

Site:	Dinting Vale, Glossop
Client:	Wain Homes
Job Number:	784-B039096
Report Type:	Local Wildlife Site Criteria Letter Report
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Prepared by: Jade Armstrong Project Ecologist	Checked by Dr Tim Rich MCIEEM Associate Ecologist		Approved By: Rachel Kerr CEcol MCIEEM Associate Director

INTRODUCTION

Tetra Tech was commissioned by Wain Homes in December 2022 to address comments raised by Libby Duggan-Jones MBiolSci MCIEEM, Biodiversity Planning Officer, Derbyshire Wildlife Trust (DWT) dated, 1st December 2023; with regard to the proposed development as Dinting Vale, Glossop planning application reference HPK/2022/0456.

DWT requested that the current status of the Dinting Vale application site be assessed against the *Derbyshire Local Wildlife Sites Handbook, Volume 2* (Derbyshire Wildlife Trust, 2011) to determine eligibility of the site to qualify as a Local Wildlife Site (LWS).

The site is currently listed as a Grade 3 site on the Local Record Centre database and as such has the potential to qualify as a LWS. Grade 3 sites are sites with interest but at the time of recording they may not have had either sufficient qualifying features or sufficient survey information to qualify as LWS.

This letter report set out the findings of the review of Dinting Vale against the criteria for qualifying as a LWS and includes a review of ecological data collected during the condition assessment and Biodiversity Net Gain assessment completed by Tetra Tech in 2022 as well as data provided by the Derbyshire Wildlife Trust (2011).

This report has been prepared by Project Ecologist Jade Armstrong BSc (Hons) MSc. The conditions pertinent to it are provided in Appendix A.

BACKGROUND INFORMATION

The development site is located south of A57 Dinting Vale, Glossop, east Manchester and centered at Ordnance Survey National Grid Reference SK 01926 94214 (see Figure 1).

The site includes plantation broad-leaved woodland in the north with scattered broad-leaved trees throughout the site. The southern area of the site is dominated by neutral grassland with areas of dense/continuous scrub and tall ruderal. There is also pockets of marsh/marshy grassland and a hard standing road forming access to existing adjacent residential properties and an area of running water in the northeast and southern corners of the site.

It is understood that a new residential development is proposed with 92 properties and associated infrastructure and landscaping (Appendix B - 4263 101B Landscape Masterplan). A new access road would be created to the north of the site providing access from Dinting Vale Road (A57). The proposed plan (see Appendix B) shows that the marshy grassland, semi-improved neutral grassland, plantation woodland, tall ruderal vegetation, introduced shrub and scrub will mostly be lost to facilitate the development proposals.

1.1 EXISTING ECOLOGICAL INFORMATION

The site has previously been subject to an Ecological Appraisal in January 2021 (The Environment Partnership, 2022) which identified the habitats and ecological constraints present on-site.

Additionally, the site has undergone the following surveys and reports:

- Tetra Tech (2022a). Bat Survey Report (Activity) - Dinting Vale, Glossop.
- Tetra Tech (2022b). Bat Survey Report (Trees) - Dinting Vale, Glossop.
- Tetra Tech (2022c). eDNA Results Letter Report - Dinting Vale, Glossop.
- Tetra Tech (2022d). Invasive non-native species report – Dinting Vale, Glossop.
- Tetra Tech (2022e). Badger Report – Dinting Vale, Glossop
- Tetra Tech (2023a). Breeding Bird Survey Report V3- Dinting Vale, Glossop
- Tetra Tech (2023b). Biodiversity Net Gain Assessment V4- Dinting Vale, Glossop.
- Tetra Tech (2023c). Reptile Report V3 - Dinting Vale, Glossop.
- Baker Consultants (2022). Dinting Vale, Glossop Invertebrate Survey Report.

Following a review of the The Environment Partnership (2022) report, surveys for Biodiversity Net Gain condition assessments (Tetra Tech, 2022f) and additional data from Derbyshire Wildlife Trust (Derbyshire Wildlife Trust, 2022) the occurrence of acid grassland on site is no longer accepted and all grassland is either neutral or marshy grassland.

