



THE
ENVIRONMENT
PARTNERSHIP



GM ALLOCATION 31: EAST OF BOOTHSTOWN

WORSLEY

ECOLOGICAL REPRESENTATION

TEP

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Prepared for	Peel Holdings (Land and Property) Ltd
Prepared by	TEP - Warrington
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Approved	David Sweeting

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1.0	May 2017	LAC	DCS	Original issue	superseded
2.0	Jun 2017	CMH	CMH	Amended Phase 1 Drawing	superseded
3.0	Mar 2019	AWE	DCS	Jan 2019 draft GMSF & policies update	current

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DRAWINGS

G6296.01.001 - Ecological Constraints Plan

251G - 01 GMSF Illustrative Masterplan

1.0 Overview

Introduction

- 1.1 TEP was commissioned by Peel Holdings (Land and Property) Ltd in March 2017 to provide an ecological representation for Land East of Boothstown (26.80ha) outlining potential ecological constraints and opportunities in relation to developing the site for housing.
- 1.2 The site is currently designated as Green Belt in Salford's Local Plan; however, the revised draft January 2019 of the Greater Manchester Spatial Framework (GMSF), allocates the land for approximately 300 dwellings under GM Allocation 31.
- 1.3 The Phase 1 Habitat Map and accompanying Target Notes are found in Appendix A. Areas of high, medium and low ecological constraint have been identified and are shown on Drawing G6296.01.001 Ecological Constraints Plan.
- 1.4 TEP's assessment indicates that there are no overriding ecological constraints which preclude sustainable development of the land.

Desktop and Background Study

- 1.5 There are no nationally or internationally designated wildlife sites within 1km of the site. The site falls within the Natural England Impact Risk Zones for Astley and Bedford Mosses Site of Special Scientific Interest (SSSIs) (approximately 3.8km south-west), however, residential development is not a category which is considered a risk at this distance.
- 1.6 There are four Sites of Biological Importance (SBI) within 1km of the site boundary. Middle Wood SBI abuts the eastern boundary of the proposed development site. Botany Bay Wood SBI and Bittern Pitts Wood SBI lie to the south of the proposed development site, linked by Bridgewater Canal and its associated woodland corridor. Provided best practice pollution control measures are implemented along the western and southern edge of the development (including a buffer zone excluding development), the risk of adverse impacts on the SBI will be minimised to an acceptable level.
- 1.7 Records of protected species within 1km of the site were returned, including badger, great crested newt, water vole, bats, brown hare and birds of conservation concern. Water vole and a number of bat species are recorded within the site boundary.
- 1.8 Full results of the desktop survey, including maps of designated sites, are found in Appendix B.

Site Description

- 1.9 The site is dominated by species-poor semi-improved grassland fields. There is an amenity grassland playing field in the west of the site. Smaller strips of modified neutral grassland and bands of tall ruderal herb are found around the site, predominantly associated with boundaries and tracks. These habitats comprise Area C on Drawing G6296.01.001.

- 1.10 Bands of dense predominantly bramble *Rubus fruticosus* scrub and scattered trees form corridors across the site. These, along with the species poor hedgerows along the northern and eastern boundaries of the site form Area B on Drawing G6296.01.001.
- 1.11 There is a large block of woodland (Alder Wood) found in the north of the site and smaller blocks of woodland habitat at the southern boundary. Woodland also extends along the south-western boundary, outside of the site. Shaw Brook flows through the centre of the site from north to south. In the south of the site it forms a flooded area of swamp. Collectively, these habitats are mapped as Area A on Drawing G6296.01.001.
- 1.12 There is one building in the south of the site which appears to be in use as a pumping station. This has the potential to support roosting bats. A bare ground track leads to this feature from the north of the site. These areas are mapped as Area D on Drawing G6296.01.001.
- 1.13 Non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act (1981, As Amended) were recorded in a number of places across the site. These species are Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera* and rhododendron *Rhododendron ponticum*. Locations of these species are shown on Drawing G6296.01.001.

2.0 Areas of Constraint

High Constraint

2.1 The following features comprise Area A - Wildlife Corridors, and represent a High Constraint to development:

- Alder Wood;
- Shaw Brook and associated woodland, scrub and swamp habitats;
- Woodland just outside the south-eastern boundary and extending into the site along the south boundary.

2.2 These wildlife corridors would be retained in the masterplan and be protected by habitat buffers. It is recommended that the buffers extend at least 12m from these features. The lighting scheme adjacent to the woodlands should be carefully planned to avoid light spill onto tree canopies (this can affect bat roosting and displace foraging bats).

Medium Constraint

2.3 Area B represents a Medium Constraint to development. The hedgerows and young woodland are Section 41 habitats¹. The scrub and scattered trees, while not priority habitats, form valuable habitat linkages across the site. Area B also includes a strip of marshy grassland at the south-western boundary of the site. This area will require a detailed botanical survey during mid-late summer to determine its diversity.

2.4 If these areas are to be removed, given the extent of the site, there would be the opportunity to mitigate or compensate for losses of habitat linkages.

Low Constraint

2.5 Areas C and D represent a Low Constraint to development. Species poor semi-improved grassland habitats dominate the site and make up Area C, along with an area of amenity grassland in the west of the site, and modified neutral grassland strips along the south-eastern boundary of the site. The building and bare ground tracks with flanking tall ruderal herb and species poor modified neutral grassland comprise Area D.

