

WARWICK MILL

BIODIVERSITY NET GAIN ASSESSMENT



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REPORT

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Prepared for:

Kam Lei Fong (UK) Ltd

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1 INTRODUCTION

1.1 Purpose and Scope of this Report

- 1.1.1 RPS was commissioned by Kam Lei Fong (UK) Ltd to undertake a Biodiversity Net Gain (BNG) Assessment of the proposed new residential/commercial development at Warwick Mill, Middleton, Greater Manchester M24 1AZ (central Ordnance Survey (OS) Grid Reference SD 87110 05676).
- 1.1.2 A Preliminary Ecological Assessment (PEA) of the Site was carried out in August 2021 (Ecology Resources, 2021), and a UK Habitat (UKHab) survey including habitat condition assessment was carried out by RPS in July 2023 and the results shown in a PEA update report (RPS, 2023). The results of the UKHab survey inform this BNG assessment. The Site predominantly comprises buildings or hardstanding with areas of dense scrub, scattered scrub, ruderal vegetation, and individual trees. The site is bound to the south by Wince Brook. Appendix A shows the baseline habitats.
- 1.1.3 The purpose of this assessment is to calculate whether BNG is feasible on site using the current proposals, and to provide recommendations for achieving BNG where appropriate.

1.2 Biodiversity Net Gain Definition and Methods

- 1.2.1 BNG is defined in Baker *et al* (2019¹) as:
“Development that leaves biodiversity in a better state than before.”
- 1.2.2 Developments are encouraged to seek to achieve BNG in the National Planning Policy Framework (NPPF), which states in Paragraph 174 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.”
- 1.2.3 The Environment Act 2021 was enacted in 2021. The Act, when it takes effect, will mandate that developments should achieve a minimum of 10% BNG. It is currently understood that the provisions of the Act in respect of BNG will not take effect until Regulations are laid before Parliament in November 2023 at the earliest.
- 1.2.4 A biodiversity index is derived for the baseline and for the proposed development. CIEEM (2019) describe a project's ecological baseline as:
“Conditions existing in the absence of proposed activities.”
- 1.2.5 Biodiversity units are calculated for the baseline and for the proposed development, and BNG is considered to be achieved where an increase in value is delivered (on or off-site), and where habitats of a higher value are not replaced exclusively with habitats of a lower value (Panks *et al.*, 2022).
- 1.2.6 The methods of calculating BNG for this project followed the user guidance produced by Natural England's Biodiversity Metric 4.0 (Natural England 2023). The Department for Environment, Food and Rural Affairs (DEFRA) made available its beta test BNG assessment tool in December 2019, which was subsequently updated in July 2021, April 2022 and most recently April 2023.
- 1.2.7 This tool has been used for the assessment in this report. The tool and associated documents were downloaded from:

<http://publications.naturalengland.org.uk/publication/6049804846366720>

¹ Baker, J., Hoskins, R. & Butterworth, T. (2019). Biodiversity Net Gain – good practice principles for development. Ciria, London.

- 1.2.8 The baseline data and post development data were inputted into the calculator to give the total net percentage change of the Site. The habitat areas, distinctiveness and condition of the baseline habitats present on-site is provided in the Biodiversity Metric 4.0 Calculation Tool, which should be read in conjunction with this document.
- 1.2.9 The baseline for the calculation utilised information collected during the UK Habitat survey and habitat condition assessment (RPS, 2023).
- 1.2.10 The post-development areas and descriptions for assessment were calculated using current site landscaping proposals/strategy (Appendix B).

Condition Assessment

- 1.2.11 Habitat condition assessments were carried out where applicable during the 2023 site visit, to be used as part of this BNG assessment.
- 1.2.12 The appropriate 'Condition Sheet' was first selected using the Technical Annex 1 – Condition Assessment Sheets provided by Natural England (2023).
- 1.2.13 The condition sheet was then used to assess the individual habitats by comparing how they scored against pre-set condition assessment criteria. The criteria describe what components are needed for the habitat to be of good, moderate or poor value.
- 1.2.14 Each habitat was scored the following:
- 1 – Poor;
 - 2 – Moderate; and
 - 3 – Good.
- 1.2.15 The calculator allows these to be further divided and provides categories for fairly good and fairly poor. The ecologist undertaking the assessment used their professional judgement, considering the habitat condition assessment criteria, to decide when it was suitable to use these categories.
- 1.2.16 It should be noted that some habitats are given a fixed score and do not need assessing.

