HABITAT MANAGEMENT AND MONITORING PLAN

JANUARY 2026

Booths Bank Farm Padel Club
Leigh Road,
Boothstown,
Worsley,
Manchester,
M28 1LL

URBAN GREEN

QUALITY MANAGEMENT

Project Title:	Habitat Management and Monitoring Plan				
Document Type:	HMMP	**Issue No.:**	01 (DRAFT)		
Date:	24/10/2025				
Prepared By:	Sarah Pendle	**Signature:**		**Qualifications:**	Senior Biodiversity Net Gain Consultant, MSc
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Revision Status

Rev	Date	Comment	Prepared	Checked
02	16/01/2026	Amending calculation to address updated layout	SP	TM

Project Details

Project Type:	Commercial/Leisure Development
Project:	Booths Bank Farm Padel Club
Location:	Booths Bank Farm, Leigh Road, Boothstown, Worsley, M28 1LL
Author Organisation:	Urban Green
Developer:	Salboy
Developer Address:	Unit 2 Block C, 14 Hulme Street, Salford, Greater Manchester, England, M5 4ZG
Responsible Person:	TBC
Planning Authority:	Salford Council
Planning Reference (if applicable):	TBC
BNG Register Reference (if applicable):	TBC
HMMP Name/Reference:	TBC
Metric Revision/Title:	Statutory Biodiversity Metric from July 2025
Are any Irreplaceable Habitats presents onsite?	Yes: ☐ No: ☒
Phasing Strategy:	Development will not be phased

CONTENTS

1 Project Background

1.1 Roles and responsibilities

1.1.1.1 NOTE: This document is currently in draft format. The following section is to be completed by the relevant parties once the document becomes live.

Ecologist or Other Professional Responsible for HMMP				
Name or Initials		Sarah Pendle		
Organisation		Urban Green		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC
The author of the report is Senior Biodiversity Net Gain Consultant, Sarah Pendle. The person who will be responsible for the implementation of the HMMP and the continued monitoring is still TBC.				
Statement of Competency				
Sarah has experience providing consulting services in Biodiversity Net Gain for a range of development schemes across the UK, including residential and commercial schemes. Sarah is a technically competent and experienced person, as defined in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.				

Landowner or Land Manager				
Name or Initials		TBC		
Organisation		Salboy		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC

Key Responsibilities:

- Implementation: Ensure that all habitat management and mitigation measures outlined in the HMMP are fully implemented as specified.
- Ongoing Management: Commit to the long-term maintenance of habitats, including activities such as vegetation control, habitat enhancement, species monitoring and prevention of harmful activities.
- Monitoring and Reporting: Facilitate or undertake regular ecological monitoring as detailed in the HMMP and maintain accurate records of management actions and outcomes.
- Compliance: Ensure adherence to planning conditions, legal requirements and ecological best practices throughout the life of the HMMP.
- Engagement with Specialists: Where necessary, appoint or liaise with qualified ecologists, habitat managers, or conservation specialists to assist with the technical aspects of habitat management and monitoring.
- Access and Cooperation: Provide access to the site for regulators, monitoring bodies and ecological consultants for inspections, surveys and audits related to the HMMP.

Statement of Competency

Salboy, as the landowner of Booth Bank Farm hereby confirm that we understand and accept the responsibilities associated with the implementation, ongoing management and maintenance of the habitat as detailed in the Habitat Management and Mitigation Plan (HMMP) for this site.

We acknowledge that the success of this HMMP relies on the appropriate management and protection of habitats over the long term to ensure the intended biodiversity outcomes are achieved and confirm the following:

- We have read and understood the contents of the HMMP, including the management objectives, required actions, performance criteria and monitoring schedules.
- We have, or will obtain, access to the appropriate resources, knowledge and/or professional ecological support necessary to carry out the required habitat management and maintenance activities.
- We are committed to ensuring the implementation of the habitat management measures, including but not limited to vegetation management, species protection, habitat restoration, monitoring and any corrective actions required.
- We understand the legal and planning obligations associated with the HMMP and accept our role in ensuring these obligations are fulfilled.

- We will ensure that all necessary records of management actions and monitoring results are maintained and made available to the relevant regulatory authorities upon request.
- We are aware that failure to comply with the HMMP may result in enforcement action by the relevant planning or conservation authorities.

Management Organisation(s) Responsible for Implementing the HMMP				
Name or Initials		TBC		
Organisation		Salboy		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC

Key Responsibilities:

- Plan Delivery: Undertake the practical implementation of all habitat management, enhancement and mitigation measures as specified in the HMMP.
- Technical Expertise: Apply ecological best practices and technical skills to manage habitats, protect species and restore ecological function in accordance with the plan's requirements.
- Monitoring: Carry out ecological monitoring and habitat condition assessments as required, ensuring that performance targets and success criteria are being met.
- Reporting: Maintain detailed records of all management activities and monitoring results and provide timely reports to all relevant stakeholders as required.
- Compliance: Ensure all works comply with planning conditions, legal obligations (such as protected species legislation) and health and safety regulations.
- Adaptive Management: Where monitoring indicates that adjustments are needed, the company should propose and implement appropriate corrective measures to meet the HMMP's objectives.
- Stakeholder Coordination: Work closely with the ecological consultants and regulatory bodies to ensure smooth delivery and ongoing management of the HMMP.

Statement of Competency

We, Salboy, confirm that we have the necessary experience and resources to competently implement the Habitat Management and Mitigation Plan (HMMP) for Booth Bank Farm Padel Club.

As the responsible company, we hereby affirm that:

- We possess experience in the delivery of ecological management, habitat restoration and mitigation schemes in line with national and local planning policies and environmental legislation.
- Our in-house and external team includes appropriately qualified personnel such as experienced ecologists, habitat management specialists, and skilled site operatives, all of who are competent in executing the specific habitat management tasks required under this HMMP.

- We are fully familiar with the ecological sensitivities, target habitats, and protected species relevant to this HMMP and understand the ecological objectives and performance standards required for successful delivery.
- We and our contractors have the necessary equipment, methodologies and procedures in place to undertake habitat management and monitoring activities in accordance with best practice guidelines and health and safety regulations.
- We are committed to ensuring that all works are carried out to the highest environmental standards, with minimal disturbance to sensitive habitats and species.
- We will maintain clear records of management actions, monitoring outcomes and any adaptive management undertaken.

We acknowledge our responsibility to ensure legal and planning compliance throughout the duration of our involvement in the HMMP.

LPA or Responsible Body for Reviewing HMMP				
Name or Initials		TBC		
Organisation		Greater Manchester Ecology Unit (on behalf of Salford Council)		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC
A suitably qualified representative from the Local planning Authority will be responsible for reviewing data collected during the 30-year monitoring period to ensure that the scheme is achieving the forecasted net gain and also will ensure that the HMMP is being implemented during this period.				

1.2 Summary of Management Plan

1.2.1 Timescales for Actions

1.2.1.1 This management plan will cover a period of 30 years once the development onsite has been completed.

1.2.2 Monitoring Requirements

1.2.2.1 Monitoring must be carried out by a suitably qualified ecologist on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

1.2.3 Funding

1.2.3.1 This development, HMMP and continued monitoring will be funded by Salboy.

1.2.4 Legal Agreement

1.2.4.1 The onsite and offsite significant enhancements for BNG will be secured either via a Section 106, or similar planning condition once approved.

1.3 Scope

1.3.1.1 Urban Green has been instructed by Salboy to complete a Habitat Management and Monitoring Plan (HMMP) for Booths Bank Farm in Worsley, Manchester (hereafter referred to as 'the site').

1.3.1.2 The site currently comprises a disused industrial yard with associated storage warehouses and abandoned barn buildings. Agricultural land is present to the south and east of the site with residential areas to the north and west.

1.3.1.3 The development proposals include the construction of a padel court facility, featuring eight courts, a new reception and bar area, and 28 car parking spaces.

1.3.1.4 There will be no phasing strategy for this development.

1.4 Site Context

1.4.1.1 The site is located at National Grid Reference SD 73065 00596 and comprises a total area of approximately 0.78ha.

1.4.1.2 The site is located on an urban fringe of Worsley bound by Leigh Road on its northern aspect. RHS Bridgewater is located approximately 200m east of the site and Worsley Golf club approximately 50m north.

1.4.1.3 The site predominantly comprised sheds and hardstanding. There are some areas of young woodland area present around the peripheries of the site, with a field of other neutral grassland to the south-east. Sections of Shaw Brook are also present onsite. The site location is shown in Appendix 1.