ASSESSMENT AGAINST CRITERIA

The Derbyshire Local Wildlife Sites Handbook Volume 2 section 7.1. *Use of the Guidelines* states that “In general, any area of land or water which meets one or more of the guidelines is eligible for designation as a Local Wildlife Site”. The grassland has been reviewed as part of this assessment, all other habitats were considered common and widespread and therefore unlikely to qualify with the LWS criteria.

Section 11.5 *Grassland* sets out five criterion; Gr1, Gr2, Gr3, Gr4 & Gr5. These criteria are detailed within Table 1 along with the results from Tetra Tech’s condition assessment surveys and data provided by the Derbyshire Wildlife Trust. The Derbyshire Local Wildlife Sites Selection Guidelines 11.5 *Grassland Selection Guidelines* also state that sites that meet one or more of the following guidelines will be eligible for designation as a LWS.

The site is located in the 54 Manchester Pennine Fringe (NE397) National Character area for assessment against the DWT (2011) criteria: Gr1, Gr2, Gr3, Gr4, Gr5, Inv1, Inv2, Inv3, Inv4, Inv5, Inv6, Inv7, Inv8, Am1, Am2, Am3, Am4, Rep1, Fi1, Fi2, Bi1, Bi2, Bi3, Bi4, Bi5, Bi6, Bi7, Bi8, Bi9, Ma1a, Ma1b, Ma1c, Ma2, Ma3, & Ma4.

Table 1: Grassland Criterion

Criteria	Survey Results	Criteria met / not met
Gr1 Areas of semi-natural neutral and calcareous grasslands that support stands identified as one or more of the NVC community types listed below: • MG1e False Oat-grass (<i>Arrhenatherum elatius</i>) grassland, Common Knapweed (<i>Centaurea nigra</i>) sub-community. • MG2 False Oat-grass (<i>Arrhenatherum elatius</i>) – Meadowsweet (<i>Filipendula ulmaria</i>) tall-herb grassland (all sub-communities) • MG4 Meadow Fox-tail (<i>Alopecurus pratensis</i>) – Great Burnet (<i>Sanguisorba officinalis</i>) grassland • MG5 Crested Dog's-tail (<i>Cynosurus cristatus</i>)- Common Knapweed (<i>Centaurea nigra</i>) grassland (all sub-communities) • MG8 Crested Dog's-tail (<i>Cynosurus cristatus</i>) – Marsh Marigold (<i>Caltha palustris</i>) grassland. • CG2 Sheep's Fescue (<i>Festuca ovina</i>) – Meadow Oat-grass (<i>Avenula pratensis</i>) grassland – all sub-communities. • CG3 Upright Brome (<i>Bromus erectus</i>) grassland. • CG4 Heath False-brome (<i>Brachypodium pinnatum</i>) grassland. • CG5 Upright Brome (<i>Bromus erectus</i>) – Tor Grass (<i>Brachypodium pinnatum</i>) grassland. • CG7 Sheep's Fescue (<i>Festuca ovina</i>) – Mouse-ear Hawkweed (<i>Hieracium pilosella</i>) –Wild Thyme (<i>Thymus praecox/pulegioides</i>) grassland.	No formal National Vegetation Classification survey was undertaken. The NVC types on site has been assessed from existing data collected during the BNG condition assessment survey by Dr T Rich MCIEEM who has over 40 years of experience using the NVC. This shows that the NVC types present are • MG9 <i>Holcus lanatus</i>-<i>Deschampsia cespitosa</i> grassland • MG10 <i>Holcus lanatus</i>-<i>Juncus effusus</i> rush-pasture • With probably MG6 <i>Lolium perenne</i>-<i>Cynosurus cristatus</i> grassland immediately south of the track It is possible that MG5c <i>Cynosurus cristatus</i>-<i>Centaurea nigra</i> grassland <i>Danthonia decumbens</i> sub-community could be present in the south of the site due to the amount of devil's-bot scabious, but there is insufficient data to be sure.	GR1 is probably failed as none of the high quality NVC types are present.
Gr2	The following species within Table 2 of the Derbyshire <i>Local Wildlife Sites</i>	A total of 17 species identified, of which 11 are at

