.9 10) Individual Trees – Urban Trees

- 8.1.9.1 A total of 58 trees will be planted across the site, the majority of the trees will be planted in the garden area to the east with some to the west and south of the site. 47 trees have been assessed in this section.
- 8.1.9.2 The species will be predominantly non-native species such as, field maple (*Acer campestre*), Himalayan birch (*Betula utilis Jacquemontii*), sweetgum (*Liquidambar styracifula*), and service berry (*Amelanchier canadensis*). For complete tree species planting list, see planting schedule.
- 8.1.9.3 All trees are classified as small according to guidance in the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2024a).

Table 20 – Condition Assessment for Urban Tree

Classification Within Landscape Proposals		Proposed Standard Tree Planting				
UK Hab Classification		Urban Trees				
Condition Sheet		Individual Trees				
Condition Criteria 1.		The tree is a native species (or at least 70% within the block are native species).	Fail	Condition Criteria 4.	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.	Pass
Condition Criteria 2.		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	Pass	Condition Criteria 5.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	Fail
Condition Criteria 3.		The tree is mature (or more than 50% within the block are mature)	Fail	Condition Criteria 6.	More than 20% of the tree canopy area is oversailing vegetation beneath	Pass
Condition	Moderate	Passes 3 of 6 criteria				
Distinctiveness		Medium				
Time to Target Condition		27 years				
Difficulty of Creation		Low				

8.1.10 11) Individual Trees – Urban Trees

- 8.1.10.1 Out of the 58 trees, 11 of these trees will be native species such as wild cherry (*Prunus avium*), silver birch and apple (*Malus domestica*).
- 8.1.10.2 All trees are classified as small according to guidance in the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2024a).

Table 21 – Condition Assessment for Urban Tree

Classification Within Landscape Proposals		Proposed Standard Tree Planting				
UK Hab Classification		Urban Trees				
Condition Sheet		Individual Trees				
Condition Criteria 1.		The tree is a native species (or at least 70% within the block are native species).	Pass	Condition Criteria 4.	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.	Pass
Condition Criteria 2.		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	Pass	Condition Criteria 5.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	Fail
Condition Criteria 3.		The tree is mature (or more than 50% within the block are mature)	Fail	Condition Criteria 6.	More than 20% of the tree canopy area is oversailing vegetation beneath	Pass
Condition	Moderate	Passes 4 of 6 criteria				
Distinctiveness		Medium				
Time to Target Condition		27 years				
Difficulty of Creation		Low				

8.2 Linear Hedgerow Habitats

8.2.1 H1) Species-rich native hedgerow

- 8.2.1.1 To the west of the site, in an area of grassland, 30m of species-rich native hedgerow will be planted along the periphery of the site. Hedgerow species composition will consist of, 10% field maple, 10% common dogwood, 10% common hazel, 5% dog-rose (*Rosa canina*), 5% blackthorn (*Prunus spinosa*) and 50% common hawthorn.

Table 22 – Condition Assessment for Species-rich native hedgerow

Classification Within Landscape Proposals	Species Rich Native Hedge Planting				
UK Hab Classification	Species Native Hedgerow				
Condition Sheet	Hedgerow				
A1. Height	>1.5 m average along length	Fail	C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Fail

A2. Width		>1.5 m average along length	Pass	C2. Undesirable perennial vegetation	Undesirable species <20% cover of the area of undisturbed ground	Pass
B1. Gap – Hedge Base		Gap between ground and base of canopy <0.5 m for >90% of length	Pass	D1. Invasive Non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native species	Pass
B2. Gap – hedge canopy continuity		Gaps make up <10% of total length. No canopy gaps >5m	Pass	D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail
Condition	Moderate	Passes 5 of 8 criteria				
Distinctiveness		Medium				
Time to Target Condition		5 years				
Difficulty of Creation		Low				

8.2.2 2) Non-native Ornamental Hedgerow

- 8.2.2.1 A total of 91m of ornamental hedgerow will be planted across the site, ornamental hedge mix will be comprised of 25% donard radiance (*Escallonia* Sp.), 25% sundance (*Choisya ternata*), 25% hidcote (*Hypericum* Sp.), 25% compactum (*Viburnum opulus*).
- 8.2.2.2 Non-native, ornamental hedgerow is automatically allocated a condition score of **N/A** within the metric.

9 Post-Development Habitat Summary

9.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the proposed and created habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

9.1.1.2 The results of these calculations are presented in the Table 23.

Table 23 - Post Development Biodiversity Net Gain Calculation

	Habitat Unit Change					Net change in Biodiversity		
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	2.20	0	2.20	0	2.42	2.42	+0.23	+10.31
Linear Hedgerow Units	1.05	1.05	0	0	0.31	1.27	+0.31	+29.71

9.1.1.3 As illustrated in Table 22, the current landscape proposals for the development of the site produce a 0.23 unit (10.31%) net gain in biodiversity for area habitats and a 0.31 unit (29.71%) net gain in linear hedgerow habitats.

9.1.1.4 The trading rules were satisfied by the landscape proposals.

9.1.1.5 The development meets local and national planning policy and off-site mitigation will not be necessary.

9.1.1.6 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

9.1.1.7 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2024a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

10 References

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National Policy

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024.