1.5 Purpose of Report

1.5.1.1 The purpose of this management plan is to provide a schedule for the management of habitats on site for a 30-year period, ensure that existing and proposed habitats are suitably maintained and ensure good establishment and continued improvement of habitat condition.

2 Baseline Environmental Data

2.1 Desk Study

2.1.1.1 A desk study for relevant environmental data was completed for the site and has been summarised in Table 1.

Table 1 – Desk Study Sources of Information

Environmental Information	Data Source	Results
Local Planning Authority	Local Planning Authorities (April 2024) Boundaries UL - https://geoportal.statistics.gov.uk/datasets/992de91f065148e786870aec2359d427/explore	The site is within the Salford Council Local Planning Authority.
National Character Area	National Character Area Profiles – https://nationalcharacterareas.co.uk/	The site falls within National Character Area: 60 Mersey Valley (NE492).
Agricultural Land Status	Natural England (https://publications.naturalengland.org.uk/category/5954148537204736)	According to Natural England's Agricultural Land Classification map for the North-West region, the site is currently classified as Good to Moderate.
Soils and Substrates	Soilscapes Viewer, LandIS (https://www.landis.org.uk/soilscapes/)	The soil on site is likely to be slowly permeable seasonally wet and acidic, with a loamy and clayey texture and low fertility. Due to the size and function of the site, and the low complexity of the habitats proposed, a full soil analysis of the site was not deemed necessary.
Flood Risk Information	Flood Map for Planning (https://flood-map-for-planning.service.gov.uk/)	The site lies within Flood Zone 3 and has a high probability of flooding from rivers or the sea. The risk zone is localised to the south-western area of the site and is due to the presence of Shaw Brook.
Climate Information (for Manchester)	Various sources	Average rainfall: 867.1mm Wettest month: October (av. 70mm) Driest month: April (av. 41mm) Average temperature: 10.4˚C Coldest month: January Warmest month: July
Landscape Character and Designations	MAGiC website (www.magic.gov.uk)	The is directly adjacent to Alder Wood which is identified as a priority habitat on the UK Priority Habitat Inventory. While none of the woodland onsite is identified as priority habitat, some of the woodland is directly adjacent to Alder Wood.

2.2 Preliminary Ecological Appraisal Summary

2.2.1.1 The site was subject to a field survey on the 5th July 2023, by Ecologist Jake Healy MSc, ACIEEM, Senior Ecologist. The weather conditions were 15°c, overcast (4/8 oktas), wind speed 2 Beaufort scale, with intermittent drizzle throughout. The site was then subject to an ecological walkover on 19 September 2025 by Jake Healy. The purpose of this visit was to update existing ecological and habitat information collected by Urban Green in 2023.

2.2.1.2 Key information obtained in the PEA (Urban Green, 2025a) is summarised in Table 2.

Table 2 – Summary of the PEA (Urban Green, 2025a)

Site Aspect	Summary
Potential Impacts on Designated Sites	The site is situated within 5km of one SAC & SSSI. It is assessed that the proposed development is unlikely to have any meaningful effect on the aforementioned designated sites.
Habitats	The site predominantly comprised developed land; sealed surface (u1c) and buildings (u1b5), with large parcels of other woodland; broadleaved (w1g) surrounding and two watercourses (r2b) flowing through the site.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • Priority habitat present on site (broadleaved woodland and two water courses); • Nesting birds confirmed as present on site; • Suitable habitats for common amphibians, bats, badgers, and other common mammal species; • Invasive non-native plant species (Himalayan balsam) recorded on site.
Recommended Ecological Mitigation	To comply with wildlife legislation, good practice guidelines and policy, we recommend the following: • A Precautionary Methods of Works document is produced, covering priority habitats, bats, badgers, common amphibians, nesting birds and other common mammal species; and • Vegetation clearance should be completed outside of the core breeding bird season (March to August, inclusive).
Recommended Further Surveys and Reports	In line with the ecological objectives of the NPPF (2024) the following ecological enhancements are suggested for inclusion within the development: • Installation of four bat boxes four bird boxes with existing trees on the site; and • Creation of amphibian and small mammal hibernacula around the site.
Survey Results	The site currently comprises a disused industrial yard with associated storage warehouses and abandoned barn buildings. Agricultural land is present to the south and east of the site with residential areas to the north and west.
Recommended Ecological Enhancements	The site is situated within 5km of one SAC & SSSI. It is assessed that the proposed development is unlikely to have any meaningful effect on the aforementioned designated sites.

2.3 Ecological Survey Results

2.3.1 Bat Emergence Surveys

2.3.1.1 Based on the recommended further surveys identified within the PEA (Urban Green, 2023a), Bat Emergence Survey was undertaken on all buildings onsite between July and August 2024.

2.3.1.2 The surveys identified three day roosts and two feeding roosts within the buildings.

2.3.1.3 An updated Preliminary Roost Assessment was undertaken by Urban Green in September 2025, based on the revised site boundary in the context of the new planning application for the site. It was assessed that the buildings on site were unchanged in their condition, nor were bats or fresh signs of bats recorded within these structures. For this reason, the validity of this report has been extended to September 2026.

2.3.1.4 Appropriate licenses will be obtained from Natural England prior to demolition.

2.3.1.5 All other buildings within the red line boundary can be demolished within the next 12 months without further surveys or ecological supervision for roosting bats.

2.3.2 White-clawed Crayfish Surveys

2.3.2.1 eDNA surveys for white-clawed crayfish were also carried out on both sections of Shaw Brook in July 2024.

2.3.2.2 The results were negative; therefore, white-clawed crayfish are considered absent from the site.

2.4 Updated PEA

2.4.1.1 The site was subject to an ecological walkover on 19 September 2025 by Jake Healy, MSc, ACIEEM, Ecologist (Urban Green, 2025a). The purpose of this visit was to update existing ecological and habitat information collected by Urban Green in 2023.

2.4.1.2 The 2025 survey found the site to be broadly consistent with conditions recorded in 2023.

2.5 Biodiversity Net Gain Assessment

2.5.1.1 The Biodiversity Net Gain Assessment was completed on this site by Urban Green in October (Urban Green, 2025b).

2.5.2 Methodology

2.5.2.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2025) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

2.5.2.2 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.

2.5.2.3 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

2.5.3 Baseline Habitat Assessment

2.5.3.1 The habitats present onsite prior to development have been summarised in the tables below, as well as the habitat units lost as part of the development.

2.5.3.2 Photos of all existing, pre-development habitats can be found within Appendix 2. Maps showing the pre-development habitats and definitions for primary and secondary codes can be found in Appendices 3 and 4.

2.5.3.3 The baseline habitats present are summarised in the tables below.

Table 3 – Baseline Area Habitats

Habitat Type	Total Area (ha)	Condition	Total Units
Developed land; sealed surface	0.26	N/A	0
Other woodland; broadleaved	0.26	Poor	1.03
Vegetated garden	0.01	N/A	0.02
Developed land; sealed surface (buildings)	0.25	N/A	0
Urban tree	0.02	Poor	0.06
Urban tree	0.17	Moderate	1.38
Urban tree	0.02	Good	0.19
Total	0.99	-	2.68

Table 4 – Baseline Watercourse Habitats

Habitat Type	Total Length (km)	Condition	Total Units
1) Non-native and ornamental hedgerow	0.01	Poor	0.01

Table 5 – Baseline Watercourse Habitats

Habitat Type	Total Length (km)	Condition	Total Units
2) Other rivers and streams	0.10	Fairly Poor	0.32
3) Other rivers and streams	0.11	Fairly Poor	0.92
Total	0.21	-	1.24

2.5.4 Post-Development Habitat Assessment

2.5.4.1 Post-development habitats are subject to the same condition assessments as baseline habitats, with the addition of temporal and difficulty multipliers within the Statutory Biodiversity Metric.

2.5.4.2 The proposed landscape plan was provided by Wright Landscapes Limited (2026) and can be found in Appendix 5. The landscape layout has been converted into a post-development habitat map (Appendix 6).

2.5.4.3 Using this, the existing habitats that will be retained, lost and enhanced have been identified (Appendix 7).

2.5.5 Post-Development Habitat Summary

Table 6 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	2.68	0.86	1.82	-	0.23	1.09	-1.59	-59.34
Linear Hedgerow Units	0.01	-	0.01	-	-	0	-0.01	-100
Watercourse Units	1.24	1.24	-	-	-	1.24	0	0

2.5.5.1 As illustrated in Table 6, the current landscape proposals for the development of the site produce a 1.59 unit (59.34%) net loss in biodiversity for area habitats, a 0.01 unit (100%) net gain for linear hedgerow habitats, and no net loss in watercourse habitats.