Criteria	Survey Results	Criteria met / not met
Areas of semi-natural grassland including grassland mosaics that score the following values from the plant species within Table 2: a) 10 or more if in the following National Character Areas • South West Peak • Dark Peak • Manchester Pennine Fringe • White Peak • Derbyshire Peak Fringe & Lower Derwent • Yorkshire & South Pennine Fringe • South Magnesian Limestone	<i>Handbook, Volume 2</i> (DWT 2011) have been identified within the site: (The numbers indicated within brackets are the scores designated within Table 2 along with DAFOR scale) 1. Autumn hawkbit <i>Scorzoneroidea autumnalis</i> (1), identified in south portion of site (O). 2. Betony <i>Betonica officinalis</i> (1), identified in south portion of site (R). 3. Common bird's foot-trefoil <i>Lotus corniculatus</i> (1), identified in south portion of site (O). 4. Bulbous rush <i>Juncus bulbosus</i> (1), identified in south portion of site (R). 5. Common bistort <i>Persicaria bistorta</i> (1), identified in south portion of site (R). 6. Common cat's ear <i>Hypochaeris radicata</i> (1), identified in south portion of site (O). 7. Common knapweed <i>Centaurea nigra</i> (1), identified in south (R) and north (O) portions of site.	least occasional or locally frequent over a significant part of the site. 10 or more species are required to meet criteria due to the geographical location of the site. Therefore, the Gr2 criterion met.

Criteria	Survey Results	Criteria met / not met
	8. Devil's bit scabious <i>Succissa pratensis</i> (1), identified in south portion of site (A). 9. Great burnet <i>Sanguisorba officinalis</i> (1) identified in south portion of site (O). 10. Greater bird's foot trefoil <i>Lotus pedunculatus</i> (1) identified in south (LF) and north (F) portions of site. 11. Heath bedstraw <i>Galium saxatile</i> (1) identified in south portion of site (F). 12. Lesser spearwort <i>Ranunculus flammula</i> (1) identified in south portion of site (LF). 13. Sneezewort <i>Achillea ptarmica</i> (1) identified in south (O) and north (O) portions of site. 14. Tormentil <i>Potentilla erecta</i> (1) identified in south portion of site (A). 15. Wild angelica <i>Angelica sylvestris</i> (1) identified in south (O) and north (O) portions of site. 16. (Any) Hieraceum sp <i>Hieracium spp.</i> (1) identified in north (R) portion of site.	

Criteria	Survey Results	Criteria met / not met
	17. Meadow vetchling <i>Lathyrus pratensis</i> (1) identified in north (LF) portion of site.	
Gr3 Areas of semi-natural acid grassland (as defined by the NVC) that score 8 or more from the grassland plant species list in Table 2.	The site contains no semi-natural acid grassland.	Criterion Gr3 criteria not met as contains no acid grassland.
Gr4 Areas of semi-natural grassland that have arisen within post-industrial sites that are at least 0.25 ha in size and score the following values from the plant species within Table 2: a) 10 or more if in the following National Character Areas • South West Peak • Dark Peak • Manchester Pennine Fringe • White Peak • Derbyshire Peak Fringe & Lower Derwent • Yorkshire & South Pennine Fringe • South Magnesian Limestone	Site is not a post-industrial site.	Criterion Gr4 not met as the site is not a post-industrial site.
Gr5 Areas of created grassland that score 10 or more from the grassland plant species list in Table 2.	No grassland has recently been created.	Criterion Gr5 not met as no areas of grassland have recently been created.

