

BYSS – STAPLES CORNER, LONDON

Biodiversity Net Gain Assessment

ECO03309
BNG Assessment
02
November 2023

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Katy Thomas 30 November 2023

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1 INTRODUCTION

1.1 Purpose and Scope of this Report

- 1.1.1 RPS were commissioned to undertake a Biodiversity Net Gain Assessment (BNG) of a parcel of land at Staples Corner, London. This report has been prepared by RPS on behalf of Big Yellow Self Storage Company Limited to support a full planning application for the demolition of an existing car dealership and the construction of a six-storey self-storage facility (Use Class B8), flexible office space (Use Class E(g)(i)) and larger external storage units (Use Class B8).
- 1.1.2 A Preliminary Ecological Appraisal (PEA) was undertaken by RPS in 2023 (RPS, 2023a). This identified the need to undertake a BNG Assessment of the site, to support the planning application. The EA also made recommendations for biodiversity enhancements.
- 1.1.3 This BNG assessment report aims to:
- Calculate and assess the baseline ecological status and condition of current habitats identified on site;
 - Calculate the biodiversity value of the site post-development; and
 - Provide a summary of the habitat enhancements and creation proposals designed to ensure net gain is achieved.
- 1.1.4 The recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RPS.

1.2 Biodiversity Net Gain Definition and Methods

- 1.2.1 Biodiversity Net Gain is defined in Baker *et al* (2019) as:
- "Development that leaves biodiversity in a better state than before".*
- 1.2.2 The requirement for developments to seek to achieve BNG arises from the National Planning Policy Framework (NPPF, 2023), which states in Para. 174 that:
- "Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity."*
- 1.2.3 An accepted method of assessing BNG is through the use of biodiversity calculators to assess the biodiversity value of habitats pre- and post-development based on habitat type, distinctiveness and condition.
- 1.2.4 A biodiversity index is derived for the baseline and for the proposed development, and BNG is considered to be achieved where an increase in value is delivered (on or offsite), and where habitats of a higher value are not replaced exclusively with habitats of a lower value.
- 1.2.5 The methods of calculating BNG for this project followed the guidance produced by Natural England's revised Biodiversity Metric 4.0 (JP039) (Pank *et al.*, 2023). Defra made available its beta test BNG assessment tool in July 2019, which was subsequently updated in July 2021, April 2022 and March 2023. This tool has been used for the assessment in this report. The tool and associated documents were downloaded from:

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

Condition Assessment

- 1.2.6 Using the data collected from the Phase 1 Habitat Survey, a habitat condition assessment was undertaken for the habitats present within the project boundary. The appropriate 'condition sheet' was first selected via the Table TS1-1a in the technical supplement provided in the Biodiversity Metric 4.0 -Technical Annex 1: Condition Assessment Sheets and Methodology (Panks, *et al.*, 2023).
- 1.2.7 The condition sheet was then used to assess the individual habitats by comparing how they scored against pre-set condition assessment criteria. The criteria describe what components are needed for the habitat to be of good, moderate or poor value.
- 1.2.8 Each habitat was scored the following:
- 1 – Poor;
 - 2 – Moderate; and
 - 3 – Good.
- 1.2.9 The calculator allows these to be further divided and provides categories for fairly good and fairly poor. The ecologist undertaking the assessment used their professional judgement, considering the habitat condition assessment criteria, to decide when it was suitable to use these categories.
- 1.2.10 It should be noted that some habitats are given a fixed score and do not need assessing.

2 BASELINE DESCRIPTION

2.1.1 The baseline description is taken from the habitat assessment conducted during the Phase 1 Habitat Survey as part of the PEA report (RPS, 2023a) where the full descriptions can be found. Only habitats that were deemed to have an ecological value are discussed further.

2.2 Phase 1 Habitat Survey – Overview

2.2.1 The Phase 1 Habitat Survey identified that the site predominantly comprised hard standing, buildings and a small amount of ephemeral vegetation, scattered bramble *Rubus fruticosus* scrub and encroaching stalls of introduced and invasive plant species along the site boundaries.