2.5.5.2 An additional 1.86 units will need to be created through offsite mitigation to achieve a 10% net gain.

2.5.5.3 The trading rules were not satisfied by the landscape proposals. The loss of individual trees (1.36 habitat units), other broadleaved woodland (0.23 habitat units), and low distinctiveness habitats (0.1 habitat units) have not been sufficiently mitigated for onsite.

2.5.5.4 Consequently, the development does not meet all local and national planning policy. The biodiversity net gain opportunities have been maximised onsite, while still retaining the function of the proposed development. Therefore, offsite mitigation is required for this development and will be secured through a habitat bank.

2.5.5.5 Once secured, details of offsite gains will also be mentioned within this management plan, prior to commencement of development.

3 Habitat Management

3.1 Management Responsibilities

3.1.1.1 The detailed maintenance requirements outlined in this section must be followed at all times. Any deviations from the management plan must be highlighted to the site owners or management company.

3.1.1.2 The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site.

3.1.1.3 The managing organisation will ensure that all site management complies with good practice standards and all relevant health and safety procedures.

3.1.1.4 The managing organisation will also ensure that measures outlined to avoid pollution incidents, comply with protected species and habitats legislation, and ensure overall environmental protection are enforced.

3.1.1.5 Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the management detailed within the document.

3.2 Habitats Covered

3.2.1.1 This management plan covers all proposed habitats which provide significant onsite enhancements, as assessed within the Statutory Biodiversity Metric. These include:

- habitats of medium or higher distinctiveness in the biodiversity metric;
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
- habitat creation or enhancement where distinctiveness or condition is increased relative to that of the habitat before development;
- areas of habitat creation or enhancement which are significant in area relative to the size of the development.

3.2.1.2 Habitats that do not provide significant on-site enhancements do not require detailed management regimes. However, many of these habitats still perform important functions and should receive some ecologically driven management.

3.2.1.3 Habitats that have not provided significant onsite enhancements, and basic management measures are summarised in Table 7.

Table 7 – Habitats that do not provide significant onsite enhancements

Habitat Type	Justification	Management Measures
Introduced Shrub	Introduced shrub is a low distinctiveness habitat, and only	• Pruning and cutting may be necessary, but should aim to maintain shape and vigour,

	contributes 0.03 units (2.75%) of the overall post-development unit value. In addition, it is automatically allocated a condition score of N/A within the BNG metric.	promote flowering/fruiting, and create variation and diversity in height and structure. • Avoid cutting all specimens across the plot in a single period, particularly where this is likely to remove all flower/fruit interest for wildlife. • Avoid herbicide use, instead prioritise organic mulches.
Developed Land; Sealed Surface	Developed Land; Sealed Surface is a very low distinctiveness habitat and contributes no units to the overall post-development unit value of the site.	• Regularly monitor tarmacked areas and resurface/fill holes where necessary. • Replace any lose paving stones. • Clear any vegetation that begins to colonise these areas.

3.3 Retained Habitats

3.3.1.1 Some of the habitats that originally existed on the site will be retained as part of the development.

3.3.1.2 They will be retained in their current condition and should be protected during the development works. A Habitat Retention Map can be found in Appendix 7.

3.3.1.3 Retained habitats and appropriate protection measures have been detailed in Table 8.

Table 8 – Retained Habitats and Protection Measures

Habitat Type	Condition	Protection Measures
Woodland	Poor	• Maintain a buffer zone during construction of at least 15m around woodland, which is cordoned off to ensure that vehicles do not encroach into this area. • Use permeable pavers in walkways or patios that allow rainwater to percolate into the soil beneath. • Do not wash equipment or dump chemicals over the roots. • Water during and after construction whenever there is less than one inch of rainfall in a week.
Urban Trees	Moderate	• Install fencing around the root zone to keep vehicles and workers away from trees. • Do not drive heavy machinery over the root zone. • Use permeable pavers in walkways or patios that allow rainwater to percolate into the soil beneath. • Do not wash equipment or dump chemicals over the roots. • Water during and after construction whenever there is less than one inch of rainfall in a week.
Shaw Brook (West) Unnamed Brook (East)	Fairly Poor	• All sections of watercourses present onsite (and within 10m of the site) will be retained, and some enhanced. • Install protective fencing a minimum of 10m from the bank top during construction and do not disturb soil of vegetation within this area. • Identify any drains that run into the streams and block off during construction to prevent polluted water from entering streams. • Immediately remove any debris that enters streams.

3.3.1.4 Retained habitats should be managed following the appropriate prescriptions within Section 3.8 to ensure that they continue to maintain their current condition.

3.4 Created Habitats

3.4.1.1 This section sets out the specific measures that will ensure that all proposed habitats that provide significant onsite enhancements are successfully created and can achieve their target condition within the targeted time period.

3.4.1.2 Habitats to be created are summarised in Table 9.

Table 9 – Proposed Habitat Creation

Habitat Type	Proposed Condition	Time to Target Condition (years)
Created Habitats		
Urban tree	Poor	10
Other woodland; broadleaved	Poor	5

3.5 General Measures

3.5.1.1 Habitat creation on site will follow details set out in the Detailed Planting Plan (Wright Landscapes Limited, 2025). The following general measures shall be met to ensure successful habitat creation and succession on site.

- All planting is to follow guidance set out in the relevant British Standard or Horticultural Trades Association documents and carried out by a competent person.
- Planting is to remain undamaged, with healthy and vigorous growth, and is to be planted upright and well balanced. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site.
- All planting is to be true to name and free from pests, diseases, discoloration, weeds, fungus, and physiological disorders upon planting.
- If plants/trees are unobtainable alternatives are to be agreed with the Ecologist/Landscape Architect in writing prior to ordering.
- After planting ensure that the full depth of topsoil is wetted. Apply water evenly and without damaging or displacing plants or soil. Continue to water as necessary to ensure the successful establishment and continued thriving of planting.
- No tree/shrub/hedgerow works shall be completed during nesting bird season (March to September inclusive). If works are required within the nesting bird season, a check must be undertaken of all affected trees by a suitably qualified ecologist.

Optimal timing for habitat creation

Unsuitable for habitat creation

3.6 Habitat Creation Measures

3.6.1 Individual Trees – Urban Trees

3.6.1.1 A total of 14 individual trees will be planted onsite around the new public areas and will comprise single and multi-stem sweetgum (*Liquidambar styracifura*) and juneberry (*Amelanchier lamarkii*).

Table 10 – Habitat Creation Activities for Urban Trees

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation (Root Ball)	• Dig a square hole the same depth as the tree's rootball but three times as wide. Loosen the soil around the sides and base of the hole. Avoid planting during hot/dry, wet or freezing conditions. • Retain the topsoil and mix with compost.												
Planting (Root Ball)	• Soak the roots of the tree for 2 hours before planting. • Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree. • For trees >1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it. • Water the soil generously.												
Establishment	• Water daily for the first two weeks, then weekly for the first year while the tree has its leaves. Tear off any suckers that appear and readjust the tether to the stake to avoid damage to the trunk. Stakes can be removed after 3 years.												

3.6.2 Woodland and Forest – Other Woodland; Broadleaved

3.6.2.1 An additional small area of woodland will be created to the north of the proposed padel courts, forming a buffer between the courts and adjacent residential property.

3.6.2.2 The woodland will form a continuation of the existing woodland to the east, and will comprise sweetgum and juneberry. Tree planting can follow the activities outlined in Table 10.

3.6.2.3 The ground layer will be seeded with EW1 Woodland Seed mix, which contains a mix of native woodland flowers and grasses.

Table 1 – Habitat Creation Activities for Other Woodland; Broadleaved (Grassland ground layer)

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Remove weeds by hand, through repeated cultivation, or use herbicides where necessary (e.g. glyphosate free herbicide).												
	• Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread, to produce a firm surface.												
Sowing	• Seed with EW1 Woodland Mixture from Emorsgate at a rate of 40kg/ha by hand or using appropriate lightweight machinery, and roll or tread once all seeds are sown. For best results, sow in August/September (though can also sow in spring if necessary).												
Establishment	• If there is little/no rain, water with a light spray to avoid dislodging seeds.												
	• Cut in the first autumn after sowing to reduce competition for wildflowers.												

