



LAND OFF COWM TOP, CASTLETON ROCHDALE BIODIVERSITY NET GAIN DESIGN STAGE REPORT

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Executive Summary

1. The Environment Partnership (TEP) were commissioned by Barrett Homes and GLP Limited to undertake a Biodiversity Net Gain (BNG) feasibility assessment of Land Off Cowm Top located in Castleton, Rochdale; hereafter referred to as the "Site".
2. Habitat surveys and condition assessments were undertaken in May 2022 to inform this assessment. There are not considered to be any constraints to the surveys or condition assessments.
3. The development proposals within the site proposals plan (Ref: TRO1902_PP01_POS) have been used to inform this assessment, and Biodiversity Metric 3.1 has been used as the tool to calculate the net gain output.
4. The proposals in the site proposals plan (Ref: TRO1902_PP01_POS) would result in an overall net loss of -33.47 biodiversity units (-29.24%). Linear units would result in an overall net gain of 1.66 units (+27.13%).
5. The current assumed loss will be updated following completion of the final fixed landscaping plan, and should any loss of biodiversity remain, discussions will take place with the LPA and GMEU on how this will be addressed.

1.0 Introduction

Background

- 1.1 The Environment Partnership (TEP) were commissioned by Barrett Homes and GLP Limited to undertake a Biodiversity Net Gain (BNG) feasibility assessment of Land Off Cowm Top located in Castleton, Rochdale; hereafter referred to as the "Site".
- 1.2 The purpose of this design stage report is to provide detailed assessment on the BNG delivered for the proposed development in support of the full planning application.
- 1.3 The Biodiversity Metric 3.1 Calculation Tool has been used to assess the net gain output.

Site description

- 1.4 The central grid reference of the Site is SD 89126 10375. The Site covers an approximate area of 19.74ha, located in Castleton, in the borough of Rochdale. Cripple Gate Lane borders the site to the north, the A627(M) to the east, Trows Lane and the M62 beyond this to the south and residential development off Leander Drive to the west.
- 1.5 A site location plan is shown in Figure 1 below.

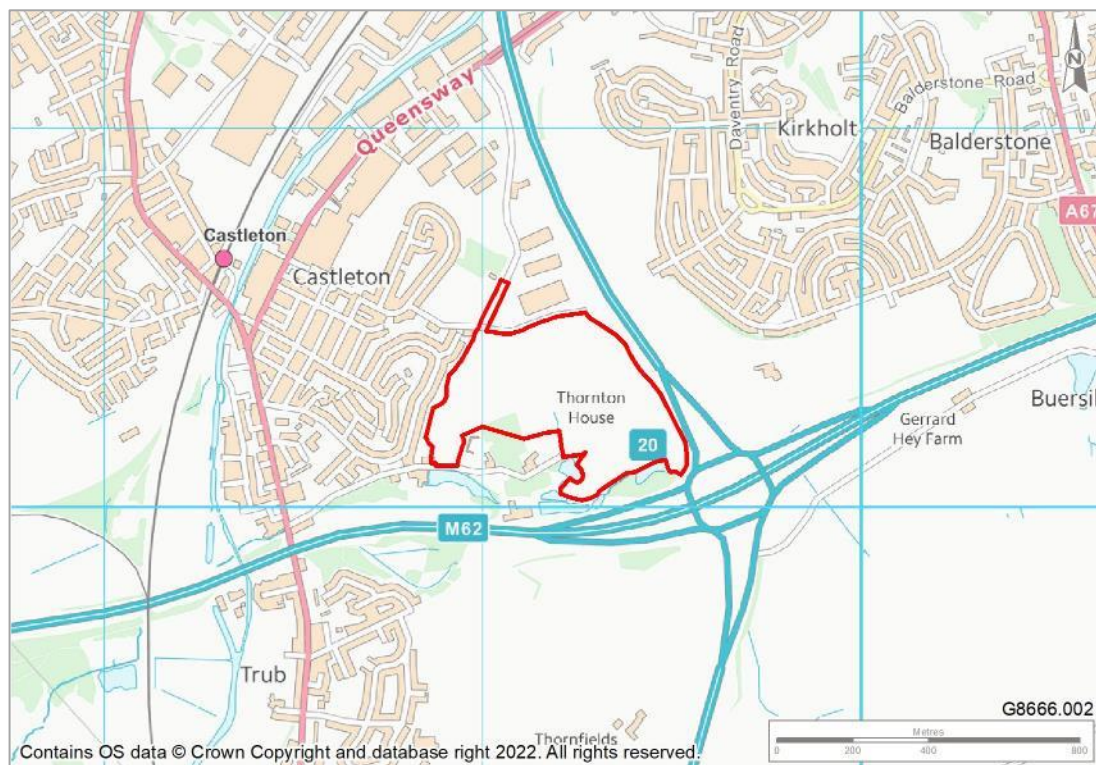


Figure 1: site location plan

Proposed development

- 1.6 The proposals are for the construction of up to 495 dwellings and associated infrastructure and Public Open Space (POS). Most of the central and eastern area of the site will be developed with residential dwellings with a significant green buffer present in the west of site. Proposals for the site are shown in the draft landscape proposals drawing (Ref: TRO1902_PP01_POS).