Protected and Priority Fauna

2.6 Constraints relating to protected and Section 41 species are considered in Table 1.

2.7 Loss of grassland would result in a reduction in range for farmland bird species, barn owl and brown hares (Section 41 species); however, it should be noted that the site does not appear to be a stronghold for such species. The effect of losses of Area D habitats should be balanced by creation of new habitats of value to birds; e.g. new ponds, wetlands, species-rich grasslands and woodland.

¹ Under S41 of the Natural Environment and Rural Communities Act, 2006, Local Planning Authorities are under a duty to have regard to habitats and species of principal importance for biodiversity (such as native hedgerows, natural watercourses, deciduous woodland, lowland meadows etc)

-
- 2.8 These new habitats would be capable of supporting populations of Section 41 birds, albeit not the same assemblage of species that would be displaced from the farmed area.
- 2.9 Policy GM-G 10 of the revised January 2019 GMSF states that a net enhancement of biodiversity resources will be sought across the plan as a whole.

Table 1. Summary of constraints related to Fauna

Fauna Group/ Species (Protected ²)	Constraint	Details
Amphibians	Yes	There is one pond within 250m the site, as well as Bridgewater Canal approximately 40m south-west of the site. Great crested newts are recorded from the pond to the north of the site. A common toad was noted in the north-eastern corner during the habitat survey. Further investigation in relation to amphibians will therefore be required
Reptiles	No	The site contains only limited habitat for reptiles and it is considered unlikely that reptiles are present on site. There are no implications for the development with regard to reptiles.
Birds	Yes	The habitats across the site provide breeding opportunities for a range of bird species. Grasshopper warbler was recorded on site during the habitat survey. A number of Section 41 priority birds are historically recorded from within the site. Breeding bird surveys will be required to inform a planning application.
Bats	Yes	The building, mature woodland and some of the scattered trees have potential for roosting bats. The network of habitats provide foraging and commuting opportunities for bat species. At least four species of bat have been recorded within the site boundary. Bat roost and transect surveys will be required to inform a planning application.
Badger	Yes	Although there are records of badgers within 1km of the site, no evidence of badgers was found within the site or immediately adjacent to the site (within 30m). However, due to the density of the vegetation in some places which made a thorough search impractical, a further badger survey would be required to inform a planning application.
Water vole	Yes	There are water vole records from Shaw Brook within the site boundary. Further survey for this species would be required to inform a planning application.
Otter	Yes	Shaw Brook has some potential to support otter holts, a survey for this species would be required to inform a planning application.
Brown Hare	Yes	There are no records of brown hare on site but numerous records within 1km south of the site, beyond the Bridgewater Canal. Suitable habitat for brown hare is present within the site. There will be habitat loss as a result of the proposals, as brown hare makes use of a mosaic of habitats including grassland. Leaving grassland tall in buffer zones and keeping the hedgerows will retain some value in the site for brown hare.

² The rarest and most threatened species in England are listed under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act. Protecting and enhancing S41 species is key delivering the Biodiversity 2020 strategy.