The LWS criteria for fauna was also considered within this assessment with the criteria and results shown in Table 2. The Derbyshire Local Wildlife Sites Selection Guidelines state that sites that meet one or more of the following guidelines will be eligible for designation as a LWS.

Table 2: Fauna Criterion

Criteria	Survey Results	Criteria met / not met
<u>Inv1</u> Any site that regularly supports a population of an invertebrate species, which is listed in any of the following: a) Schedule 5 of the Wildlife and Countryside Act 1981 as revised and amended b) British Red Data Books: 2. Insects or British Red Data Books: 3 Invertebrates other than insects or appropriate updates. c) a nationally rare or scarce species list or d) occurs at 3 or fewer localities in Derbyshire	The large garden bumblebee <i>Bombus ruderatus</i> was identified within the site during the invertebrate surveys. The large garden bumblebee has a Notable B status; Nationally Scarce (Nationally Notable) B species found in between 31 and 100 hectads, is a species listed on the UK BAP 2007 and a Species listed on the NERC S41 list.	Inv1 met.
<u>Inv2</u> Any site that regularly supports a significant proportion of the Derbyshire population, or contributes significantly to the range in Derbyshire, of an invertebrate species which is recorded from more than three localities in the County, but which could be at risk because of very small populations, recent rapid decline or habitat loss or change, and which is not included under any other guideline.	The invertebrate assessment assessed the site as having at least District value for invertebrates.	Inv2 met.
<u>Inv3</u> Any site supporting a characteristic or significant assemblage of invertebrates including those associated with the following microhabitats: • Deadwood • Veteran trees • Scrub • Woodland edge habitat • Rough grassland displaying structural heterogeneity e.g. tussocks, light and shaded areas, damp hollows	Invertebrates identified during the invertebrate surveys were characteristic of the assemblage anticipated with the habitats present within the site. No significant assemblages were identified during the surveys. Habitats present within the site included scrub, woodland edge habitat and rough grassland areas.	Inv3 met.

Criteria	Survey Results	Criteria met / not met
- Bare soil and or rock including both natural geological strata and imported material - Open vegetation - Brownfield sites - Wetlands including microhabitats associated with running and still water and seasonal and temporary pools - Hill slope and rock-face seepages and flushes		
<u>Inv4</u> Any site regularly supporting 22 or more butterfly species.	11 species of butterfly identified during the invertebrate surveys.	Inv4 not met.
<u>Inv5</u> Any site regularly supporting 45 or more hoverfly species.	19 species of hoverfly identified during the invertebrate surveys.	Inv5 not met.
<u>Inv6</u> Any site that supports a water beetle assemblage that scores 25 or above or scores between 20 and 24 and has at least 6 Local A and/or Local B species in any combination.	No water beetles identified during the invertebrate surveys.	Inv6 not met.
<u>Inv7</u> Any site that supports a water bug assemblage that scores 16 or above.	No water bug assemblage identified during the invertebrate surveys.	Inv7 not met.
<u>Inv8</u> Any site that supports a dragonfly assemblage of 10 or more breeding species.	Two species of dragonfly identified during the invertebrate surveys.	Inv8 not met.
<u>Am1</u> Any site that regularly supports four or more species of amphibian native to Derbyshire.	No amphibians identified during any surveys. One seasonal pond located within the site which would be suitable for amphibians however due to the size and seasonality it is unlikely to support multiple species or large populations.	Am1 not met.
<u>Am2</u> Any site which scores 7 or more from table 10 on its amphibian species assemblage.	No amphibians identified during any surveys.	Am2 not met.
<u>Am3</u> Any site that supports a good population of Great Crested Newt.	No Great crested newt identified during eDNA surveys or surrounding ponds. Pond located within the site not surveyed as within the eDNA optimal period the pond was dry.	Am3 not met.