Relevant Policy and Legislation

National Policies

- 1.7 Paragraph 174(d) of the revised NPPF (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 [...]"* The Government 25-year Environment Plan states that government will *"[...] embed environmental net gain principle for development"*.
- 1.8 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.9 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: *"Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity"*.
- 1.10 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that *"[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved"*.
- 1.11 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment, the Biodiversity Metric 3.1 metric has been used.
- 1.12 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% biodiversity net gain on all Town and Country Planning Act 1990 developments. The 10% requirement will not become mandated across England until statutory instruments and regulations have been agreed and the Town and Country Planning Act 1990 has been amended. Mandatory 10% net gain is currently anticipated to become law in Autumn 2023.

Local Policies

- 1.13 Policy G7 - Increasing the value of biodiversity and geodiversity of the Rochdale Core Strategy (adopted 19th October 2016) states development in the borough should result in net gain. However, there is no current local policy relating specifically to BNG in the context of a required percentage net gain.

- 1.14 Places for Everyone, the draft Joint Development Plan for nine Greater Manchester councils including Rochdale Council is currently in the consultation stage and Policy JP-G 9: A Net Enhancement for Biodiversity and Geodiversity includes the following commitment to a minimum 10% biodiversity net gain in section 8.52:
- 1.15 *"If our overall aims of a major net enhancement of biodiversity value and improved access to nature are to be achieved then all new development will have to play its part, each delivering a net gain in biodiversity. This could involve the protection and improvement of existing habitats, the creation of new ones, and/or the strengthening of connections between them. Recognised metrics will be applied to new development proposals to calculate and demonstrate a measurable net gain in biodiversity of no less than 10%."*
- 1.16 The mandatory minimum 10% biodiversity net gain requirement will apply once Places for Everyone is adopted in Greater Manchester or with the mandating of the Environment Act 2021, if passed first.

Aims of this report

- 1.17 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Site;
 - Set out the methods and assumptions used to assess the post development habitat scoring of the Site;
 - Assess the BNG that is delivered as a result of the site design and offsetting required;
 - Demonstrate how the BNG good practice principals for development have been addressed; and
 - Set out the requirement for a 30 year management and monitoring plan.
- 1.18 A Landscape Management Plan may also be required to support planning applications unless the Local Planning Authority has indicated that this document can be conditioned.

2.0 Methods

- 2.1 The existing habitat information was gathered for the site by TEP in May 2022. Full details are provided within the following technical reports:

- Ecological Desk Study - TEP, March 2022, Ref: 8666.001
- Ecological Assessment - TEP, May 2022, Ref: 8666.002

Survey Methods

Desk Study

- 2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in March 2022. Sources included Rochdale Council, Greater Manchester Ecology unit, Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey/UK Habitat Classification Survey

- 2.3 A habitat survey was initially carried out by Senior Ecologist Lizi Pimlott (ACIEEM, FISC Level 3) on 11th January 2019. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010¹) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017²). The method records the habitat types present within and immediately surrounding the site, based on the JNCC descriptions. Plant species were identified in accordance with Stace (2010) and recorded as target notes using the DAFOR scale.
- 2.4 Following the provision of the revised red line site boundary an updated site walkover was undertaken on 8th January 2020 by Ecologist Cameron Campbell (FISC Level 3). A further survey to confirm that the results of previous assessments were still valid was undertaken by Principal Ecologist Ian Holland (ACIEEM, FISC 4) in May 2022.
- 2.5 The May 2022 survey was carried out in accordance with the Phase 1 habitat survey assessment methods (JNCC, 2010)³/UK Habitat Classification User Manual (2020)⁴, and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017)⁵. Habitat types were mapped and dominant vegetation species noted. Presence of invasive species were also recorded.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

³ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

⁴ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification User Manual Version 1.1 at <http://www.ukhab.org/>

⁵ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

Condition Assessment

- 2.6 Condition assessment surveys of the area-based and linear based habitats present pre-development were undertaken by a suitably experienced ecologist, Ian Holland (FISC Level 4) in May 2022. The condition assessments were undertaken using guidance presented in the Biodiversity Metric 3.1 - Technical Supplement⁶.