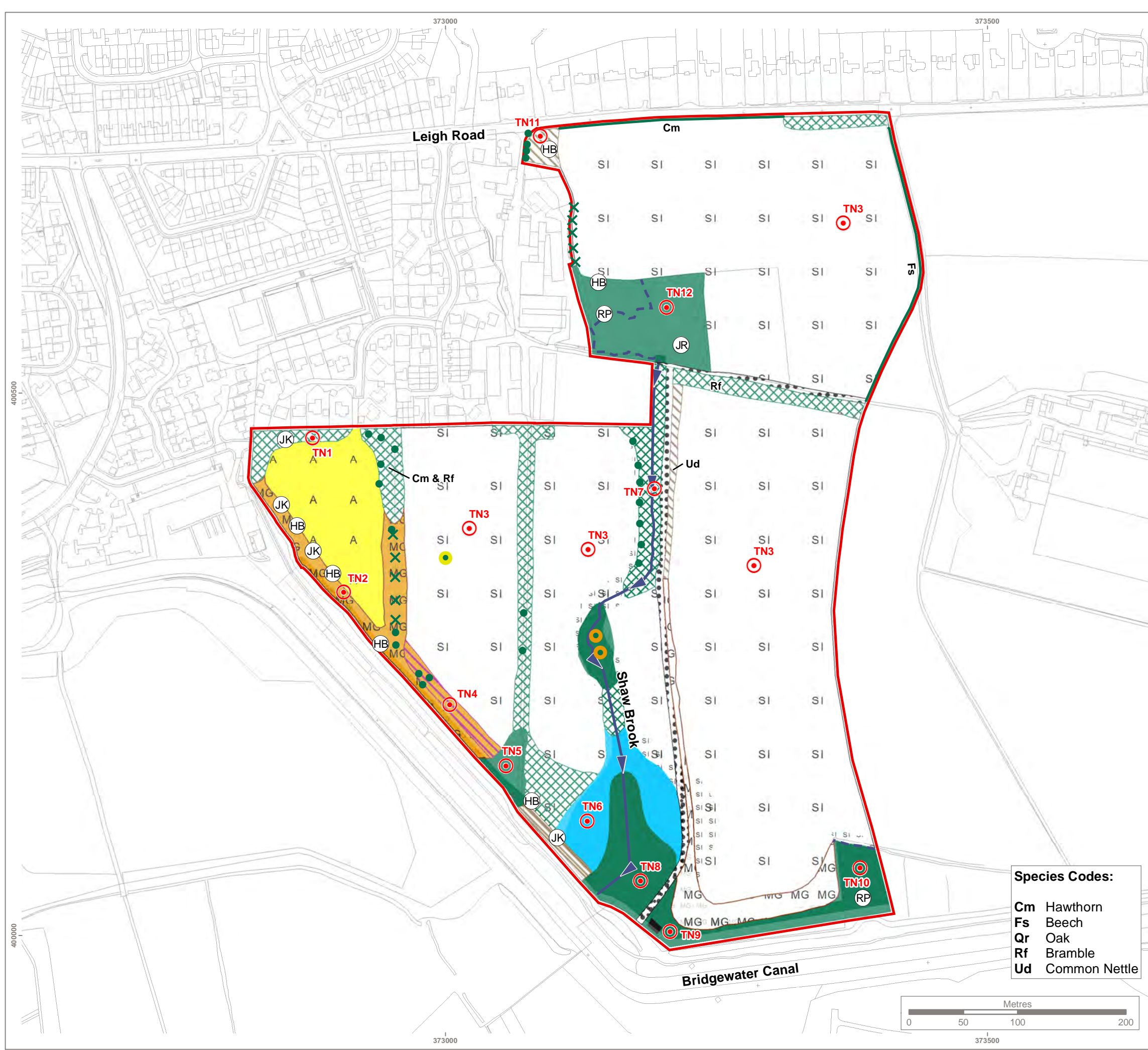
3.0 Opportunities

- 3.1 There are opportunities to enhance biodiversity through the process of development, in line with National Planning Policy Framework (NPPF, 2018), under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2016³, and the GMSF revised draft January 2019 policies as outlined in Chapter 8 'A Greener Greater Manchester'.
- 3.2 The GMSF revised draft January 2019 states that development of the site (GM Allocation 31) in relation to ecology will need to:
- Retain Alder Wood and the other areas of mature deciduous woodland and protected trees;
 - Take opportunities to enhance the ecological value of Shaw Brook, including naturalising where practicable and retaining significant open land around it, and utilise the brook as a central landscape feature running through the site;
 - Mitigate flood risk and incorporate sustainable drainage systems;
 - Protect the quality of watercourses through and around the site;
 - Support the objectives for the Great Manchester Wetlands Nature Improvement Area and avoid harm to protected species;
 - Ensure good quality access by walking and cycling for all residents to services in Boothstown, bus services on the surrounding road network, the Bridgewater Canal and Chat Moss to the south;
 - Secure further improvements to the path on the north side of the Bridgewater Canal to provide a high quality walking and cycling route to RHS Garden Bridgewater and Worsley Village;
 - Provide an easement for the significant utilities infrastructure running through the site; and,
 - Retain the existing playing fields and footpaths.
- 3.3 An Illustrative Masterplan is provided in Drawing 251G - 01. The above points can be incorporated into the proposed development.
- 3.4 The revised draft GMSF January 2019 also states the priority for any off-site nature conservation enhancement required to deliver a net gain in biodiversity from the development of the site is likely to be the restoration of lowland raised bog and complementary habitats in Chat Moss to the south.

³ Section 40 of the Natural Environment and Rural Communities Act 2016 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity which in turn will seek to contribute to the achievement of the commitments of the Biodiversity 2020 strategy.

- 3.5 The non-native invasive species recorded within the site boundary should be controlled. There is the opportunity to enhance Alder Wood for wildlife by clearing the rhododendron which currently dominates the understorey, excluding native vegetation.

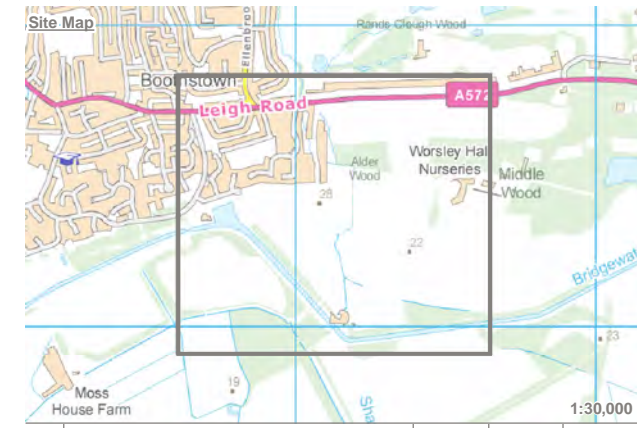
APPENDIX A: Phase 1 Habitat Survey



- KEY**
- Site Boundary
 - Target Notes
 - HB Himalayan Balsam
 - JK Japanese Knotweed
 - JR Japanese Rose
 - RP Rhododendron Ponticum
 - X Scattered Scrub
 - Scattered Broad-leaved Trees
 - Broad-leaved Tree with Low Bat Potential
 - Broad-leaved Tree with Moderate Bat Potential
 - ▶ Running Water
 - Species-poor Intact Hedge
 - Dry Ditch
 - Semi-natural Broad-leaved Woodland
 - Dense/Continuous Scrub
 - MG MR Modified Neutral Grassland
 - Species-poor Modified Neutral Grassland
 - Marsh/Marshy Grassland
 - Poor Semi-improved Grassland
 - Tall Ruderal
 - Swamp
 - Amenity Grassland
 - Buildings
 - Bare Ground