Criteria	Survey Results	Criteria met / not met
<u>Am4</u> Any site which regularly supports an 'exceptional' population of any amphibian species.	No amphibians identified during any surveys.	Am4 not met.
<u>Rep1</u> Any site that supports an established and viable population of one or more of the following reptile species: • Grass Snake • Common Lizard • Slow Worm • Adder	No reptiles identified during reptile surveys.	Rep1 not met.
<u>Fi1</u> Any stretch of watercourse that supports a native population of fish listed in Annex 2 of the EC Habitats Directive that is either: a) recorded from 5 or fewer sites in Derbyshire or b) from more than 5 sites in Derbyshire where the site makes a significant contribution to the distribution of the species or the total population size in the county.	Two watercourses identified within the site however both watercourses were small and culverted. No specific fish surveys have been completed however the watercourses were considered unsuitable for fish and no fish were identified during the walkover surveys.	Fi1 not met.
<u>Fi2</u> Any stretch of watercourse that regularly supports a native population of one of the following species: • Brook Lamprey (<i>Lampetra planeri</i>) • Silver Bream (<i>Abramis bjoerkna</i>) • Spined Loach (<i>Cobitis taenia</i>) • Nine-spined Stickleback (<i>Pungitius pungitius</i>)	No specific fish surveys have been completed however the watercourses were considered unsuitable for fish and no fish were identified during the walkover surveys.	Fi2 not met.
<u>Bi1</u> Any site which regularly supports 0.5% or more of the total British breeding population of any native bird species.	Not identified during the breeding bird surveys. All species were common and representative of the habitats present. No large populations identified.	Bi1 not met.
<u>Bi2</u> Any site which regularly supports 0.5% or more of the total British non-breeding population of any native bird species.	Not identified during the breeding bird surveys. All species were common and representative of the habitats present. No large populations identified.	Bi2 not met.

Criteria	Survey Results	Criteria met / not met
Bi3 Any site that regularly supports a breeding population of a species on the UK 'Red List' of Birds of Conservation Concern 3 (Eaton et al, 2009) or the UK BAP Priority Bird species list or subsequent amendments.	During the breeding bird surveys the following red listed BoCC were identified: Greenfinch <i>Chloris chloris</i> identified as probable breeding.	Bi3 met.
Bi4 Sites that regularly support a breeding population of a species considered as a rare breeding bird in Derbyshire.	Not identified during the breeding bird surveys.	Bi4 not met.
Bi5 Any site which regularly supports a good assemblage of breeding bird species characteristic of the habitat in which they are recorded.	The site was assessed to support valuable breeding bird habitat to passerine birds which is representative of the habitats present within the site. Greenfinch comprises the only BoCC5 red listed species considered to be likely breeding on the site; six BoCC5 amber listed species were considered to be likely breeding on the site including bullfinch, dunnock, song thrush, whitethroat, woodpigeon, and wren. Of these, bullfinch, dunnock, and song thrush comprise S.41 species assessed to be likely breeding on the site. No Schedule 1 birds were recorded during the breeding bird surveys and are not likely to use the site for breeding purposes.	Bi5 met.
Bi6 Any site which regularly supports a significant breeding population of wader species.	No wader species identified during the breeding bird surveys.	Bi6 not met.
Bi7 Any site from which the following have been recorded: 45 breeding bird species or 60 breeding and wintering bird species or 100 breeding, wintering and passage bird species.	Only four species (including green listed BoCC) were confirmed as breeding during the breeding bird surveys, 13 species confirmed as probable breeding and seven species confirmed as possible breeding. In total this equates to 24 species potentially utilising the site for breeding.	Bi7 not met.
Bi8	Wintering bird surveys not completed as the habitats present within the site	Inadequate information to assess.

