

LAND WEST OF NEW STREET LITTLEBOROUGH

BIODIVERSITY NET GAIN ASSESSMENT

May 2022



Report Control Sheet

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INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Russell Homes Ltd to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed development at Land West of New Street, Littleborough. The report and calculation have been produced in support of the planning application at the site.

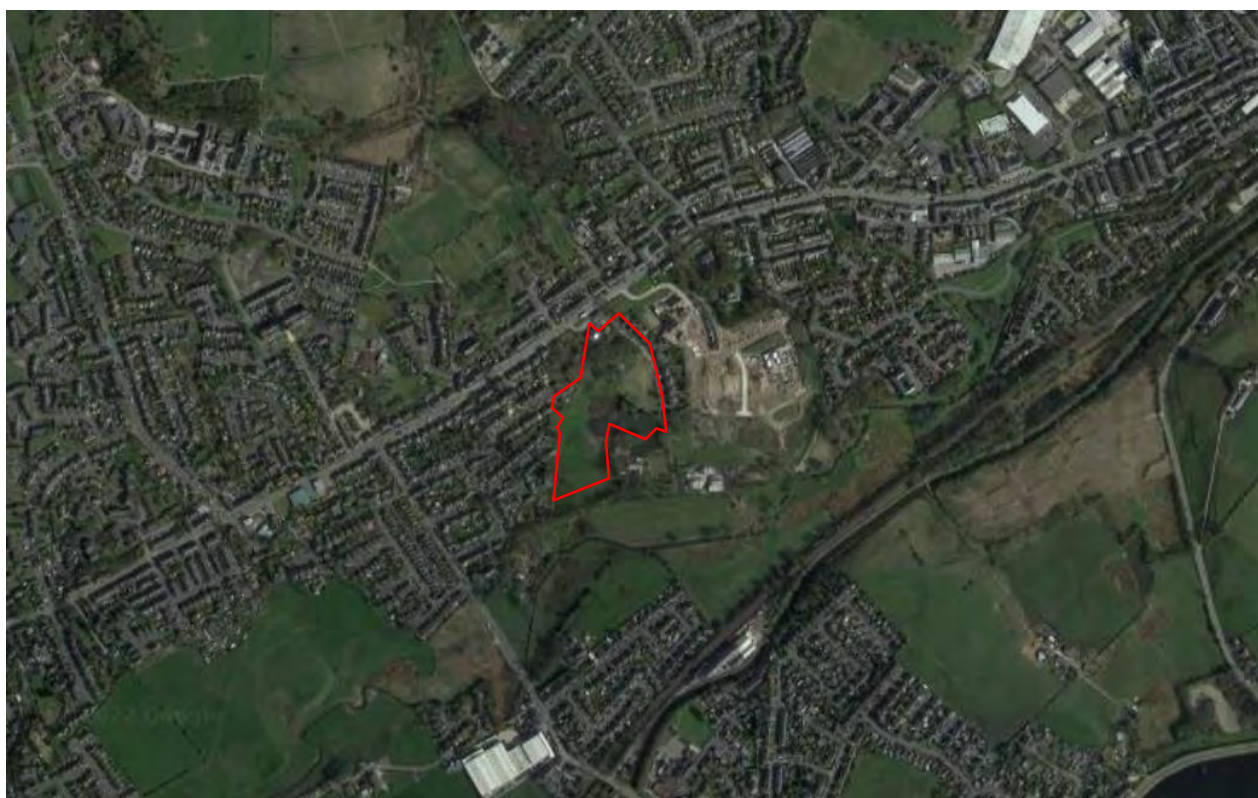
1.1.2. The author of this report is Olivia Collington, BSc (Hons), MEnvSc, CEnv, Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform management plans and BNG assessment.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on the southwest of the town of Littleborough within the metropolitan area of Rochdale. The Rochdale Canal lies less than 200m from the site boundary to the southeast and Hollingworth Lake less than a kilometre beyond that. The immediate surrounding area is urbanised as it stretches towards Littleborough and beyond that within 5km is dominated by agriculture.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied;
- Identify the baseline habitats present and provide a condition assessment;
- Identify the post development habitats 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- post development

- Provide design recommendations to maximise potential net gain achievable
- Provide an indication of likely outcomes and indicative cost as required.