- ▶ Running Water
- Species-poor Intact Hedge
- Dry Ditch
- Semi-natural Broad-leaved Woodland
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- Swamp
- Amenity Grassland
- Buildings
- Bare Ground

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 Base mapping provided by client



Rev	Description	Drawn	Approved	Date

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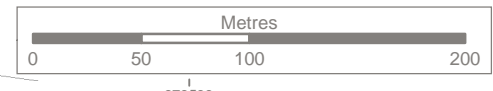
Project
 Land East of Boothstown, Ecology

Title
 Phase 1 Habitat Survey

Drawing Number
 G6296.01.002

Drawn	Checked	Approved	Scale	Date
JS	CH	LC	1:3,500 @ A3	06/06/2017

- Species Codes:**
- Cm** Hawthorn
 - Fs** Beech
 - Qr** Oak
 - Rf** Bramble
 - Ud** Common Nettle



Target Notes Report: Land East of Boothstown

Target Note 1

Band of scrub around margin of playing field with modified neutral grassland, tall ruderal herb and scattered trees.

Common toad noted here.

<i>Rubus fruticosus</i> agg.	Bramble	D
<i>Alopecurus pratensis</i>	Meadow Foxtail	A
<i>Dactylis glomerata</i>	Cock's-foot	A
<i>Epilobium hirsutum</i>	Great Willowherb	A
<i>Urtica dioica</i>	Nettle	A
<i>Ranunculus repens</i>	Creeping Buttercup	F
<i>Carex hirta</i>	Hairy Sedge	O
<i>Cirsium arvense</i>	Creeping Thistle	O
<i>Fallopia japonica</i>	Japanese Knotweed	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O
<i>Taraxacum officinale</i> agg.	Dandelion	O
<i>Acer platanoides</i>	Norway Maple	R
<i>Betula pendula</i>	Silver Birch	R
<i>Cardamine pratensis</i>	Cuckooflower	R
<i>Cornus sanguinea</i>	Dogwood	R
<i>Corylus avellana</i>	Hazel	R
<i>Crataegus monogyna</i>	Hawthorn	R
<i>Fraxinus excelsior</i>	Ash	R
<i>Prunus avium</i>	Wild Cherry	R
<i>Rumex crispus</i>	Curled Dock	R

Target Note 2

Strips of modified neutral grassland along margins of site.

<i>Dactylis glomerata</i>	Cock's-foot	F
<i>Ranunculus repens</i>	Creeping Buttercup	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Alopecurus pratensis</i>	Meadow Foxtail	O
<i>Cardamine pratensis</i>	Cuckooflower	O
<i>Chamerion angustifolium</i>	Rosebay Willowherb	O
<i>Galium aparine</i>	Cleavers	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Rumex acetosa</i>	Common Sorrel	O
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O
<i>Urtica dioica</i>	Nettle	O
<i>Anthriscus sylvestris</i>	Cow Parsley	R
<i>Phalaris arundinacea</i>	Reed Canary-grass	R
<i>Silene dioica</i>	Red Campion	R
<i>Symphytum officinale</i>	Common Comfrey	R

Target Note 3

Large areas of species-poor semi-improved grassland meadow.

<i>Alopecurus pratensis</i>	Meadow Foxtail	A
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	F
<i>Arrhenatherum elatius</i>	False Oat-grass	F
<i>Dactylis glomerata</i>	Cock's-foot	F

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

<i>Holcus lanatus</i>	Yorkshire-fog	O
<i>Ranunculus acris</i>	Meadow Buttercup	O
<i>Taraxacum officinale</i> agg.	Dandelion	O
<i>Bromus hordeaceus</i>	Soft Brome	R

Target Note 4

Marshy grassland/swampy strip with some standing water.

<i>Phalaris arundinacea</i>	Reed Canary-grass	A
<i>Cardamine pratensis</i>	Cuckooflower	F
<i>Carex hirta</i>	Hairy Sedge	F
<i>Juncus effusus</i>	Soft Rush	F
<i>Moss sp.</i>	Moss species	F
<i>Ranunculus acris</i>	Meadow Buttercup	F
<i>Cladophora sp.</i>	Blanketweed	O
<i>Salix caprea</i>	Goat Willow	R

Target Note 5

Scrub has developed into small area of young woodland.

<i>Crataegus monogyna</i>	Hawthorn	D
<i>Heracleum sphondylium</i>	Hogweed	A
<i>Salix caprea</i>	Goat Willow	A
<i>Impatiens glandulifera</i>	Himalayan Balsam	F
<i>Urtica dioica</i>	Nettle	F
<i>Betula pendula</i>	Silver Birch	O
<i>Salix cinerea</i>	Grey Willow	O
<i>Stachys sylvatica</i>	Hedge Woundwort	R
<i>Viburnum lantana</i>	Wayfaring-tree	R

Target Note 6

Swampy area probably holds water at other times of year.