In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2023) supports the requirements of the Environment Act:

Paragraph 180 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

APPENDIX 2 - BASELINE HABITAT MAP

U R B A N
G R E E N

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Legend

- Red Line Boundary
- Non-native and ornamental hedgerow
- Other broadleaved woodland
- Other coniferous woodland
- Bramble scrub
- Built-up areas and gardens
- Modified grassland
- Sparsely vegetated urban land
- Urban - Introduced shrub
- FAR
- Urban Tree
- Target Note
 - TN1 - Cotoneaster
 - TN2 - Rhododendron
 - TN3 - Spanish bluebell



A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

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Client: Rowlinson Construction

Project: Russell Road Extra Care

Title: UKHAB Habitat Map

Issue: 01

Drawn: CL	Checked: JH	Approved: OJ
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Project: UG2410	Scale @ A3: 1:510	Date: 27/02/2024
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Dwg No: UG_2410_ECO_HM_01	Revision: 01
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APPENDIX 3 - PRIMARY AND SECONDARY CODES

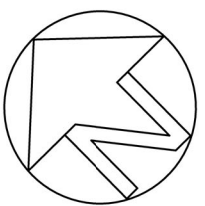
Primary Code	Definition
g4	Modified grassland
h2b	Non-native and ornamental hedgerow
h3d	Bramble scrub
u	Urban
u1	Built-up areas and gardens
u1f	Sparsely vegetated urban land
w1g	Other broadleaved woodland
w2c	Other coniferous woodland
Secondary code	Definition
12	Scattered bracken
32	Scattered trees
33	Line of trees
82	Vacant or derelict land
203	Mature tree
518	Neglected
519	Abandoned
521	Unmanaged
523	Non-native
524	Invasive non-native species
847	Introduced shrub

APPENDIX 4 - PROPOSED LANDSCAPE PLAN

U R B A N
G R E E N

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Notes:-



Landscape proposals
subject to co-ordination
with the drainage strategy

P06	12/07/24	Updated Layout	TH	SW
P05	12/07/24	Updated Layout	TH	RS
P04	09/07/24	Updated Layout	SA	SW
P03	26/06/24	Updated Layout	RS	SW
P02	14/05/24	Updated Layout	RS	SW
P01	27/02/24	FIRST ISSUE	IG	SW
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
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Client:	GREAT PLACES HOUSING GROUP		
Project:	RUSSELL ROAD EXTRA CARE		
Title:	GENERAL ARRANGEMENT		
Issue:	PLANNING		
Drawn:	IG	Checked:	SW
Approved:	SA		
Project:	UG2410	Scale @ A1:	1:200
Date:	27/02/24		
Dwg No:	UG_2410_LAN_GA_DRW_101	Revision:	P06

KEY

Hard Works

- Vehicular Asphalt Surfacing**
To roads
Black colour. To engineer specification & recommendation
- Precast Concrete Block Paving**
To feature junctions.
Burnt ochre colour, textured finish
- Precast Concrete Block Paving**
To pocket parks.
Burnt ochre colour, textured finish
- Precast Concrete Permeable Block Paving**
To permeable parking areas.
Buff colour, smooth finish
- Precast Concrete Flag Paving**
To private paths and patios
Buff colour, smooth finish
- Precast Concrete Sett Paving**
To parking space markings

- Permeable Self Binding Gravel Surfacing**
To pathways
Buff colour.
- Existing Brick Walls, some with railings**
To be retained and repaired / replaced / infilled where necessary
- Low Brick Walls with Metal Railings**
1200mm high total, with matching pillars
Brick colour to match architecture.
- Bin Store / Sub Station Walls**
1800mm high
Brick colour to match architecture.
- Timber Feather Edge Fence**
1800mm high. With matching gates.
- Metal Railings and Gates**
1200mm high. Metal.
- Railings**
1800mm high. Metal vertical bar.
With matching gates.

- Railings and Gates**
2100mm high. Metal vertical bar.
With matching gates.
- Low wall / Railing and Gate**
To architect specification & recommendation
- Timber Posts**
Square: 91x91mm
Varying heights
- Timber Benches**
Specification to be confirmed.
- Timber Planters**
Specification to be confirmed.
- Brick Planters**
Coping as seating
Specification to be confirmed.
- PCC Aluminium Planters**
Specification to be confirmed.

- Timber Pergola Shelter**
Specification to be confirmed.
- Boundary treatment**
To architect specification & recommendation