2 DESCRIPTION OF PRE-DEVELOPMENT (BASELINE) HABITATS

2.1 Application Site

- 2.1.1 The application site covers an area of 1.23 ha and is largely dominated by urban sealed surfaces and vacant/derelict land. Individual trees and scrub are also present. All of the pre-development habitats have been allocated a habitat condition, in line with the Natural England guidance (July 2021). A summary of the habitats and their conditions have been provided below.
- 2.1.2 An illustrative figure of these pre-development habitats is presented in Appendix A (On-Site Habitat Baseline Map). It shows the habitats with the UK Habitat codes that were used in the PEA update (RPS, 2023). They have each been converted to the BNG Metric habitat types for this assessment, as detailed below.
- 2.1.3 None of the habitats recorded are part of the local strategy for Greater Manchester. Therefore, all habitats are of low strategic significance and do not receive a score multiplier.

2.2 Habitats

Developed Land, Sealed Surface

- 2.2.1 0.71 ha of the Site is classed as “Urban – Developed Land, Sealed Surface” this includes the hardstanding areas and the buildings which in Appendix A are shown as ‘Developed Land; Sealed Surface (u1d)’ and ‘Buildings (u1b5)’ respectively. This habitat receives no condition assessment and provides no habitat units.
- 2.2.2 0.54 ha of this habitat is being retained.

Vacant/Derelict Land

- 2.2.3 0.35 ha of the Site is classed as “Urban – Vacant/Derelict Land” which includes the areas shown as “Urban – Ruderal/ephemeral (u1-17)” and “Developed Land; Sealed Surface – Ruderal/ephemeral (u1d-17)” in Appendix A. These areas are characterised by significant amounts of ruderal vegetation.
- 2.2.4 The areas marked as “u1d-17” failed criterion A as the vegetation structure is considered unvaried and criterion B as besides the buddleia it features few plants of notable benefit to wildlife. It passes criterion C as invasive non-native species (listed on Schedule 9 of the Wildlife & Countryside Act) cover <5%. Therefore, one point is scored, and the habitat is considered to be “Poor” condition.
- 2.2.5 The areas marked as “u1-17” passed all three of the above criteria. However, to achieve “Good” condition would require the complete absence of invasive species and therefore it is considered to be of “Moderate” condition.
- 2.2.6 The 0.27 ha of this habitat which are “Poor” condition equate to 0.54 habitat units, and the 0.08 ha of this habitat which are “Moderate” condition equate to 0.32 habitat units.
- 2.2.7 None of this habitat will be retained. Trading rules require that a habitat of the same distinctiveness or better replace it.

Other Neutral Grassland

- 2.2.8 0.09 ha of the Site is classed as “Grassland – Other Neutral Grassland” (shown as “Other Neutral Grassland (g3c)” in Appendix A). This grassland is dominated by common grass species such as perennial rye (*Lolium perenne*) and Yorkshire fog (*Holcus lanatus*).

- 2.2.9 Most of these habitats failed essential criterion A (6-8 vascular plant species per m²) and are therefore of “Poor” condition. The grassland adjacent to Wince Brook passed this criterion, has less than 20% cover of bracken (*Pteridium aquilinum*) and bramble (*Rubus fruticosus*), and had a varied sward height. However, it lacks any bare ground and features invasive non-native species. Therefore, three of the five criteria were passed, and it is rated “Moderate” condition.
- 2.2.10 The 0.08 ha of this habitat which are “Poor” condition equate to 0.32 habitat units, and the 0.01 ha of this habitat which are “Moderate” condition equate to 0.08 habitat units.
- 2.2.11 This habitat will not be retained. Trading rules require that a habitat of the same broad habitat type or a higher distinctiveness habitat replace it.

Mixed Scrub

- 2.2.12 0.05 ha of mixed scrub was recorded on Site and is shown in Appendix A as ‘Mixed Scrub (h3h)’.
- 2.2.13 This habitat is classed as “Heathland and Shrub – Mixed Scrub” in the BNG Metric.
- 2.2.14 This habitat fails criterion A because <80% of the scrub is native, fails criterion C because an invasive non-native species is present, fails Criterion D because it lacks a well-developed edge, and fails criterion E because it lacks open areas within the scrub. Criterion B is passed as there is a mix of scrub maturity and height. Overall, this scores one point and the habitat is rated as “Poor” condition.
- 2.2.15 0.05 ha of this habitat equates to 0.20 habitat units.
- 2.2.16 None of this habitat is being retained. Trading rules require that a habitat of the same broad habitat type or a higher distinctiveness habitat replace it.

Bramble Scrub

- 2.2.17 0.03 ha of bramble scrub was present on Site and is shown in Appendix A as ‘Bramble Scrub (h3d)’.
- 2.2.18 This habitat is classed as “Heathland and Shrub – Mixed Scrub” in the BNG Metric. This habitat does not receive a condition assessment.
- 2.2.19 0.03 ha of this habitat equates to 0.12 habitat units.
- 2.2.20 This habitat is not being retained. Trading rules require that a habitat of the same broad habitat type or a higher distinctiveness habitat replace it.