Deer seen here.

<i>Phalaris arundinacea</i>	Reed Canary-grass	D
<i>Juncus effusus</i>	Soft Rush	A
<i>Epilobium hirsutum</i>	Great Willowherb	F
<i>Impatiens glandulifera</i>	Himalayan Balsam	F
<i>Persicaria amphibia</i>	Amphibious Bistort	F
<i>Typha latifolia</i>	Greater Reedmace	F
<i>Urtica dioica</i>	Nettle	F
<i>Angelica sylvestris</i>	Wild Angelica	O
<i>Salix cinerea</i>	Grey Willow	O
<i>Myosotis scorpioides</i>	Water Forget-me-not	R

Target Note 7

Strip of dense scrub and scattered trees along stream. The vegetation develops into broadleaved semi-natural woodland south of the bridge. Potential water vole habitat.

<i>Rubus fruticosus</i> agg.	Bramble	D
<i>Salix fragilis</i>	Crack Willow	A
<i>Alnus glutinosa</i>	Alder	F
<i>Anthriscus sylvestris</i>	Cow Parsley	F
<i>Crataegus monogyna</i>	Hawthorn	F
<i>Fraxinus excelsior</i>	Ash	F
<i>Chamerion angustifolium</i>	Rosebay Willowherb	O
<i>Dryopteris filix-mas</i>	Male-fern	O
<i>Ficaria verna</i>	Lesser Celandine	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Impatiens glandulifera</i>	Himalayan Balsam	O

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

<i>Prunus spinosa</i>	Blackthorn	O
<i>Quercus robur</i>	English Oak	O
<i>Rosa canina</i> agg.	Dog Rose	O
<i>Silene dioica</i>	Red Campion	O
<i>Urtica dioica</i>	Nettle	O
<i>Acer pseudoplatanus</i>	Sycamore	R
<i>Carex pendula</i>	Pendulous Sedge	R
<i>Vicia sepium</i>	Bush Vetch	R

Target Note 8

Wet broadleaved semi-natural woodland.

<i>Impatiens glandulifera</i>	Himalayan Balsam	A
<i>Salix fragilis</i>	Crack Willow	A
<i>Betula pubescens</i>	Downy Birch	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Salix cinerea</i>	Grey Willow	F
<i>Urtica dioica</i>	Nettle	F
<i>Carex remota</i>	Remote Sedge	O

Target Note 9

Old sandstone building in woodland. Potential for roosting bats.

Target Note 10

Block of mature broadleaved semi-natural woodland. Appears well-used, including by motorbikes.

<i>Acer pseudoplatanus</i>	Sycamore	D
<i>Quercus robur</i>	English Oak	F
<i>Crataegus monogyna</i>	Hawthorn	O
<i>Fagus sylvatica</i>	Beech	O
<i>Fraxinus excelsior</i>	Ash	O
<i>Ilex aquifolium</i>	Holly	O
<i>Rhododendron ponticum</i>	Rhododendron	O
<i>Rubus fruticosus</i> agg.	Bramble	O
<i>Tilia x europaea</i>	Common Lime	O
<i>Athyrium filix-femina</i>	Lady-fern	R
<i>Betula pubescens</i>	Downy Birch	R
<i>Salix caprea</i>	Goat Willow	R
<i>Salix cinerea</i>	Grey Willow	R

Target Note 11

Small area of modified neutral grassland and tall ruderal herb mosaic. Line of common limes along the western boundary.

<i>Ranunculus repens</i>	Creeping Buttercup	A
<i>Rubus fruticosus</i> agg.	Bramble	A
<i>Rumex obtusifolius</i>	Broad-leaved Dock	A
<i>Chamerion angustifolium</i>	Rosebay Willowherb	F
<i>Impatiens glandulifera</i>	Himalayan Balsam	F
<i>Juncus effusus</i>	Soft Rush	F
<i>Cirsium arvense</i>	Creeping Thistle	O
<i>Festuca rubra</i>	Red Fescue	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Ranunculus acris</i>	Meadow Buttercup	O
<i>Rumex acetosa</i>	Common Sorrel	O
<i>Scrophularia nodosa</i>	Common Figwort	O
<i>Silene dioica</i>	Red Campion	O
<i>Taraxacum officinale</i> agg.	Dandelion	O
<i>Tussilago farfara</i>	Colt's-foot	O

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

<i>Dipsacus fullonum</i>	Teasel	R
<i>Plantago lanceolata</i>	Ribwort Plantain	R
<i>Salix cinerea</i>	Grey Willow	R
<i>Stachys sylvatica</i>	Hedge Woundwort	R
<i>Vicia sativa</i>	Common Vetch	R

Target Note 12

Block of mature broadleaved semi-natural woodland. Suitable for badgers. Almost dry rocky stream at western boundary. Mature trees with bat potential.