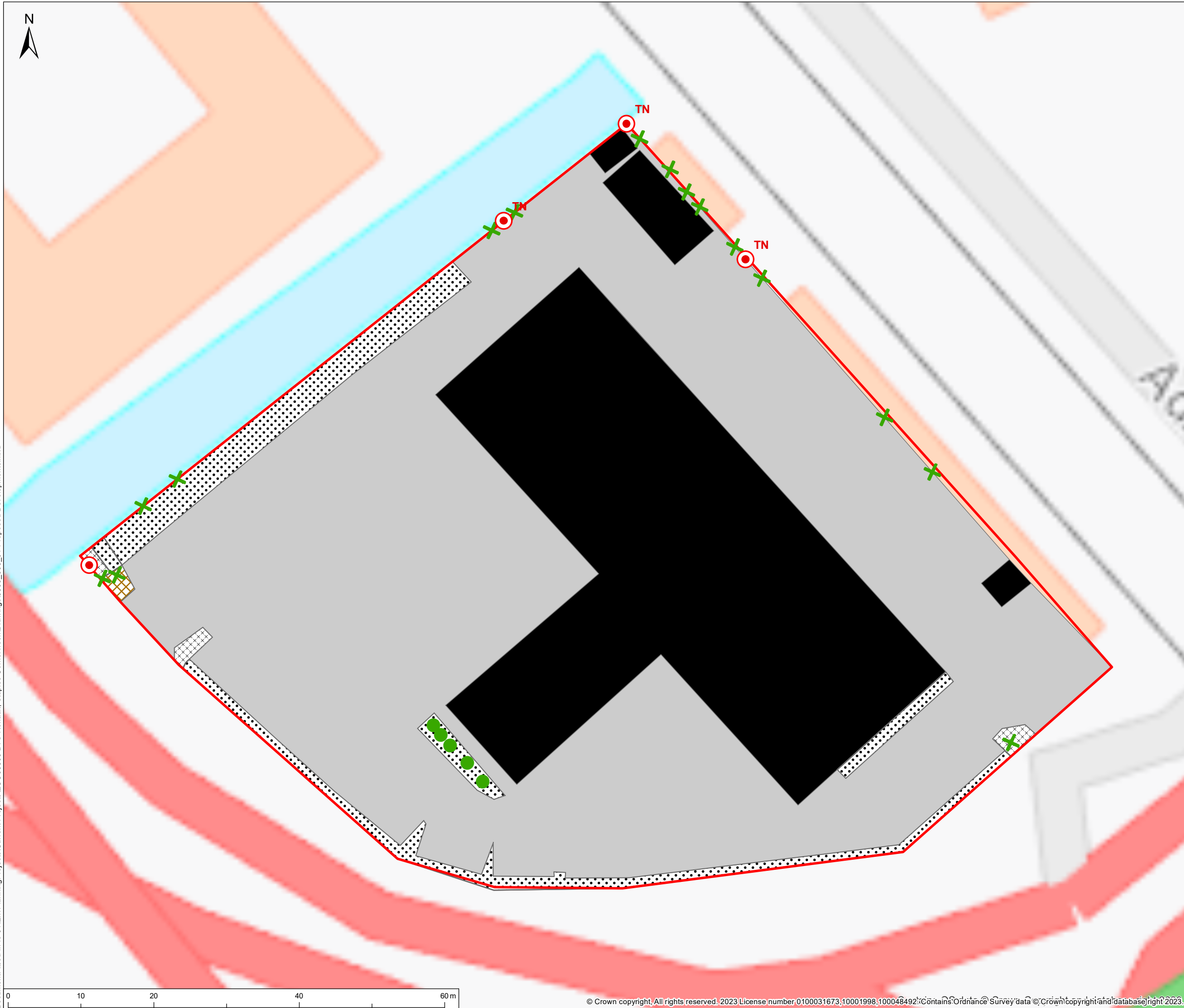
2.2.2 A full list of the habitats identified in the Phase 1 Habitat Survey on the site is provided below, with the associated habitat represented in the BNG assessment in brackets:

- A2.2 Scattered scrub (mixed scrub)
- A3.1 Scattered trees (urban trees)
- *J4 Bare ground (bare ground)*
- J1.3 Ephemeral/ short perennial vegetation (ruderal/ephemeral)
- J1.4 Introduced shrub (introduced shrub)
- *J3.6 Buildings and hardstanding (developed land; sealed surface)*

2.2.3 The habitats in italics were considered to be of no ecological value or were not going to be impacted by the development and therefore are not considered further in terms of the BNG assessment.

