

Assessment of Biodiversity Biodiversity Net Gain (BNG)

Version 6
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Prepared for: Exemplar

Site: Bury (Site 1)

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1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Exemplar Healthcare to undertake a Biodiversity Assessment for the proposed development.

1.2 Site location and context

The Preliminary Ecological Appraisal stated:

‘The site is located within Bury an urban environment. The area is mixed use. There is residential and offices to the north and west, with a leisure centre to the east. To the South is Jubilee Way. The main area of site is vacant previously developed land. Beyond the boundary, at the south of site, scattered trees are present. Identified habitats include ephemeral/short perennial has been identified on-site, indicated by “short patchy plant associations typical of derelict urban sites” (JNCC, 2010).’.

The total area of the site is approximately 0.381 hectare.

1.3 Report purpose and legislative background

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

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

The National Planning Policy Framework 2021 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 179b, which is to “*promote the*

conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

1.3.2 A Preliminary Ecological Appraisal confirmed habitats present. Therefore, the habitats present are confirmed and using the UK Habitats Classification System (UKHAB) it is possible that the appropriate habitat classification is used in the BNG metric.

1.3.3 The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement (Crosher, et al., Beta version, July 2019).

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 An extended phase one habitat survey plan (in accordance with JNCC, 2010) is provided in appendix 2 which confirmed the habitats present. Appendix 3 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018) which details ephemeral / ruderal.

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

JNCC Habitat type	UK Habs/ BNG metric descriptors.
Ephemeral	Ruderal / ephemeral

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

2.2 Limitations

2.2.1 The survey was conducted in the sub optimal survey period for vascular plants as determined by JNCC, 2010 (August 2021), but broad species and habitats were identifiable.

2.3 Evaluation

2.3.1 Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

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

2.3.3 The BNG Assessment tool “The Biodiversity Metric 4.0 – Natural England 2023) is used for the evaluation and condition assessment is made using the technical support provided by Natural England.

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

3. Survey results

3.1 History of site

3.1.1 The recent history of the site can be examined using historic aerial imagery. The site appears to have been recently demolished.

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

The site is located within SSSI Impact Zone for Rochdale Canal SSSI which is located 8100m east of site. The site is located approximately 18km from a Wigan Flashes National Nature Reserve and 1900m from Chesham Woods Local Nature Reserve. The development proposal does not appear to conform to those development types that require the LPA to consult Natural England on the likely risks.

Multi-Agency Geographic Information for the Countryside website data has confirmed the following habitats and species apply to the site and its immediate locality:

- There are no section 41 habitats listed on the inventory on the site.
- Priority woodland is located in numerous areas within a 1km radius of site.
- The site is located 850m southwest of Network Enhancement Zone 2 and 200m from Network Expansion Zone.
- There are no important bird areas, seabird considerations, or water and wetland considerations in respect of avian species.
- The site is in the range of 4 species of Arable Assemblage Farmland Birds under the Countryside Stewardship Scheme (CSS).
- The site is located within the CSS for avian species (Lapwing and Curlew) shown by data collation periods between 2005-2010.
- The closest granted European Protected Species (EPS) license applications is for bats 550m southwest of site.

3.2. Site description and condition assessment of habitats

3.2.1 The site is best described as ephemeral / ruderal.

3.2.3 A condition assessment for the ephemeral / ruderal is provided in appendix 5. The condition habitat assessment scored 1 core criteria passed making it a poor condition.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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.	No	No variety of height or structure
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.	Yes	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	No	

3.2.4 Summary of the area based habitat (Site size 0.381 ha)

Habitat ref	UK Habitat Classification Type	Condition Assessment Result	Ha / Linear M
Habitat 1	Sparsely vegetated land – ephemeral/ruderal	Poor	0.381

4. Evaluation and Assessment

4.1 Proposed habitat creation and enhancement

The site shall be developed as proposed in appendix 4 and as detailed below.

The total area of the site is approximately 0.381 hectare.

REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE / NO.	LM/NO
1	TREES			30
2	WILDFLOWER	NEUTRAL GRASSLAND	0.0500	
3	AMENITY GRASSLANDS	MODIFIED GRASSLAND	0.0165	
4	NATIVE HEDGEROWS	NATIVE HEDEGROWS		162
5	SHRUB BEDS	URBAN INTRODUCED SHRUBS	0.0281	
6	URBAN SEALED SURFACES	URBAN SEALED SURFACES	0.2864	
AREA WITHIN BLUE LINE BOUNDARY			TOTAL HA: 0.381	

Proposed urban tree sizes. The total proposed coverage of these in the proposed habitat creation within the metric is 0.1221

4.2 Habitat creation methods – Neutral grassland

Other neutral grassland contains Biodiverse lawn EL1 (unmown and mown) and flowering meadow EM4.

Recommended Seed Mixes:

- Emorsgate Seeds EM4
- Emorsgate Seeds EL1

Considerations:

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

- Don't add fertiliser as this will increase fertility of the soil and negatively impact the wildflower meadow.
- Reducing soil fertility: Due to the baseline conditions of the site intensive nutrient stripping techniques are not considered necessary and therefore nutrients should be removed from the grassland through silage cuts

Creation Methodology:

- Create a fine tilth for a seedbed by digging or rotovating the soil then firming and raking.
- Sow seed mixture evenly by hand at 5g per square meter during, late summer/early autumn.

Additional Methodology:

- Designate some areas of grassland for creation of a calcareous species sward with thin poor soils and good drainage. These areas should be managed in line with 'other neutral grassland' once established.
- Remove topsoil and spread limestone chippings.
- Translocation of soils from habitats within the site to be removed by development should be carried out by an experienced contractor alongside Suitably Qualified Ecologist (SQE) who can identify appropriate soils.

Habitat creation methods – Urban trees

Recommended Species: At least 70% of trees should be native species found in the local area, taking into account the requirement to plant trees that will be appropriate for anticipated changes in climate.

Considerations:

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

Trees are to be planted within the tree planting season (October to March inclusive).

- Up to 30% of street trees will not establish and therefore supplementary planting over the following three years will be required to achieve prescribed numbers over the longer term.

Creation Methodology:

- Advanced nursery stock trees or larger will be planted within optimal tree planting season (October to March inclusive).
- Suitable wooden stakes will be used to support the trees.
- Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).

4.3 Management and monitoring

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

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

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

General Management

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

- Weed control will be undertaken using non-chemical interventions wherever possible including mulching and hand pulling. Where deemed necessary, the spot application of eco-friendly herbicides may be used, avoiding areas containing waterbodies such as ponds and rivers.
- The application of fertilisers will be avoided as excessive nutrient loading will negatively alter the species composition of the habitats.
- Care should always be taken when maintaining habitats to avoid damage or disturbance to protected species such as breeding birds and water vole.
- Any arisings and/or cuttings created by maintenance will need to be removed and disposed of off-site or in a suitable location such as a designated compost heap or alternatively composted within the allotments on site.
- During site clearance and management, wood (including dead wood) should be used to create refugia in a suitable location (within native scrub, woodland, or pond edges) wherever possible.
- All areas are to be monitored for controlled and/or invasive species and appropriate action taken to remove if found.
- All areas to be monitored for fly-tipping, rubbish and litter annually (both construction and post-construction phases) with appropriate action taken to remove if found.

Neutral Grassland

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

Aim:

- The appearance and composition of the vegetation closely matches characteristics of UKHAB type definition. Indicator species are easily and clearly visible throughout the sward.
- Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds, and small mammals to live and breed.
- Cover of bare ground between 1% and 5% of total habitat area to provide an important resource to insects.
- There is greater than 9 species per meter squared.

Management:

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

Monitoring:

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

5. Conclusions

5.1 The results of the BNG calculation are indicated below.

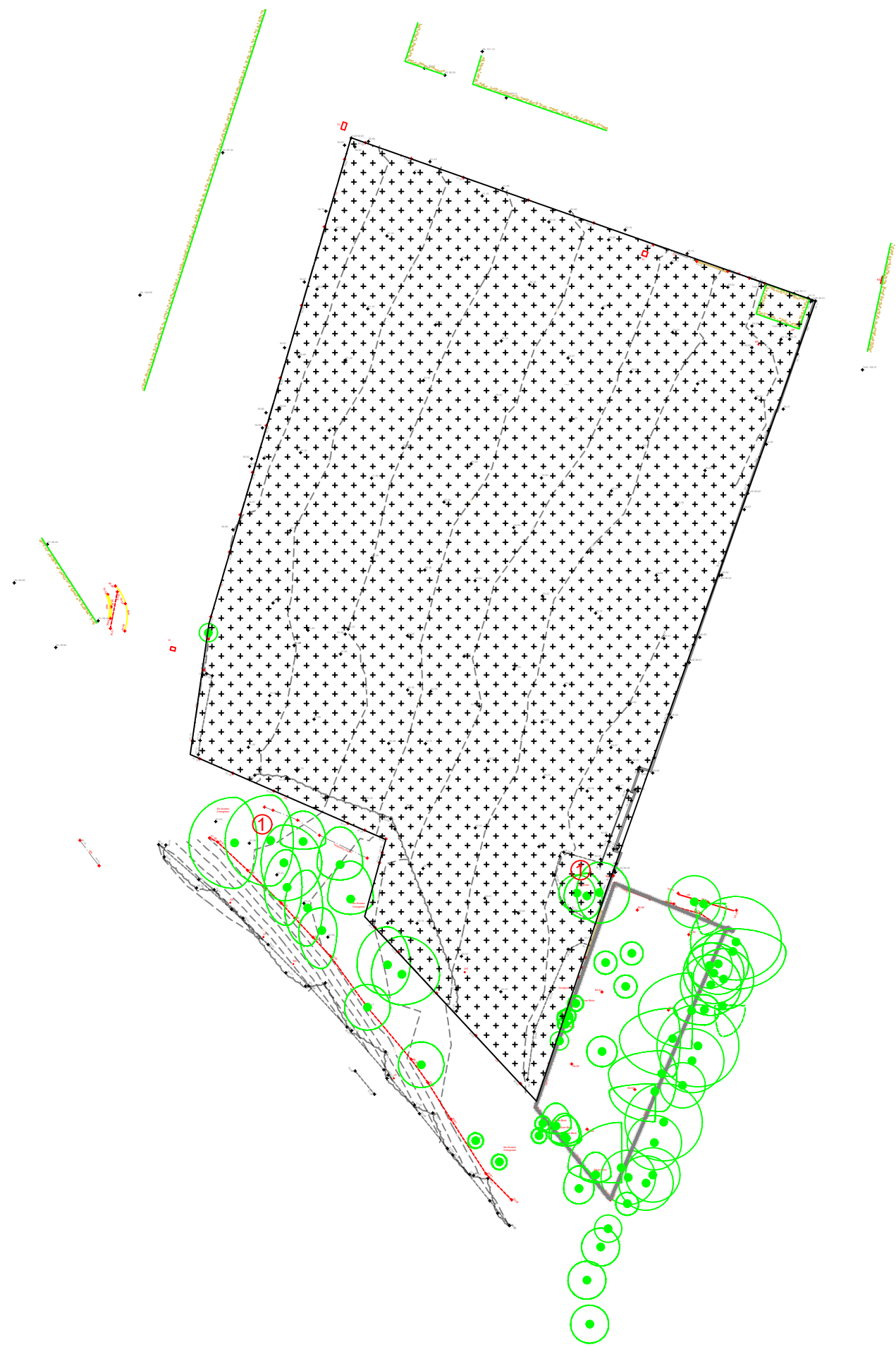
On-site baseline	Habitat units	0.76		
	Hedgerow units	0.06		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.91		
	Hedgerow units	0.54		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	0.15		
	Hedgerow units	0.48		
	Watercourse units	0.00		
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.15		
	Hedgerow units	0.48		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.15		
	Hedgerow units	0.48		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	20.05%		
	Hedgerow units	792.62%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.76	0.84	0.00

Summary conclusion

The site has an increase in biodiversity as demonstrated by the metric primarily because of the proposed landscaping within the development scheme. The proposal contains the introduction of native urban trees, small areas of introduced shrub and neutral grassland all of which increase the proposed baseline in comparison to the existing baseline.

Trading rules have been satisfied and no errors are reported.