<i>Acer pseudoplatanus</i>	Sycamore	D
<i>Quercus robur</i>	English Oak	A
<i>Rhododendron ponticum</i>	Rhododendron	A
<i>Dryopteris dilatata</i>	Broad Buckler-fern	F
<i>Betula pubescens</i>	Downy Birch	O
<i>Crataegus monogyna</i>	Hawthorn	O
<i>Fraxinus excelsior</i>	Ash	O
<i>Ilex aquifolium</i>	Holly	O
<i>Impatiens glandulifera</i>	Himalayan Balsam	O
<i>Silene dioica</i>	Red Campion	O
<i>Acer platanoides</i>	Norway Maple	R
<i>Hyacinthoides hispanica</i>	Spanish Bluebell	R
<i>Salix fragilis</i>	Crack Willow	R

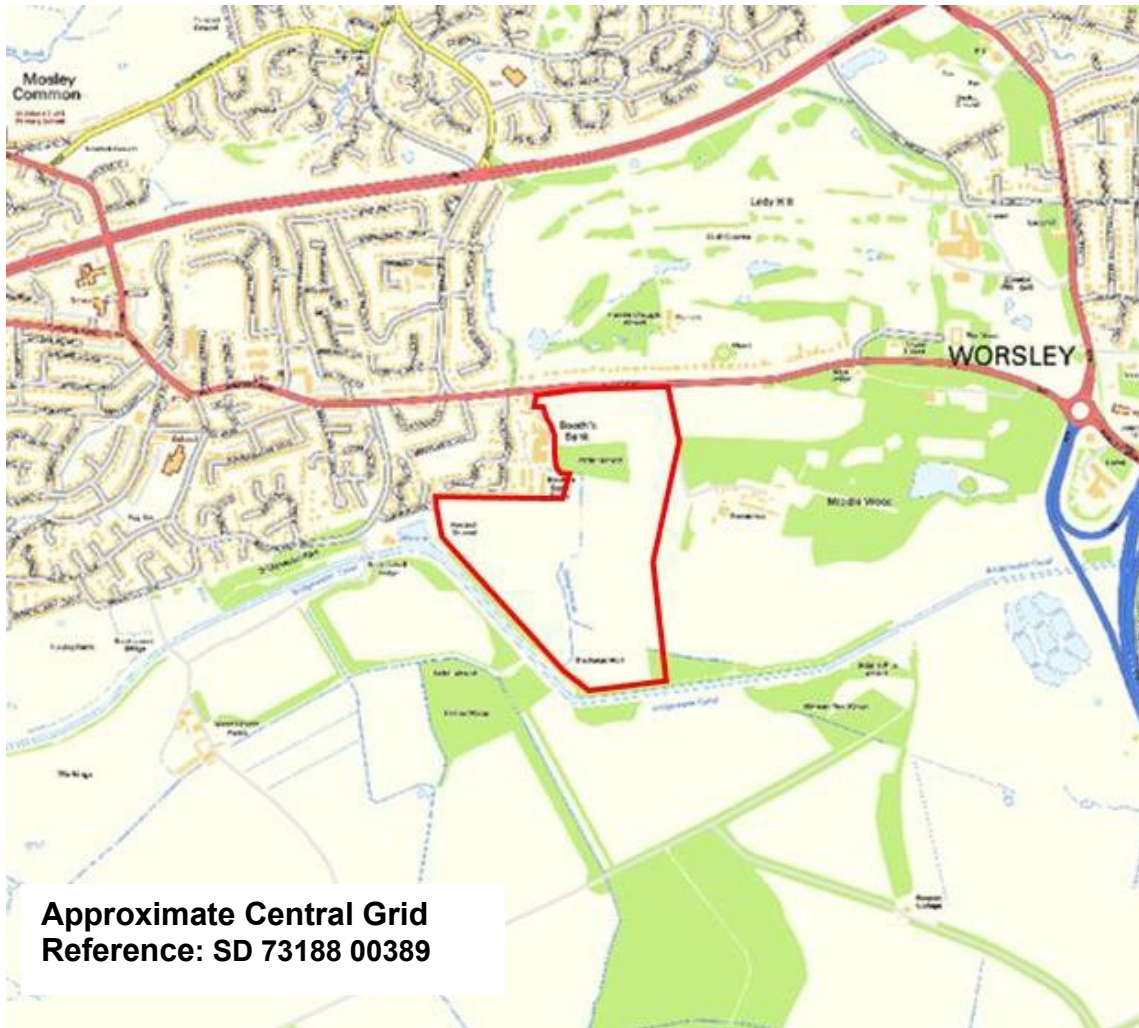
APPENDIX B: Desktop Study

**Desk Based Ecology Assessment
Land East of Boothstown (GM Allocation 31)
Worsley, M28 1FG
Approximate Central Grid Reference: SD 73188 00389**