Individual Trees

- 2.2.21 Forty-six individual trees were noted on Site, eight of which were of medium size and the remainder were small. Size is determined by a tree’s Average Diameter at Breast Height (ADBH) with small trees having an ADBH of <30cm. Their positions are shown in Appendix A as ‘Individual trees (11)’. The BNG calculator considers these trees to cover an area equivalent to 0.45 ha however this area does not count as part of the Site’s total area. As stated in the Biodiversity Metric 3.1 – User Guide (paragraph 7.17.):
- “The area of Urban trees should not be deducted from the total area of other habitats within the site boundary. The biodiversity metric does not count Urban tree RPA areas towards total site area and the area of habitat underneath Urban tree should be recorded as the relevant habitat type and captured within the biodiversity metric tool.”*
- 2.2.22 This habitat is classed as “Individual Trees – Urban Trees” in the BNG metric.

- 2.2.23 Most of the trees failed two of the criteria for individual trees: They are not mature, and they lack ecological niches (such as cavities). Therefore, they are of “Moderate” condition because they scored four out of six.
- 2.2.24 Two copper beech (*Fagus sylvatica f. purpurea*) trees growing adjacent to each other in the northwest are mature. However, they are not a native species, which fails a different criterion, and therefore they are still considered to be “Moderate” condition.
- 2.2.25 The 0.16 ha of this habitat provided by small trees is equivalent to 1.28 habitat units.
- 2.2.26 The 0.29 ha of this habitat provided by small trees is equivalent to 2.32 habitat units.
- 2.2.27 Seventeen small trees and six medium trees will be retained, with the remainder lost to the development. The lost trees are equivalent to 0.16 ha of this habitat and this is a loss of 1.28 habitat units in total.

Habitat Unit Score

- 2.2.28 The baseline habitat unit score is calculated to be **5.18** habitat units based on all of the habitats and conditions above.
- 2.2.29 The total loss of the baseline habitats is calculated to be 2.86 habitat units.

2.3 Hedgerows

- 2.3.1 No hedgerows were recorded within the site boundary and therefore no hedgerow unit score is given.

3 DESCRIPTION OF PROPOSED POST-DEVELOPMENT HABITATS

3.1.1 The landscaping proposals can be viewed in Appendix B.

3.2 Habitat Creation Delays

3.2.1 It is not expected there will be any significant delays in the creation of landscaping habitats post-construction. All of the habitats listed below which score habitat units or hedgerow units have had no delay factored into their BNG calculations.

3.2.2 Similarly, it is assumed that none of the habitats will be created in advance.

3.3 Post-Development Habitats

Urban - Developed Land, Sealed Surface

3.3.1 Of the Site's 1.23 ha, a total of 0.97 ha (including the retained 0.54 ha of this habitat) will comprise impermeable surfaces such as buildings and hardstanding. These provide no habitat units. Several ecologically valuable habitats are proposed within the landscaping plans, as detailed below.

Other Neutral Grassland

3.3.2 0.15 ha of "Grassland - Other Neutral Grassland" will be created which is comprised of a wildflower area that will run adjacent to Wince Brook.

3.3.3 Special General Purpose Meadow Mixture (EM3) is proposed within the grassland parcels around the site. This seed mix provides a good distinctiveness grassland, and it has been assumed that a "Moderate" condition will be achieved for the purposes of BNG assessment.

3.3.4 To achieve good condition, this habitat needs to achieve between 5-6 of the criteria listed in Table 1, of which Criterion A and Criterion F are essential. To achieve Moderate condition 3-5 of the criteria listed in Table 1 must be achieved, including essential Criterion A.

3.3.5 0.15 ha of neutral grassland is predicted to provide 1.00 habitat units.

Table 1: Habitat Condition Criteria for Other Neutral Grassland

Criterion no.	Criterion
A	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. NB - This criterion is essential for achieving moderate condition (non-acid grassland types only).
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.
D	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.
E	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal condition ¹ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
F	There are greater than 9 species per metre squared. NB - This criterion is essential for achieving good condition (non-acid grassland types only).

Modified Grassland

- 3.3.6 0.05 ha of “Grassland - Modified Grassland” is proposed in small areas across the site including in the internal courtyard of Warwick Mill.
- 3.3.7 This habitat is assumed to be managed to “Poor” condition as its management for amenity purposes is unlikely to allow it to achieve essential Criterion 1, shown in Table 2.
- 3.3.8 0.05 ha of this habitat is predicted to provide 0.10 habitat units.