1.4. PLANNING CONTEXT

- 1.4.1. Paragraph 174(d) of the revised National Planning Policy Framework (2021) states that “Planning policies, and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...”
- 1.4.2. The Government 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.3. The Greater Manchester Five-Year Environment Plan includes a high-level commitment to supporting the delivery of Biodiversity Net Gain across our city region. As part of proposals being brought forward by the Government’s 25-Year Environment Plan and the Environment Bill, all developments under the Town and Country Planning Act will need to achieve net gain for biodiversity of 10%.

METHODS

2.1 EXISTING HABITAT (BASELINE)

- 2.1.1. A Preliminary Ecological Appraisal (PEA) of the site was undertaken by Collington Winter Environmental Ltd on 17th March 2022. The walkover survey was undertaken broadly in line with standard methodology as detailed in “JNCC Handbook for Phase 1 Habitat Survey” (2010). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).
- 2.1.2. A UK HAB map has been produced and is presented in the Appendix of this report. The mapping is based on the “The UK Habitat Classification User Manual” (2020), though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

- 2.2.1 The Proposed Landscape Plan (3906 102B Landscape Layout) details the habitats to be created on site. The landscape design was created by TPM Landscape. TPM Landscape and Collington Winter have worked closely on the design of landscaping within the scheme in order to maximise benefits for biodiversity.

2.3 THE BIODIVERSITY METRIC 3.1

- 2.3.1 The BNG calculation was undertaken utilising the DEFRA 3.1 Metric (full calculation available in Appendix), the site’s Phase 1 Habitat map and the most detailed landscape proposals available. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.
- 2.3.2 The DEFRA 3.1 Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric takes into account 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.

2.4 HABITAT SCORING

- 2.4.1 The Biodiversity Metric 3.1 supplies reference documents and user guides in which 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.

Baseline Units

- 2.4.2 To assess the quality of a habitat and therefore calculate the units scored the Biodiversity Metric 3.1 utilises three scoring factors as detailed below.

Condition

- 2.4.3 The condition of a habitat is assessed utilising the Condition Sheets’ provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in the Biodiversity Metric 3.1 habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2022).

Distinctiveness

- 2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (Biodiversity Metric 3.1).

Strategic Significance

- 2.4.5 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 objectives and green infrastructure strategies.

Post Development Units

- 2.4.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk “Time to target condition”
- Spatial Risk (when offsite mitigation is necessary)

2.5 LIMITATIONS OF ASSESSMENT

- 2.5.1 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. 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.
- 2.5.2 Habitat areas (both pre and post development) have been measured using online mapping, and therefore will not be completely accurate.

BASELINE CONDITIONS

3.1. BASELINE HABITATS

3.1.1. A Preliminary Ecological Appraisal was undertaken in March 2022 by Collington Winter Environmental Ltd. Please refer to the Preliminary Ecological Appraisal Report (reference number: CW20-144 R2) for full details of habitats present within the site which includes species lists and current management practises.

3.2. STRATEGIC SIGNIFICANCE

3.1.2. The site is assessed as being located within an area of “Medium Strategic Significance”. The site is located within proximity of a SSSI and is located within habitats that are well connected to the wider landscape, thereby creating wildlife corridors.

3.3. GRASSLAND – MODIFIED GRASSLAND

1.2.1. The majority of the site comprised grazed improved grassland habitat which was found to be in “Moderate” condition due to passing 4 out of 7 condition criteria:

- Cover of bracken less than 20%.
- 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.
- Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
- Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.