Optimal timing for management

Unsuitable for management

3.7 Management Prescriptions

3.7.1.1 This section includes detailed management techniques and annual schedule of works for each habitat that will be present within the proposed development, including retained, enhanced and created habitats. These management prescriptions should be followed for the next 30 years to ensure all habitats achieve their existing/proposed condition.

3.7.2 Woodland and Forest – Other Woodland; Broadleaved (Retained & Created)

3.7.2.1 The retained and created woodland should be managed following the detailed management techniques are described within Table 12, along with the corresponding condition criteria

3.7.2.2 No management activities to take place during nesting season (March to September inclusive).

Table 12 - Management Objectives for Other Woodland; Broadleaved

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. Age distribution of trees - One age class present D. Number of native species – Three to four native tree or shrub species present E. Cover of native tree and shrub species - > 80% of canopy trees and >80% of understory shrubs are native	• Supplementary planting of native tree and shrub whips where gaps in the canopy are present or existing trees fail. Prioritise native species consistent with the existing species composition. • Felling or hand removal of any non-native species that establish, depending on maturity.	As required, from Year 1												
B. Wild, domestic, and feral herbivore damage - No	• Continuously monitor for herbivores and resulting browsing damage.	As required, from Year 1												

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
significant browsing damage evident in woodland	• Installation of deer fencing / rabbit guards or other protection if deemed necessary.													
C. Invasive plant species – No invasive species present in woodland	• Continuously monitor for invasive, non-native species and weeds (see Appendix 8). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required, from Year 1												
F. Open space within woodland - 10–20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply G. Woodland regeneration - No classes or coppice regrowth present in woodland	• Monitoring for, and removal of, aggressive, non-native species, particularly cherry laurel and rhododendron (*Rhododendron* spp.).	As required, from Year 1												
	• Thinning of dense young growth through beating up, ensuring at least 2m spacing around trees. Leave areas of bare ground to allow natural colonisation.	Years 1, 5, 10, 20 & 30												
H. Tree health - Tree mortality less than 10%, no pests or diseases and no crown dieback	• Presence of ash dieback limited this criterion to poor, though this could be improved through appropriate management. • Consistent monitoring of woodland to assess presence of disease/crown die back.	As required, from Year 1												
	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	• Carryout appropriate tree works or removal of diseased specimens where suitable and necessary, by a qualified professional.	As required, from Year 1												
I. Vegetation and ground flora - Recognisable woodland NVC plant community at ground layer present	• Clearance of leaf litter and other debris from ground to allow ground flora to establish. • Continuously monitor for invasive, non-native species and weeds (see Appendix 8). • Replanting with proposed woodland understory species mix where required.	As required, from Year 1												
J. Woodland vertical structure - One or less storey across all survey plots	• Selective thinning of stands and light trimming to aid succession of canopy species, though limit frequency.	From Year 10												
K. Veteran trees - No veteran trees present in woodland	• This criterion is not expected to achieve beyond poor condition as the trees present are early-mature. However, trees can be encouraged to achieve veteran status through annual monitoring of tree health and undertake arboricultural works where necessary.	N/A												
L. Amount of deadwood - Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities	• Retain non-diseased pruned material following management into brash piles and hibernacula. • Retain non-diseased standing deadwood including branches and whole trees (where safe to do so).	As required, from Year 1												

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
M. Woodland disturbance - Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground	• Avoid use of herbicide within woodland and remove any aggressive weeds from ground layer. • Avoid any damaging management practices and use of heavy machinery within woodland. • Continuously monitor for invasive, non-native species and weeds (see Appendix 8).	As required, from Year 1												

3.7.3 Individual Trees – Urban Trees

3.7.3.1 The retained and newly planted trees should be managed following the detailed management techniques are described within Table 13, along with the corresponding condition criteria.

3.7.3.2 No management activities to take place during nesting season (March to September inclusive).

Table 13 - Management Objectives for Individual Trees

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The tree is a native species (or at least 70% within a block)	• Replacement planting for failed trees using same species (according to planting scheme within landscapes).	Root ball - As required												
		Bare root - As required												
	• Hand removal of any non-native saplings establishing	As required												
B. The tree canopy is predominantly continuous	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
C. The tree is mature or veteran D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities and no current regular pruning regime so the trees retain >75% of expected canopy	• Pruning of damaged or diseased trees to ensure tree canopy is balanced and consistent with the natural structure for the species. All pruning works must be carried out by a qualified professional. • Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning. • Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.	As required											
	• Water twice a month during warmer months.	Annually during warmer months or as needed in periods of hot weather											
	• Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional	Annually from Year 10 onwards											
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	• **This criterion is unlikely as trees will be managed for aesthetic and safety purposes due to their location.** • Leave any micro-habitat features, such as ivy, loose bark and deadwood, in place and where it is safe and appropriate.	As required											
	• Mulch forming 1m radius around tree, to control weeds. Use organic mulches (leaf litter, rotted	Annually Years 1 to 3											

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
F. More than 20% of the tree canopy area is oversailing vegetation beneath	hay or grass clippings, manure, wood chips), at a depth of 75mm.													
	• Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation. • Avoid use of herbicides within this zone.	As required												
	• Continuously monitor for invasive, non-native species and weeds (see Appendix 8). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

4 Habitat Monitoring

4.1 Monitoring Schedule

4.1.1.1 Following completion of habitat creation and initial enhancement works, habitats should be monitored to ensure that they are on track to achieve their predicted condition.

4.1.1.2 Monitoring should be carried out on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

4.1.1.3 All monitoring should be completed within the optimal botanical survey period (May to October) by a suitably qualified ecologist, using appropriate measures to assess the habitat against the Statutory Biodiversity Metric Condition Assessments (DEFRA 2025b) (e.g., photography, quadrat sampling, etc).

4.1.1.2 For watercourses, a full Modular River Physical Survey should be carried out on each individual section of brook on each of the proposed monitoring years. This should be carried out by a suitably qualified person who holds a River Condition Assessment qualification.

4.2 Monitoring Reports

4.2.1.1 Following completion of habitat creation and initial enhancement works, a monitoring report should be prepared and submitted to the Local Planning Authority or Responsible Body on the years detailed in Section 4.1.

4.2.1.2 Monitoring results inform necessary management changes to promote achieving BNG targets stated in the Statutory Biodiversity Metric and HMMP, allowing an adaptive management system to be followed.

4.2.1.3 For any habitats which aren't achieving their proposed condition within the target time period, reasons for failure and proposed remediation measures should also be recorded.

4.2.1.4 Full results and remediation measures may need to be documented in a separate report for the MoRPh Assessments on the watercourses.

4.3 Retained Habitats

4.3.1 Woodland and Forest – Other Woodland; Broadleaved (West)

4.3.1.1 Table 14 details the habitat condition criteria for the western parcel of other woodland; broadleaved to ensure it continues to achieve at least **poor** condition over the 30-year management period.

Table 14 – Monitoring Results for Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Poor												Trees are all of a similar age.
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Poor												If Himalayan balsam control is carried out across the site, this criterion may achieve good. However, this will not be sufficient to enhance the overall condition of the woodland.
D. Number of native tree species	Moderate												
E. Cover of native tree and shrub species	Good												
F. Open space within woodland	Poor												Woodland is growing densely and will be retained in this way.
G. Woodland regeneration	Poor												There is no regeneration within the woodland.

H.	Tree health	Moderate											Some ash trees showed evidence of ash dieback.
I.	Vegetation and ground flora	Poor											No evidence of NVC species at baseline. However, planting of some NVC species is proposed in adjacent areas of woodland so may spread into retained woodland. However, this will not be sufficient to enhance the overall condition of the woodland.
J.	Woodland vertical structure	Poor											There was one storey present at baseline.
K.	Veteran trees	Poor											No veteran trees were present at baseline.
L.	Amount of deadwood	Poor											Limited deadwood was present in woodland.
M.	Woodland disturbance	Poor											Woodland showed evidence of disturbance through presence of artificial materials.
	Overall Condition	Poor											

4.3.2 Woodland and Forest – Other Woodland; Broadleaved (East)

4.3.2.1 Table 15 details the habitat condition criteria for the eastern parcel of other woodland; broadleaved to ensure it continues to achieve at least **poor** condition over the 30-year management period.