2.2.4 The Phase 1 Habitat Plan is shown on Figure 2.1.

Figure 2.1: Phase 1 Habitat Plan (pre-development habitat)












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Legend

-  Red line boundary
-  Introduced shrub
-  Ephemeral vegetation
-  Bare ground
-  Building
-  Hard standing
-  Scattered scrub
-  Scattered urban tree
-  Target note - Location of Japanese knotweed

Rev	Description	By	CB	Date



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Client **Big Yellow Self Storage Company Limited**

Project **BYSS - Staples Corner**

Title **Baseline Habitats Map**

Status **For Issue** Drawn By **LT** PM/Checked By **NB**

Project Number **ECO03309** Scale @ A3 **1:500** Date Created **26/10/23**

Figure Number **2.1** Rev **01**

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2.3 Habitat Condition Assessment

2.3.1 The assessments below relate to the condition of the habitats present on site at the time of the Phase 1 Habitat Survey undertaken in July 2023 (as shown on Figure 2.1). The extent, distinctiveness and condition of the baseline habitats on site are summarised in Table 2.1 overleaf.

2.3.1 Numbers in the tables in this section are copied from those generated by the Defra 4.0 metric. Note that the spreadsheet rounds the figures of credits to two decimal places which occasionally generates apparent minor discrepancies due to rounding errors when numbers are placed into tables.

2.3.2 Proposed habitats such as new hedgerows are measured as a linear habitat, however in the associated Urban Greening Factor Report (RPS, 2023b), these habitats are measured as areas and therefore there are likely to be differences between the numbers across the two reports.

Scattered Scrub (Mixed Scrub)

2.3.3 Scattered mixed scrub was present around the boundaries of the site, encroaching from offsite, with a few stalls rooted within the red line boundary. Species present were predominantly invasive Japanese knotweed *Fallopia japonica* (*Reynoutria japonica*) and introduced buddleia *Buddleja davidii*, with a small amount of bramble present within area of introduced shrubs.

2.3.4 The scrub present onsite was not a good representation of the habitat type as defined in the UK Habitat Classification (UKHab, 2023) and less than 80% of the scrub present was native, therefore condition assessment criterion A has not been met. The variation of scrub age was not present onsite; saplings, seedlings, young shrub and mature were not all present, therefore criteria condition B is not met. As this habitat mainly comprised non-native and invasive species greater than 5%, it was considered sub-optimal and does not meet criterion condition C. The scrub did not support tall grassland and forb species adequately in adjacent habitat to meet condition criterion D, and condition criterion E is not applicable.

2.3.5 Given that this area of scrub fails to meet any of the condition assessment criteria for 'Heathland and shrub – Mixed Shrub', following the Natural England condition assessment this would be categorised as being of a 'poor' habitat condition.

Scattered Trees (Urban Trees)

2.3.6 A total of seven hornbeam *Carpinus betulus* trees were present onsite within the formal landscaping of the existing buildings and hardstanding. The urban tree calculator was utilised to assign numerical value to the trees present onsite, a copy of this is found overleaf below Table 2.1.

2.3.7 The tree species present were native to the UK and were considered 'individual trees', therefore the condition assessment criteria A and B were satisfied.

2.3.8 The trees did not provide a joint canopy, were not considered mature specimens due to overall height, diameter of the trunk at breast height and overall condition of the bark. There was clear evidence of a heavy pruning regime and no available ecological niches for vertebrates and invertebrates, such as deadwood or loose bark. The canopy of the trees was oversailing bare ground with no vegetation. Based on the aforementioned evidence, condition criteria C, D, E and F were not satisfied.

2.3.9 Given that this habitat fails to meet more than two of the condition assessment criteria for 'Individual Trees – Urban Trees', following the Natural England condition assessment this would be categorised as being of a 'poor' habitat condition.

Introduced Shrub

- 2.3.10 In the southeast corner of the site there was a small bed of ornamental shrubs, species included large-leaved avens *Geum macrophyllum*, wintercreeper *Euonymus fortune* and native European box *Buxus sempervirens*.
- 2.3.11 For the habitat type 'Urban – Introduced Shrub', a condition assessment is not applicable.