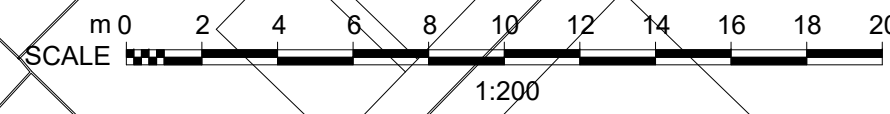
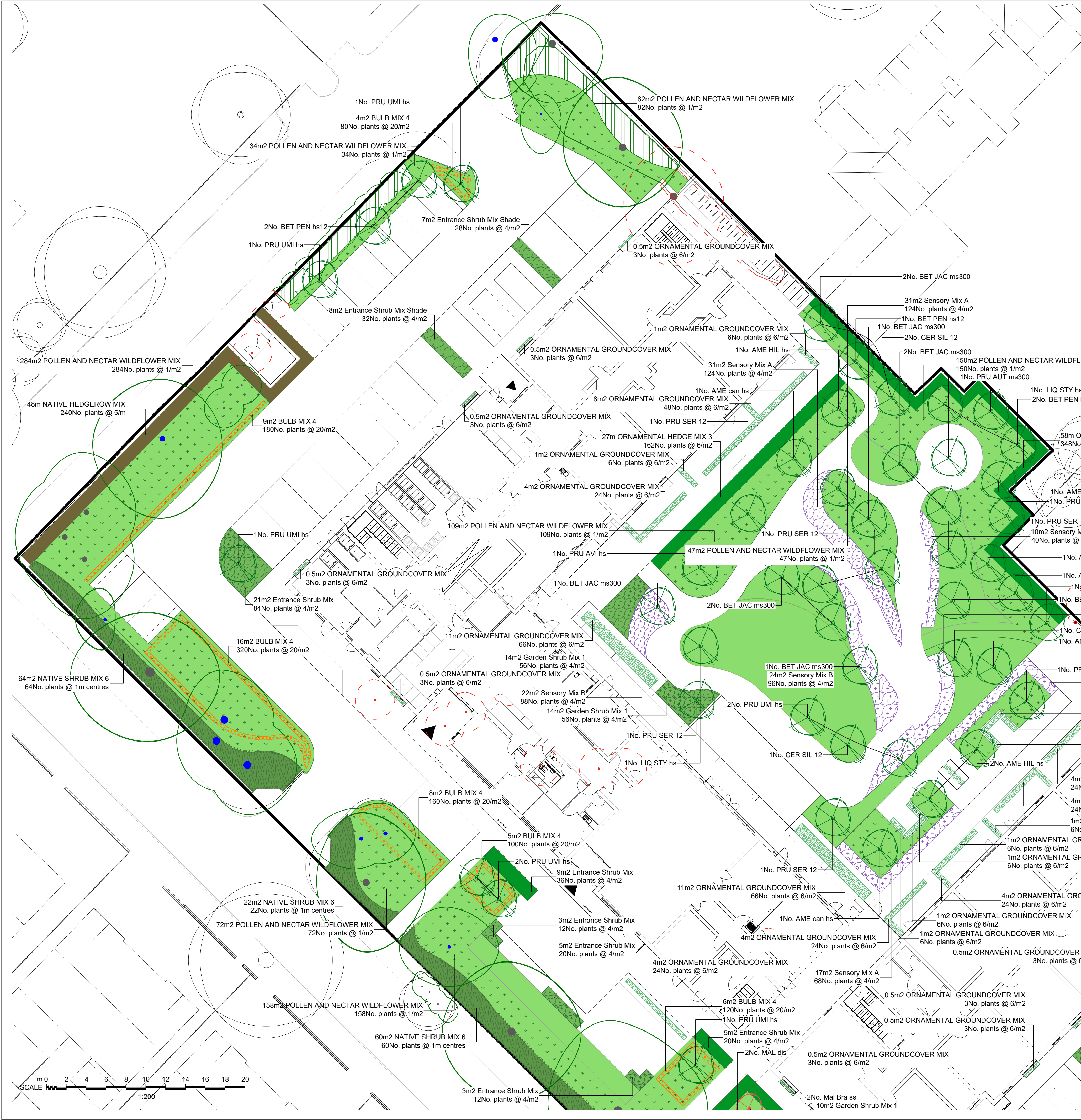
Soft Works

- Existing Tree - Retained**
To be retained - refer to arboricultural drawings
Pruning recommended to minimum of 2400mm from the ground
- Existing Tree - Removed**
To be removed - refer to arboricultural drawings
- Proposed Standard Tree Planting**
Native and ornamental species

- Proposed Fruit Tree Planting**
Select standard
- Existing Hedge / Vegetation**
To be retained
- Species Rich Native Hedge Planting**
Native species mix
- Proposed Ornamental Hedge Planting**
Ornamental shrub
- Proposed Groundcover Planting**
Ornamental species mix.
- Proposed Ornamental Shrub Planting**
Ornamental shrub mix.
Maintained to maximum 1000mm high

SCALE 0 2 4 6 8 10 12 14 16 18 20
1:200

- Proposed Native Shrub Planting**
Native shrub mix.
- Proposed Sensory Mixed Planting**
Herbaceous/ grass perennial & shrub mix.
- Proposed Seasonal Bulb Planting**
Native bulb mix.
- Proposed Turf Grass**
To amenity spaces and front gardens.
- Proposed Wildflower Meadow**
Species rich grass & wildflower seed mix.



