



Biodiversity Net Gain Assessment

Logicor Park Reading, Rose Kiln Court

Presented to: **Redwood (Light Industrial) Propco
Sarl**

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Delta-Simons Project No: 22-1640.02 / 91193.557187

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Site Address	Logicor Park Reading, Rose Kiln Court
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Quality Assurance

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6	Final	16 th January 2024	Corrections relating to individual trees	<i>B. Hodgins</i>	<i>J. Britt</i>	
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1.0 Introduction

1.1 Context and Purpose

Delta-Simons Limited ("Delta-Simons") was instructed by Redwood (Light Industrial) Propco Sarl ("the Applicant") to undertake a Biodiversity Net Gain (CBNG) Assessment to determine the potential of the proposed redevelopment of Logicor Park Reading, Rose Kiln Court (hereafter referred to as the 'Site') to achieve a net gain in biodiversity.

The revised National Planning Policy Framework (NPPF, 2023) states, "Planning policies and decisions should contribute to and enhance the local environment by...(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...", it also places greater emphasis on achieving a measurable net gain in biodiversity.

1.2 Proposed Development

Demolition of the existing Class E(g)(i) (Office) building and the construction of three buildings for Class E(g)(iii) (Light Industrial)/Class B2 (General Industrial)/Class B8 (Storage or Distribution) uses, including the provision of a new substation, parking, landscaping, and associated works.

2.0 Methodology

2.1 Overview

The approach used to assess biodiversity impacts resulting from the proposed development is detailed below. This assessment has been based on the Defra Metric 4.0 version (the Metric), the Landscape Proposal Plan provided by TGP Landscape Architects and the Preliminary Ecological Appraisal (PEA) undertaken by Delta-Simons on 8th February 2023. In addition, a River Condition Assessment Report, consisting of a Modular River Physiology (MoRPh) assessment of Holy Brook, which lies adjacent to the northern Site boundary, was completed by Surrey Wildlife Trust (SWT) on behalf of Delta-Simons, on 8th November 2023.

2.2 Biodiversity Metric

The quantitative assessment is based on the Metric to provide a transparent and repeatable measure of biodiversity at each of the stages identified above. The biodiversity score considers a number of factors including:

- Habitat distinctiveness;
- Habitat condition;
- Temporal risk: time required to reach target condition;
- Difficulty to create/restore;
- Connectivity; and
- Spatial area of loss/gain of each habitat.

The pre-development value is compared to the proposed habitat composition post development to assess the change in biodiversity value using biodiversity units as a proxy numeric value.

The Metric only considers habitats and does not take protected and notable species or associated enhancement measures such as bird/bat boxes into account.

2.3 Habitat Distinctiveness

Distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. Habitats are assigned to distinctiveness bands. These are based on an assessment of the distinguishing features of a habitat or linear feature, including the consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.

The distinctiveness band of each habitat is preassigned in the Metric. The bands are based upon the UK habitat classification system. Where no directly comparable Defra habitat type was available to match the vegetation recorded by Phase 1 Habitat survey, the closest approximation was selected.

The Defra habitat typologies are split into five distinctiveness bands:

- **Very High** - Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 that are highly threatened, internationally scarce, and require conservation action;
- **High** - Priority habitats as defined in Section 41 of the NERC Act requiring conservation action;
- **Medium** - Semi-natural habitats not classed as Priority Habitat;
- **Low** - Habitat of low biodiversity value; and
- **Very low** - Little or no biodiversity value.

Under the supplementary habitat calculations for linear habitats, hedgerows are assigned a distinctiveness weighting based on their physical structure and the species composition of the woody element of the hedgerow, and their association with physical features (ditches and banks) that may enhance their ecological value by providing additional niches or enhanced capacity to provide habitat connectivity.

2.4 Habitat Condition

The condition of a habitat is defined by its particular quality. For example, a habitat is in poor condition if it fails to support the notable/protected species for which it is valued, or if it is in unfavourable condition due to degradation from external factors, such as pollution, erosion or invasive species. For linear features, condition assessment is based on the dimensions and other physical characteristics of a hedgerow or line of trees against a set of minimum requirements for the feature to be considered in a 'favourable' condition.