Ruderal / Ephemeral

- 2.3.12 Patchy vegetation within bare ground was present scattered around the edges of the car park; no clear dominant species was recorded, however white clover *Trofolium repens*, Oxford ragwort *Senecio squalidus*, common chickweed *stellaria major*, spear thistle *Cirsium vulgare* and herb Robert *Geranium robertianum* were recorded.
- 2.3.13 The vegetation type consisted of similar height and structural habitat, that accounted for more than 80% of the total habitat area; species composition provided limited pollination resources that did not include resources throughout the calendar year. The habitat overlapped with areas of invasive scrub species that encroached into the site boundary. The habitat does not meet condition assessment criteria A, B or C.
- 2.3.14 Given that this habitat fails to meet the core condition assessment criteria for 'Urban: Sparsely vegetated land – Ruderal/Ephemeral', following the Natural England condition assessment this would be categorised as being of a 'poor' habitat condition.

BYSS – STAPLES CORNER - BNG ASSESSMENT

Table 2.1: Baseline assessment of biodiversity value

	Area (ha)	Distinctiveness score	Condition score	Strategic significance score	Value (biodiversity units) ^a	Area of habitat retained	Area of habitat enhanced	Baseline value of retained habitats	Baseline value of enhanced habitats	Area of habitat lost (ha)	Value of habitats lost
Developed land; sealed surface	0.2579	V.Low	0	N/A - Other	0	0	0	0.0	0	0.26	0.00
Developed land; sealed surface	0.535	V.Low	0	N/A - Other	0	0	0	0.0	0	0.54	0.00
Bare ground	0.047	Low	2	Poor	0.09	0	0	0.0	0	0.05	0.09
Ruderal/Ephemeral	0.0036	Low	2	Poor	0.01	0	0	0.0	0	0.00	0.01
Introduced shrub	0.0012	Low	2	Condition Assessment N/A	0.00	0	0	0.0	0	0.00	0.00
Urban tree	0.0285	Medium	4	Poor	0.11	0	0	0.0	0	0.03	0.11
Mixed scrub	0.0001	Medium	4	Poor	0.00	0	0	0.0	0	0.00	0.00
Total	0.84 (excluding urban trees)				0.22	0	0	0	0	0.87	0.22

*BNG metric rounds up to give value to small habitat parcel.

A: Calculated as: area x distinctiveness x condition

b: Areas for urban street trees are calculated using the ‘urban tree helper’ tool provided with the Defra metric. This provides an ‘area equivalent’ to enable the value of street trees to be included in the total site value calculation, but as this is not a direct measurement of actual habitat area, it does not get included in the total site area. The urban tree score for the site post-development is based on estimates from landscape design drawings. As a precautionary basis, the target condition for the urban trees has been set as ‘poor’. It may be possible to review this target condition upwards when final planting schedules are produced.

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	7	0.0285		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	7	0.0285	0	0.0000	0	0.0000

3 BIODIVERSITY ENHANCEMENT STRATEGY

3.1 Habitats

- 3.1.1 Habitats on the proposed development site are taken from the Detailed Planting Strategy (see Appendix A, drawing number 220877-RAP-XX-XX-DR-L-4001) (Rappor, 2023).
- 3.1.2 Taking into account the proposed use of the site, the post development planting will include native scrub planting, several areas of ornamental planting (introduced shrub and climbing plants), native species hedgerow and 55 individual trees.

Mixed Native Scrub

- 3.1.3 Two areas of native scrub mix planting (0.0448 ha) will be included in the landscape plans along the north boundary beside the offsite River Brent. The species composition used will consist of native species and provide suitable foraging and nesting space for invertebrates with the proposed species composition including pollinator resources.
- 3.1.4 The proposed scrub will include a diverse species composition and the target condition will be a good representation of the habitat type; over 80% of the scrub will be native with more than three woody species. Therefore, condition assessment criterion A will be achieved.
- 3.1.5 Following removal of baseline invasive species, the habitat will be managed to ensure there are no invasive species present within the site, and aims to achieve condition criterion C.
- 3.1.6 Due to restrictions of management for the proposed development, it is unlikely that condition criteria B, D and E will be met. The proposed planting and management will aim to deliver two criteria within the condition assessment and therefore the proposed assigned condition for this habitat is 'poor'. This will deliver **0.17 habitat units**. Full details and specification of planting composition are provided in Appendix A.