BNG Assessment

- 2.7 The Site has been assessed using Biodiversity Metric 3.1 in line with the user guide⁷ and technical supplement provided, was undertaken by TEP ecologist Ian Holland in October 2022.
- 2.8 Biodiversity Metric 3.1 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.9 In order to calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised and the resulting information fed into Biodiversity Metric 3.1.
- 2.10 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁸ have been considered throughout this process as discussed in Section 7.0.

Determining Strategic Significance

- 2.11 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes Rochdale Core Strategy (adopted 19th October 2016), Rochdale Unitary Development Plan (adopted June 2006), Supplementary Planning Document (SPD) for Biodiversity and Development and the Environment and Ecology layer of MappingGM, Greater Manchester's online mapping tool:

(https://mappinggm.org.uk/gmodin/?lyrs=v_gmeu_lnr_opportunities#os_maps_ligh_t/17/53.42239/-2.27028).

- 2.12 The site is partially allocated as a Greenspace Corridor under Policy G/8 and fully allocated as protected Open Land under Policy G/10 of the Rochdale Unitary Development Plan (adopted June 2006).

⁶ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – Technical Supplement. Natural England.

⁷ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England.

⁸ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide.

- 2.13 With respect to the Greater Manchester Local Nature Recovery Strategy (LNRS) opportunities layer on MappingGM, the site is identified either as having grassland or tree planting opportunities.
- 2.14 As a result all grassland, scrub and woodland baseline habitats are allocated to High strategic significance. With respect to post-development habitats, similarly all grassland and woodland habitats are allocated to High strategic significance as they will fall within the grassland and tree planting opportunity areas.

Post-Development Calculations

- 2.15 Post development calculations have been based on the Draft Landscape Masterplan (Ref: TRO1902_PP01_POS).
- 2.16 Target condition has been assessed based on the number of criteria which can reasonably be achieved for each habitat type, considering management opportunities and levels of public access.

Limitations

- 2.17 No limitations were encountered. Full access for baseline surveys was possible and these were undertaken in the appropriate season (mid-April and early October). Grasslands were rank or lightly grazed enabling accurate assessment of species composition and number per metre squared.

3.0 Baseline conditions

Important Ecological Features

- 3.1 There are three internationally designated wildlife sites within 10km of the site:
- Rochdale Canal Special Area of Conservation (SAC) - 0.6km west and designated for its aquatic plant assemblage;
 - South Pennine Moors SAC - 7.1km northeast and designated for its European dry heath, blanket bog, and woodland habitats; and
 - South Pennine Moors Phase 2 Special Protection Area (SPA) - 7.1km northeast and designated for its breeding bird assemblage.
- 3.2 There is one nationally designated wildlife site within 2km of the site. Rochdale Canal Site of Special Scientific Interest (SSSI) is located 0.6km west and designated for its aquatic plant assemblage.
- 3.3 There is one locally designated wildlife site within 1km of the site:
- Hopwood woodland local Nature Reserve (LNR) - 1.72km south and designated for its diverse aquatic flora including floating water plantain.
- 3.4 There are seven non-statutory locally designated wildlife sites within 2km. the closest to site is A627M by Tandle Hill located 30m east of site. This is designated for its diverse plant species.
- 3.5 Information from the desk study and site survey indicate that parcels of deciduous broad-leaved woodland adjacent to the south site boundary are designated as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 3.6 No irreplaceable habitats were identified on site.

On-Site Baseline

- 3.7 The site comprised a large area of poor semi-improved neutral grassland which was lightly grazed, with smaller areas of marshy grassland and tall ruderal vegetation. Scattered and dense scrub was also present as were small sections of continuous bracken. Woodland lies adjacent too, and partially falls within, the site and two lines of trees were present at field boundaries. The site is split into separate fields by a mix of fencing and intact/defunct hedgerows.
- 3.8 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Biodiversity Metric 3.1 (Appendix A). A summary of the condition assessment criteria scores are provided in Appendix B. The following drawings are provided in Appendix C:
- Phase 1 Habitat Survey Results (G8666.007); and
 - UK Habitat Classification Baseline (G8666.008).

4.0 Post Development Habitats

On-Site Proposed Design

- 4.1 Details regarding post-development are displayed in the Draft Planting Plan Drawing (Ref:TRO1902_PP01_POS) included in Appendix C:
 - Draft Planting Plan, PGLA, Drawing (Ref:TRO1902_PP01_POS)
- 4.2 The development footprint will require extensive earthworks to create a level, developable parcel and therefore all habitat creation to the east and centre of the site, associated with primarily housing and small amounts of open green space to the boundaries, will be on newly created land. In the west of site, the main POS (an extensive green space, running north to south along the western boundary), will be enhanced retained grassland and scrub habitats to provide additional habitat units.
- 4.3 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Biodiversity Metric 3.1 (Appendix A). The following drawings are provided in Appendix X:
 - UK Habitat Classification Proposed Development Layout (G8666.009)

5.0 BNG Metric

- 5.1 A biodiversity assessment has been undertaken, using the Biodiversity Metric 3.1 calculator to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced and created habitats.