Contents

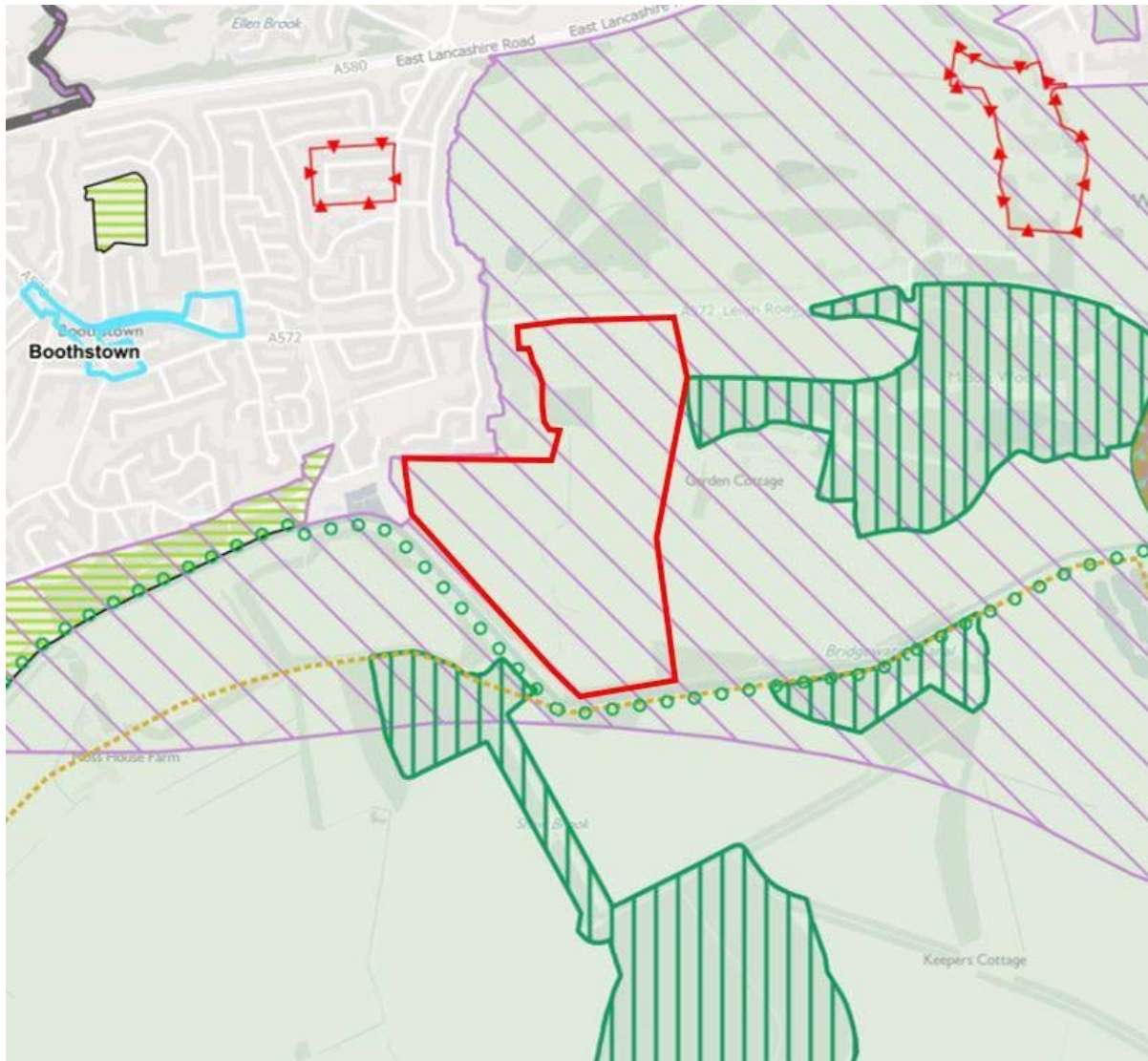
- **Site location plan**
- **Extract from local plan**
- **Extracts of relevant planning policies**
- **Local site designations**
- **Local species records**
- **National site designations**
- **Habitat inventory records**
- **Wildlife site citations**

Site Location Plan



Contains OS data © Crown copyright and database right act 2016

Extract of Salford City Council Unitary Development Plan (adopted June 2006) and supporting key



Environmental Protection and Improvement	
Green Belt (UDP Policy: EN1)	
Worsley Greenway (UDP Policy: EN2)	
Irwell Valley (UDP Policy: EN5)	
Site of Biological Importance (UDP Policy: EN8)	
Wildlife Corridor Key Area of Search (UDP Policy: EN9)	
Mosslands (UDP Policy: EN11)	
River Irwell Flood Control (UDP Policy: EN20)	
The City's Heritage	
Conservation Area (UDP Policy: CH3)	
Archaeology / Ancient Monument (UDP Policy: CH5)	
Parks and Gardens of Historic Interest (UDP Policy: CH6)	
Manchester, Bolton and Bury Canal (UDP Policy: CH7)	

Recreation	
Key Recreation Area (UDP Policy: R4)	
Existing Strategic Recreation Route (UDP Policy: R5)	
Proposed Strategic Recreation Route (UDP Policy: R5)	
New and Improved Recreation Land and Facilities (UDP Policy: R6)	

Minerals	
Area of Search for Gravel (Minerals DPD Policy: 3)	
Mineral Safeguarding Area (Minerals DPD Policy: 8)	
Mineral Site including those under restoration (Minerals DPD Policy: 11)	
Rail-Linked Mineral Depot (Minerals DPD Policy: 11)	

Extracts of relevant planning policies and supplementary planning guidance

Policy EN 1

Development Affecting the Green Belt

Other than in very special circumstances, inappropriate development will not be permitted within the Green Belt.

The construction of new buildings within the Green Belt will be considered to be inappropriate unless it is for the following purposes:

- i. agriculture and forestry (unless permitted development rights have been withdrawn);
- ii. essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and do not conflict with the purposes of including land within it; or
- iii. limited extension, alteration or replacement of existing dwellings, provided this would not result in disproportionate additions over and above the size of the original building, or, in the case of replacement, the new building is not materially larger than the one it replaces.