3.4. GRASSLAND – OTHER NEUTRAL GRASSLAND

1.2.2. A poor semi-improved grassland field was present to the east of the site which had evident trampled footpaths throughout. The species composition was poor. The grassland was found to be in Poor condition due to passing 1 out of 7 condition criteria:

- Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.

3.5. LAKES – PONDS (NON- PRIORITY HABITAT)

3.5.1. A total area of 0.087 ha of waterbody is present to the centre of the site. The extent of the waterbody was decreasing due to a repaired culvert allowing the site to drain. It is understood (May 2022) that the waterbody is now all but dried within the site, with no open water habitat remaining. However, as per best practice and as a precautionary approach to this assessment, the extent of the waterbody observed within the March 2022 PEA has been used. This habitat scored as “Moderate” as it passed 5 of 9 criteria as follows:

- The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.
- There is semi-natural habitat (i.e. moderate distinctiveness or above) for at least 10 m from the pond edge.
- Less than 10% of the pond is covered with duckweed or filamentous algae.
- The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.
- The surface of the pond is no more than 50% shaded by woody bankside species.

3.6. HEATHLAND AND SHRUB- BRAMBLE SCRUB

3.6.1. A total area of 0.041 ha of bramble scrub was present adjacent to the woodland habitats to the north. The 3.1 Metric pre-sets the habitat condition of this habitat to “Condition Assessment N/A”.

3.7. WOODLAND AND FOREST – OTHER WOODLAND; BROADLEAVED

3.7.1. An area of broadleaved woodland is present to the north of the site. This covered an area of 0.46 ha and achieved a Moderate condition based on scoring 24 out of 39 on the Woodland Condition Sheet.

3.8. URBAN – URBAN TREES

3.8.1. A series of scattered trees were present throughout the site. A total of 32 scattered trees were identified which equates to 0.172 ha. The Trees were assessed as providing “Moderate” condition based on passing the following 4 out of 6 criteria:

- More than 70% of trees are native species.
- Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.
- More than 50% of trees are mature² or veteran³.
- Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath.

3.9. HEDGEROW – NATIVE HEDGEROW

3.9.1. A hedgerow of length 68 m was present to the centre of the site. The hedgerow was native and scored a “Good” condition.

3.10. RIVERS AND STREAMS - DITCHES

3.10.1. A defunct stream is present within the site of 119 m. The ditch scored “Poor” condition based on meeting 3 out of 8 criteria as follows:

- There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication).
- A fringe of marginal vegetation is present along more than 75% of the ditch.
- Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.

Table 3.1 Habitat Type and Total Area (pre- development)

HABITAT TYPE	CONDITION	AREA SIZE (ha)
Grassland – Modified Grassland	Moderate	2.802
Grassland – Other Neutral Grassland	Poor	0.32
Lakes – Ponds (Non – Priority Habitat)	Moderate	0.087
Heathland and Shrub – Bramble Scrub	N/A	0.041
Woodland and forest – Other woodland; broadleaved	Moderate	0.46
Hedgerow – Native Hedgerow	Good	0.049 km
Ditches	Poor	0.119 km

3.11. RETAINED AND ENHANCED HABITATS

3.11.1. The 0.46 ha of broadleaved woodland is to be retained and enhanced to the northeast of the site.

3.11.2. In accordance with the Arboricultural Method Statement (Mulbury, 2022), 21 Urban Trees are to be retained on site. This equates to 0.7691 ha of retained Urban Trees at Moderate condition.

3.12. LOST HABITATS

3.12.1. All other habitats are to be lost to facilitate development.

3.13. PRE- DEVELOPMENT HABITAT BASELINE

3.13.1. Please refer to Table 3.3 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.3 Habitat Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Habitat (Area) Units</i>	<i>29.04 units</i>	<i>6.77</i>	<i>4.05</i>	<i>18.23</i>
<i>Linear Units (Hedgerow)</i>	<i>0.45 units</i>	<i>0</i>	<i>0</i>	<i>0.45</i>
<i>Linear Units (Ditches)</i>	<i>0.45 units</i>	<i>0</i>	<i>0.45</i>	<i>0</i>

HABITAT CREATION

4.1. URBAN – DEVELOPED LAND; SEALED SURFACE

4.1.1. A total area of 1.44 ha of buildings and hardstanding is to be created within the site. The Targeted Condition is pre-set on Defra 3.1 Metric as “N/A – Other”.