Condition assessment criteria has been determined using the Biodiversity Metric 4.0 Technical Annex 1 – Condition Assessment Sheets. Habitat condition categories are as follows:

- Good;
- Fairly good;
- Moderate;
- Fairly poor;
- Poor;
- N/A – Agricultural; and
- N/A – other.

2.5 Baseline Assessment

The baseline biodiversity score for the Site has been determined using the PEA of the Site undertaken by Delta Simons in February 2023, and the River Condition Assessment, consisting of a Modular River Physiology (MoRPh) assessment completed by Surrey Wildlife Trust (SWT) on behalf of Delta-Simons, on 8th November 2023. The baseline habitats are shown in Figure 1.

2.6 Post Development Biodiversity Unit Calculation

Biodiversity Units and Linear Units resulting from ecological mitigation for the Scheme to compensate for potential losses are referred to as post-development Biodiversity Units/Linear Units (BUs/LUs).

To calculate the BUs which may be achieved post-development, risk factors are introduced. The aim of a risk factor is to correct for a disparity or risk, associated with the uncertainty surrounding the creation of habitats. There are three main types of risk that are accounted for within the Metric. These are categorised as follows:

- **Spatial Risk** – these reflect ecological risks deriving from the change in location of the habitat or resource. By way of example, it may be that recreating a habitat in a new location distant from the area of loss could reduce its biodiversity value, through reduced connectivity and a decrease in habitat availability for the species affected by the development;
- **Temporal Risk** – the risk associated with the time required for created habitats to reach their target suitability and for the functionality of the habitat to be restored; and
- **Delivery Risk** – the risks associated with the actual delivery of the offset due to, for instance, uncertainty in the effectiveness of habitat creation/management.

Each risk multiplier is assigned a numerical score which enables post development Biodiversity Units to be calculated.

2.7 Proposed Scheme

In order to calculate the post-intervention score, the Landscape Proposal Plan (Drawing 1) has been used as well as assumptions for targeted habitat conditions as set out in Section 3.1. Post Intervention Habitats are displayed as UKHab classification in Figure 2.

2.8 Future Auditing

This Report sets out the predicted biodiversity impacts of the scheme based on a set of assumptions and professional judgement for target habitat conditions post-development. In order to ensure the development achieves the targets set out below, the scheme is accompanied by a Landscape and Ecology Management Plan (LEMP). The LEMP allows for regular monitoring of the habitat establishment and their progression to the desired condition target, allowing for changes to management regimes as necessary to achieve the targets set.

3.0 Assumptions and Application of Professional Judgement

3.1 Baseline Habitats

Baseline habitats have been established during the PEA, using UKHabs classification and Biodiversity Metric 4.0 Technical Annex 1 – Condition Assessment Sheets. The baseline for watercourse units has been established through the River Condition Assessment/MoRPh Assessment.

3.2 Future Habitats

Assumptions and professional judgement have been applied in relation to the habitat target condition. These judgements are based on realistic targets according to the location and context of the development. Future management of the landscaping at the Site should be informed by an appropriate management and monitoring plan to achieve these target conditions.

4.0 Results

4.1 Baseline

The Site covers an area 0.70 ha and comprises an office building and associated hardstanding with scattered trees and areas of introduced shrub. A single ornamental hedgerow was located along the south-western boundary of the Site.

Baseline habitats are shown in Figure 1. The tables below include extracts from the Defra Metric 4.0, which is also appended to this report. Overall, the baseline for the Site is calculated to provide 1.41 Habitat Units and 0.03 Hedgerow Units. Whilst off-Site itself, the riparian zone of Holy Brook to the north of the Site is considered to fall on-Site and as such an assessment of watercourse baseline has been undertaken which resulted in a baseline score of 0.41 Watercourse Units.