Summary of Biodiversity Impact

- 5.2 Detailed results of the assessment are provided in the Biodiversity Metric 3.1 in Appendix A. The headline results, taken from the metric, are provided in Figure 1.

On-site baseline	Habitat units	114.46
	Hedgerow units	6.10
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	80.99
	Hedgerow units	7.76
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	-29.24%
	Hedgerow units	27.13%
	River units	0.00%
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	-33.47
	Hedgerow units	1.66
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-29.24%
	Hedgerow units	27.13%
	River units	0.00%
Trading rules Satisfied?	No - Check Trading Summary ▲	

Figure 2: Headline Results from Biodiversity Metric

- 5.3 Based on the details available, the results indicate a net loss of 29.24% for area-based habitats, a net gain of 27.13% for linear habitats/hedgerows.
- 5.4 Updates to the landscaping scheme are currently being developed to maximise the credits available on site. However, it is unlikely that net gain will be achieved on site, therefore, discussions will take place with the LPA and GMEU on how this will be addressed.
- 5.5 The habitat trading rules, which state whether habitats must be traded for one of the same distinctiveness or one of the same or higher distinctiveness, have not yet been met. This will also be picked up on discussions with the LPA and GMEU in due course.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken for a full planning application but as discussed in the previous sections, is currently only assessed against the draft landscape plan. A final update to the landscape plan is due imminently and this report will be updated to reflect the findings.
- 6.2 A detailed 30-year management and monitoring plan should be conditioned for the site and will include a specific management plan which will aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 3.1 condition criteria. The plan will include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention, where needed, if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements will also be included.

7.0 BNG Good Practice Principles for Development

7.1 An appraisal of the scheme against the ten good practice principles is set out in Table 1 below.

Table 1: Appraisal against Good Practice Principles

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	Where the site does not require significant earth movement to create a development platform, primarily along the western site boundary, the habitats have been retained and where possible enhanced. All habitats to be lost will ultimately be mitigated for either on or off site.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats or protected areas will be lost or affected by this application.
3. Be inclusive and equitable	GMEU are to be engaged on this scheme and this section will be fully updated once consultation has been completed.
4. Address risks	A 30-year management plan will be produced which will dictate the management schedule required to hit the target conditions and will detail mitigation measures should, during monitoring, it become clear that the site is not currently achieving its required condition.
5. Make a measurable Net Gain contribution	The net loss will be discussed with the LPA and GMEU as to how this will be addressed.
6. Achieve the best outcomes for biodiversity	The enhancement of retained habitats and creation of new habitats within the POS along the west of site will enhance connectivity and strengthen this important strategic wildlife corridor for the area. The net loss will be discussed with the LPA and GMEU as to how this will be addressed.

APPENDIX A: Biodiversity Metric 3.0 (provided as a separate document)

