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## Biodiversity Impact Assessment

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Former Mondi Site,  
Holcombe Mill,  
Bridge Street,  
Ramsbottom,  
BL0 0BS

Ref: 1202.19

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**Date: January 2024**  
(See revision dates below)

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| Rev | Date                          | Details         |
|-----|-------------------------------|-----------------|
| A   | 5 <sup>th</sup> February 2023 | General updates |

**P.1202.19**

**Biodiversity Impact Assessment**

**of**

**Former Mondi Site,  
Holcombe Mill,  
Bridge Street,  
Ramsbottom,  
BL0 0BS**

**for**

**Ecclestone Homes Ltd**

**January 2024**

|                                 |                                                      |
|---------------------------------|------------------------------------------------------|
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| <b>Technical Review</b>         | Lizzie Atkinson                                      |
| <b>QA Review &amp; Approval</b> | Ciaran Power – Operations Manager                    |

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*Appendix 2          Drawing P.1202.19.11B Landscape Proposal (3 sheets)*

## EXECUTIVE SUMMARY

This report presents an assessment study of effects on biodiversity in connection with the proposed development at the Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS.

This report calculates 'biodiversity units' using DEFRA's Biodiversity Metric 4.0 Calculation Tool, and following the methods set out in the *The Biodiversity Metric 4.0: auditing and accounting for biodiversity value* (User guide) and *The Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement*. The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory biodiversity net gain is set out in the Environment Act 2021 and will apply in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current proposals there will be a gain of **+0.63 (+10.42%) habitat units and a gain of +0.05 (+62.84%), hedgerow units** within the proposed development area, demonstrating that a net gain has been achieved within the site in line with National Planning Policy (NPPF) and the Bury Unitary Development Plan.

Post development biodiversity units with the proposed development site were calculated based on the habitats displayed on drawings P.1202.19.11B Landscape Proposal, appendix 2.

## 1.0 Introduction

### 1.1 Purpose of this report

Ascerta has been instructed by Ecclestone Homes Ltd to carry out a Biodiversity Impact Assessment (BIA) at the Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS (hereafter referred to as the 'site'). The site OS grid reference is SD 793 616. This assessment has been prepared to support a planning application for the proposed redevelopment of the site.

Habitats present within the site include dense scrubs, broad leaved scattered trees, scattered scrub, tall ruderal, semi natural broadleaved woodland, introduced scrub, and a water course.

The site lies adjacent to the local high street where shops and industrial mills lie to the north and west. The railway line borders the site to the west. The river Irwell meanders around the site boundary to the east, with a cricket and football ground located south of the site.

### 1.2 Ecological background

The proposed development site has been subject to numerous Ecological and Arboricultural surveys in previous years. The surveys undertaken at this site are detailed below:

- A Preliminary Ecological Appraisal, report P.1202.19A *Ascerta Preliminary Ecological Appraisal, Former Mondi Site, 2023*;
- A Bat Roost Assessment, Report P.1202.19C *Ascerta Bat Roost Assessment Report, Former Mondi Site, 2023*
- Nocturnal bat surveys, report P.1202.19A, *Ascerta Nocturnal surveys for Bats Report, 2023 (with updated surveys in 2024)*
- Tree climbing surveys, letter report P.1202.19, *Ascerta Tree Climb inspection letter report, 2023*
- Surveys otter, water vole and white clawed crayfish, report P1202.19B, *Report on otters, water vole and white clawed crayfish, 2023 (with updated surveys in 2024)*
- Ascerta report P.1202.19C *Invasive Species Method Statement, 2023*
- Ascerta report P.1202.19A *Landscape and Ecology Management Plan, 2023*
- Ascerta report P.1202.19A *Arboriculture Impact Assessment 2023*

The BIA aims to:

- Provide baseline data to classify the type, distinctiveness, condition and strategic significance of habitats prior to and post development.
- Ensure that baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the best available data at the time of assessment.
- Clearly identify data collection methods and any limitations.
- Calculate baseline pre-development and post-development habitat units for the site based on current development proposals.
- Aim to achieve BNG on-site wherever possible; with off-site contribution measures being considered as an alternative option if required.

The National Planning Policy Framework (NPPF) sets out that planning policies and decisions should contribute to and enhance the natural and local environment by inter alia, minimising impacts on and providing net gains for biodiversity.

The Natural Environment Planning Policy Guidance (PPG) (updated June 2021) provides further explanation on how this should be done. In particular, it addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. The PPG promotes the delivery of measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development.