Table 2: Habitat Condition Criteria for Modified Grassland

Criterion no.	Criterion
A	There must be 6-8 species per m2. If a grassland has 9 or more species per m2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
C	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.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).
F	Cover of bracken less than 20%.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).

Introduced Shrub

- 3.3.9 0.06 ha of “Urban – Introduced Shrub” habitat is proposed across the Site in the form of introduced ornamental shrub areas and raised planters. A condition assessment is not applicable for this habitat type.
- 3.3.10 0.06 ha of this habitat is predicted to provide 0.12 habitat units.

Biodiverse Green Roof

- 3.3.11 0.02 ha of the southern side of the western building (“The Loom”) will feature “Urban – Biodiverse Green Roof” habitat. Achieving good condition would require achieving all criteria shown in Table 3, including the additional requirements of criterion C & D. It is therefore assumed a condition of “Moderate” will be achieved which only requires any combination of two criteria to be achieved.
- 3.3.12 0.03 ha of biodiverse green roof habitat is predicted to provide 0.13 habitat units.

Table 3: Habitat Condition Criteria for Biodiverse Green Roofs

Criterion no.	Criterion
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.
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.
C	Invasive non-native plant species (listed on Schedule 9 of Wildlife & Countryside Act 1981) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note – to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).
D	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc are present.

Individual Trees

- 3.3.13 Fourteen small trees (< 30cm ADBH by 30 years old) are being planted in the internal courtyards of the buildings. Based on the landscaping proposals and strategy it is assumed they will pass criterion 2 and 6, shown in Table 4, but fail the others. To achieve moderate condition, this habitat needs to achieve between 3-4 of the criteria listed in Table 4.
- 3.3.14 These internal trees of “Poor” condition are equivalent to 0.06 ha and deliver 0.17 habitat units.
- 3.3.15 An additional thirty-one small trees and thirteen medium trees (30-90 mm ADBH by 30 years old) are to be planted across the Site, many adjacent to Wince Brook. It is assumed the species choice and management routine will allow them to achieve “Moderate” condition by passing criterion A, B, D and F. It is considered that achieving criterion 3 and 5 is unlikely within a 30-year timescale.
- 3.3.16 The expectation that X trees will be of medium size by year 30 is justified by the use of fast-growing species rowan (*Sorbus aucuparia*) and alder (*Alnus glutinosa*) in the landscape strategy. Additionally, ‘heavy standard’ tree saplings will be planted which means they are beginning with a girth of 12-14 cm (a diameter of 3.82 – 4.46 cm).
- 3.3.17 The thirty-one small trees of “Moderate” condition are equivalent to an area of 0.13 ha and deliver 0.40 habitat units.
- 3.3.18 The thirteen medium trees of “Moderate” condition are equivalent to an area of 0.48 ha and deliver 1.47 habitat units.

Table 4: Habitat Condition Criteria for Urban Trees

Criterion no.	Criterion
A	The tree is a native species (or more than 70% within the block are native species).
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).
C	The tree is mature or veteran (or more than 50% within the block are mature or veteran).
D	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.
E	Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark
F	More than 20% of the tree canopy area is oversailing vegetation beneath.

Habitat Unit Score

3.3.19 Under these proposed new habitats 3.38 habitat units will be delivered in total.

3.4 Native Hedgerow

3.4.1 Hedgerow habitat will be created on Site totalling a length of 0.03 km. This has been classed as “Non-native and ornamental hedgerow” and it has been assumed that a “Poor” condition will be achieved for the purposes of BNG assessment.

3.4.2 To achieve moderate condition, hedgerows must fail no more than 5 in total of the criteria in Table 5 and must not fail both criteria in more than one functional group.

3.4.3 0.03 km of this hedgerow is predicted to provide 0.03 hedgerow units.

Table 5: Habitat Condition Criteria for Hedgerows

Attributes & functional groupings (A, B, C, & D)	Criteria (minimum requirements for ‘favourable condition’)	Description
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).
B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length (unless ‘line of trees’)	This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook)."
B2. Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall gappiness, but are not subject to the >5 m criterion (as this is the typical size of a gate).
C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.

Attributes & functional groupings (A, B, C, & D)	Criteria (minimum requirements for 'favourable condition')	Description
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).