Plant Schedule						
QTY	UNIT	CODE	PLANTNAME	STOCK	FORM	GRTH HEIGHT
Trees						
4	No.	AMEcan hs	Ameanchier canadensis	FB	STD	12-14cm
5	No.	AMEHLhs	Ameanchier xgrandiflora 'Robin Hill'	FB	STD	12-14cm
5	No.	BETRFNhs12	Betula pendula	FB	STD	12-14cm
10	No.	BETJACms300	Betula utilis 'Jacquemontii'	FB	MSTB3M	300-350cm
4	No.	CPSL12	Cercis siliquastrum	FB	STD	12-14cm
5	No.	LIQSTYhs	Liquidambar styraciflua	FB	STD	12-14cm
2	No.	MALdis	Malus domestica 'Discovery'	FB	STD	10-12cm
2	No.	Mal Bra ss	Malus domestica	FB	STD	10-12cm
10	No.	PRUUMhs	Prunus 'Uminek'	FB	STD	12-14cm
4	No.	PRUAMhs	Prunus avium	FB	STD	12-14cm
5	No.	PRUSER12	Prunus serrula	FB	STD	12-14cm
2	No.	PRUAUT ms300	Prunus subhirtella 'Automnalis'	FB	MSTB3M	300-350cm
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE	
Hedge Mixes						
48m NATIVE HEDGEROW MIX planted @ 9m in a Double Staggered Row						
10%	24	No.	Acer campestre	B	Trans	60-80cm
10%	24	No.	Cornus sanguinea	B	Trans	60-80cm
10%	24	No.	Corylus avellana	B	Trans	60-80cm
50%	120	No.	Ostrya monogyna	B	Trans	125-150cm
5%	12	No.	Prunus spinosa	B	Trans	60-80cm
5%	12	No.	Rosa canina	B	Trans	60-80cm
91m ORNAMENTAL HEDGEROW MIX 3 planted @ 6m in a Double Staggered Row						
25%	137	No.	Escallonia 'Donard Radiance'	C	L	40-60cm
25%	137	No.	Choisya ternata 'Sundance'	C	L	30-40cm
25%	137	No.	Hypericum 'Hidcot'	C	L	30-40cm
25%	137	No.	Viburnum opulus 'Compactum'	C	L	30-40cm
To be planted in species groups of approximately 10.						
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE	
Plant Mixes						
70m2 ORNAMENTAL GROUND COVER MIX planted @ 6m2						
20%	84	No.	Bergenia cordifolia	C	L	Full pot
20%	84	No.	Galium odoratum	C	L	Full pot
20%	84	No.	Ceranium 'Johnson's Blue'	C	L	Full pot
5%	21	No.	Heuchera 'Key Lime Pie'	C	L	Full pot
20%	84	No.	Liriodendron muscari	C	L	Full pot
10%	42	No.	Luzula nivea	C	L	Full pot
5%	21	No.	Nepeta racemosa 'Walker's Low'	C	L	Full pot
Individual varieties to be planted in groups of approximately 3 or 5.						
239m2 NATIVE SHRUB MIX 6 planted @ 1m centres						
20%	99	No.	Corylus avellana	B	Trans	60-80cm
20%	99	No.	Viburnum opulus	B	Trans	60-80cm
15%	44	No.	Cornus sanguinea	B	Trans	60-80cm
15%	44	No.	Prunus padus	B	Trans	60-80cm
10%	29	No.	Ostrya monogyna	B	Trans	60-80cm
10%	29	No.	Malus sylvestris	B	Trans	60-80cm
10%	29	No.	Sambucus nigra	B	Trans	60-80cm
Individual varieties to be planted in groups of approximately 3-7.						
64m2 BULB MIX 4 planted @ 20m2						
33%	422	No.	Galanthus nivalis		5-6cm	
33%	422	No.	Crocus vernus		5+ cm	
34%	425	No.	Narcissus pseudonarcissus		10-12cm	
Individual varieties to be planted in groups of approximately 7.						
1224m2 POLLEN AND NECTAR WILDFLOWER MIX planted @ 1m2						
100%	1224	No.	No. Superior Pollen and Nectar Wildflower Seed Mix	Seed		
Seeded at 2g/m2 over prepared ground from Habitat Aid						
140m2 Sensory Mix A planted @ 4m2						
13%	73	No.	Achillea millefolium	C	L	Full Pot
12%	67	No.	Rudbeckia fulgida sylvatica 'Goldsturm'	C	L	Full Pot
10%	56	No.	Perovskia 'Blue Spire'	C	L	Full Pot
10%	56	No.	Nepeta 'Six Hills Giant'	C	L	Full Pot
5%	28	No.	Echinops ritro	C	L	Full Pot
12%	67	No.	Galium odoratum	C	L	Full Pot
13%	73	No.	Thymus 'Doone Valley'	C	L	Full Pot
13%	73	No.	Stipa tenuissima	C	L	Full Pot
12%	67	No.	Molinia caerulea arundinacea 'Skraper'	C	L	Full Pot
Individual varieties to be planted in groups of approximately 3-5.						
71m2 Sensory Mix B planted @ 4m2						
9%	26	No.	Echinacea purpurea	C	L	Full Pot
8%	23	No.	Rudbeckia fulgida sylvatica 'Goldsturm'	C	L	Full Pot
8%	23	No.	Verbena bonariensis	C	L	Full Pot
5%	14	No.	Knapweed	C	L	Full Pot
20%	57	No.	Lavandula angustifolia	C	L	20-30cm
12%	34	No.	Galium odoratum	C	L	Full Pot
13%	37	No.	Thymus 'Doone Valley'	C	L	Full Pot
13%	37	No.	Stipa tenuissima	C	L	Full Pot
12%	34	No.	Molinia caerulea arundinacea 'Skraper'	C	L	Full Pot
Individual varieties to be planted in groups of approximately 3-5.						
124m2 Entrance Shrub Mix planted @ 4m2						
20%	99	No.	Hebe 'White Gem'	C	L	20-30cm
20%	99	No.	Hebe pinguifolia 'Page'	C	L	20-30cm
20%	99	No.	Pachysandra terminalis 'Variegata'	C	L	20-30cm
15%	74	No.	Lavandula angustifolia 'Hidcot'	C	L	30-40cm
15%	74	No.	Spiraea japonica 'Little Princess'	C	L	30-40cm
10%	50	No.	Perovskia 'Blue Spire'	C	L	30-40cm
Individual varieties to be planted in groups of 3, 4 or 5.						
15m2 Entrance Shrub Mix Shade planted @ 4m2						
20%	12	No.	Schima japonica 'Rubella'	C	L	30-40cm
20%	12	No.	Hydrangea 'Petos'	C	L	30-40cm
20%	12	No.	Lonicera pileata	C	L	30-40cm
20%	12	No.	Prunus laurocerasus 'Otto Luyken'	C	L	30-40cm
20%	12	No.	Viburnum davidii	C	L	30-40cm
Individual varieties to be planted in groups of 3, 4 or 5.						
54m2 Garden Shrub Mix 1 planted @ 4m2						
20%	43	No.	Hebe 'White Gem'	C	L	20-30cm
20%	43	No.	Hebe pinguifolia 'Page'	C	L	20-30cm
20%	43	No.	Pachysandra terminalis 'Variegata'	C	L	20-30cm
15%	32	No.	Lavandula angustifolia 'Hidcot'	C	L	30-40cm
15%	32	No.	Spiraea japonica 'Little Princess'	C	L	30-40cm
10%	22	No.	Perovskia 'Blue Spire'	C	L	30-40cm
Individual varieties to be planted in groups of 3, 4 or 5.						
Notes and Abbreviations						
B	=	Bare root (bagged).				
C	=	Container (or pot) grown, followed by size of the container (or pot).				
FORM	=	Shape of tree as supplied by the nursery.				
QTY	=	Quantity				
FB	=	Rootballed (balled and wrapped).				
Std	=	(clear stem) Standard.				
STOCK	=	Root condition/protection method eg Bare root.				
Trans	=	Transplant (or undercut seedling).				
Refer to specification for further information.						
- All plants to be completely hardened off						
- Substitutions to be agreed with Landscape Architect.						