Table 15 – Monitoring Results for Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Poor												Trees are all of a similar age.
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Poor												If Himalayan balsam control is carried out across the site, this criterion may achieve good. However, this will not be sufficient to enhance the overall condition of the woodland.
D. Number of native tree species	Moderate												
E. Cover of native tree and shrub species	Good												
F. Open space within woodland	Poor												Woodland is growing densely and will be retained in this way.
G. Woodland regeneration	Poor												There is no regeneration within the woodland.
H. Tree health	Moderate												Some ash trees showed evidence of ash dieback.

I.	Vegetation and ground flora	Poor											No evidence of NVC species at baseline. However, planting of some NVC species is proposed in adjacent areas of woodland so may spread into retained woodland. However, this will not be sufficient to enhance the overall condition of the woodland.
J.	Woodland vertical structure	Poor											There was one storey present at baseline.
K.	Veteran trees	Poor											No veteran trees were present at baseline.
L.	Amount of deadwood	Poor											Limited deadwood was present in woodland.
M.	Woodland disturbance	Poor											Woodland showed evidence of disturbance through presence of artificial materials.
	Overall Condition	Poor											

4.3.3 Individual Trees – Urban Trees

4.3.3.1 Table 16 details the habitat condition criteria for the retained trees (G26) to ensure they remain in **moderate** condition over the 30-year management period.

Table 16 – Monitoring Results for Urban Tree (G26)

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	Pass												This criterion is automatically passed as all trees will be native species.

B. The tree canopy is predominantly continuous	Pass												This criterion is automatically passed by all individual trees.
C. The tree is mature or veteran	Fail												
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities	Fail												Trees showed evidence of pruning.
E. Natural ecological niches present	Fail												No ecological niches present.
F. More than 20% of the tree canopy area is oversailing vegetation beneath	Pass												
Overall Condition	Moderate												

4.3.4 Other Rivers and Streams – Shaw Brook (West) & Unnamed Brook (East)

4.3.4.1 Table 17 and 18 details the monitoring requirements and results for Shaw Brook and Unnamed Brook to ensure that they retain **fairly poor** condition over the 30-year management period.

Table 17 – Monitoring Results for Shaw Brook (West)

Monitoring Activity	Target Result	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
MoRPH5 Survey	Fairly Poor												

Table 18 – Monitoring Results for Unnamed Brook (East)

Monitoring Activity	Target Result	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
MoRPH5 Survey	Fairly Poor												

4.4 Created Habitats

4.4.1 Individual Trees – Urban Trees

4.4.1.1 Table 19 details the habitat condition criteria for the trees planted within the ornamental shrub beds, and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **poor**, with a final time to target condition of **10 years.**

Table 19 – Monitoring Results for Urban Trees

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	Fail												This criterion is automatically failed as all trees will be non-native species.
B. The tree canopy is predominantly continuous	Pass												This criterion is automatically passed by all individual trees.
C. The tree is mature or veteran	Fail												
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities	Fail												These criteria are expected to fail as this tree will be managed for aesthetic and safety purposes due to its location.

E.	Natural ecological niches present	Fail											
F.	More than 20% of the tree canopy area is oversailing vegetation beneath	Pass											Trees will be planted within shrub beds; therefore, they automatically pass this criterion.
	Overall Condition	Poor											

4.4.2 Individual Trees – Urban Trees

4.4.2.1 Table 20 details the habitat condition criteria for the trees planted within tree pits in hardstanding, and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **poor**, with a final time to target condition of **10 years.**

Table 20 – Monitoring Results for Urban Trees

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	Fail												This criterion is automatically failed as all trees will be non-native species.
B. The tree canopy is predominantly continuous	Pass												This criterion is automatically passed by all individual trees.
C. The tree is mature or veteran	Fail												Trees are not expected to reach maturity within 30 years.
D. There is little or no evidence of an adverse	Fail												

	impact on tree health by anthropogenic activities												These criteria are expected to fail as this tree will be managed for aesthetic and safety purposes due to its location.
E.	Natural ecological niches present	Fail											
F.	More than 20% of the tree canopy area is oversailing vegetation beneath	Fail											Trees will be planted within hardstanding; therefore, they automatically fail this criterion.
	Overall Condition	Poor											

4.4.3 Woodland and Forest – Other Woodland; Broadleaved (Created)

4.4.3.1 Table 21 details the habitat condition criteria for the western parcel of other woodland; broadleaved to ensure it continues to achieve at least poor condition over the 30-year management period.

Table 21 – Monitoring Results for Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Poor												Trees will all be similar age.
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Good												Prevent Himalayan balsam spreading to new woodland by hand removal of any plants which establish.
D. Number of native tree species	Poor												Proposed trees are non-native.
E. Cover of native tree and shrub species	Poor												Proposed trees are non-native.
F. Open space within woodland	Good												Woodland structure will be open based on positioning of trees.
G. Woodland regeneration	Poor												Woodland regeneration is expected to be limited.
H. Tree health	Good												Trees will be maintained to encourage good condition.

I.	Vegetation and ground flora	Moderate											Ground layer will be seeded with EW1 Woodland Mixture, containing native woodland flowers and grasses.
J.	Woodland vertical structure	Poor											Only one storey is proposed (individual trees).
K.	Veteran trees	Poor											Proposed trees are not expected to reach veteran status within 30 years.
L.	Amount of deadwood	Poor											Deadwood will be removed for safety purposes.
M.	Woodland disturbance	Poor											Based on location, woodland may experience disturbance from site users.
	Overall Condition	Poor											

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APPENDIX 1 – SITE CONTEXT MAP

URBAN GREEN

Legend:
Red Line Boundary

1
Kilometers

N

Client: **Salboy**	Issue: **01**	Figure: **01**	
Project: **Booths Bank Farm Padel Court**	Scale @ A4 **1:12,000**		
Title: **Site Context**	Approved by: **CL**	Checked by: **JH**	
Drawing Ref: **UG_3307_SITE_CONTEXT**	Author: **CL**	Date: **09/10/2025**	

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF
T: +44 (0) 161 312 3131
weareurbangreen.co.uk

APPENDIX 2 - PHOTOGRAPHS OF THE SITE

Photograph 1: Individual trees to north

Photograph 2: Vegetated garden around Alderwood Cottage

Photograph 3: Hardstanding road through centre of site

Photograph 4: Storage shed building

Photograph 5: Dense woodland to east

Photograph 6: Shaw brook (West)

Photograph 7: Shaw Brook (West)

Photograph 8: Shaw Brook (West) with reinforcements

Photograph 9: Unnamed Brook (East)

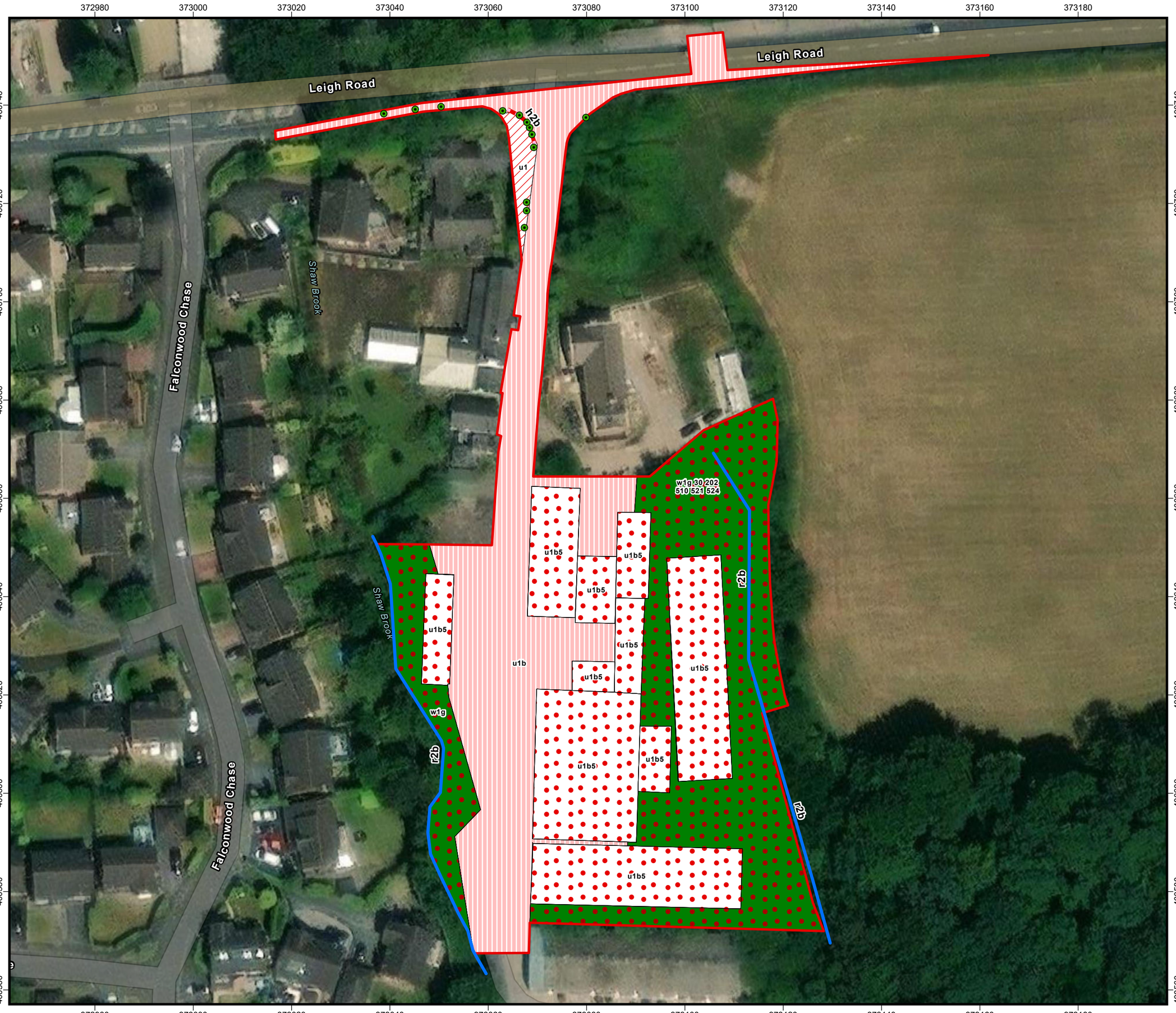
Photograph 10: Unnamed Brook (East)