Appendix 3 Habitat Condition Assessments and BNG Metric



PHASE ONE HABITAT MAP

KEY

- A.1.2 Plantation woodland
- J1.3 Ephemeral perennial

① Target Notes. Refer to Preliminary Ecological Appraisal

Client:
Exemplar

Project:
Bury

Detail:
HABITAT PLAN - Overview

Drawn By: SB Date: 18.01.2024 Scale: 1:500@A3

Drg No: TR-01 Revision: V1

Appendix 2 Proposed development and landscape enhancements

EXEMPLAR HEALTH CARE
BURY, BL9 0HD

AMENITYTREE
FIVE STAR RATED PLANNING CONSULTANTS

KEY

- TREE PLANTING
SEE SCHEDULE FOR DETAILS 30' No.
- MULTISTEM / FEATURE SHRUBS
SEE SCHEDULE FOR DETAILS
- NATIVE HEDGE
SEE SCHEDULE FOR DETAILS
- SHRUB / ORNAMENTAL GRASSES
SEE SCHEDULE FOR DETAILS
- WILDFLOWER
SEE SCHEDULE FOR DETAILS
- AMENITY LAWN

PLANTING NOTES

- All planting shall be in accordance with BS 4428: 1989 S7.
- Trees shall conform to BS 3093: 1: 1992.
- Tree pits shall be 1200x1200x750mm.
- Multi stem pits shall be 1000x1000x600mm.
- Backfill material 70% certified sandy loam / 30% Approved tree compost (by volume).
- No peat products permitted.
- Staking as indicated in plant schedules.
- Install GreenTech Mona watering systems to trees.
- Shrub planting: 450mm depth of free draining topsoil to BS 3882.
- Lawns: 150mm 450mm depth of free draining topsoil to BS 3882.
- Wildflower: On to clean unimproved free draining subsoil to BS 8601.

PLANT SCHEDULE T10.