4 CONCLUSION

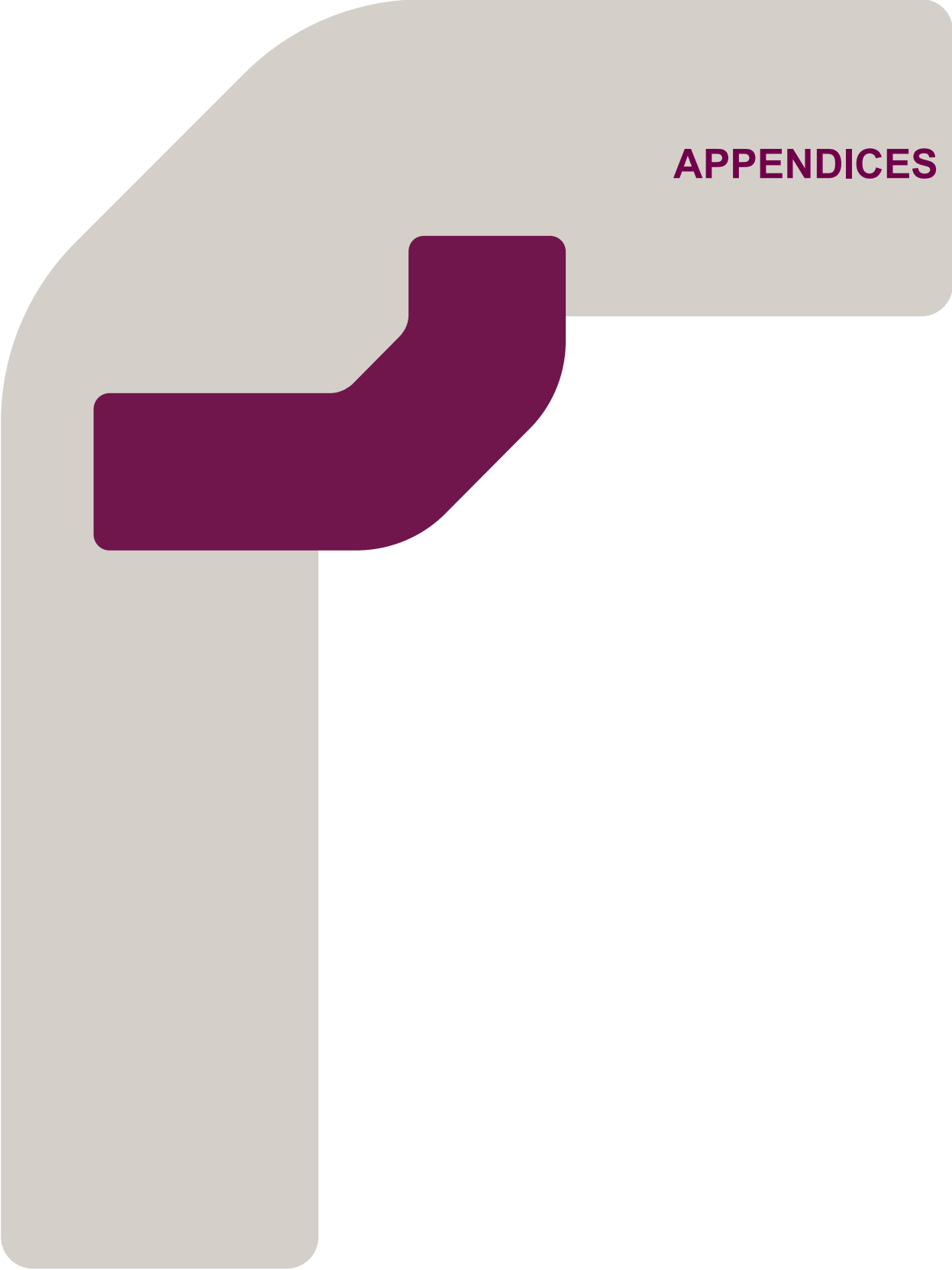
- 4.1.1 The total units for habitats on site post-development is 5.70 habitat units and 0.03 hedgerow units. This is a gain of 0.52 habitat units and a gain of 0.03 hedgerow units. The net percentage gain is 10.12% habitat units and +100% hedgerow units. Table 6 shows the headline final results and is taken from the BNG calculator.
- 4.1.2 The trading summary is not completely satisfied as 0.32 habitat units of scrub habitat has been lost and this has not been replaced by a habitat of the same category or of a higher distinctiveness. However, the planted trees are of a similar habitat type and will support many of the same wildlife species.
- 4.1.3 In summary, it is considered that BNG is achievable for the proposed development on-site however scrub habitat is being traded for individual tree habitat and a biodiverse green roof. A management plan should be created and adhered to, to ensure that the specified conditions are met and that the post-development habitat units are as high as realistically possible.