APPENDIX B: Condition Assessment Summary

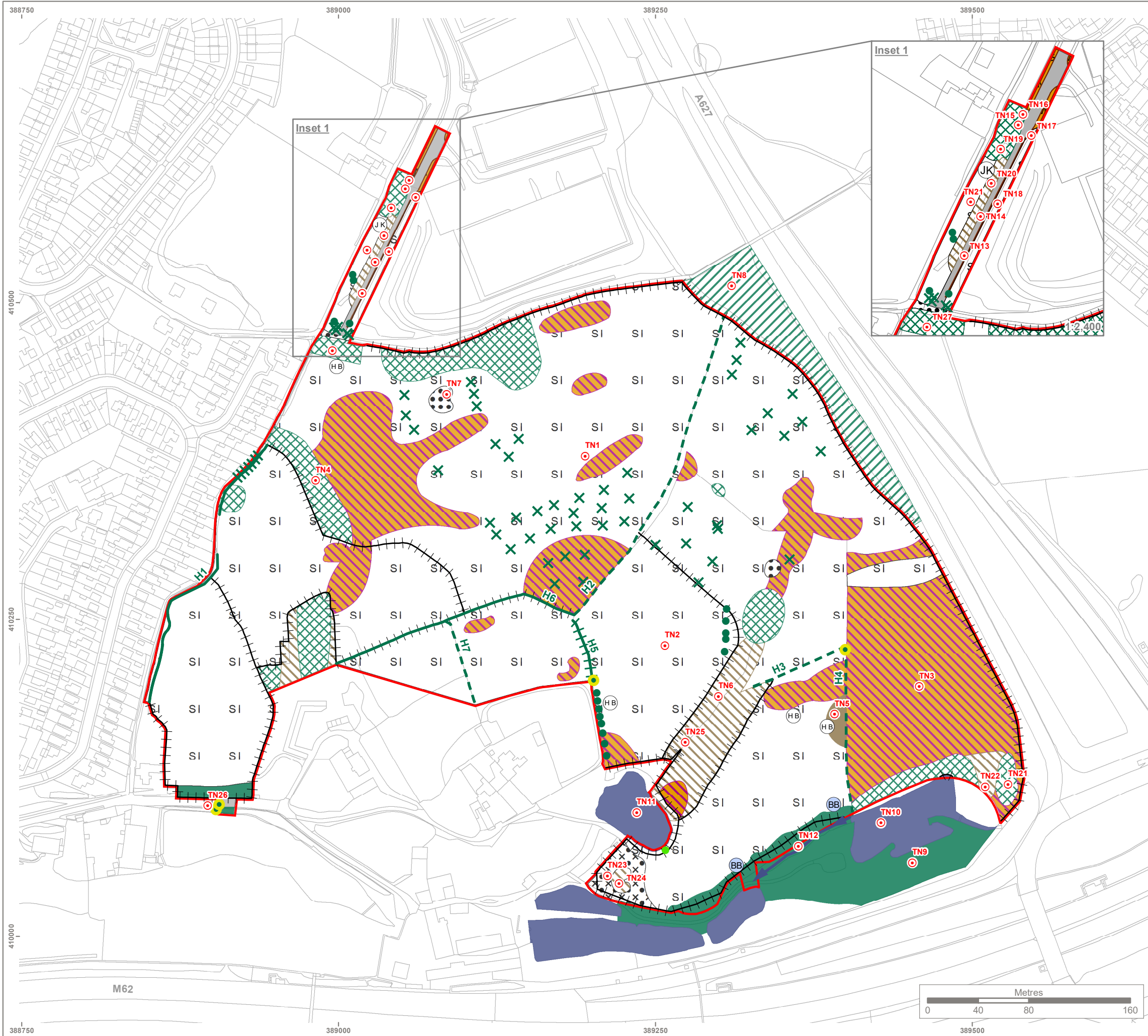
Metric Reference	Phase 1 definition	UKHAB definition	Condition
1	Bracken	Bracken	Condition Assessment N/A
2	Poor semi-improved grassland	Modified grassland	Moderate
3	Modified neutral grassland	Modified grassland	Moderate
4	Poor semi-improved grassland	Modified grassland	Moderate
5	Marshy Grassland	Other neutral grassland	Moderate
6	Tall ruderal vegetation	Other neutral grassland	Moderate
7	Tall ruderal vegetation	Other neutral grassland	Poor
8	Dense continuous scrub	Bramble scrub	Condition Assessment N/A
9	Dense continuous scrub	Gorse scrub	Moderate
10	Dense continuous scrub	Gorse scrub	Moderate
11	Dense continuous scrub	Mixed scrub	Moderate
12	Dense continuous scrub	Mixed scrub	Poor
13	Hard standing	Developed land; sealed surface	N/A - Other
14	Hard standing	Developed land; sealed surface	N/A - Other
15	Bare ground and ephemeral	Vacant/derelict land/ bareground	Moderate
16	Bare ground	Vacant/derelict land/ bareground	Poor
17	semi-natural broad-leaved woodland	Other woodland; broadleaved	Moderate

1	2	3	4	5	6	7	8	9	10	11	12	13
Pass	Fail	Pass	Pass	Fail	Pass	Fail						
Fail	Fail	Pass	Pass	Pass	Pass	Pass						
Pass	Fail	Pass	Pass	Pass	Pass	Fail						
Fail	Fail	Pass	Pass	Pass								
Fail	Fail	Pass	Pass	Pass								
Fail	Fail	Pass	Fail	Pass								
Fail	Fail	Pass	Fail	Pass								
Pass	Fail	Pass	Pass	Fail								
Pass	Fail	Pass	Pass	Fail								
Pass	Fail	Pass	Pass	Fail								
Fail	Fail	Pass	Fail	Fail								
Fail	Pass	Pass										
Fail	Fail	Pass										
2	3	2	3	3	2	2	3	3	2	1	1	3