REF.	TREE PLANTING.	NO.	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES
1.0 TREE PLANTING								
T1	Acer campestre Baronne.	15	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified
T2	Betula pendula	6	18-20	NA	375-425	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified
T3	Prunus aminogawa.	9	15-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified
2.0 HEDGES								
H1	Carpinus betulus.	0	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H2	Carpinus betulus.	105	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H3	Carpinus betulus.	21	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H4	Carpinus betulus.	105	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H5	Carpinus betulus.	169	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H6	Carpinus betulus.	0	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H7	Ainus glutinosa.	10	NA	5	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
	Acer campestre.	32	NA	20	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
	Betula pubescens.	32	NA	20	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
	Carpinus betulus.	44	NA	30	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
	Corylus avellana.	32	NA	20	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
	Tilia tomentosa.	10	NA	5	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H8	Carpinus betulus.	13	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H9	Carpinus betulus.	7	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H10	Fragaria sylvatica Purpurea.	60	NA	100	125	BR	NA	Bushy / 125cm Black / grow tube / stake.
H11	Carpinus betulus.	9	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
H12	Carpinus betulus.	21	NA	100	100	BR	NA	Bushy / 125cm Black / grow tube / stake.
Hedgerows to be planted in double staggered rows @ 45cm ctrs.								
3.0 MULTISTEM SHRUBS								
MS1	Acer palmatum Blood Red.	4	NA	NA	150-175	RB	NA	Underground guyed / Min. 5 Breaks.
MS2	Betula Jaquemonti Dornbos.	2	NA	NA	150-175	RB	NA	Underground guyed / Min. 5 Breaks.
MS3	Prunus serotina Italica.	2	NA	NA	150-175	RB	NA	Underground guyed / Min. 5 Breaks.
4.0 SHRUBS / GROUND COVER PLANTS / ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS.								
S1	Comus alba autumn fre.	89	NA	NA	45	3L	4	
S2	Eurycomia fortunei Silver Queen.	70	NA	NA	25	3L	5	
S3	Heuchera Purple Petticoat.	116	NA	NA	45	3L	5	
S4	Lavandula intermedia Phenomenal.	181	NA	NA	20	3L	5	
S5	Pennisetum vilosum.	177	NA	NA	30	3L	5	
S6	Stipa tenuissima.	360	NA	NA	30	3L	4	
S7	Verbena bonariensis.	94	NA	NA	30	2L	7	
SM1/1	Anthemist linctoria Buxton.	0	NA	5	NA	2L	7	
	Blechnum spicant.	0	NA	5	NA	2L	4	
	Ceanothus concha.	0	NA	10	30-45	3L	3	
	Gaillardia grandiflora.	0	NA	5	NA	2L	7	
	Huechera Green Spice.	0	NA	5	15-20	2L	5	
	Hosta sieboldiana elegans.	0	NA	5	30-45	3L	4	
	Hypericum x moserianum Tricolor.	0	NA	5	15-20	2L	5	
	Lavandula angustifolia Arctic Snow.	0	NA	20	30-45	3L	5	
	Pennisetum vilosum.	0	NA	20	30-45	3L	4	
	Stipa tenuissima.	0	NA	15	30-45	3L	4	
	Verbena bonariensis.	0	NA	5	NA	2L	7	
SM1/2	Anthemist linctoria Buxton.	0	NA	5	NA	2L	7	
	Blechnum spicant.	0	NA	5	NA	2L	4	
	Ceanothus concha.	0	NA	10	30-45	3L	3	
	Gaillardia grandiflora.	0	NA	5	NA	2L	7	
	Huechera Green Spice.	0	NA	5	15-20	2L	5	
	Hosta sieboldiana elegans.	0	NA	5	30-45	3L	4	
	Hypericum x moserianum Tricolor.	0	NA	5	15-20	2L	5	
	Lavandula angustifolia Arctic Snow.	0	NA	20	30-45	3L	5	
	Pennisetum vilosum.	0	NA	20	30-45	3L	4	
	Stipa tenuissima.	0	NA	15	30-45	3L	4	
	Verbena bonariensis.	0	NA	5	NA	2L	7	
SM1/3	Anthemist linctoria Buxton.	21	NA	5	NA	2L	7	
	Blechnum spicant.	15	NA	5	NA	2L	4	
	Ceanothus concha.	19	NA	10	30-45	3L	3	
	Gaillardia grandiflora.	21	NA	5	NA	2L	7	
	Huechera Green Spice.	17	NA	5	15-20	2L	5	
	Hosta sieboldiana elegans.	15	NA	5	30-45	3L	4	
	Hypericum x moserianum Tricolor.	12	NA	5	15-20	2L	5	
	Lavandula angustifolia Arctic Snow.	42	NA	20	30-45	3L	5	
	Pennisetum vilosum.	25	NA	20	30-45	3L	4	
	Stipa tenuissima.	55	NA	15	30-45	3L	4	
	Verbena bonariensis.	16	NA	5	NA	2L	7	
SM1/4	Anthemist linctoria Buxton.	8	NA	5	NA	2L	7	
	Blechnum spicant.	5	NA	5	NA	2L	4	
	Ceanothus concha.	7	NA	10	30-45	3L	3	
	Gaillardia grandiflora.	8	NA	5	NA	2L	7	
	Huechera Green Spice.	6	NA	5	15-20	2L	5	
	Hosta sieboldiana elegans.	5	NA	5	30-45	3L	4	
	Hypericum x moserianum Tricolor.	6	NA	5	15-20	2L	5	
	Lavandula angustifolia Arctic Snow.	21	NA	20	30-45	3L	5	
	Pennisetum vilosum.	17	NA	20	30-45	3L	4	
	Stipa tenuissima.	13	NA	15	30-45	3L	4	
	Verbena bonariensis.	8	NA	5	NA	2L	7	
SM1/5	Anthemist linctoria Buxton.	3	NA	5	NA	2L	7	
	Blechnum spicant.	3	NA	5	NA	2L	4	
	Ceanothus concha.	3	NA	10	30-45	3L	3	
	Gaillardia grandiflora.	3	NA	5	NA	2L	7	
	Huechera Green Spice.	3	NA	5	15-20	2L	5	
	Hosta sieboldiana elegans.	3	NA	5	30-45	3L	4	
	Hypericum x moserianum Tricolor.	3	NA	5	15-20	2L	5	
	Lavandula angustifolia Arctic Snow.	7	NA	20	30-45	3L	5	
	Pennisetum vilosum.	5	NA	20	30-45	3L	4	
	Stipa tenuissima.	4	NA	15	30-45	3L	4	
	Verbena bonariensis.	3	NA	5	NA	2L	7	
5.0 WILDFLOWER								
5.1	Emorsgate EM4 Wildflower mix for clayey soils / 4gms perm2.							

ALL SERVICE RUNS TO BE
PROTECTED FROM POTENTIAL TREE
ROOT INGRESS WHERE REQUIRED BY
ROOT BARRIER

Appendix 3 Habitat Condition Assessments and BNG Metric