Photograph 11: Unnamed Brook (East)

Photograph 12: Unnamed Brook (East)

APPENDIX 3 – BASELINE HABITAT MAP

URBAN GREEN



372980 373000 373020 373040 373060 373080 373100 373120 373140 373160 373180

400740 400720 400700 400680 400660 400640 400620 400600 400580 400560

Legend

- Red Line Boundary
- Developed land; sealed surface
- Other woodland; broadleaved
- Building
- Built up areas and gardens
- Other rivers and streams
- Non native and ornamental
- Tree

N

0 5 10 20 Meters

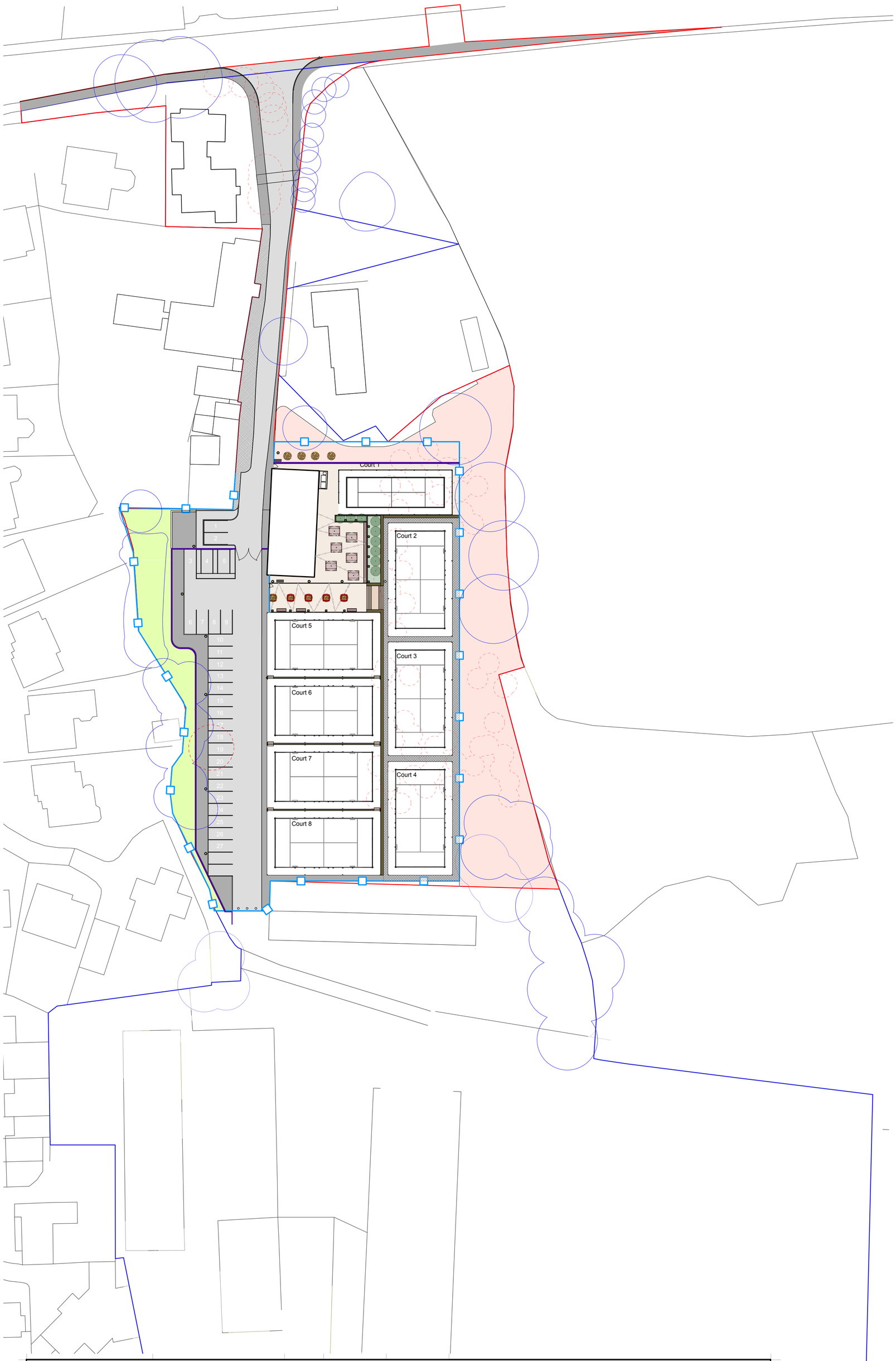
Client: Salboy		
Project: Booths Bank Farm Padel Court		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: JH	Approved: SP
Project: UG3307	Scale @ A3: 1:700	Date: 09/10/2025
Dwg No: UG_3307_ECO_HM_01		Revision: 01

APPENDIX 4 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
h2b	Non-native and ornamental hedgerow
r2b	Other rivers and streams
u1	Built up areas and gardens
u1b	Developed land; sealed surface
u1b5	Buildings
w1g	Other woodland; broadleaved
Secondary code	**Definition**
30	Semi-natural woodland
202	Young trees – self-set
510	Bare ground
521	Unmanaged
524	Non-native invasive species

APPENDIX 5 – PROPOSED LANDSCAPE PLAN

URBAN GREEN



PLANTING SCHEDULE - INDICATIVE PLANTING SPECIES & SIZES - PLANNING					
Symbol	**Species**	**No. Per M2**	**Quantity**	**Size**	**Notes**
TREES / TOPIARY					
LiA	Liquidambar styracifua			18-25cm	2.2m clear stem
Aml	Amelanchier lamarkii			4.5-5.0m	Umbrella form, Multi stem
PERENNIAL / SHRUB					
Asp	Asplenium scolopendrum	5		3 L	
Ble	Blechum spicante	5		3 L	perennial
Bis	Bistorta officianalis 'Superba'	5		3 L	bushy perennial
Cal	Calamangrostis x acutiflora 'Karl Foerster'	3		5 L	bushy perennial
Cho	Choisya x dewiteana 'Aztec Gold'	3		10 L	bushy shrub, full structure
Eri	Erigeron karvinskianus	5		2 L	bushy perennial
Lir	Liriope muscari 'Okina'	5		2 L	perennial
Pac	Pachysandra terminalis	5		3 L	bushy shrub, full structure
Per	Perovskia 'Blue Spire'	4		3 L	perennial
Pol	Polystichum seteferum	5		2 L	perennial
Sal	Salvia nermeosa 'Caradonna'	5		3 L	perennial
Sta	Stachys byzantina	5		2 L	perennial
WILDFLOWER					
	EW1 WOODLAND MIX	40kg/ Ha			
BULBS					
	Narcissus 'Tete a Tete'		25 per m2		
	Narcissus Thalia		25 per m2		