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Soft Works

- Existing Tree - Retained
To be retained - refer to arboricultural drawings
Pruning recommended to minimum of 2400mm from the ground
- Existing Tree - Removed
To be removed - refer to arboricultural drawings
- Proposed Standard Tree Planting
Native and ornamental species
- Proposed Fruit Tree Planting
Select standard
- Existing Hedge / Vegetation
To be retained
- Species Rich Native Hedge Planting
Native species mix
- Proposed Ornamental Hedge Planting
Ornamental shrub
- Proposed Groundcover Planting
Ornamental species mix.
- Proposed Ornamental Shrub Planting
Ornamental shrub mix.
Maintained to maximum 1000mm high
- Proposed Native Shrub Planting
Native shrub mix.
- Proposed Sensory Mixed Planting
Herbaceous/ grass perennial & shrub mix.
- Proposed Seasonal Bulb Planting
Native bulb mix.
- Proposed Turf Grass
To amenity spaces and front gardens.
- Proposed Wildflower Meadow
Species rich grass & wildflower seed mix.

P05	12/07/24	UPDATED LAYOUT	TH	SW
P04	12/07/24	UPDATED LAYOUT	TH	RS
P03	09/07/24	UPDATED LAYOUT	SW	SA
P02	26/06/24	UPDATED LAYOUT	RS	SW
P01	14/05/24	FIRST ISSUE	RS	SW
REV.	DATE	DESCRIPTION	DRAWN	CHKD