This report has updated the previous version following a review of individual trees. Amendments to the baseline for individual trees has resulted from clarification of trees positioned off-Site, discounting those less than 7 cm diameter (as per the Defra guidance) and recalculating the size classes of the trees. The Tree Helper within the Metric 4.0 version presents size classes as small, medium and large. The banding of these size classes are not considered to accurately represent the Site since many of the trees fall at the extremes of the classes. The updated statutory metric version improves on this by separating the size classes into four rather than three groups. As such the Statutory Metric Tree Helper has been applied to this assessment to calculate the representative canopy biomass as shown in Table 1. This approach has been used for baseline and post-development calculations.

Table 1 - Baseline Tree Area Calculator

Tree Size	Number of Trees	Area (ha)
Small	20	0.0814
Medium	4	0.0651
Large	0	
Very Large	0	
Total	24	0.1466

Table 2 below, provides a summary of the baseline habitats, areas, condition and biodiversity units for the Site.

Table 2 - On-Site Area Habitat Baseline Score

Existing Habitats (Area)	Condition	Area (ha)	Biodiversity Units
Urban - Developed land; sealed surface	N/A	0.4	0.00
Urban - Developed land; sealed surface	N/A	0.18	0.00
Modified grassland	Poor	0.08	0.16
Introduced Shrub	N/A	0.04	0.08
Individual Trees - Urban Tree	Moderate	0.0.1466	1.17
Total		0.70	1.41

*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

Table 3, below, provides a summary of the baseline linear habitats on Site (i.e. hedgerows).

Table 3 - On-Site Linear Habitat Baseline Score

Existing Habitats (Linear)	Condition	Length (km)	Linear Units
Hedge Ornamental Non-Native	Poor	0.028	0.03
Total		0.028	0.03

Table 4, below, provides a summary of the baseline watercourse score.

Table 4 - Watercourse Baseline Score

Existing Habitats	Condition	Length (km)	Watercourse Units
Other Rivers and Streams	Fairly Poor	0.105	0.41
Total		0.105	0.41

4.2 Proposed Scheme

Post-development habitat compositions are shown in Drawing 1 and Figure 2 and detailed in Tables 5 and 6, below. The majority of the Site post-development will be 0.51 ha hardstanding and building. Soft landscaping will incorporate 0.0195 ha modified grassland (flowering lawn mix), 0.0565 ha modified (amenity mix) grassland, 0.075 ha neutral (wildflower hedgerow) grassland mix, and six individual trees representing 0.0244 ha. Retained trees represent 0.0936 ha, whilst 0.0399 ha of modified grassland along the roadside verge is also to be retained.

The existing ornamental hedgerow is to be retained and a new native hedgerow, measuring 0.215 km proposed within the landscape plans.

Table 5, below, provides a summary of the post-development habitats, areas and baseline biodiversity units for the Site.

Table 5 - Post-Development Area Habitat Score

Proposed Habitats (Area)	Target Condition	Area (ha) Retained	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Urban - Developed land; sealed surface	N/A	0	0.51	0	0.00
Grassland - modified grassland	Moderate	0	0.0195	0	0.07
Grassland - modified grassland	Poor	0.0399	0.0565	0	0.19
Grassland - Other neutral grassland	Moderate	0	0.075	0	0.50

Proposed Habitats (Area)	Target Condition	Area (ha) Retained	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Urban – Street Tree	Moderate	0.0936*	0.0244*	0	0.82
Total					1.58

*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

Table 6, below, provides a summary of the baseline linear habitats on Site (i.e. hedgerows).

Table 6 - Post-Development Linear Habitat Score

Proposed Habitats (Linear)	Target Condition	Length (km) Retained	Length (km) Created	Length (km) Enhanced	Linear Units Delivered
Native Hedgerow	Poor	0	0.215	0	0.41
Hedge Ornamental Non-Native	Poor	0.028	0	0	0.03
Total					0.44

The River Condition Assessment scored the section of Holy Brook adjacent to the Site to be of ‘fairly poor’ condition and makes recommendations to improve the overall area and elevate the score. Whilst some of the identified measures are considered unachievable/disproportionate within the scope of the proposed development, since the works proposed are downstream, falling outside the Site boundary, it is considered that improvements could be made both in regard to the Morph assessment score and to achieve a Biodiversity Net Gain in watercourse units. This includes:

- Native soft landscaping along the northern boundary of the Site (this has been incorporated into the proposed landscape design);
- Removal of litter/building material from the water channel and banks adjacent to the Site boundary (from the footbridge to the north-east corner of the Site to the Rose Kiln Lane bridge). NB: Large woody debris and trees in the channel should be left unless they pose a significant flood risk;
- Selected tree management (pollarding or coppicing) of the trees immediately adjacent to the Site boundary to enabling more light to penetrate and in turn encourage a greater range of species in the channel and on the bank top/face;
- Removal of buddleia and round leaf dogwood (considered invasive species) adjacent to the Site boundary (from the footbridge to the north-east corner of the Site to the Rose Kiln Lane bridge) to promote diversity of other flora;

Due to the watercourse and its banks falling outside the ownership of the Client, and the presence of a Tree Preservation Order, any such improvement measures and the mechanism for their application would need to be determined with the relevant authorities.

Inclusion of these measures has the potential to result in the post-intervention score summarised in Table 7 below.

Table 7 - Post-Development Linear Habitat Score

Proposed Habitats	Target Condition	Length Enhanced (km)	Watercourse Units Delivered
Other Rivers and Streams	Moderate	0.105	0.57
Total			0.57

As rivers are natural features which may be influenced by other factors outside the current proposals, achieving this target condition may be exceeded or may not be achieved by these recommendations alone.

5.0 Conclusions

The above assessment results in a total net unit change of:

Area Units = +0.17 **Total net % change = +11.97%**

Linear Units = +0.41 **Total net % change = +1481.96%**

See the attached completed Defra Metric for detailed results (Appendix A).

Based on the information currently available, this assessment indicates that the development has the potential to achieve a net gain in biodiversity in area and hedgerow units in excess of 10%. The habitat trading summary is not met due to the loss of trees within the development. Where possible, tree planting has been incorporated into the design, and whilst the provision of additional trees within the landscape scheme was considered, the presence of underground utilities across the Site represented constraints to the placement of trees. However the habitat composition and species within the landscaping scheme have been chosen to be appropriate to the nature and setting of the Site and are considered to represent an enhancement to the biodiversity value of the Site.

The River Condition Assessment and BNG calculation as presented above, also indicates a potential to achieve a net gain in watercourse units of **0.16 units**, equating to **+40.12 %**. However, due to the watercourse and its banks falling outside the ownership of the Client, and the presence of a Tree Preservation Order, any such improvement measures and the mechanism for their application would need to be determined with the relevant authorities.