Introduced Ornamental Shrub

- 3.1.7 Several planted ornamental beds of shrub species and planting beds for climbing plant species (0.114 ha) will be included in the landscape plan for the proposed development. They will consist of mostly non-native species and provide suitable foraging and nesting space for invertebrates with the proposed species composition including pollinator resources. Planting specification is provided in Appendix A. This will deliver **0.22 habitat units**. This habitat will hold low distinctiveness by default and does not require a condition assessment.

Urban Tree Blocks and Individual Trees

- 3.1.8 A total of 50 trees are proposed within the landscape plan for the proposed development. Utilising the urban tree calculator, 50 trees is represented by a measure of 0.2036 ha (excluded from total area calculation). They will consist of native and non-native species and provide suitable foraging and nesting space for invertebrates and foraging opportunities for birds. Planting specification is provided in the Tree Planting Schedule (see Appendix B). This will deliver **0.57 habitat units**.
- 3.1.9 The trees may be subject to a pruning regime and include non-native species. The tree canopies will over sail proposed shrub and scrub planting, and therefore condition criterion F will be achieved. As fewer than three condition assessment criteria will be achieved, the condition has been assigned as 'poor'.

Other

- 3.1.10 A total of 0.6864 ha of developed land would be added to the site in the form of buildings and associated hardstanding. These would score **0.00 habitat units**.

Native Species Poor Hedgerow

- 3.1.11 A total length 0.16 km of native species hedgerow will be created within the proposed landscaping. **This will deliver 0.3 hedgerow units**, however as no hedgerows were originally onsite, the assessment difference is not applicable, and there will be a net gain of hedgerows.

BYSS – STAPLES CORNER - BNG ASSESSMENT

Table 3.1: Assessment of biodiversity value of post-construction habitat creation

Proposed habitat	Area (ha)	Distinctiveness score	Condition score	Time to target condition (years)	Temporal multiplier	Difficulty of creation / enhancement	Difficulty multiplier	Habitat units delivered ^a		
Developed land; sealed surface	0.3086	V. Low	0	N/A - Other	0	0	1	Low	0.67	0.00
Developed land; sealed surface	0.3777	V. Low	0	N/A - Other	0	0	1	Low	0.67	0.00
Introduced shrub	0.1115	Low	2	Condition Assessment N/A	1	1	0.965	Low	1	0.22
Mixed scrub	0.0499	Medium	4	Poor	1	1	0.965	Low	1	0.19
Urban tree	0.2239	Medium	4	Poor	1	10	0.700	Low	1	0.63
Total habitat creation	0.107									1.03
Total Excluding urban trees	0.85									

a: Calculated as: area x distinctiveness x condition x time x difficulty.

Table 3.2 Assessment of biodiversity value of post-construction hedgerow creation

Proposed habitat	Area (ha)	Distinctiveness score	Condition score	Time to target condition (years)	Temporal multiplier	Difficulty of creation / enhancement	Difficulty multiplier	Habitat units delivered ^a		
Native hedgerow	0.119	Low	2	Poor	1	1	0.965	Low	0.67	0.23
Native hedgerow	0.037	Low	2	Poor	1	1	0.965	Low	0.67	0.07
Total habitat creation	0.107									0.30

4 SUMMARY

- 4.1.1 The assessment above indicates that the development proposals for the site will deliver a net gain of **374.76%** for habitats. The total units delivered by the proposals is **0.82** habitat units, and the Trading Rules below have been satisfied. A summary screenshot from the calculator tool is provided in Figure 4.1 below.
- 4.1.2 As there are no hedgerows on site pre-development, there is an overall net gain of **0.3 hedgerow units** (percentage change not applicable).
- 4.1.3 Proposed habitats include targeted conditions and the score provided is based on the delivery of habitats that meet the criteria for these conditions.
- 4.1.4 It is recommended that the habitats be audited at various stages throughout the life-cycle of the project, to ensure that the habitat units and conditions have been delivered as intended.