The Government has confirmed its intention to mandate Biodiversity Net Gain at a minimum of 10%. This has now been enacted into UK law through the adoption of the Environment Act 2021. Bury Unitary Development Plan Policy EN6 deals with the Natural Environment and is the policy of relevance here and has been taken into account when preparing this report. The Local Plans Environmental Objective is as follows;

*EN6 - CONSERVATION OF THE NATURAL ENVIRONMENT The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.*

Good practice principles for biodiversity net gain are set out within Table 1.1 of Biodiversity Net Gain: Good practice principles for development (Baker et al., 2019).

The key principles include:

- Apply the 'Mitigation Hierarchy' (in line with CIEEM Guidelines for Ecological Impact Assessment (EcIA)) (CIEEM, 2018) and be 'additional' by achieving outcomes that exceed existing obligations.
- Avoid losing biodiversity which cannot be off-set elsewhere (e.g. irreplaceable habitats).
- Address risk (e.g. difficulty of achieving habitat creation / enhancement for net gain).
- Make a 'measurable' net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations consistent and transparent (i.e. limitations and assumptions are clearly identified).
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

## 2.0 Methods

### 2.1 Field Survey

A walkover survey of the site was conducted on 7<sup>th</sup> September 2023, to update visits that have been carried out since 2019, when the habitat types and features of ecological interest were identified and mapped. An extended phase one habitat survey was undertaken along with a habitat condition assessment (*Natural England Farm Environment Plan (FEP) Manual, 3<sup>rd</sup> Edition, March 2010*).

#### Information and Data Used to Inform the Biodiversity Net Gain Calculation

The following information was used to inform the Biodiversity Unit Calculations:

- GIS baseline map of the site (Appendix 1);
- Drawings P.1202.19.11B Landscape Proposal, (Appendix 2); and
- The baseline condition assessments.

### 2.2 Biodiversity Baseline Methods

To calculate a biodiversity baseline, this study used methods detailed within *The Biodiversity Metric 4.0 Calculation Tool*, and following the methods set out in the *The Biodiversity Metric 4.0: auditing and accounting for biodiversity value* (User guide) and *The Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement*. Initially, habitats were digitised in GIS using field notes. Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. The unit values for each habitat were then totalled to produce the biodiversity baseline. Linear habitats were assessed separately to areas.

#### 2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's *Biodiversity Metric 4.0 Calculation Tool* which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

#### 2.2.2 Habitat Condition

The condition of the habitats present has been assessed during the site visits using *The Biodiversity Metric 4.0: auditing and accounting for biodiversity value* (User guide) and *The Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement*.

The post-development biodiversity units were calculated using information from drawings P.1202.19.11B Landscape Proposal, (Appendix 2). To calculate the post-development biodiversity units the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The baseline biodiversity units were then subtracted from the post development units to determine any change in biodiversity value of the site as a result of the development. The target condition of the habitats is based on guidance set out within the *Biodiversity Metric 4.0: auditing and accounting for biodiversity value user guide* and the *Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical* which may require ecological input and/or guidance to ensure the target conditions are achieved.

#### 2.2.23 Habitat Strategic Significance

A desk study was undertaken and presented within the Preliminary Ecological Appraisal to see whether the development was within the Bury Council Unitary Development Plan (UDP).

#### Trading Summary

'Trading Up' is a concept which requires 'conserving through offset components of biodiversity that are of a higher conservation priority (for example, because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged' (BBOP, 2018). For example, should non-irreplaceable habitats be lost / impacted as a result of the proposed development, offsets should be achieved through the creation / enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity.

### 2.3 Post Intervention Methods

The post-development biodiversity units were calculated using information from drawings P.1202.19.11B Landscape Proposal, (Appendix 2). To calculate the post-development biodiversity units the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The baseline biodiversity units were then subtracted from the post development units to determine any change in biodiversity value of the site as a result of the development. The target condition of the habitats is based on guidance set out within the *Biodiversity Metric 4.0: auditing and accounting for biodiversity value user guide* and the *Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement* which may require ecological input and/or guidance to ensure the target conditions are achieved.

### 2.4 Limitations and assumptions

Baseline habitat condition assessments areas and habitat type have been converted into a reasonable category using the assistance of *Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement*. Cross referencing drawings P.1202.19.11B Landscape Proposal, (appendix 2) the Arboricultural Impact Assessment (AIA), and aerial imagery have been used to determine the metric calculations.