4.2. URBAN – VEGETATED GARDEN

4.1.2. A total area of 1.23 ha of Vegetated Garden will be created within the site to make up residential front and rear gardens within the development. The metric pre-sets this condition to “Condition Assessment N/A”.

4.3. GRASSLAND – OTHER NEUTRAL GRASSLAND

4.3.1. A total of 0.13 ha of “Other – Neutral Grassland” is to be created within the site, which is to be made up of rough grassland, with areas of wildflowers. In addition, this habitat includes the area of wet grassland seeding around the SuDS and has been incorporated into one area due to the same predicted habitat condition. It is set to target “Moderate” condition, and this will be achieved through the following management practices to meet the condition assessment:

- Cutting of grassland to provide varied sward height (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.
- Re-seeding where bare ground is identified to ensure cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- Control cover of bracken and scrub to ensure cover is less than 20% and cover of scrub (including bramble) less than 5%.
- Controlled absence of invasive non-native species and undesirable species make up less than 5% of ground cover.

4.3.2. In addition, 0.045 ha of Marginal Planting is proposed along the new ditch habitat. This planting has been classified as “Other Neutral Grassland” as the best fit for using within the 3,1 metric. The planting will target a “Fairly Poor” condition and have management to meet the following condition assessments:

- Control cover of bracken and scrub to ensure cover is less than 20% and cover of scrub (including bramble) less than 5%.
- Controlled absence of invasive non-native species and undesirable species make up less than 5% of ground cover.

4.4. GRASSLAND – MODIFIED GRASSLAND

4.1.3. Within the POS area to the northeast of the site, modified grassland will be seeded to make up the majority of this habitat. The area is to be a “Village Green” and thus public usage of this area is anticipated. The modified grassland is set to take up approximately 0.2 ha and is set to target a “Moderate” condition through the following management practices:

- Cutting of grassland to provide varied sward height (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.
- Re-seeding where bare ground is identified to ensure cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- Controlled absence of invasive non-native species and undesirable species make up less than 5% of ground cover.
- Control cover of bracken and scrub to ensure cover is less than 20% and cover of scrub (including bramble) less than 5%.

4.5. HEATHLAND AND SHRUB – MIXED SCRUB

4.5.1.A total area of 0.05 ha of Mixed Scrub is proposed within the development by way of “Buffer Mix Planting” which is to comprise woody scrub species. This habitat is to target a “Poor” condition and will be achieved by the following management prescriptions to meet the condition assessment:

- There is an absence of invasive non-native species and undesirable species (such as creeping thistle, common nettle, butterfly bush, cotoneaster and Spanish bluebell) make up less than 5% of ground cover.
- The scrub will have a well-developed edge with scattered scrub/ tall grassland to the edges.

4.6. URBAN – URBAN TREE

4.6.1.A total of 109 new urban trees are to be planted within the scheme. Using the Urban Tree calculator within the metric, this equates to 3.9921 ha. The trees will target a “Fairly Poor” Habitat Condition by seeking to meet the following condition assessments:

- More than 70% of trees are native species.
- There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.
- Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath.

4.7. URBAN - SuDS

4.7.1.A large SuDS feature (0.155 ha) is proposed to the south of the scheme which is to hold open water year-round. The feature will be left to vegetate naturally, and managed to meet a “Moderate” habitat condition to meet the following condition assessments:

- There is a diverse range of flowering plant species, providing nectar sources for insects. These species may be either native, or non-native but beneficial to wildlife.
- Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area.
- The water table is at or near the surface throughout the year. This could be open water or saturation of soil at the surface.