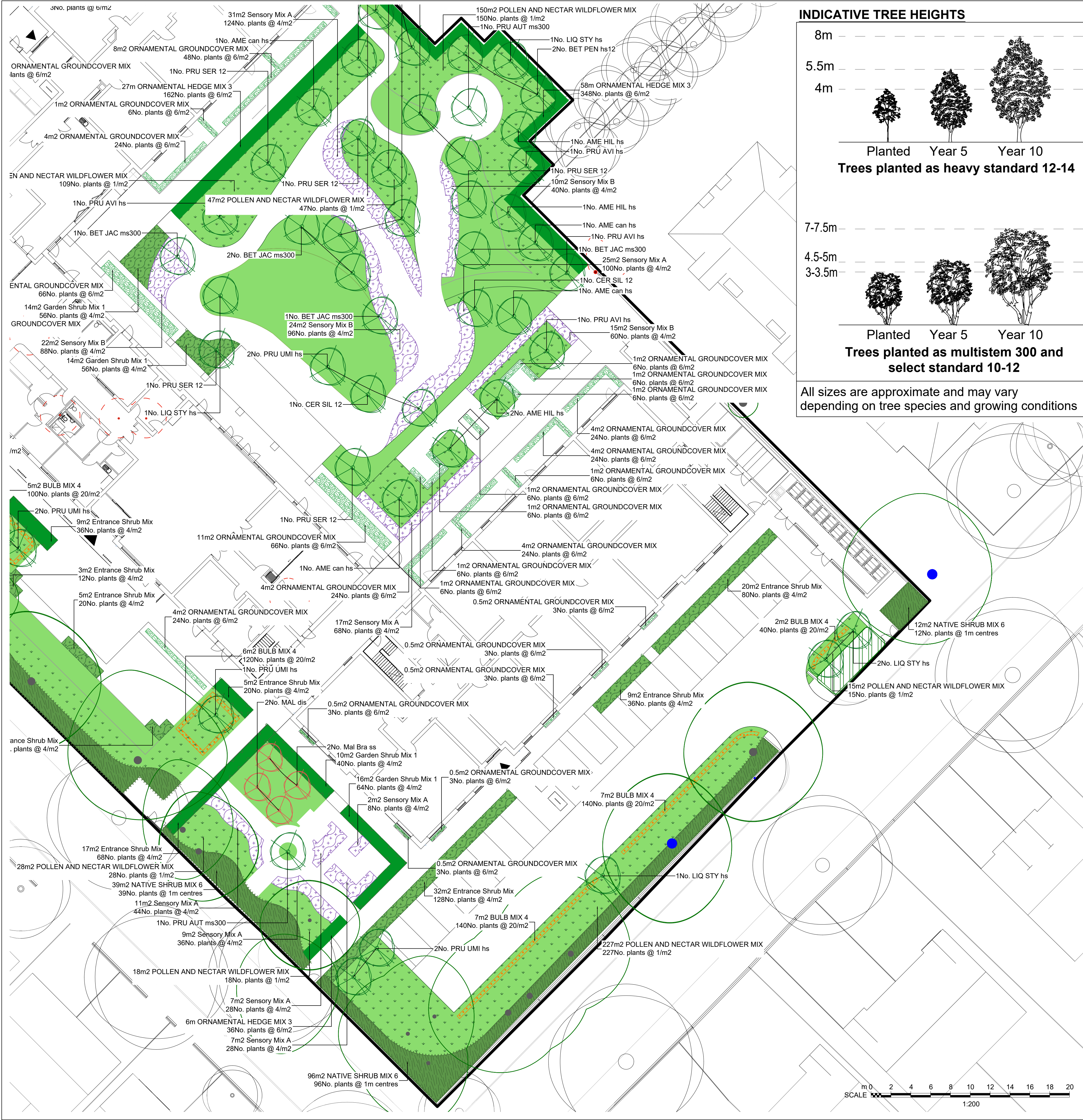


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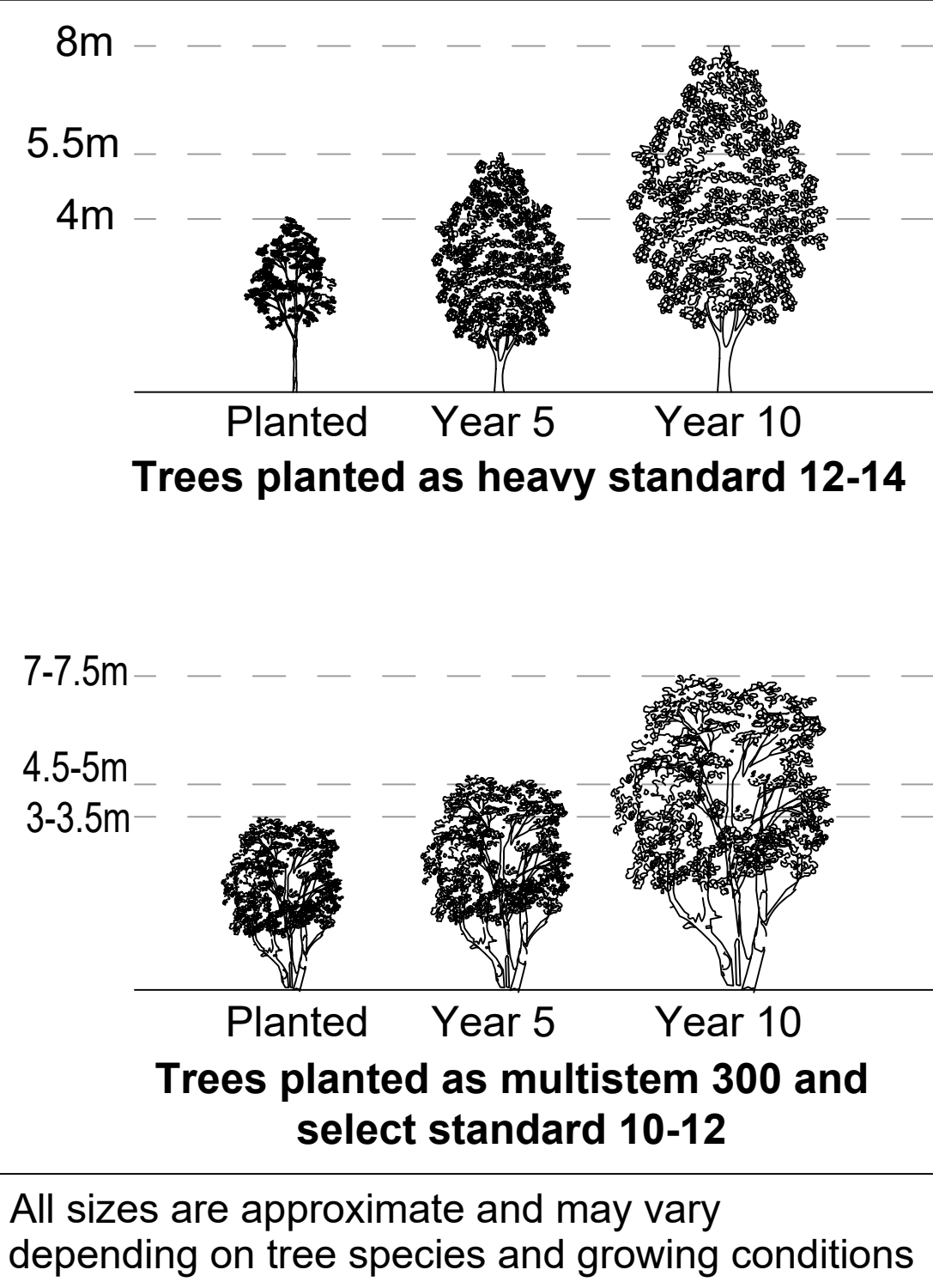
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Client:	GREAT PLACES HOUSING GROUP		
Project:	RUSSELL ROAD EXTRA CARE		
Title:	SOFT LANDSCAPE PLAN 1/2		
Issue:	PLANNING		
Drawn:	RS	Checked:	SW
Project:	UG2410	Scale @ A1:	1:200
Dwg No:	UG_2410_LAN_SL_DRW_301	Date:	27/02/24
		Revision:	P05