### **3.0 Biodiversity Baseline**

This section establishes the biodiversity baseline for the site based on the preliminary ecological appraisal of the proposed development site and the proposed compensatory site.

#### **3.1 Biodiversity Baseline for habitats on site**

The Baseline Condition Assessment, drawing P.1202.19.19 Baseline Habitats (Appendix 1) has been used to identify the habitat area types within the development site. The phase 1 habitat categories have translated into UKHab habitat classification (*UK Habitat Classification User Manual*) using the UKHab/Phase 1 translation tool within the *Biodiversity Metric 4.0 Calculation Tool* and following the methods set out in the the *Biodiversity Metric 4.0: auditing and accounting for biodiversity value* (User guide) and the *Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement* and biodiversity scores have been calculated and assessed, as displayed in Table 1 and Table 2 below.

**Table 1: Baseline Habitat Areas Biodiversity Calculation for onsite habitats**

| Broad Habitat           | Habitat Type                   | Area (hectares) | Distinctiveness | Score | Condition                |
|-------------------------|--------------------------------|-----------------|-----------------|-------|--------------------------|
| Urban                   | Developed land; sealed surface | 0.96            | V.Low           | 0     | N/A - Other              |
| Urban                   | Developed land; sealed surface | 0.0488          | V.Low           | 0     | N/A - Other              |
| Grassland               | Modified grassland             | 0.2408          | Low             | 2     | Poor                     |
| Heathland and shrub     | Mixed scrub                    | 0.7845          | Medium          | 4     | Poor                     |
| Heathland and shrub     | Mixed scrub                    | 0.3025          | Medium          | 4     | Poor                     |
| Woodland and forest     | Other woodland; broadleaved    | 0.0967          | Medium          | 4     | Poor                     |
| Woodland and forest     | Other woodland; broadleaved    | 0.0169          | Medium          | 4     | Poor                     |
| Sparsely vegetated land | Ruderal/Ephemeral              | 0.1106          | Low             | 2     | Moderate                 |
| Individual trees        | Urban tree                     | 0.0855          | Medium          | 4     | Poor                     |
| Urban                   | Introduced shrub               | 0.008           | Low             | 2     | Condition Assessment N/A |

**Table 2: Baseline Hedgerow Lengths Biodiversity Calculation for Onsite Habitats**

| Baseline ref | Hedge number | Hedgerow type | Length (km) | Distinctiveness | Condition |
|--------------|--------------|---------------|-------------|-----------------|-----------|
| 1            | 1            | Line of trees | 0.04        | Low             | Poor      |

## 4.0 Impacts on Biodiversity

### 4.1 Post-development biodiversity value of the proposed development site

Drawings P.1202.19.11B Landscape Proposal, (Appendix 2) have been used to identify the new habitat area types within the proposed development site. Habitat areas, distinctiveness and condition scores have been calculated and assessed and are displayed in Table 3 and Table 4 below.

**Table 3: Post Development Habitat Areas Biodiversity Calculation for Onsite Habitats**

| Broad Habitat       | Proposed habitat               | Area (hectares) | Distinctiveness |       | Condition                |       |
|---------------------|--------------------------------|-----------------|-----------------|-------|--------------------------|-------|
|                     |                                |                 | Distinctiveness | Score | Condition                | Score |
| Urban               | Developed land; sealed surface | 0.37776         | V.Low           | 0     | N/A - Other              | 0     |
| Urban               | Developed land; sealed surface | 0.9477          | V.Low           | 0     | N/A - Other              | 0     |
| Urban               | Introduced shrub               | 0.0998          | Low             | 2     | Condition Assessment N/A | 1     |
| Heathland and shrub | Mixed scrub                    | 0.0178          | Medium          | 4     | Good                     | 3     |
| Heathland and shrub | Willow scrub                   | 0.0047          | Medium          | 4     | Good                     | 3     |
| Urban               | Vegetated garden               | 0.1507          | Low             | 2     | Condition Assessment N/A | 1     |
| Grassland           | Modified grassland             | 0.1507          | Low             | 2     | Moderate                 | 2     |
| Grassland           | Other neutral grassland        | 0.0554          | Medium          | 4     | Good                     | 3     |
| Grassland           | Other neutral grassland        | 0.454           | Medium          | 4     | Good                     | 3     |
| Individual trees    | Urban tree                     | 0.2076          | Medium          | 4     | Moderate                 | 2     |
| Individual trees    | Urban tree                     | 0.1832          | Medium          | 4     | Poor                     | 1     |