Hedgerow Reference	Phase 1 definition	UKHAB definition	Condition
H1	Species-poor intact hedge	Native Hedgerow	Good
H2	Species-poor defunct hedge	Native Hedgerow	Good
H3	Species-poor defunct hedge	Native Hedgerow	Good
H4	Species-poor defunct hedge	Native Hedgerow	Moderate
H5	Species-poor hedge and trees	Native Hedgerow with trees	Good
H6	Species-poor intact hedge	Native Hedgerow	Good
H7	Species-poor defunct hedge	Native Hedgerow	Good

A1	A2	B1	B2	C1	C2	D1	D2	E1	E2
Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass		
Pass	Pass	Pass	Fail	Pass	Pass	Pass	Pass		
Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass		
Pass	Pass	Fail	Fail	Pass	Fail	Fail	Pass		
Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass
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Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass		

APPENDIX C: Associated Plans

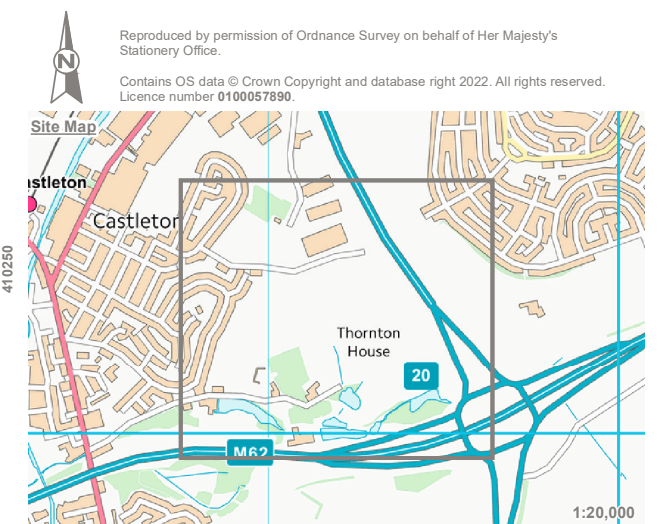


KEY

- Site boundary
- Target note
- Native blue bell
- Himalayan balsam
- Japanese knotweed
- Scattered scrub
- Scattered broad-leaved tree
- Scattered coniferous tree
- Broad-leaved tree with low bat suitability
- Running water
- Species-poor intact hedge
- Species-poor defunct hedge
- Species-poor hedge and trees
- Fence
- Semi-natural broad-leaved woodland
- Plantation broad-leaved woodland
- Dense/continuous scrub
- Modified neutral grassland
- Marsh/marshy grassland
- Poor semi-improved grassland
- Continuous bracken
- Tall ruderal
- Standing water
- Bare ground with ephemeral/short perennial
- Bare ground
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date

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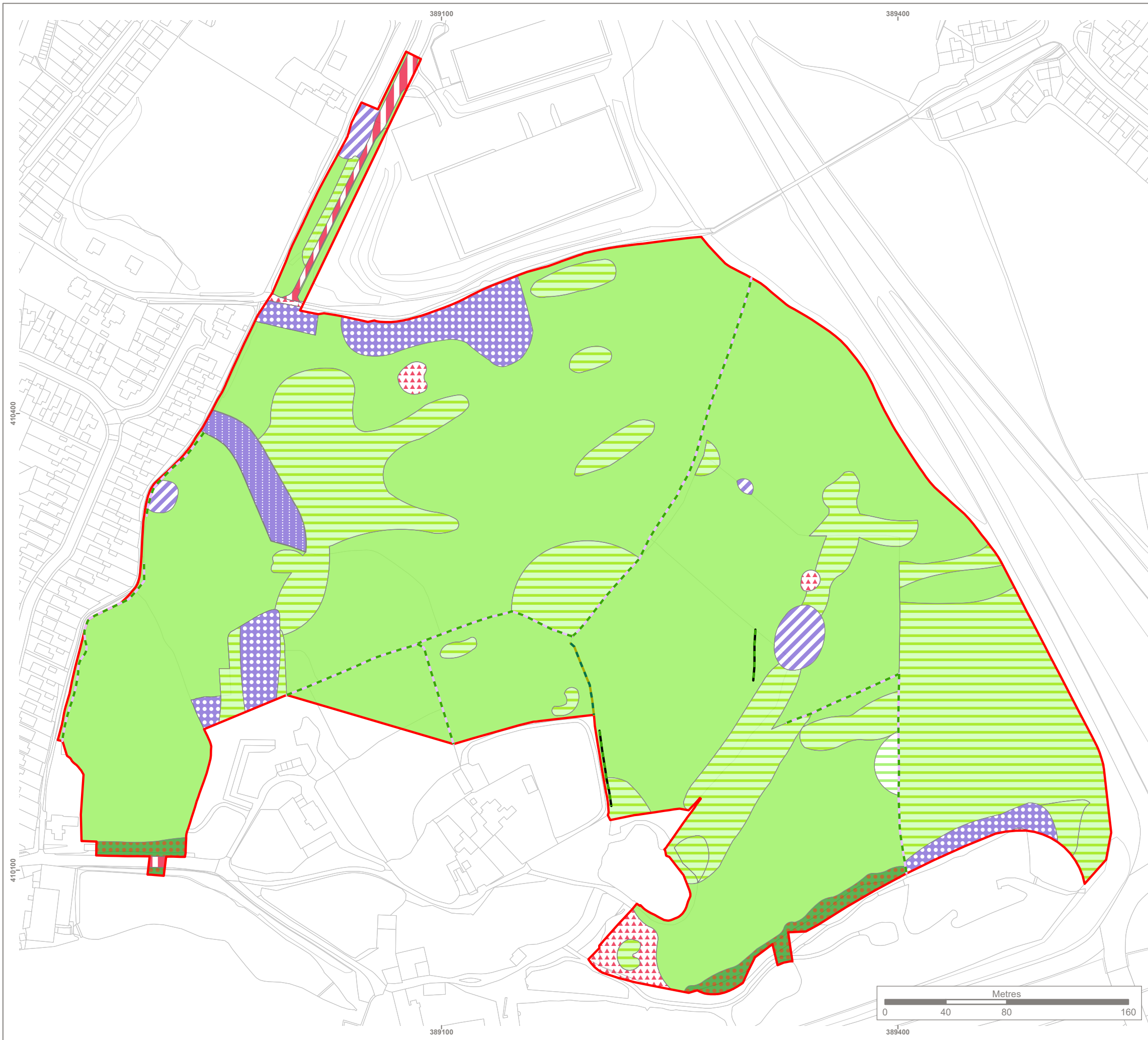
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Cown Top, Rochdale