4.8. HEDGEROW – NATIVE HEDGEROW

4.8.1.A total length of 50 m of native hedgerow, and 68 m of native species rich hedgerow is proposed within the development. These habitats are to target a “Good” condition and will be achieved by the following management prescriptions:

- >90% of the hedgerow or undisturbed ground is free of non-native and neophyte species
- Gaps to make up <10% of total length
- Gap between ground and base of canopy <0.5 m for >90% of length
- Plant species indicative of nutrient enrichment dominate <20% cover
- Height to be >1.5m average along length
- >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

4.9. DITCH

4.9.1.65 m of new ditch habitat has been created within the site to link to the enhanced ditch. This ditch is to target a “Good” condition by meeting the following condition criteria:

- The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.
- There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication).
- A fringe of marginal vegetation is present along more than 75% of the ditch.
- A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of

emergent, floating or submerged plants in a 20 m ditch length.

- Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.
- Sufficient water levels are maintained; as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.
- Less than 10% of the ditch is heavily shaded.
- There is an absence of non-native plant and animal species.

Table 4.1 Habitat Type and Total Area (post- development)

HABITAT TYPE	CONDITION	AREA SIZE (ha)
Urban – Developed Land; Sealed Surface	N/A Other	1.44
Urban – Vegetated Garden	N/A	1.23
Grassland – Modified Grassland	Moderate	0.02
Grassland – Other Neutral Grassland	Moderate	0.13
Grassland – Other Neutral Grassland (Marginal Planting)	Fairly Poor	0.045
Urban – SuDS	Moderate	0.155
Heathland and Shrub – Mixed Scrub	Poor	0.05
Urban – Urban Tree	Fairly Poor	3.9921
Hedgerow – Native Species Rich Hedgerow	Good	0.068
Hedgerow – Native Hedgerow	Good	0.05
Ditch	Good	0.065

SUMMARY

- 5.1.1. This report and Defra 3.1 Metric submitted have demonstrated that the proposed habitat creation and enhancements will achieve a net gain of biodiversity within the site 13.26% of area habitat. A gain of +78.37 % for hedgerow units and +250.25% for river units. However, the trading rules have not been satisfied for Medium Distinctiveness Habitats based on the loss of open water habitat.
- 5.1.2. Until the Environment Bill comes into effect (anticipated 2023), 10% net gain on sites is not mandatory on development sites. However, providing 10% gain is aspirational, and is requested by GMEU on development sites. This scheme has demonstrated that 10% net gain can be achieved, however the trading rules do not satisfy.
- 5.1.3. The loss of open water habitat is offset by the provision of the open water drainage feature to the south of the site. The SuDS is to hold open water habitat year-round and will be planted with native marginal and emergent vegetation to enhance it for wildlife. The current waterbody on site was caused by a blocked culvert and had changing water levels throughout the year based on rainfall. The SuDS feature will seek to mimic this habitat type by allowing it to fluctuate in water levels, though always retaining open water habitat.

Figure 5.1 On site net % change

On-site net % change

Return to results menu

On-site baseline	Habitat units	29.04
	Hedgerow units	0.45
	River units	0.45
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	32.90
	Hedgerow units	0.80
	River units	1.58
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	13.26%
	Hedgerow units	78.37%
	River units	250.25%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	3.85
	Hedgerow units	0.35
	River units	1.13
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	13.26%
	Hedgerow units	78.37%
	River units	250.25%
Trading rules Satisfied?	No - Check Trading Summary ▲	

- 5.1.4. It is recommended that a production of a Landscape and Ecology Management Plan (LEMP) is conditioned as part of the planning application. The LEMP will need to set out the actions required to achieve and maintain the biodiversity value of the site for a period of 30 years. All habitats whose value is contributing to the overall biodiversity value of the site must be detailed in the LEMP, including any habitats which are to be maintained in their pre-development state and areas created as Public Open Space.