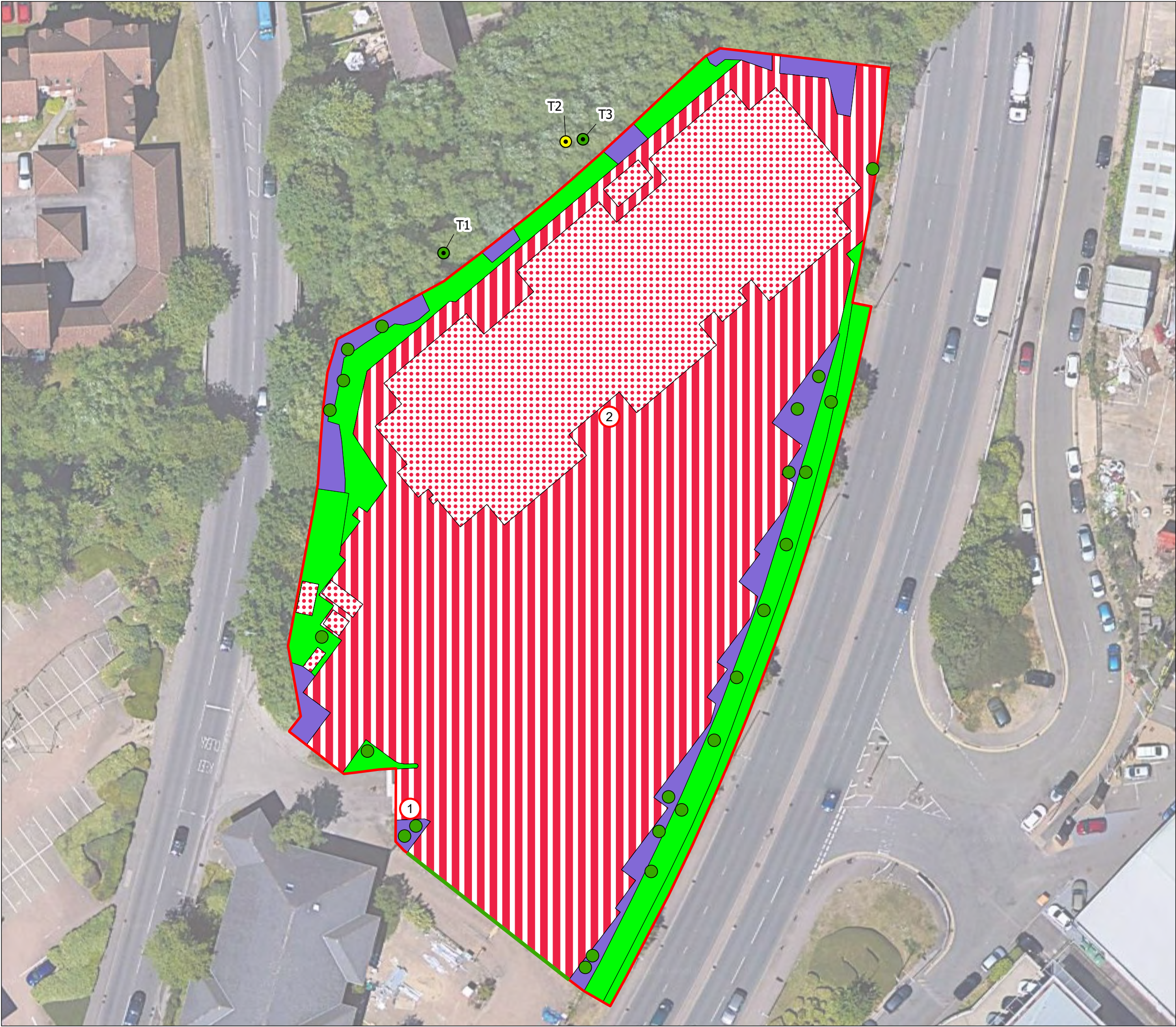
It should be noted that any habitat creation/retention is required to be managed in perpetuity to ensure habitats meet the target conditions (which for the purposes of BNG is considered to be 30 years). Monitoring of this should be implemented through the LEMP.

6.0 Disclaimer

The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. Delta-Simons does not warrant or guarantee that the Site is free of Bats or other protected species.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.0 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Figure 1 - Baseline Habitats



- Legend**
- Site boundary
 - g4 - modified grassland
 - h - heathland and shrub
 - u1b - developed land, sealed surface
 - u1b5 - buildings
 - h2b - Other hedgerows
 - Broadleaved scattered tree - Moderate BRP
 - Broadleaved scattered tree - Low BRP
 - Broadleaved scattered tree
 - Target note



Figure UK Habitat Plan			
Job Logicor Park Reading, Rose Kiln Court			
Client Redwood (Light Industrial) Propco Sarl			
Figure No.	1	Revision	A
		Date	15/01/2024
Drawn	BB	Checked	BH
		Scale	1:500 @ A3
Job No.	22-1640.02		Central GR 471311E 172332N



DO NOT SCALE.
NOT FOR CONSTRUCTION.