INDICATIVE TREE HEIGHTS



INITIAL TREE SIZE	HEIGHT		
	PLANTED	YEAR 5	YEAR 10
HS 12-14	4m	5.5m	8m
MSTEM 300	3 - 3.5m	4.5 - 5m	7 - 7.5m
SS 10-12	3 - 3.5m	4.5 - 5m	7-7.5m

All sizes are approximate and may vary depending on tree species and growing conditions

Plant Schedule					
QTY	UNIT CODE	PLANTNAME	STOCK	FORM	GRTH HEIGHT
Trees					
4 No.	AMEcan hs	Amelanchier canadensis	RB	STD	12-14cm
5 No.	AMEHLhs	Amelanchier xgrandiflora "Robin Hill"	RB	STD	12-14cm
5 No.	BET PEN hs12	Betula pendula	RB	STD	12-14cm
10 No.	BET JACms300	Betula utilis 'Jacquemotii'	RB	MSTEM3	300-350cm
4 No.	CER SIL12	Corylus siliquastrum	RB	STD	12-14cm
5 No.	LIQ STYhs	Liquidambar styraciflua	RB	STD	12-14cm
2 No.	MALdis	Malus domestica 'Discovery'	RB	STD	10-12cm
2 No.	Mal Bra ss	Malus domestica	RB	STD	10-12cm
10 No.	PRUUMI hs	Prunus 'Umireko'	RB	STD	12-14cm
4 No.	PRUAVI hs	Prunus avium	RB	STD	12-14cm
5 No.	PRUSER12	Prunus serula	RB	STD	12-14cm
2 No.	PRUAUTms300	Prunus subhirtella "Autumnalis"	RB	MSTEM3	300-350cm
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE
Hedge Mixes					
48m NATIVE HEDGE ROW MIX planted @5m in a Double Staggered Row					
10%	24 No.	Acer campestre		B Trans	60-80cm
10%	24 No.	Cornus sanguinea		B Trans	60-80cm
10%	24 No.	Corylus avellana		B Trans	60-80cm
50%	120 No.	Crataegus monogyna		B Trans	125-150cm
5%	12 No.	Prunus spinosa		B Trans	60-80cm
5%	12 No.	Rosa canina		B Trans	60-80cm
91m ORNAMENTAL HEDGE MIX 3 planted @ 6m2 in a Double Staggered Row					
25%	137 No.	Escallonia 'Donard Redland'		C3L	40-60cm
25%	137 No.	Choisya ternata 'Sundance'		C3L	30-40cm
25%	137 No.	Hypericum 'Hidcot'		C3L	30-40cm
25%	137 No.	Viburnum opulus 'Compactum'		C3L	30-40cm
To be planted in species groups of approximately 10.					
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE
Plant Mixes					
70m2 ORNAMENTAL GROUND COVER MIX planted @6m2					
20%	84 No.	Bergenia cordifolia		C1L	Full pot
20%	84 No.	Galium odoratum		C1L	Full pot
20%	84 No.	Geranium 'Johnson's Blue'		C1L	Full pot
5%	21 No.	Heuchera 'Key Lime Pie'		C1L	Full pot
20%	84 No.	Urtica muscari		C1L	Full pot
10%	42 No.	Luzula nivea		C1L	Full pot
5%	21 No.	Nepeta racemosa 'Walker's Low'		C1L	Full pot
Individual varieties to be planted in groups of approximately 3 or 5.					
25m2 NATIVE SHRUB MIX 6 planted @ 1m centres					
20%	59 No.	Corylus avellana		B Trans	60-80cm
20%	59 No.	Viburnum opulus		B Trans	60-80cm
15%	44 No.	Cornus sanguinea		B Trans	60-80cm
15%	44 No.	Prunus padus		B Trans	60-80cm
10%	29 No.	Crataegus monogyna		B Trans	60-80cm
10%	29 No.	Malus sylvestris		B Trans	60-80cm
10%	29 No.	Sambucus nigra		B Trans	60-80cm
Individual varieties to be planted in groups of approximately 3-7					
6m2 BULB MIX 4 planted @ 20m2					
33%	422 No.	Gallanthus nivalis		5-6cm	
33%	422 No.	Orococcus vernus		5+cm	
34%	435 No.	Narcissus pseudonarcissus		10-12cm	
Individual varieties to be planted in groups of approximately 7.					
122m2 POLLEN AND NECTAR WILDFLOWER MIX planted @ 1m2					
100%	1224 No.	No. Superior Pollen and Nectar Wildflower Seed Mix		Seed	
Seeded at 2g/m2 over prepared ground from Habitat Aid					
140m2 Sensory Mix A planted @ 4m2					
13%	73 No.	Achillea millefolium		C2L	Full Pot
12%	67 No.	Rudbeckia fulgida sullivanti 'Goldsturm'		C2L	Full Pot
10%	56 No.	Pieroskia 'Blue Spire'		C2L	20-30cm
10%	56 No.	Nepeta 'Six Hills Giant'		C2L	Full Pot
5%	28 No.	Echinops ritro		C2L	Full Pot
12%	67 No.	Galium odoratum		C2L	Full Pot
13%	73 No.	Thymus 'Doone Valley'		C2L	Full Pot
13%	73 No.	Silpa tenuissima		C2L	Full Pot
12%	67 No.	Molinia caerulea arundinacea 'Skrace'		C2L	Full Pot
Individual varieties to be planted in groups of approximately 3-5.					
71m2 Sensory Mix B planted @ 4m2					
9%	26 No.	Echinacea purpurea		C2L	Full Pot
8%	23 No.	Rudbeckia fulgida sullivanti 'Goldsturm'		C2L	Full Pot
8%	23 No.	Verbena bonariensis		C2L	Full Pot
5%	14 No.	Kniphofia		C2L	Full Pot
20%	57 No.	Lavendula angustifolia		C2L	20-30cm
12%	34 No.	Galium odoratum		C2L	Full Pot
13%	37 No.	Thymus 'Doone Valley'		C2L	Full Pot
13%	37 No.	Silpa tenuissima		C2L	Full Pot
12%	34 No.	Molinia caerulea arundinacea 'Skrace'		C2L	Full Pot
Individual varieties to be planted in groups of approximately 3-5.					
124m2 Entrance Shrub Mix planted @ 4m2					
20%	99 No.	Hebe 'White Gem'		C3L	20-30cm
20%	99 No.	Hebe pinguifolia 'Paga'		C3L	20-30cm
20%	99 No.	Pachysandra terminalis 'Variegata'		C3L	20-30cm
15%	74 No.	Lavendula angustifolia 'Hidcot'		C3L	30-40cm
15%	74 No.	Spiraea japonica 'Little Princess'		C3L	30-40cm
10%	50 No.	Pieroskia 'Blue Spire'		C3L	30-40cm
Individual varieties to be planted in groups of 3, 4 or 5.					
15m2 Entrance Shrub Mix Shade planted @ 4m2					
20%	12 No.	Skimmia japonica 'Rubella'		C3L	30-40cm
20%	12 No.	Hydrangea 'Petalosa'		C3L	30-40cm
20%	12 No.	Lonicera pileata		C3L	30-40cm
20%	12 No.	Prunus laurocerasus 'Otto Lyken'		C3L	30-40cm
20%	12 No.	Viburnum davidii		C3L	30-40cm
Individual varieties to be planted in groups of 3, 4 or 5.					
5m2 Garden Shrub Mix 1 planted @ 4m2					
20%	43 No.	Hebe 'White Gem'		C3L	20-30cm
20%	43 No.	Hebe pinguifolia 'Paga'		C3L	20-30cm
20%	43 No.	Pachysandra terminalis 'Variegata'		C3L	20-30cm
15%	32 No.	Lavendula angustifolia 'Hidcot'		C3L	30-40cm
15%	32 No.	Spiraea japonica 'Little Princess'		C3L	30-40cm
10%	22 No.	Pieroskia 'Blue Spire'		C3L	30-40cm
Individual varieties to be planted in groups of 3, 4 or 5.					
Notes and Abbreviations					
B	= Bare root (bagged).				
C	= Container (or pot) grown, followed by size of the container (or pot).				
FORM	= Shape of tree as supplied by the nursery.				
QTY	= Quantity.				
RB	= Rootballed (balled and wrapped).				
Std	= (clear stem) Standard.				
STOCK	= Root condition/protection method eg Bare root.				
Trans	= Transplant (or undercut seedling).				
- Refer to specification for further information.					
- All plants to be completely hardened off.					
- Substitutions to be agreed with Landscape Architect.					