Figure 4.1: Biodiversity Metric 3.1 Calculation Tool Beta Test Headline Results

On-site baseline	Habitat units	0.22		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	1.03		
	Hedgerow units	0.30		
	Watercourse units	0.00		
On-site net change <small>(units & percentage)</small>	Habitat units	0.82	374.76%	
	Hedgerow units	0.30	N/A	
	Watercourse units	0.00	0.00%	
Zero baseline units - % cannot be calculated				
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.82		
	Hedgerow units	0.30		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.82		
	Hedgerow units	0.30		
	Watercourse units	0.00		
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	374.76%		
	Hedgerow units	N/A		
	Watercourse units	0.00%		
0 baseline units - % cannot be calculated				
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.22	0.24	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
Unit requirement met or surpassed ✓				
Unit requirement met or surpassed ✓				
Unit requirement met or surpassed ✓				

5 REFERENCES

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Appendix A

Detailed Planting Strategy (see Appendix A, drawing number 220877-RAP-XX-XX-DR-L-4001).

Urban Greening Factor Calculator

Surface Cover Type	Factor	Area (m2)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	468	468	Proposed areas of native tree planting
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	2849.9	1709.9	Extra Heavy Trees and Multi Stem Trees specified
Hedges (line of mature shrubs one or two shrubs wide)	0.6	243.9	146.3	Native Hedge
Groundcover planting	0.5	1011.0	505.5	Ornamental Shrub Planting
Total contribution			2829.77	
Total site area (m2)			8451	
Urban Greening Factor			0.34	



- Notes:**
- Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
 - This drawing is based on the Architect's layout by Mountford Pigott, 2410-F15, June 2023.
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 - Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the landscape architect working days in advance of undertaking any work.

- Key:**
- Site Boundary
 - CPO Boundary
 - Existing vegetation
 - Proposed Tree Planting
Type: HS & EHS
Fixing: Wooden Stake with Expandable Tree Tie
 - Proposed Native Hedge Planting
Total - 161.58 lin m
Double staggered row @ 7 / lin m
Topsoil depth 450mm
 - Proposed Ornamental Shrub Planting
Total - 1011.00m2
Topsoil depth 450mm
 - Proposed Native Shrub Planting
Total - 468.00m2
Topsoil depth 450mm

Rev	Date	Details	By	Chkd
P05	23.12.08	UGF calculations revised	JN	NH
P04	23.11.23	Benches omitted from the plan	JN	NH
P03	20.11.23	Revised layout based on client's comments	RC	NH
P02	05.10.23	Removed parking bays	DC	NH
P01	26.09.23	Issued for comment	DC	NH