**Table 4: Post Development Hedgerow Lengths Biodiversity Calculation for Onsite Habitats**

| Baseline ref | New hedge number | Habitat type                       | Length (km) | Distinctiveness | Score | Condition | Score | Strategic significance                                     |
|--------------|------------------|------------------------------------|-------------|-----------------|-------|-----------|-------|------------------------------------------------------------|
| 1            | 1                | Non-native and ornamental hedgerow | 0.135       | V.Low           | 1     | Poor      | 1     | Area/compensation not in local strategy/ no local strategy |

## 4.2 Change in biodiversity value

Based on the current proposals there will be a gain of **+0.63 (+10.42%) habitat units and a gain of +0.05 (+62.84%), hedgerow units** within the proposed development area, demonstrating that a net gain has been achieved within the site in line with National Planning Policy (NPPF) and The Bury Council Unitary Development Plan (UDP).

**Avoid losing biodiversity, applying the mitigation hierarchy, ensuring that net gain design achieves the best outcome for biodiversity and create a net gain legacy for long-term benefits.**

Through stakeholder engagement and design team meetings an avoidance for the biodiversity loss has been achieved throughout the production of the proposals to minimize the loss by retaining habitats, where possible, such as a wooded area to the south of the, along with the habitats that line the eastern site boundary along the River Irwell. This area will also be enhanced to provide a buffer from the proposed development and water course, creating a wildlife corridor.

**Addressing risk and applying the mitigation hierarchy.**

The residual impacts will be short-term and landscape changes following re-vegetation would not be obvious or attract attention given the baseline habits and current use of the site. This meaning that although some of the proposed habitats neutral grassland, mixed scrub, willow scrub and individual trees require several years to reach their target condition, the implementation of a management plan will limit the risk of habitat failure and all the proposed habitats have a low difficulty of creation.

**Make a 'measurable' net gain contribution.**

Given the habitats that are present within the site, predevelopment of a measurable net gain contribution has been achieved. It is considered that the proposed design achieves the best outcome for biodiversity.

Due to the loss of high and medium distinctiveness habitats, the Trading Rules have not been satisfied, due to the avoidable habitats loss to accommodate the proposals.

## 5.0 References

JNCC (2010), Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough

STEPHEN PANKS A , NICK WHITE A , AMANDA NEWSOME A , MUNGO NASH A , JACK POTTER A , MATT HEYDON A , EDWARD MAYHEW A , MARIA ALVAREZ A , TRUDY RUSSELL A , CLARE CASHON A , FINN GODDARD A , SARAH J. SCOTT B , MAX HEAVER C , SARAH H. SCOTT C , JO TREWEEK D , BILL BUTCHER E AND DAVE STONE A 2022. *Biodiversity metric 3.1: Auditing and accounting for biodiversity – User Guide*. Natural England.

A – Natural England, B – Environment Agency, C – Department for Environment, Food and Rural Affairs, D – Treework Environmental Consultants Ltd, E – eCountability Ltd

UK Habitat Classification Working Group (2018). *UK Habitat Classification User Manual* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

UK Habitat Classification Working Group (2018). *UK Habitat Classification – Habitat Definitions V1.0* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

# Appendix 1



- buildings (u1b5)
- Individual trees
- Hardstanding (u1b)
- J4 - Bare ground
- Dense Scrub (h3h)
- A2.1 - Scrub - dense/continuous
- Line of trees
- Tall Ruderal (s)
- C3.1 - Other tall herb and fern - ruderal
- Broadleaved Woodland (W1)
- A1.1.1 - Broadleaved woodland - semi-natural
- Introduced Shrub
- J1.4 - Introduced shrub
- Hard Standing (u1b)
- J5 - Other habitat
- Bare Ground
- J4 - Bare ground
- Amenity Grassland (g4)
- J1.2 - Cultivated/disturbed land - amenity grassland

DO NOT SCALE.  
ALL COORDINATES RELATED TO LOCAL GRID.  
LOCATED TO NG BY BEST FIT TO DETAIL.  
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:

Eccleston Homes

PROJECT:

Former Mondri

DRAWING TITLE:

Baseline Habitats

SCALE:

NTS@A3

DRAWN BY:

LK

DRAWING No:

P.1202.19.19

DATE:

8/11/2023

CHKD BY:

-

REV:

-

# Appendix 2



- Landscape planning key:**
- Site Boundary
  - Existing trees to be retained and protected during the works.
  - Existing trees to be removed.
  - Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.
  - Proposed native tree planting, tree pit and stake as detailed in the specification.
  - Small ornamental tree / large shrub planting, tree pit and stake as detailed in the specification.
  - Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
  - Proposed single species hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
  - Proposed single species hedgerow planted in a single row at 0.3m centres. Bare root transplants.
  - Front gardens to be turfed on 150mm topsoil.
  - Public open space to be sown with Geminal Aber/Sustain mix, or similar approved, to be sown at a rate of 40g/m<sup>2</sup> on 150mm topsoil.
  - Wildflower seeding, Geminal RE3 River Floodplain / Water Meadow (MGB Grassland), to the existing water course to public open space to be sown at 5g/m<sup>2</sup>.
  - Wildflower seeding, Geminal WFG20 Eco Species Rich Lawn, to the public open space to be sown at 10g/m<sup>2</sup>.
  - Native tree / shrub planting woodland to be planted as 60-80cm whip planting at 0.7m centres, for additional wildlife habitat.
- NOTES:**
- Rear gardens:**  
Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification. Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.  
Any invasive species to be controlled and monitored. Ongoing continued treatment as part of the on-going maintenance of the development.

|     |                     |          |
|-----|---------------------|----------|
| B   | Site layout updated | 23/10/23 |
| A   | Minor amendments    | 02/02/21 |
| REV | DESCRIPTION         | DATE     |

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Ecoston Homes Ltd  
PROJECT:  
Former Mond Site, (Site 1) Holcombe Mill, Bridge Street,  
Ramsbottom, BL0 0BS  
DRAWING TITLE:  
Planting Plan (Sheet 1 of 3)  
SCALE:  
1:200 @ A0  
DRAWING NO:  
REV:  
DRAWN BY:  
CO  
CHKD BY:  
CP  
DATE:  
10/08/2019  
P.1202.19.11  
B



- Landscape planning key:**
- Site Boundary
  - Existing trees to be retained and protected during the works.
  - Existing trees to be removed.
  - Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.
  - Proposed native tree planting, tree pit and stake as detailed in the specification.
  - Small ornamental tree / large shrub planting, tree pit and stake as detailed in the specification.
  - Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
  - Proposed single species hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
  - Proposed single species hedgerow planted in a single row at 0.3m centres. Bare root transplants.
  - Front gardens to be turfed on 150mm topsoil.
  - Public open space to be sown with Geminal Abet/Sustain mix, or similar approved, to be sown at a rate of 40g/m<sup>2</sup> on 150mm topsoil.
  - Wildflower seeding, Geminal RE3 River Floodplain / Water Meadow (MGB Grassland), to the existing water course to public open space to be sown at 5g/m<sup>2</sup>.
  - Wildflower seeding, Geminal WF020 Eco Species Rich Lawn, to the public open space to be sown at 10g/m<sup>2</sup>.
  - Native tree / shrub planting woodland to be planted as 60-80cm whip planting at 0.7m centres, for additional wildlife habitat.

**NOTES:**

**Rear gardens:**  
Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification. Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.  
Any invasive species to be controlled and monitored. Ongoing treatment as part of the on-going maintenance of the development.



|     |                     |          |
|-----|---------------------|----------|
| B   | Site layout updated | 23/10/23 |
| A   | Minor amendments    | 02/02/21 |
| REV | DESCRIPTION         | DATE     |

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|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| CLIENT:        | Eccleston Homes Ltd                                                            |
| PROJECT:       | Former Mondri Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS |
| DRAWING TITLE: | Planting Plan (Sheet 2 of 3)                                                   |
| SCALE:         | 1:200 @ A0                                                                     |
| DRAWN BY:      | CO                                                                             |
| CHECKED BY:    | CP                                                                             |
| DATE:          | 10/08/2019                                                                     |
| P:             | 1202.19.11                                                                     |
| B:             |                                                                                |

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations*: Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

**Subsoil:**  
Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.  
**Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):**  
Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.  
Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.  
The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.  
Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.  
Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.  
During or shortly after heavy precipitation  
When soil is in a waterlogged condition  
When the ground is frozen or covered by snow  
When there are pools of water on the grounds surface.  
Topsoil shall be laid to the following minimum depths:  
150mm below new grass areas  
300mm to rear gardens  
400mm beneath new shrub areas.  
Finished levels, after settlement, shall be as follows:  
25mm above adjacent paving from new grassed areas and non-mulched shrub beds  
75mm below adjacent paving and grass for mulched planting beds.  
150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 'Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4429: 1989 Recommendations for general landscaping operations

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified on the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Standard Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Standard tree 900 x 900x 750mm / Semi-mature tree 2000 x 2000 x 1500mm.