KEY

GENERAL INFORMATION

SITE BOUNDARY
PLANNING APPLICATION BOUNDARY

SITE BOUNDARY
LAND OWNERSHIP BOUNDARY

HARDWORKS

BITUMEN MACADAM SURFACE - VEHICULAR
PRODUCT : POROUS HOT ROLLED MACADAM
TO VEHICULAR BUILD UPS

BITUMEN MACADAM SURFACE PEDESTRIAN
PRODUCT : POROUS HOT ROLLED MACADAM
TO PEDESTRIAN BUILD UPS

BITUMEN MACADAM SURFACE PEDESTRIAN
PRODUCT : HOT ROLLED MACADAM
TO PEDESTRIAN BUILD UPS

MADE GOOD SURFACE PEDESTRIAN
TO BE VERIFIED ON SITE

RESIN BOUND PAVING
PRODUCT : RESIN BOUND PAVING
FINISH: TEXTURED
COLOUR: TBC
Notes: LAID ONTO POROUS BITUMEN MACADAM SURFACE
SUPPLIER : DALTEX OR SIMILAR APPROVED

KERB
PRODUCT : HALF BATTERED KERB/ DROP KERB/ RADIUS
FINISH: SMOOTH
COLOUR: GREY
SIZE: 255x125x900
SUPPLIER : MARSHALLS

PIN KERB
PRODUCT : PCC PIN KERB
FINISH: SMOOTH
COLOUR: GREY
SIZE: 50mm x 90mm x 900mm
SUPPLIER : MARSHALLS

TIMBER RETAINING EDGE
PRODUCT : TREATED TIMBER SLEEPERS
COLOUR: NATURAL
SIZE: 200mm x 200mm x 2400mm
SUPPLIER :
NOTES: KINGPOST SYSTEM

TIMBER EDGE - FLUSH
PRODUCT : TREATED TIMBER SLEEPERS
COLOUR: TBC
SIZE: 40mm x 100mm x 1200mm
SUPPLIER :

STEPS
PRODUCT : TEXTURED GRANITE EFFECT STEP & RISER
COLOUR: BUFF
SUPPLIER: TOBERMORE OR SIMILAR APPROVED

ACOUSTIC BARRIER
REFER TO ARCHITECTS SPECIFICATION

SOFTWORKS

LAWN
REFER TO PLANTING SCHEDULE

ORNAMENTAL PLANTING
REFER TO PLANTING SCHEDULE

WOODLAND WILDFLOWER PLANTING
REFER TO PLANTING SCHEDULE

SINGLE STEM TREE
REFER TO PLANTING SCHEDULE

MULTI STEM TREE
REFER TO PLANTING SCHEDULE

EXISTING TREE TO BE RETAINED
REFER TO AIA REPORT

EXISTING TREE TO BE REMOVED
REFER TO AIA REPORT

FURNITURE

SIGNAGE
PRODUCT : TIMBER POST WITH FIXED NAME PLATE
COLOUR:
SIZE: TBC
SUPPLIER :

REMOVABLE BOLLARDS
PRODUCT : STEEL DROP BOLLARD
COLOUR:
SIZE: TBC
SUPPLIER : TBC

TIMBER FURNITURE
PRODUCT : PICNIC TABLES
COLOUR: NATURAL
SIZE: TBC
SUPPLIER : TBC

TIMBER BENCHES
PRODUCT : TREATED TIMBER SLEEPERS
COLOUR: NATURAL
SIZE: VARIES
SUPPLIER : TBC

PLANTER
PRODUCT : GRP PLANTER
COLOUR: CLIENTS CHOICE
SIZE: 1200mm x 1200mm x 1200mm
SUPPLIER : EURO PLANTERS OR SIMILAR APPROVED

BOLLARD LIGHTS
PRODUCT : STOPPY
COLOUR: RUST
SIZE: 120 X 120MM SQUARE X 800MM HIGH
SUPPLIER : SLV LIGHTING OR SIMILAR APPROVED

COLUMN LIGHTS
PRODUCT : RUSTY SQUARE
COLOUR: RUST
SIZE: 3000mm
SUPPLIER : SLV OR SIMILAR APPROVED

FESTOON LIGHTS
PRODUCT : FESTOON LIGHTING TO BE HUNG FROM POWDE
COLOUR: BLACK
POLE SIZE: 4M (H) X 80mm (D) poles
SUPPLIER : FESTOON LIGHTING OR SIMILAR APPROVED

FENCING
PRODUCT : WELDMESH ANTI CLIMB FENCING
COLOUR: BLACK
SIZE: 1.8m H
SUPPLIER : HERMEQ OR SIMILAR APPROVED

PEDESTRIAN GATE
PRODUCT : WELDMESH GATE
COLOUR: BLACK
SIZE: 1.8mm HIGH X 900mm WIDE
SUPPLIER : HERMEQ OR SIMILAR APPROVED

VEHICLE GATE
PRODUCT : TO MATCH FENCING
COLOUR: BLACK
SIZE: TO FIT ROAD WIDTH
SUPPLIER : HERMEQ OR SIMILAR APPROVED

CYCLE PARKING
PRODUCT : SHEFFIELD CYCLE STAND
COLOUR: STAINLESS STEEL
SUPPLIER : BROXAP OR SIMILAR APPROVED

Revision	Date	Description	Drawn	Approved
S1-P05	15-01-26	Changes to Architects layout	SB	NW
S1-P04	14-01-26	Site layout changes	SB	NW
S1-P03	12-01-26	GENERAL CHANGES IN LINE WITH PLANNING COMMENTS	SB	NW
S1-P02	15-10-25	PLANNING - ADDED ACOUSTIC FENCING	SB	NW
S1-P01	15-10-25	PLANNING	SB	NW

CLIENT SALBOY

PROJECT BOOTHSBANK FARM

DRAWING TITLE GENERAL ARRANGEMENT

DATE 15/10/2025
SCALE 1:500
DRAWN SB
SIZE A1
APPROVED NW
WORKSTAGE PLANNING
DRAWING NUMBER 1201-WRI-XX-XX-DR-L-1001
SUITABILITY S1
REVISION P05

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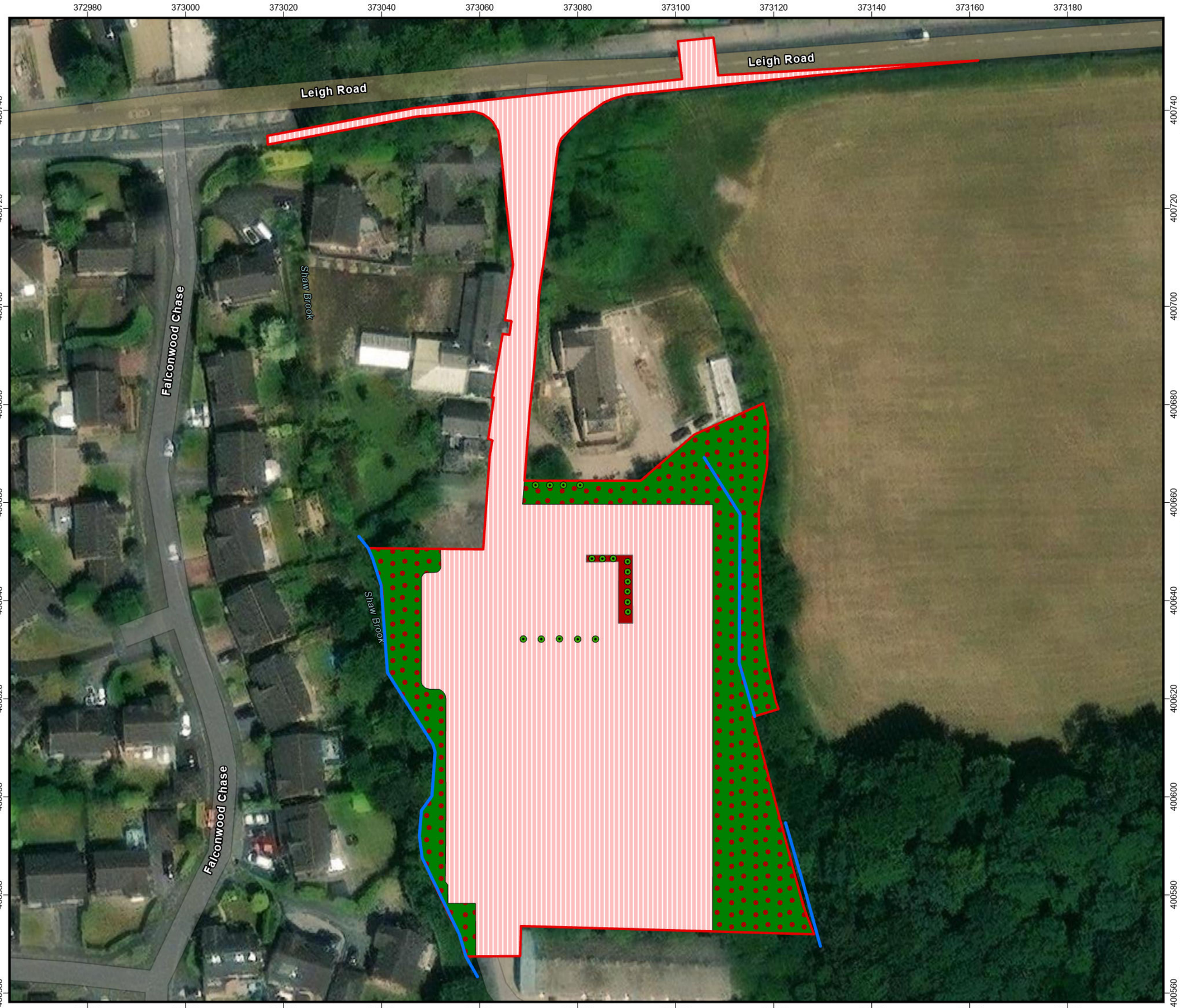
WA16 0JL