Figure 2 – Post Intervention Habitats



- Legend**
- Site boundary
 - Developed Land; Sealed Surface (Created)
 - Modified Grassland (Created)
 - Other Neutral Grassland (Created)
 - Modified grassland (Retained)
 - h2b Other Hedgerow (Created)
 - Individual Trees (Created)
 - Individual Trees (Retained)



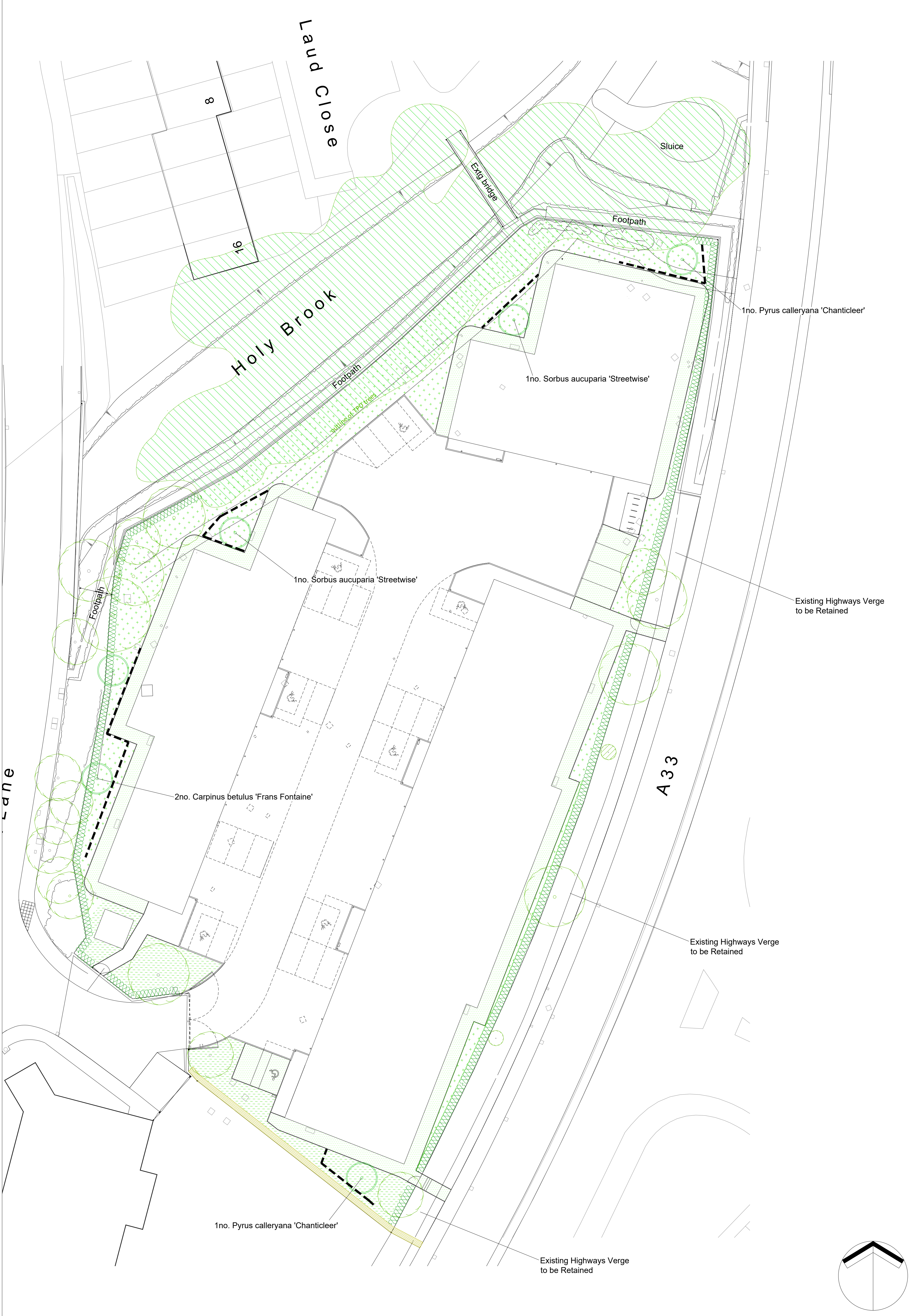
Figure	Post Intervention Habitats		
Job	Logicor Park Reading, Rose Kiln Court		
Client	Redwood (Light Industrial) Propco Sarl		
Figure No.	2	Revision	A
		Date	15/01/2024
Drawn	BB	Checked	JB
		Scale	1:500 @ A3
Job No.	22-1640.02		Central GR
			471311E 172331N



DO NOT SCALE.
NOT FOR CONSTRUCTION.