Table 6: BNG Final Results

FINAL RESULTS		
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.52
	Hedgerow units	0.03
	Watercourse units	0.00
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.12%
	Hedgerow units	100.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	
You must specify if irreplaceable habitats are on-site at baseline ▲		

5 REFERENCES

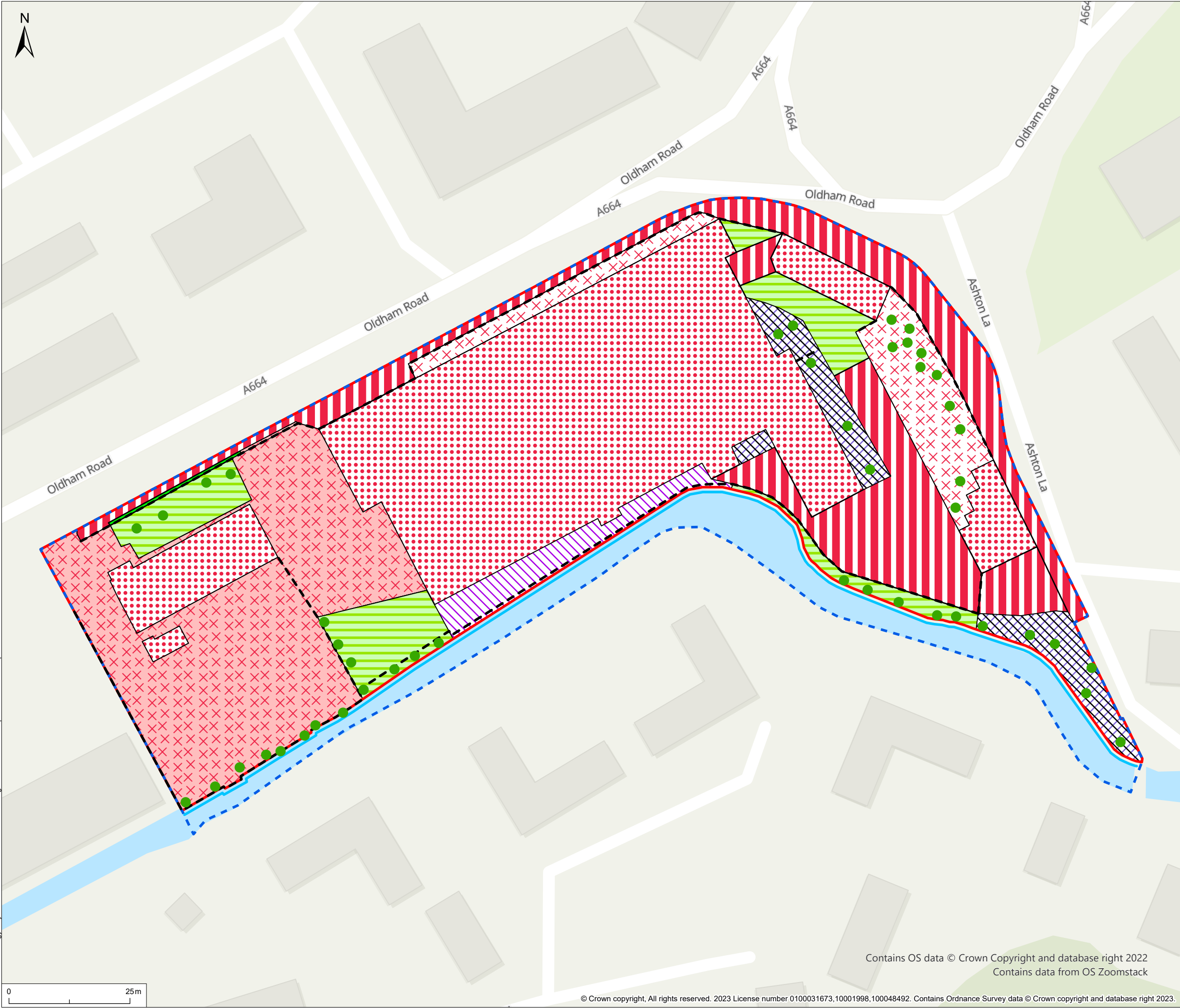
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A large, stylized graphic of the letter 'P' is positioned on the left side of the page. It is composed of two parts: a light beige 'P' and a maroon 'P' nested within it, both with rounded corners.