Title
Phase 1 Habitat Survey

Drawing Number
G8666.007

Drawn	Checked	Approved	Scale	Date
SP	MK	IH	1:3,000 @ A3	09/06/2022

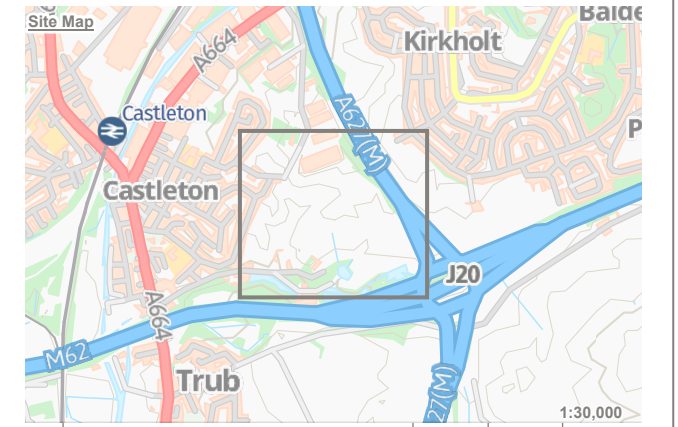


KEY

- Site boundary
- Hedgerows**
 - Native hedgerow
 - Native Hedgerow with trees
 - Line of Trees
- Grassland**
 - Bracken
 - Modified grassland
 - Other neutral grassland
- Heathland and Shrub**
 - Bramble scrub
 - Gorse scrub
 - Mixed scrub
- Woodland and Forest**
 - Other woodland, broadleaved
- Urban**
 - Developed land, sealed surface
 - Vacant/derelict land/bareground

Note:
The locations of habitats and habitat features are indicative.