Drawing 1 - Landscape Proposal Plans



KEY

- EXISTING TREES TO BE RETAINED
- EXISTING HEDGE TO BE RETAINED
- PROPOSED EXTRA HEAVY STANDARD TREE PLANTING
- PROPOSED WILDFLOWER GRASSLAND EL1 FLOWERING LAWN MIX - 195m²
- PROPOSED WILDFLOWER GRASSLAND EH1 HEDGEROW MIX - 750m²
- PROPOSED A22 AMENITY GRASS MIX IN PERMEABLE ECOBLOCK SYSTEM (NO DIG CONSTRUCTION) - 565m²
- PROPOSED NATIVE HEDGE MIX - 215lin m
- PROPOSED ROOT PROTECTION BARRIER - 85lin m

NOTES:

PLANTING OPERATIONS SPECIFICATION

TOPSOIL
Imported topsoil for tree pits and hedge shall comply with BS 3882 and shall be good quality, medium topsoil (eem, acid or slight acid (pH not less than 5.0), stones not greater than 50mm in any dimension, perennial weeds and any other foreign matter, free from chemical or other polluted subsoil, weeds, straw, sticks, stones, clay lumps and other deleterious material. Topsoil containing a significant proportion of subsoil or other foreign matter will not be accepted on the site. On no account shall topsoil be brought on the site in excessively wet conditions or in a water logged state. It shall be from an approved source, shall be fertile with a humus and fibre content and shall have a good crumb structure with medium texture.

All areas of wildflower grass seeding shall be made up of low nutrient sub-soil to assist establishment and maintenance of the meadow grasslands.

TREE PLANTING
Extra Heavy Standard tree pits shall be 1m x 1m x 0.75m.
The bottom 150mm of each tree pit to be broken up to assist drainage.
Compacted ground to be broken up. Backfill shall be excavated material with 50/50 mixed with peat free tree planting compost (Sample to be approved) for the top 300mm and excavated sub soil for the bottom 450mm. 4No Sierrablend gro tabs to be incorporated into each planting pit.

All EHSId trees shall be short double staked, 300mm to be driven into the ground and 600mm maximum above ground. A flexible webbing cross bar within 25mm of the top of the stake shall be used and fixed to the trunk with expandable ties. Each tree shall have a 50mm diameter perforated plastic irrigation pipe, with plastic cap, wrapped in a circle above and around the sides of the rootball.

NATIVE HEDGE PLANTING
Whip planting areas shall be cultivated to the full depth of the topsoil and bare root stock notch planted to accommodate the full depth of the roots. Planting density shall be as set out in the accompanying schedules and the layout shall be random, in groups of no less than 3 or more than 7 of the same species, ensuring that no three plants are aligned in any one direction. Each whip shall be protected with a biodegradable spiral tree guard, 0.6m high x 130mm diameter, supported by a single timber stake placed to prevent the natural movement of the tree being impeded or restrict growth.

WILDFLOWER SEEDING
Over seeding to occur during August / September. Any areas of failure to be re-seeded. Grass seed mix shall be Emorsgate (or similar approved by the LPA)
EL1 Flowering Lawn Mix, 195m² and Emorsgate (or similar approved by the LPA)
EH1 Hedgerow Mix, 750m², sown at a rate of 5g/m².

First Year Management:
Mow newly sown flowering lawn regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.
Dig out any residual perennial weeds such as docks.