5.1.5. The LEMP objectives would need to include:

- a plan of the areas of habitat to be maintained, enhanced and/or created;
- a schedule of actions to create or enhance and maintain each habitat at the required
- quality for a period of 30 years;
- a schedule of ecological monitoring for the 30 year period identifying when key indicators
- of habitat maturity should be achieved; and
- schedule of actions to be undertaken in case signs of failing are identified.

BIBLIOGRAPHY

- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2022) The Biodiversity Metric 3.1: Auditing and Accounting for Biodiversity
- DEFRA (2022) The Biodiversity Metric 3.1: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)
- DEFRA (2021) The Small Sites Metric.



Drawing Title : Figure 144a
Date: 25/03/2022

-  Red Line Boundary
-  Badger Sett
-  Scattered Trees (Low Bat Roost Suitability)
-  Line of Trees
-  Native Hedgerow
-  Running Water - Other Rivers & Streams
-  Modified Grassland
-  Heathland and Scrub - Bramble Scrub
-  Other Woodland-Broadleaved
-  Ponds (Non-priority)
-  Other Neutral Grassland

Scale: 1:3,000

Drawn By: AB

Checked By: OC

Approved By: OC



Client: Etex Exteriors Ltd

Site: New Street, Littleborough

Project Number: 20-144 Rev: 1.0

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- LEGEND**
- Trees to be retained
 - Trees to be removed
 - Proposed Spine Road Trees**
Trees to be planted as 30-35cm girth, 6-8m high with 2.5m clear stem. Trees to be secured with underground guying system.
 - Proposed Medium Sized Trees**
Extra-heavy standard, 14-16cm girth, 4-4.5m high, secured with timber stakes.
 - Proposed Native Tree**
Extra-heavy standard, 12-14cm girth, 3.5-4m high and secured with single stake and suitable rubber ties.
 - Proposed Small Ornamental Trees**
Trees to be planted as 10-12cm girth or 50L containers, 3-3.5m high and secured with single stake and suitable rubber ties.
 - Proposed Native Hedge**
Hedge to be planted at 80-100cm BR stock at 5 per lin.m
 - Proposed Hedge**
Evergreen hedge to be planted in 10L containers at a rate of 3-4 per lin. metre.
 - Proposed Native Plant Mix**
Proposed native shrub mix to have minimum 5 species. To be whip planting, 60-80cm height, planted at 2 plants per sq.m.
 - Proposed Ornamental Planting**
Mixed shrub and herbaceous planting
3-5ltr pots with 10ltr specimens
Planting beds to receive 75mm depth ornamental bark mulch.
 - Proposed Native Scrub Planting**
Planted as bare root stock, 60-80cm, at 1 p/m2, secured with spiral guards
 - Proposed Wildflower for Wetland**
EG8 meadow grass mix for wet soils to be sown in conjunction with EM8F wildflowers for wetlands. From Emorsgate or similar approved. Sowing rate 5g/m2 and 1.5g/m2 respectively.
 - Proposed Wildflower Meadow Mix**
To be EM1 Flowering Meadow, by Emorsgate or similar approved. Sowing rate 5g/m2.
 - Proposed Bulb Planting**
 - Proposed Amenity Grass**
Front gardens to be turfed.
Back gardens to client specification.

- GENERAL NOTES**
- This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
 - This drawing is to be read in conjunction with detail landscape drawings, details and specification.
 - This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
 - The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
 - The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
 - All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
 - All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
 - All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES			
Rev	By	Description	Date
B	AJ	Trees and scrub planting added	13.05.22
A	GBS	Minor amendments	21.04.22

Client
Russell Homes

Project
New Street Littleborough

Description
DRAFT FOR COMMENT

Status
For Approval

Scale
1:500

Drawn
FZ

Checked
DC

Date
12.04.22

Job Number
3906

Drawing number
102

Revision
B

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