Pits to be prepared to base and sides of pit to be further scarified.

Standard trees to be double staked using two stakes (75mm dia.), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil / compost.

Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with a 3:1 mix of an approved topsoil / compost. Backfill firmly to 50mm above previous ground level to allow for settlement. Stakes to be saw leave 600mm above soil level.

Water in same day with 52 litres per tree.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Stake all standard trees with double short stakes, feathered trees with low single stake. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level, taking care not to damage the bark. Ties: Hessian. Tying: secure tree firmly but not rigidly to stake with at least 2 ties within 25mm of top of stake.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Firm backfill by treading, ensuring the ground is not overly compacted and that the plant is positioned upright.

Native tree / shrub planting

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.

Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary.

New formal hedges - Double staggered row

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge.

To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 0.6metres.

New mixed native hedges

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.

To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 1.2metres.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum Festival Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Seed mix shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'.

Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

Wildflower Seeding:

Seed mix shall be Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 gm/2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Seed mix shall be Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Weeding:

A plant that roots directly from its base and has shallow roots is to be removed by hand, by removing the main root system.

A weed that grows from a clumped, fibrous root system is to be removed using the crowning method, by cutting the roots from the crown of the weed.

A large weed infestation is to be removed by spraying an approved chemical directly onto the target infestation.

A plant being a tree or a vine is to be removed using the cut and paint method, by cutting the base of the stem close to the ground and immediately applying herbicide to the cut.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firm plant stock as necessary
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Heavy Standard trees: 35 litres each month between April and September

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass cutting:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower cutting:

Wildflower areas shall be cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-70mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the landscape contractor's expense, at the end of each growing season throughout the maintenance period.

| Number      | Abbreviation | Species                              | Specification                                           | Height     | Girth   | Pot Size |
|-------------|--------------|--------------------------------------|---------------------------------------------------------|------------|---------|----------|
| 4 -         | ACE GLO      | Acer platanoides 'Globosum'          | Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm     | min. 400cm | 16-18cm |          |
| 1 -         | ALN GLU      | Alnus glutinosa                      | Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm   | 350-425cm  | 12-14cm |          |
| 2 -         | AME LAM      | Amelanchier lamarckii                | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 300-350cm  | 12-14cm |          |
| 7 -         | BET PEN      | Betula pendula                       | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 6 -         | CAR BET      | Carpinus betulus                     | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 21 -        | LIO WOR      | Liquidambar styraciflua 'Worplesdon' | Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm | 300-350cm  | 10-12cm |          |
| 7 -         | MAL SYL      | Malus sylvestris                     | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 2 -         | POPNI        | Populus nigra                        | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 12 -        | PRU GOO      | Prunus 'Snow Goose'                  | Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm | 300-350cm  | 10-12cm |          |
| 6 -         | PRU AVI      | Prunus avium                         | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 3 -         | PRU PAD      | Prunus padua                         | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 3 -         | QUE PET      | Quercus petraea                      | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 2 -         | QUE ROB      | Quercus robur                        | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 6 -         | S a          | Salix alba                           | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 2 -         | SALFR        | Salix fragilis                       | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 6 -         | T co         | Tilia cordata                        | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| 6 -         | TIL GRE      | Tilia cordata 'Greenspire'           | Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm    | 350-425cm  | 12-14cm |          |
| Total :96 - |              |                                      |                                                         |            |         |          |

| Number        | Abbreviation | Species               | Specification                    | Density                                | Length           | Height  |
|---------------|--------------|-----------------------|----------------------------------|----------------------------------------|------------------|---------|
| 778 -         | CAR BET      | Carpinus betulus      | 1+1: Transplant - seed raised: B | 0.4Ctr Double Staggered at 0.4m offset | 154.4523m        | 60-80cm |
| 428 -         | GRI LIT      | Griselinia littoralis | Bushy :7 brks                    | 3/m                                    | 141.9692m        | 60-80cm |
| Total :1206 - |              |                       |                                  |                                        | Total :296.4215m |         |