Management Once Established:
Mow regularly as a lawn to between 25-40mm. To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

EL1 Flowering Lawn Mix		
%	Species	Common name
Wild Flowers		
4	Galium verum	Lady's Bedstraw
0.5	Leontodon hispidus	Rough Hawkbit
1	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
3.7	Lotus corniculatus	Birdsfoot Trefoil
3	Primula veris	Cowslip
4	Prunella vulgaris	Selfheal
3.5	Ranunculus acris	Meadow Buttercup
0.3	Trifolium pratense	Wild Red Clover
20		
Grasses		
8	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogtail
28	Festuca rubra	Red Fescue
4	Phleum bertolonii	Smaller Cat's-tail
80		
EH1 (Hedgerow Mix)		
Wild Flowers		
%	Latin name	Common name
0.5	Achillea millefolium	Yarrow
1.2	Agrimonia eupatoria	Agrimony
1.5	Alliaria petiolata	Garlic Mustard
0.4	Arctium minus	Lesser Burdock
0.5	Betonica officinalis	Betony
1.5	Centaurea nigra	Common Knapweed
0.4	Chaerophyllum temulum	Rough Chervil
2	Galium album	Hedge Bedstraw
1	Galium verum	Lady's Bedstraw
0.3	Geranium pyrenaicum	Hedgerow Crane's-bill
0.6	Hypericum perforatum	Perforate St John's Wort
0.3	Lathyrus sylvestris	Narrow-leaved Everlasting-pea
0.8	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.5	Origanum vulgare	Wild Marjoram
0.7	Plantago lanceolata	Ribwort Plantain
1	Primula veris	Cowslip
2.5	Silene dioica	Red Campion
0.5	Silene latifolia	White Campion
2	Torilis japonica	Upright Hedge-parsley
0.5	Verbascum thapsus	Great Mullein
0.5	Vicia cracca	Tufted Vetch
0.8	Vicia sativa ssp. segetalis	Common Vetch
Grasses		
%	Latin name	Common name
10	Agrostis capillaris	Common Bent
2	Anthoxanthum odoratum	Sweet Vernal-grass (w)
7	Brachypodium sylvaticum	False Brome (w)
20	Cynosurus cristatus	Crested Dogtail
1	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Slender-creeping Red-fescue
12	Poa nemoralis	Wood Meadow-grass

EXTRA HEAVY STANDARD TREE PLANTING

Name	Girth	Height	Root Condition	Number
Carpinus betulus 'Frans Fontaine'	14-16cm	425-600cm	Containerised	2
Pyrus calleryana 'Chanticleer'	14-16cm	425-600cm	Containerised	2
Sorbus aucuparia 'Streetwise'	14-16cm	425-600cm	Containerised	2

NATIVE HEDGE MIX 215 lin m

Name	% of Mix	Height	Root Condition	Number
Acer campestre	10	60-90cm	BR	105
Corylus avellana	15	60-90cm	BR	160
Crataegus monogyna	35	60-90cm	BR	375
Ligustrum vulgare	10	60-90cm	BR	105
Ilex aquifolium	10	60-90cm	RB	105
Prunus spinosa	5	60-90cm	BR	55
Rosa arvensis	5	60-90cm	BR	55
Sambucus nigra	5	60-90cm	BR	55
Viburnum opulus	5	60-90cm	BR	55

Double Staggered Row @400mm ctrs in groups of 3, 5, or 7

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Project	LOGICOR PARK: READING ROSE KILN COURT			
Title	LANDSCAPE PROPOSALS			
Date	Scale	Drawn	Checked	
15.03.23	1:250 @ A1	DR	AG	
Rev C	31.10.23	Layout amended	DR AG	
Rev B	17.10.23	Layout amended	DR AG	
Rev A	30.03.23	Layout amended	DR AG	
Job	Suitability	No.	Issue	Revision
D342	-	D342.L.001	EXT	C
LI WORKSTAGE: 0/1 2 3 4 5 6				
☐ ☐ ☐ ☒ ☐ ☐				

DISCLAIMER:
Do not scale from this drawing.
All dimensions to be verified on site prior to commencement of works.
Drawing to be read in conjunction with related TGP drawings, consultants drawings and any other relevant information.
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Appendix A - Defra Metric 4.0 Calculation Tool (Issued Separately)