APPENDICES

Appendix A

On-Site Habitat Baseline Map



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Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

- Legend**
- Site boundary
 - Survey area
 - 11 - individual trees
 - g3c - other neutral grassland
 - g4 - modified grassland
 - u1b - developed land, sealed surface
 - u1b5 - buildings
 - u-17 - urban, ruderal/ephemeral
 - u1b-17 - developed land, sealed surface / ruderal/ephemeral
 - h3d - bramble scrub
 - h3h - mixed scrub
 - u1e - built linear features
 - r2 - running water (Wince Brook)

Rev	Description	By	CB	Date



MAKING
COMPLEX
EASY

A TETRA TECH COMPANY

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Client -

Project **Warwick Mill**

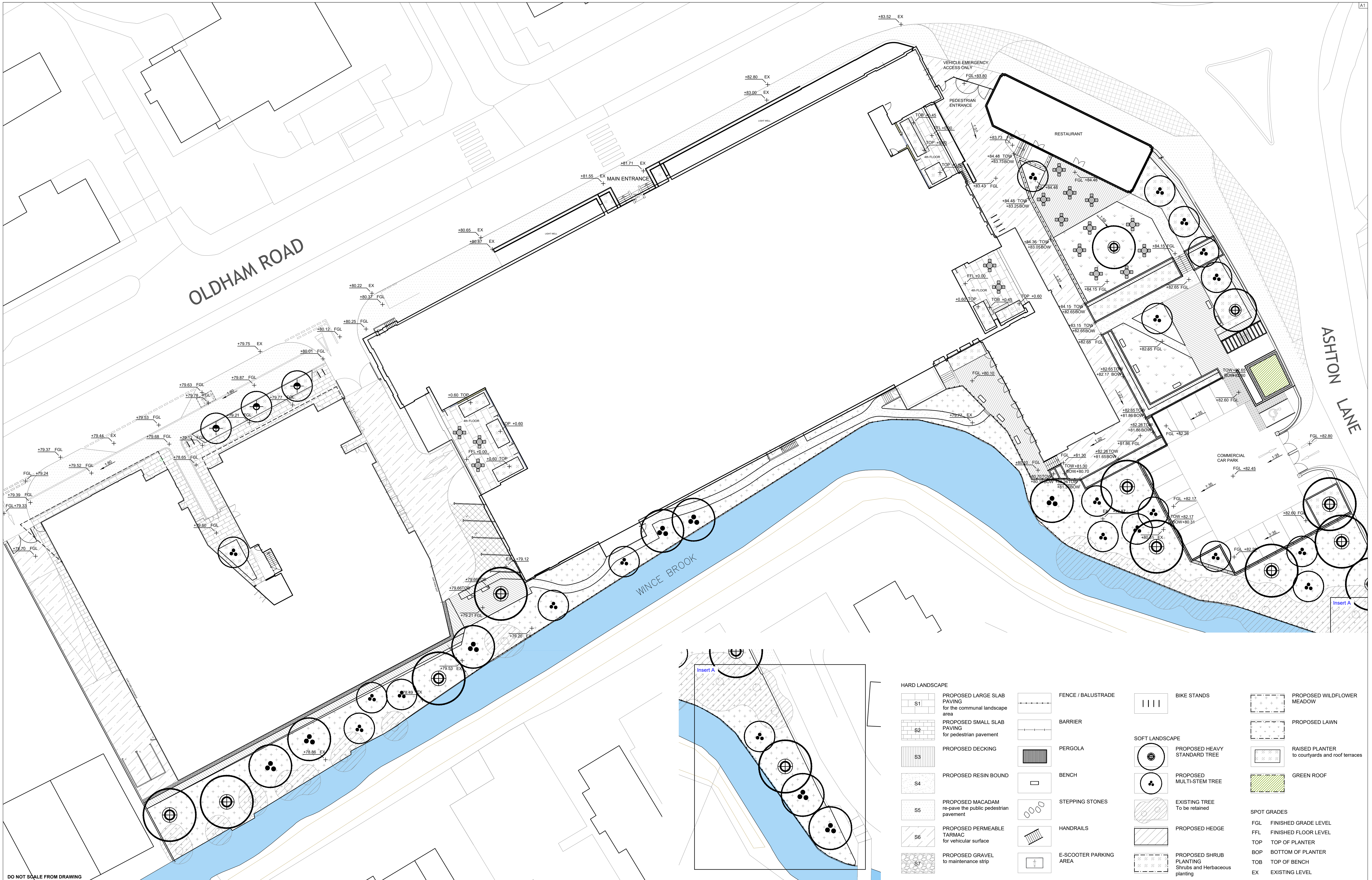
Title **UKHab Classification Map**

Status Draft	Drawn By LP	PM/Checked By BD
Project Number ECO03146	Scale @ A3 1:750	Date Created 18/07/23
Figure Number 2		Rev 02

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Appendix B

Landscaping Proposals



DO NOT SCALE FROM DRAWING

Drawing Information
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PLEASE NOTE: Figured dimensions take precedent over scale, do not scale from drawings.

Inform Place Design + Planning Ltd of any discrepancies before works commence on site.