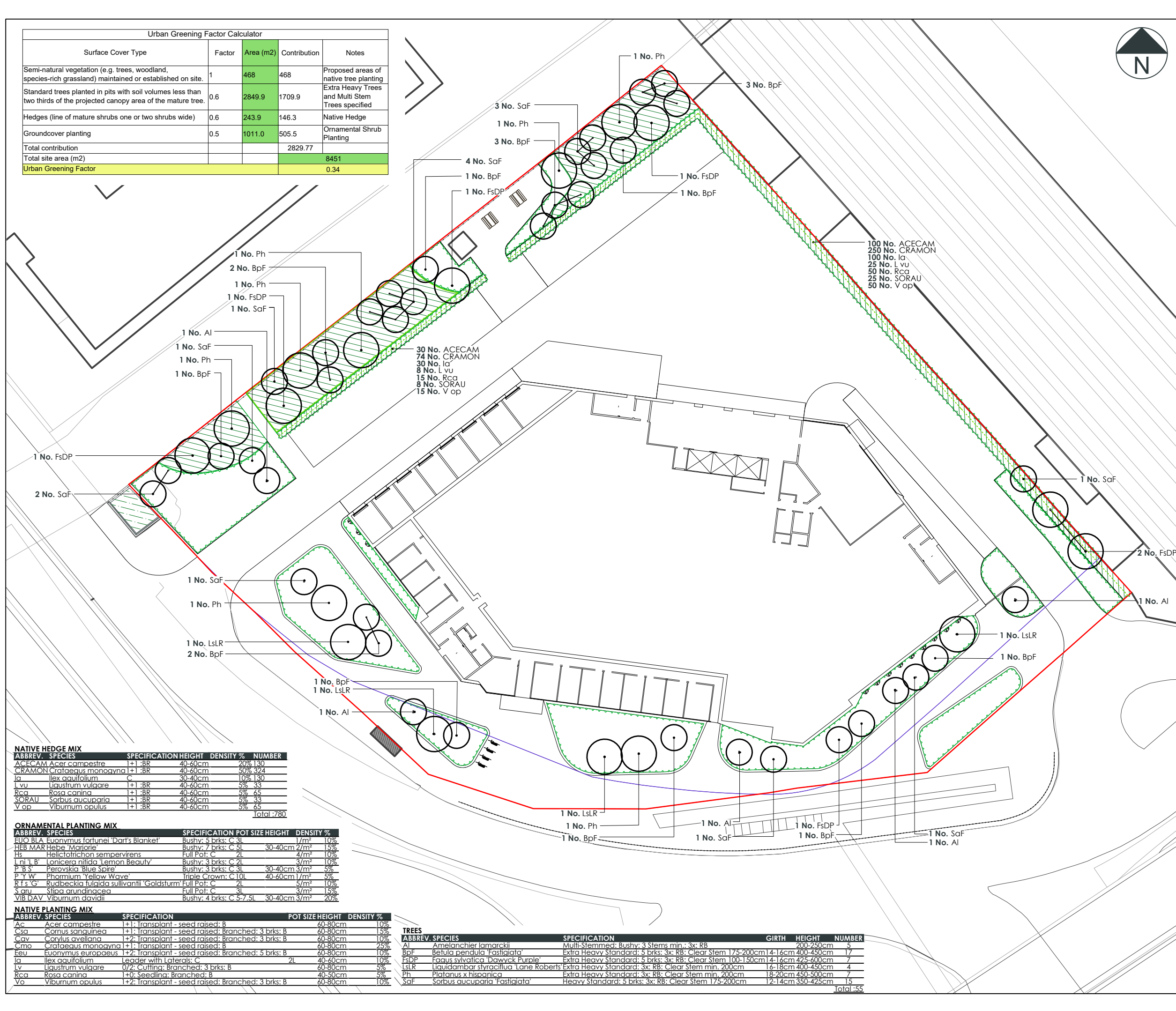


CLIENT: **Big Yellow Storage**

PROJECT: **Staples Corner**

TITLE: **Detailed Planting Strategy**

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	SEPT 23	DC	NH	-
STATUS: COMMENT				
DRAWING NO: 220877-RAP-XX-XX-DR-L-4001				REVISION: P05



NATIVE HEDGE MIX

ABBREV.	SPECIES	SPECIFICATION	HEIGHT	DENSITY %	NUMBER
ACECAM	Acer campestre	1+1; BR	40-60cm	20%	130
CRAMON	Crataegus monogyna	1+1; BR	40-60cm	50%	324
Ia	Ilex aquifolium	C	30-40cm	10%	130
Lvu	Ligustrum vulgare	1+1; BR	40-60cm	5%	33
Rca	Rosa canina	1+1; BR	40-60cm	5%	65
SORAU	Sorbus aucuparia	1+1; BR	40-60cm	5%	33
Vop	Viburnum opulus	1+1; BR	40-60cm	5%	65
					Total: 780

ORNAMENTAL PLANTING MIX

ABBREV.	SPECIES	SPECIFICATION	POT SIZE	HEIGHT	DENSITY %
BLO	Euonymus fortunei 'Dart's Blanke'	Bushy; 5 brks; C 3L	1/m ²	10%	
HEB	Hebe 'Marjorie'	Bushy; 7 brks; C 5L	30-40cm	2/m ²	15%
HS	Helictotrichon sempervirens	Full Pot; C 2L	4/m ²	10%	
Lni	Lonicera nitida 'Lemon Beauty'	Bushy; 3 brks; C 2L	3/m ²	10%	
P'B'S	Perovskia Blue Spire	Bushy; 3 brks; C 3L	30-40cm	3/m ²	5%
P'Y'W	Phormium 'Yellow Wave'	Triple Crown; C 10L	40-60cm	1/m ²	5%
Rf's	Rudbeckia fulgida sullivanii 'Goldsturm'	Full Pot; C 2L	5/m ²	10%	
S.aru	Stipa arundinacea	Full Pot; C 3L	3/m ²	15%	
VIB DAV	Viburnum davidii	Bushy; 4 brks; C 5-7.5L	30-40cm	3/m ²	20%