| Number        | Abbreviation | Species                            | Specification             | Density | Area             | Pot Size | Height  |
|---------------|--------------|------------------------------------|---------------------------|---------|------------------|----------|---------|
| 22 -          | CEA MOU      | Ceanothus 'Blue Mound'             | Branched: 5 brks: C       | 3/m²    | 6.9095m²         | 3L       |         |
| 24 -          | CEA REP      | Ceanothus thyrsiflorus repens      | Bushy: 5 brks: C          | 3/m²    | 7.5842m²         | 3L       |         |
| 187 -         | CHO PEA      | Choisya 'Aztec Pearl'              | Bushy: 5 brks: C          | 3/m²    | 69.0931m²        | 3L       | 30-40cm |
| 218 -         | CIS PIN      | Cistus 'Silver Pink'               | Bushy: 4 brks: C          | 3/m²    | 68.4734m²        | 3L       | 20-30cm |
| 130 -         | COR ELE      | Cornus alba 'Elegantissima'        | Branched: 4 brks: C       | 3/m²    | 41.154m²         | 3L       | 40-60cm |
| 33 -          | ELA EBB      | Elaeagnus x ebbingei               | Branched: 3 brks: C       | 3/m²    | 10.5858m²        | 3L       | 30-40cm |
| 96 -          | ELA LIM      | Elaeagnus x ebbingei 'Limelight'   | Branched: 3 brks: C       | 2/m²    | 46.6358m²        | 3L       | 30-40cm |
| 111 -         | EUO GAI      | Euonymus fortunei 'Emerald Gaiety' | Bushy: 7 brks: C          | 3/m²    | 35.0666m²        | 3L       | 20-30cm |
| 225 -         | EUO QUE      | Euonymus fortunei 'Silver Queen'   | Bushy: 5 brks: C          | 4/m²    | 53.7299m²        | 3L       | 20-30cm |
| 197 -         | HEB WIN      | Hebe 'Mrs Winder'                  | Bushy: 5 brks: C          | 3/m²    | 61.7691m²        | 3L       | 30-40cm |
| 423 -         | HEB GEM      | Hebe 'White Gem'                   | Bushy: 5 brks: C          | 3/m²    | 136.369m²        | 3L       | 30-40cm |
| 72 -          | HYD GRA      | Hydrangea paniculata 'Grandiflora' | Branched: 3 brks: C       | 2/m²    | 33.0665m²        | 2L       | 30-40cm |
| 134 -         | HYP CAL      | Hypericum calycinum                | Bushy: 6 brks: C          | 4/m²    | 32.0394m²        | 2L       | 20-30cm |
| 107 -         | LAV HID      | Lavandula angustifolia 'Hidcote'   | Bushy: 5 brks: C          | 3/m²    | 34.2536m²        | 3L       | 20-30cm |
| 152 -         | LAV PED      | Lavandula stoechas pedunculata     | Bushy: 5 brks: C          | 4/m²    | 36.1004m²        | 2L       | 15-20cm |
| 255 -         | LON PIL      | Lonicera pileata                   | Bushy: 6 brks: C          | 3/m²    | 80.3401m²        | 3L       |         |
| 166 -         | POT ELE      | Potentilla fruticosa 'Elizabeth'   | Bushy: 3 brks: C          | 4/m²    | 40.0174m²        | 2L       |         |
| 117 -         | PRU LUY      | Prunus laurocerasus 'Otto Luyken'  | Bushy: 3 brks: C          | 3/m²    | 38.9432m²        | 3L       | 30-40cm |
| 87 -          | PRU LUS      | Prunus lusitanica                  | Bushy: 4 brks: C          | 2/m²    | 41.1795m²        | 3L       | 30-40cm |
| 56 -          | SKI RUB      | Skinmias japonica 'Rubella'        | Bushy: 3 brks: C          | 4/m²    | 13.0325m²        | 3L       | 30-40cm |
| 162 -         | SPI PRI      | Spiraea japonica 'Little Princess' | Bushy: 5 brks: C          | 4/m²    | 38.8276m²        | 2L       | 20-30cm |
| 12 -          | VIB TIN      | Viburnum linus                     | Bushy: 4 brks: C          | 3/m²    | 3.7834m²         | 3L       | 20-30cm |
| 123 -         | VIN VAR      | Vinca major 'Variegata'            | Several Shoots: 3 brks: C | 3/m²    | 38.344m²         | 2L       |         |
| Total :3109 - |              |                                    |                           |         | Total :957.298m² |          |         |

| Number       | Abbreviation | Species                                  | Specification    | Density | Area             | Pot Size | Height  |
|--------------|--------------|------------------------------------------|------------------|---------|------------------|----------|---------|
| 55 -         | ART CLS      | Aster 'Powis Castle'                     | Bushy: 5 brks: C | 4/m²    | 13.0356m²        | 2L       | 20-30cm |
| 38 -         | AST MON      | Aster x frikartii 'Mönch'                | Full Pot: C      | 4/m²    | 8.9594m²         | 2L       |         |
| 78 -         | RUD GOL      | Rudbeckia fulgida sulivantii 'Goldsturm' | Full Pot: C      | 4/m²    | 18.7819m²        | 2L       |         |
| Total :171 - |              |                                          |                  |         | Total :40.7769m² |          |         |