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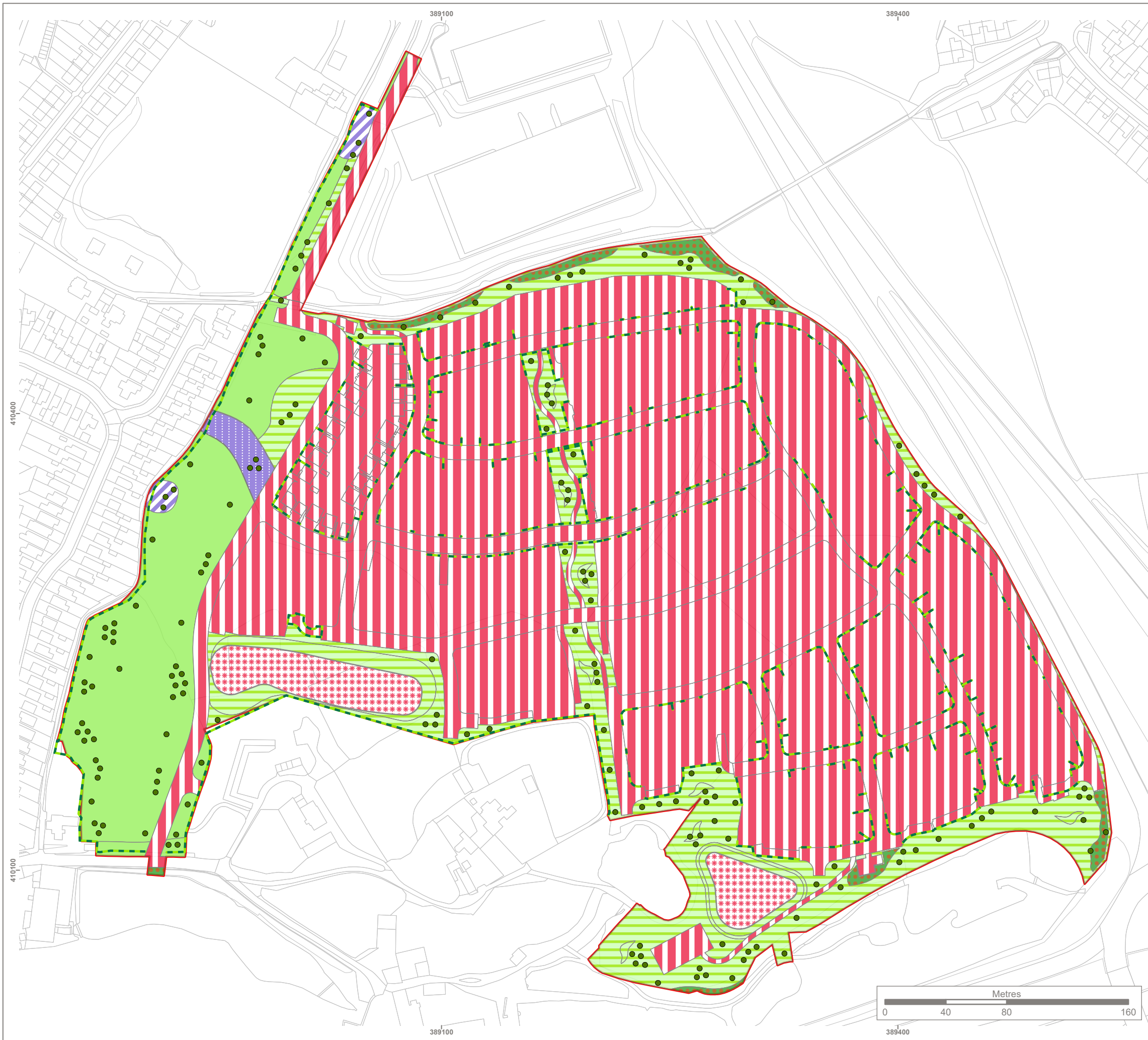
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Project
Crown Top, Rochdale

Title
Existing UK Habitat Plan

Drawing Number
G8666.008

Drawn	Checked	Approved	Scale	Date
JK	MK	IH	1:2,500 @ A3	13/09/2022



KEY

Site boundary

Trees

Proposed urban tree

Grassland

Modified grassland

Other neutral grassland

Heathland and Shrub

Bramble scrub

Gorse scrub

Woodland and Forest

Other woodland, broadleaved

Urban

Bioswale

Developed land, sealed surface

Hedgerows

Native species-rich hedgerow

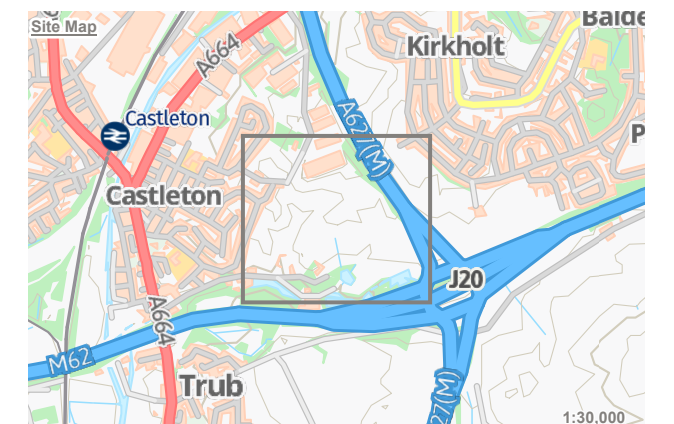
Note:

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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Crown Top, Rochdale

Title
Proposed UK Habitat Plan

Drawing Number
G8666.009

Drawn	Checked	Approved	Scale	Date
MK	CW	IH	1:2,500 @ A3	13/09/2022



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