NATIVE PLANTING MIX

ABBREV.	SPECIES	SPECIFICATION	POT SIZE	HEIGHT	DENSITY %
Ac	Acer campestre	1+1; Transplant - seed raised; B		60-80cm	10%
Csa	Cornus sanguinea	1+1; Transplant - seed raised; Branched; 3 brks; B		60-80cm	15%
Cav	Corylus avellana	1+2; Transplant - seed raised; Branched; 3 brks; B		60-80cm	10%
Cmo	Crataegus monogyna	1+1; Transplant - seed raised; B		60-80cm	25%
Eeu	Euonymus europaeus	1+2; Transplant - seed raised; Branched; 5 brks; B		60-80cm	10%
Ia	Ilex aquifolium	Leader with laterals; C	2L	40-60cm	10%
Lv	Ligustrum vulgare	0/2; Cutting; Branched; 3 brks; B		60-80cm	5%
Rca	Rosa canina	1+0; Seedling; Branched; B		40-50cm	5%
Vo	Viburnum opulus	1+2; Transplant - seed raised; Branched; 3 brks; B		60-80cm	10%

TREES

ABBREV.	SPECIES	SPECIFICATION	GIRTH	HEIGHT	NUMBER
Al	Amelanchier lamarckii	Multi-Stemmed; Bushy; 3 Stems min.; 3x; RB		200-250cm	5
BpF	Betula pendula 'Fastigiata'	Extra Heavy Standard; 5 brks; 3x; RB; Clear Stem 175-200cm	4-16cm	400-450cm	17
FsDP	Fagus sylvatica 'Dawson's Purple'	Extra Heavy Standard; 5 brks; 3x; RB; Clear Stem 100-150cm	4-16cm	425-600cm	7
LsLR	Liquidambar styraciflua 'Lane Roberts'	Extra Heavy Standard; 3x; RB; Clear Stem min. 200cm	16-18cm	400-450cm	4
Ph	Platanus x hispanica	Extra Heavy Standard; 3x; RB; Clear Stem min. 200cm	18-20cm	450-500cm	7
SaF	Sorbus aucuparia 'Fastigiata'	Heavy Standard; 5 brks; 3x; RB; Clear Stem 175-200cm	12-14cm	350-425cm	15
					Total: 55

Tree Planting Schedule

TREES

ABBREV.	SPECIES	SPECIFICATION	GIRTH	HEIGHT	NUMBER
Al	<i>Amelanchier lamarckii</i>	Multi-Stemmed; Bushy; 3 Stems min.; 3x; RB		200-250cm	5
BpF	<i>Betula pendula</i> 'Fastigiata'	Extra Heavy Standard; 5 brks; 3x; RB; Clear Stem 175-200cm	14-16cm	400-450cm	17
FsDP	<i>Fagus sylvatica</i> 'Dawyck Purple'	Extra Heavy Standard; 5 brks; 3x; RB; Clear Stem 100-150cm	14-16cm	425-600cm	7
LsLR	<i>Liquidambar styraciflua</i> 'Lane Roberts'	Extra Heavy Standard; 3x; RB; Clear Stem min. 200cm	16-18cm	400-450cm	4
Ph	<i>Platanus x hispanica</i>	Extra Heavy Standard; 3x; RB; Clear Stem min. 200cm	18-20cm	450-500cm	7
SaF	<i>Sorbus aucuparia</i> 'Fastigiata'	Heavy Standard; 5 brks; 3x; RB; Clear Stem 175-200cm	12-14cm	350-425cm	15
					Total :55

EHS – Extra Heavy Standard; HS – Heavy Standard; MS – Multi Stem

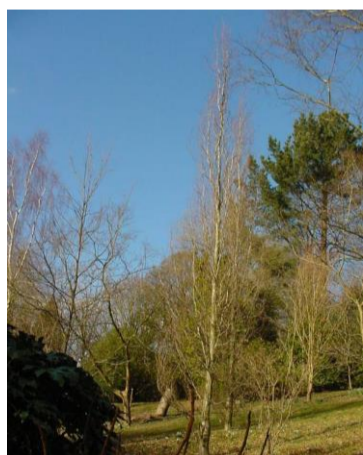
Amelanchier lamarckii



Betula pendula



Fagus sylvatica 'Dawyck Purple'



Liquidambar styraciflua 'Lane Roberts'



Platanus x hispanica 'Tremonia'



Sorbus aucuparia 'Fastigiata'