Mixed Landscape Buffer - Version 7 (1)

| Number       | Abbreviation | Species            | Specification                                      | Density | Area             | Pot Size   | Height   |
|--------------|--------------|--------------------|----------------------------------------------------|---------|------------------|------------|----------|
| 56 -         | COR AVE      | Corylus avellana   | 1+2: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 26.6277m²        |            | 60-80cm  |
| 92 -         | CRA MON      | Crataegus monogyna | 1+1: Transplant - seed raised: B                   | 0.7Ctr  | 44.3795m²        |            | 60-80cm  |
| 38 -         | ILE AQU      | Ilex aquifolium    | 1+0: Seedlings: CE                                 | 0.7Ctr  | 17.7518m²        | 150cc min. | 20-40cm  |
| 20 -         | PRU PAD      | Prunus padus       | 1+1: Transplant - seed raised: B                   | 0.7Ctr  | 8.8759m²         |            | 80-100cm |
| 56 -         | PRU SPI      | Prunus spinosa     | 1+1: Transplant - seed raised: Branched: 2 brks: B | 0.7Ctr  | 26.6277m²        |            | 60-80cm  |
| 38 -         | ROS ARV      | Rosa arvensis      | 1+0: Seedlings: Branched: 2 brks: B                | 0.7Ctr  | 17.7518m²        |            | 50-60cm  |
| 38 -         | ROS CAN      | Rosa canina        | 1+1: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 17.7518m²        |            | 60-80cm  |
| 20 -         | SAM NIG      | Sambucus nigra     | 1+1: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 8.8759m²         |            | 60-80cm  |
| 20 -         | VIB OPU      | Viburnum opulus    | 1+2: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 8.8759m²         |            | 60-80cm  |
| Total :378 - |              |                    |                                                    |         | Total :177.518m² |            |          |

Mixed River Landscape Buffer - Version 1

| Number       | Abbreviation | Species            | Specification                                      | Density | Area             | Pot Size | Height    |
|--------------|--------------|--------------------|----------------------------------------------------|---------|------------------|----------|-----------|
| 5 -          | COR AVE      | Corylus avellana   | 1+2: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 2.3625m²         |          | 60-80cm   |
| 5 -          | CRA MON      | Crataegus monogyna | 1+1: Transplant - seed raised: B                   | 0.7Ctr  | 2.3625m²         |          | 60-80cm   |
| 5 -          | ROS CAN      | Rosa canina        | 1+1: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 2.3625m²         |          | 60-80cm   |
| 20 -         | SAL CAP      | Salix caprea       | 0/1: Cutting: Branched: 2 brks: B                  | 0.7Ctr  | 9.4499m²         |          | 80-100cm  |
| 5 -          | SAL CIN      | Salix cinerea      | 0/1: Cutting: Branched: 2 brks: B                  | 0.7Ctr  | 2.3625m²         |          | 60-80cm   |
| 13 -         | SAL PEN      | Salix pentandra    | Feathered: 5 brks: 2x: B                           | 0.7Ctr  | 5.9062m²         |          | 200-250cm |
| 13 -         | SAL TRI      | Salix triandra     | Feathered: 5 brks: 2x: B                           | 0.7Ctr  | 5.9062m²         |          | 200-250cm |
| 15 -         | SAL VIM      | Salix viminalis    | 0/1: Cutting: Branched: 2 brks: B                  | 0.7Ctr  | 7.0874m²         |          | 60-80cm   |
| 5 -          | SAM NIG      | Sambucus nigra     | Branched: 3 brks: C                                | 0.7Ctr  | 2.3625m²         | 2L       | 40-60cm   |
| 15 -         | VIB OPU      | Viburnum opulus    | 1+2: Transplant - seed raised: Branched: 3 brks: B | 0.7Ctr  | 7.0874m²         |          | 60-80cm   |
| Total :101 - |              |                    |                                                    |         | Total :47.2496m² |          |           |

Native Hedging Mix (Hawthorn and Blackthorn)