All dimensions to be checked on site

SIGNIFICANT HEALTH, SAFETY & ENVIRONMENTAL INFORMATION RELATING TO CDM

HEALTH:

SAFETY:

ENVIRONMENTAL:

IT IS ASSUMED ALL WORKS WILL BE CARRIED OUT BY A COMPETANT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN AGREED METHOD STATEMENT

No.	Revision	date	by	checked
P00.	First Issue.	12/07/23	CHC	GH
P01.	Minor amendments.	21/07/23	CHC	GH

Client
Kam Lei Fong (UK) Limited

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Project Title
Warwick Mill

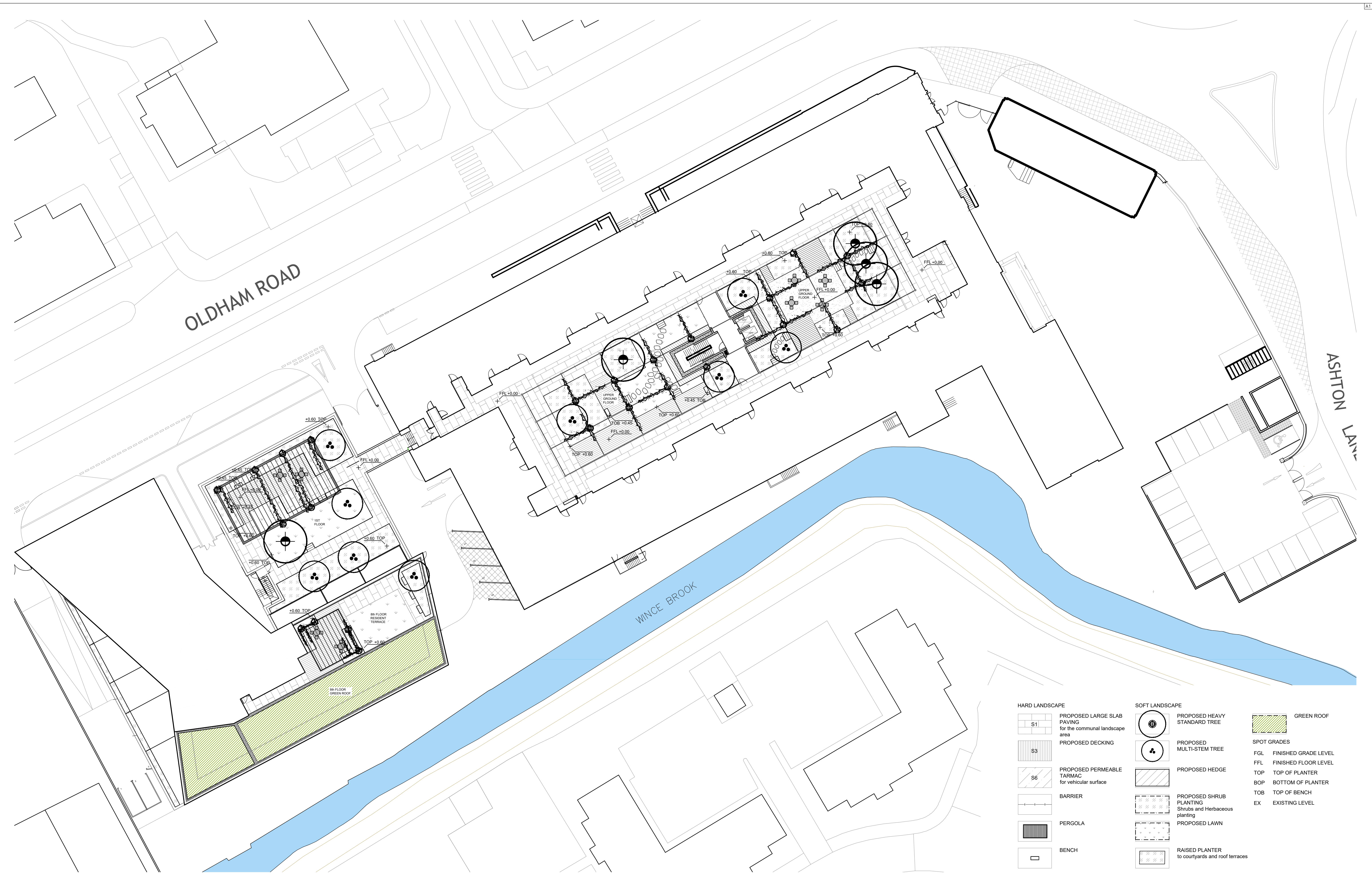
Drawing Title
**Landscape General Arrangement -
Ground floor & 4th floor**

Project Stage
Stage 3

PLACE
Design + Planning

scale 1:250 at A1 date 27/10/2021
drawn by CHC checked by GH
rev no. **P01**

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