Criteria	Survey Results	Criteria met / not met
Any site that supports a significant wintering wildfowl population.	were not considered suitable for wintering bird species.	
<u>Bi9</u> Any site that supports a significant population of a colonial nesting bird.	Not identified during the breeding bird surveys.	Bi9 not met.
<u>Ma1a</u> Any hibernation site that regularly supports 2 or more species of bat and 30 or more individuals.	No hibernation roosts or potential identified during the tree climbing surveys. No buildings / structures / caves present within the site.	Ma1a not met.
<u>Ma1b</u> Any site which regularly supports roosts of 3 or more bat species or a roost of a species which is considered rare in the county.	No roosts identified during the tree climbing surveys. No other buildings / structures / caves present.	Ma1b not met.
<u>Ma1c</u> Any breeding roost site that regularly supports 100 or more individuals for Pipistrellus spp. and 50 or more individuals for all other species.	No roosts identified during the tree climbing surveys. No other buildings / structures / caves present.	Ma1c not met.
<u>Ma2</u> Any site which regularly supports a native breeding population of a mammal species listed in Annex 2 of the Habitats Directive and/or in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).	Otter, water vole, dormouse and pine marten all considered absent from the site due to geographical location or suitability of habitats present within the site.	Ma2 not met.
<u>Ma3</u> Any site which regularly supports a native breeding population of a mammal species which is recorded from 3 or fewer sites in Derbyshire.	No native mammal breeding identified during any surveys.	Ma3 not met.
<u>Ma4</u> Sites which regularly support a native breeding population of a mammal species which is recorded from more than 3 sites in Derbyshire, but could be under threat because of small populations, recent rapid population declines or habitat deterioration or loss.	No native mammal breeding identified during any surveys.	Ma4 not met.

DISCUSSION

The LWS selection criteria for 11.5 Grassland specifies that sites that meet one or more of the five guidelines will be eligible for designation as a Local Wildlife Site or relatively species-rich examples of other neutral grasslands with 8 or more species from their Table 2 could qualify for designation.

Following a review of the data provided by the DWT and data collected by Tetra Tech the site just met (by one species), one criteria (Gr2) of the five grassland criteria. As such the site may be eligible for designation as a LWS.

During the faunal review, the criteria Inv1, Inv2, Inv3, Bi3 and Bi5 were also met (in particular with reference to invertebrate and bird species), as such the site may be eligible for designation as a LWS.

SUMMARY

The site known as Dinting Vale, Glossop was reviewed against the Local Wildlife Site (LWS) criteria as set out by the DWT (2011). The site met one grassland criterion and three faunal assemblage criteria (in particular reference to bird species). **As such, the site may be eligible for designation as a LWS.**

REFERENCES

- Baker Consultants (2022). Dinting Vale, Glossop Invertebrate Survey Report.
- Derbyshire Wildlife Trust (2011). Derbyshire Local Wildlife Sites Handbook Volume 2. Guidelines for the Selection of Local Wildlife Sites. September 2022 (Revised 2011).
- Tetra Tech (2022a). Bat Survey Report (Activity) - Dinting Vale, Glossop.
- Tetra Tech (2022b). Bat Survey Report (Trees) - Dinting Vale, Glossop.
- Tetra Tech (2022c). eDNA Results Letter Report - Dinting Vale, Glossop.
- Tetra Tech (2022d). Invasive non-native species report – Dinting Vale, Glossop.
- Tetra Tech (2022e). Badger Report – Dinting Vale, Glossop
- Tetra Tech (2023a). Breeding Bird Survey Report V3- Dinting Vale, Glossop
- Tetra Tech (2023b). Biodiversity Net Gain Assessment V4- Dinting Vale, Glossop.
- Tetra Tech (2023c). Reptile Report V3 - Dinting Vale, Glossop.
- The Environment Partnership. (2022). *Ecological Assessment - Dinting Vale, Glossop.*

FIGURES

Figure 1 – Site Location Plan



Site Location Plan

Dinting Vale

Wain Homes

Legend

Site boundary



Notes:

Drawn by: CD
Checked by: JA
Office: Southampton

Figure No. 1
Revision No. A

0 50 100 150 200 250 Meters
Scale 1:5,000 @A3

11 July 2022
NGR: 401924E 394224N

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The Pavilion, 1st Floor
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APPENDIX A – REPORT CONDITIONS

This Report has been prepared using reasonable skill and care for the sole benefit of Wain Homes (“the Client”) for the proposed uses stated in the report by Tetra Tech Limited (“Tetra Tech”). Tetra Tech exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder’s permission.