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Notes:-

Soft Works

- Existing Tree - Retained**
To be retained - refer to arboricultural drawings
Pruning recommended to minimum of 2400mm from the ground
- Existing Tree - Removed**
To be removed - refer to arboricultural drawings
- Proposed Standard Tree Planting**
Native and ornamental species
- Proposed Fruit Tree Planting**
Select standard
- Existing Hedge / Vegetation**
To be retained
- Species Rich Native Hedge Planting**
Native species mix
- Proposed Ornamental Hedge Planting**
Ornamental shrub
- Proposed Groundcover Planting**
Ornamental species mix.
- Proposed Ornamental Shrub Planting**
Ornamental shrub mix.
Maintained to maximum 1000mm high
- Proposed Native Shrub Planting**
Native shrub mix.
- Proposed Sensory Mixed Planting**
Herbaceous/ grass perennial & shrub mix.
- Proposed Seasonal Bulb Planting**
Native bulb mix.
- Proposed Turf Grass**
To amenity spaces and front gardens.
- Proposed Wildflower Meadow**
Species rich grass & wildflower seed mix.

P05	12/07/24	UPDATED LAYOUT	TH	SW
P04	12/07/24	UPDATED LAYOUT	TH	RS
P03	09/07/24	UPDATED LAYOUT	SW	SA
P02	26/06/24	UPDATED LAYOUT	RS	SW
P01	14/05/24	FIRST ISSUE	RS	SW
REV.	DATE	DESCRIPTION	DRAWN	CHKD

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G R E E N

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Client:	GREAT PLACES HOUSING GROUP		
Project:	RUSSELL ROAD EXTRA CARE		
Title:	SOFT LANDSCAPE PLAN 2/2		
Issue:	PLANNING		
Drawn:	RS	Checked:	SW
Project:	UG2410	Scale @ A1:	1:200
Dwg No:	UG_2410_LAN_SL_DRW_302	Date:	27/02/24
		Revision:	P05