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site.
Area measurements for indicative purposes only.

All Wright Landscapes drawings to read in conjuction with architectual / engineers plans & details.

APPENDIX 6 – POST-DEVELOPMENT HABITAT MAP

URBAN GREEN



U R B A N
G R E E N

Legend

- Red Line Boundary
- Developed land sealed surface
- Introduced shrub
- Other woodland broadleaved
- Other rivers and streams
- Tree

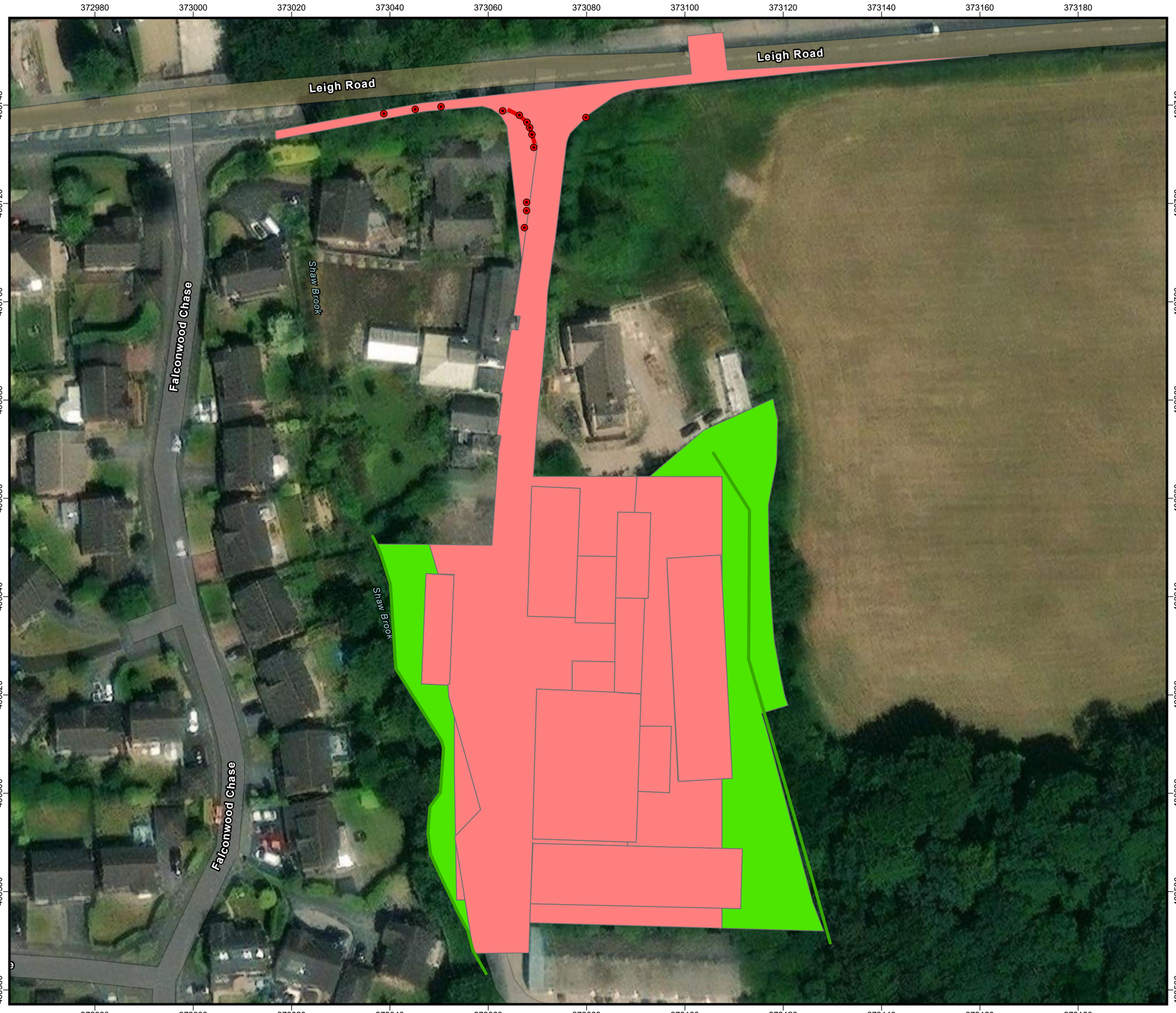
N

0 5 10 20 Meters

Client: Salboy		
Project: Booths Bank Farm Padel Court		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG3307	Scale @ A3: 1:700	Date: 17/10/2025
Dwg No: UG_3307_BNG_PDHM_01		Revision: 01

APPENDIX 7 – HABITAT RETENTION PLAN

URBAN GREEN



U R B A N
G R E E N

Legend

- Lost
- Retained

N

0 5 10 20 Meters

Client: Salboy			
Project: Booths Bank Farm Padel Court			
Title: Habitat Retention Results			
Issue: 01		Figure: 00	
Drawn: CL	Checked: JH	Approved: SP	
Project: UG3307	Scale @ A3: 1:700	Date: 17/10/2025	
Dwg No: UG_3307_BNG_HR_01		Revision: 01	

APPENDIX 8 – INVASIVE, NON-NATIVE SPECIES

5.1.1.1 An invasive, non-native species is a species that is present outside of its native range but has established populations after accidental or intentional introduction to a geographical region. These species have negative ecological impacts on the environments in which they are present by outcompeting native flora and fauna for resources, facilitating the spread of disease, and interrupting natural food webs.

5.1.1.2 Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 list the species within the UK which are considered invasive and are damaging to biodiversity. It is the legal responsibility of the landowner to control populations of invasive species and prevent their growth and spread.

5.1.1.3 Himalayan balsam was present onsite, particularly within the woodland and surrounding the watercourses. However, it should be noted that other invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out.

5.1.1.4 The table below details common invasive, non-native species listed on Schedule 9 and the Invasive Alien Species Order 2019 and how to identify them. If any are identified onsite, a professional management company that specialises in invasive species should be contacted immediately.

Common name (*scientific name*)	Identification	
Himalayan balsam (*Impatiens glandulifera*)	• Green or red stems • Serrated oval leaves growing in a whorl round the stem • Bright pink flowers	

Giant Hogweed	• Up to 4m in height • Large white flower clusters • Green stem with purple blotches • Large compound leaves with serrated edges, up to 1.5m across	
Japanese knotweed (*Fallopia japonica*)	• Bamboo like stems with purple flecks • Large, shovel shaped leaved • Cream/white clustered flowers	
Rhododendron (*Rhododendron* spp.)	• Woody stems • Oval, dark green, glossy leaves • Dense clusters of flowers of various colours	

Montbretia (*Crocosmia x crocosmiiflora*)	• Low growing plant • Long, thin, light green leaves • Bright orange flowers	
Cotoneaster (*Cotoneaster* spp.)	• Genus of flowering plants • Dense, shrubby growth • Small, shiny, dark green leaves • Small white or pink berries with red berries in autumn	
Variegated yellow archangel (*Lamium galeobdolon subsp. Argentatum*)	• Low growth which forms carpets on the ground • Opposite, variegated leaves • Small, round, yellow flowers