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections’. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

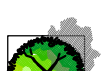
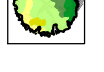
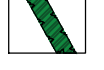
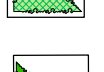
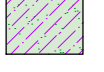
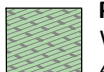
The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factor

APPENDIX B – 4263 101B LANDSCAPE MASTERPLAN

LEGEND

SOFT LANDSCAPE

-  Existing Trees and Hedges to be Retained
-  Existing Trees and hedges to be Removed
-  **Proposed Spine Road Trees**
Trees to be planted as 20-25cm girth, Semi-Mature, 6-7m high with 2m clear stem. Trees to be secured with underground guying system.
-  **Proposed Medium Size Ornamental Trees**
Trees to be planted as 14-16cm girth, Extra Heavy Standard, 3.5-4m high. Trees to be staked and secured with suitable rubber ties.
-  **Proposed Small Ornamental Trees and Back Garden Fruit trees**
Trees to be planted as 10-12cm girth or 50L containers, 2-3m high and secured with single stake and suitable rubber ties.
-  **Proposed POS Trees**
Trees to be planted as 16-18cm, Extra Heavy Standard, 4.5-6m high with 2m clear stem. Trees to be secured with underground guying system.
-  **Proposed Ornamental Hedgerows**
Evergreen hedgerows to be planted in 10L containers at a rate of 3-4 per lin. metre.
-  **Proposed Native Hedgerows**
Evergreen hedgerows to be planted in 10L containers, double staggered, 300mm centres, at a rate of 5 per lin. metre.
-  **Proposed Shrub Planting**
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.
-  **Proposed Woodland Planting Mix**
Broadleaved woodland planting mix including Oak, Sycamore, Birch, Rowan and Hawthorn. Trees planted as 8-10cm girth, half standard. To be planted as whips with selected standards at 1p/m²
-  **Proposed Woodland Understorey Mix (Native)**
To be planted as bare root stock, 60-80cm, at 2p/m², and protected with spiral guards. To be planted in groups of 3-5 plants.
-  **Proposed Grass POS and Verges**
-  **Proposed Bulbs**
-  **Proposed Wildflower Meadow**
To be Emorsgate EM8 Meadow Mixture, supplied by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4/gm².
-  **Proposed Grass - Gardens**
Front gardens to be turfed with a general amenity grass from a local supplier.
-  **Proposed Wildflower Meadow Attenuation Pond**
To be Emorsgate EM8 Meadow Mixture for Wetland, supply by Emorsgate or similar approved. Sowing rate 4/gm².
-  **Pond Edge Mixture EP1**,
Wildseed or similar approved.
4g/m².
Proposed Aquatic and Marginal Planting Aquatic and marginal species to be planted 1m from the waters edge directly into the Greenfix Covamat surfacing on the banks immediately adjacent to the watercourse. Pond edge mixture EP1 contains wild flowers and grasses suitable for sowing at the wet margins of ponds, streams and ditches.
- HARD LANDSCAPE**
-  **Proposed Footpath**
Coloured Tarmac in Buff colour.
-  **Shared Surface**
To be laid in a high quality Block Paving or Coloured Tarmac.
Detail to be confirmed.
-  **Gas Main Easement**
6m offset from gas main
-  **Proposed Gravel area**
1m offset between housing plots and native Hedgerow

Proposed water-tolerant trees

GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
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5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

Client
Wain Homes

Project
Dinting Vale, Glossop

Description
Landscape Masterplan

Status
For Approval

Scale @ A1	Drawn	Checked	Date
1:500	TS	CT	17.02.23
Job number	Drawing number	Revision	
4263	101	B	

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REVISION NOTES

Rev	By	Description	Date
B	TS	Updated the latest red-line boundary	04.04.23
A	TS	Updated in line with Architect's layout and Tree survey layout	27.03.23