The reuse of buildings within the Green Belt will not be considered to be inappropriate providing:

- a. it does not have a materially greater impact than the present use on the openness of Green Belt and the purposes of including land within it;
- b. any extension of, or uses on surrounding land associated with, the reused building do not conflict with the openness of Green Belt and the purposes of including land in it (for example, because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- c. the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- d. the form, bulk and general design of the buildings are in keeping with their surroundings.

The carrying out of engineering and other operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

Planning permission will not be granted for development within or conspicuous from the Green Belt that might be visually detrimental by reason of its siting, materials, or design, even where it would not prejudice the purposes of including land in the Green Belt.

Planning permission will be granted for the working of minerals, provided that high environmental standards are maintained, the affected sites are well restored, and the development is consistent with other policies and proposals of the Plan.

Policy EN 2

Worsley Greenway

Development will not be permitted where it would fragment or detract from the openness and continuity of the Greenway, or would cause unacceptable harm to its character or its value as an amenity, wildlife, agricultural or open recreation resource.

Policy EN 6

Nature Conservation Sites of International Importance

Development directly connected with, or necessary for, the management for nature conservation purposes of an existing or candidate Special Area of Conservation will be permitted.

Any development that would adversely affect the integrity of an existing or candidate Special Area of Conservation will only be permitted where:

- i. it has been clearly demonstrated that there are no alternative solutions in terms of suitable and available sites which are reasonable alternatives for the proposed development or different practicable approaches which would have a lesser impact;

- ii. there are imperative reasons for the development of overriding public interest; and
 - iii. where the site hosts a priority habitat or species, those imperative reasons relate to human health, public safety, or beneficial consequences of primary importance to the environment.
- Where appropriate, conditions or planning obligations will be used to ensure the protection, enhancement and management of the site's nature conservation interest.

Policy EN 7

Nature Conservation Sites of National Importance

Development that would adversely affect the special interest of a Site of Special Scientific Interest (SSSI) will only be permitted where:

- a. the benefits of the development clearly outweigh the reduction in the special interest for which the site is designated as a SSSI;
- b. the benefits of the development clearly outweigh the contribution that the site makes to retaining a full range of natural and semi-natural habitats, and geological and physiographical features, within England; and
- c. the detrimental impact on the nature conservation interest of the site has been minimised as far as is practicable, and all reasonable action will be taken to make good any damage.

Where appropriate, conditions or planning obligations will be used to ensure the protection, enhancement and management of the nature conservation interest of SSSIs.

Policy EN 8

Nature Conservation Sites of Local Importance

Development that would adversely affect the nature conservation value of a Site of Biological Importance, a Local Nature Reserve, or a priority habitat for Salford as identified in the Greater Manchester Biodiversity Action Plan, will only be permitted where:

- a. the benefits of the development clearly outweigh the reduction in the nature conservation interest for which the site is protected or identified as a priority habitat;
- b. the detrimental impact on the nature conservation interest of the site has been minimised as far as is practicable; and
- c. appropriate mitigation is provided to ensure that the overall nature conservation interest of the area is not diminished.

Where appropriate, conditions or planning obligations will be used to ensure the protection, enhancement and management of the nature conservation interest of these sites and habitats.

Policy EN 9

Wildlife Corridors

Development that would affect any land that functions as a wildlife corridor, or that provides an important link or stepping stone between habitats, will not be permitted where it would unacceptably impair the movement of flora and fauna.

Where development is permitted, conditions or planning obligations may be used to secure the protection, enhancement and/or management measures designed to facilitate the movement of flora and fauna across or around the site.

Policy EN 10

Protection of Species

Development that would be likely to have an adverse impact on legally protected species will only be permitted where mitigation measures are put in place to maintain the population level of the species at a favourable conservation status within its natural range.

Where the development would adversely affect a European protected species, it will also need to be demonstrated that:

- i. there is no satisfactory alternative, in terms of the form of, or location for, the development, that would have a lesser negative impact on the species; and
- ii. there are imperative reasons for the development of overriding public interest.

Policy EN 12**Important Landscape Features**

Development that would have a detrimental impact on, or result in the loss of, any important landscape feature will not be permitted unless the applicant can clearly demonstrate that:

- i. the importance of the development plainly outweighs the nature conservation and amenity value of the landscape feature; and
- ii. the design and layout of the development cannot reasonably make provision for the retention of the landscape feature.

If the removal of an important existing landscape feature is permitted as part of a development, a replacement of at least equivalent size and quality, or other appropriate compensation, will be required either within the site, or elsewhere in the area.

Where appropriate, conditions or planning obligations will be used to secure the appropriate management of important landscape features.

Policy EN 13**Protected Trees**

Development that would result in the unacceptable loss of, or damage to, protected trees will not be permitted. Where the loss of trees is considered acceptable, adequate replacement provision will be required.

Policy EN 18**Protected of Water Resources**

Development will not be permitted where it would have an unacceptable impact on surface or ground water in terms of its quality, level or flow.

Policy EN 23**Environment Improvement Corridors**

Development along any of the city's major road, rail and water corridors will be required to preserve, or make a positive contribution to the corridor's environment and appearance.

In determining the extent to which a development would achieve this, regard will be had in particular to:

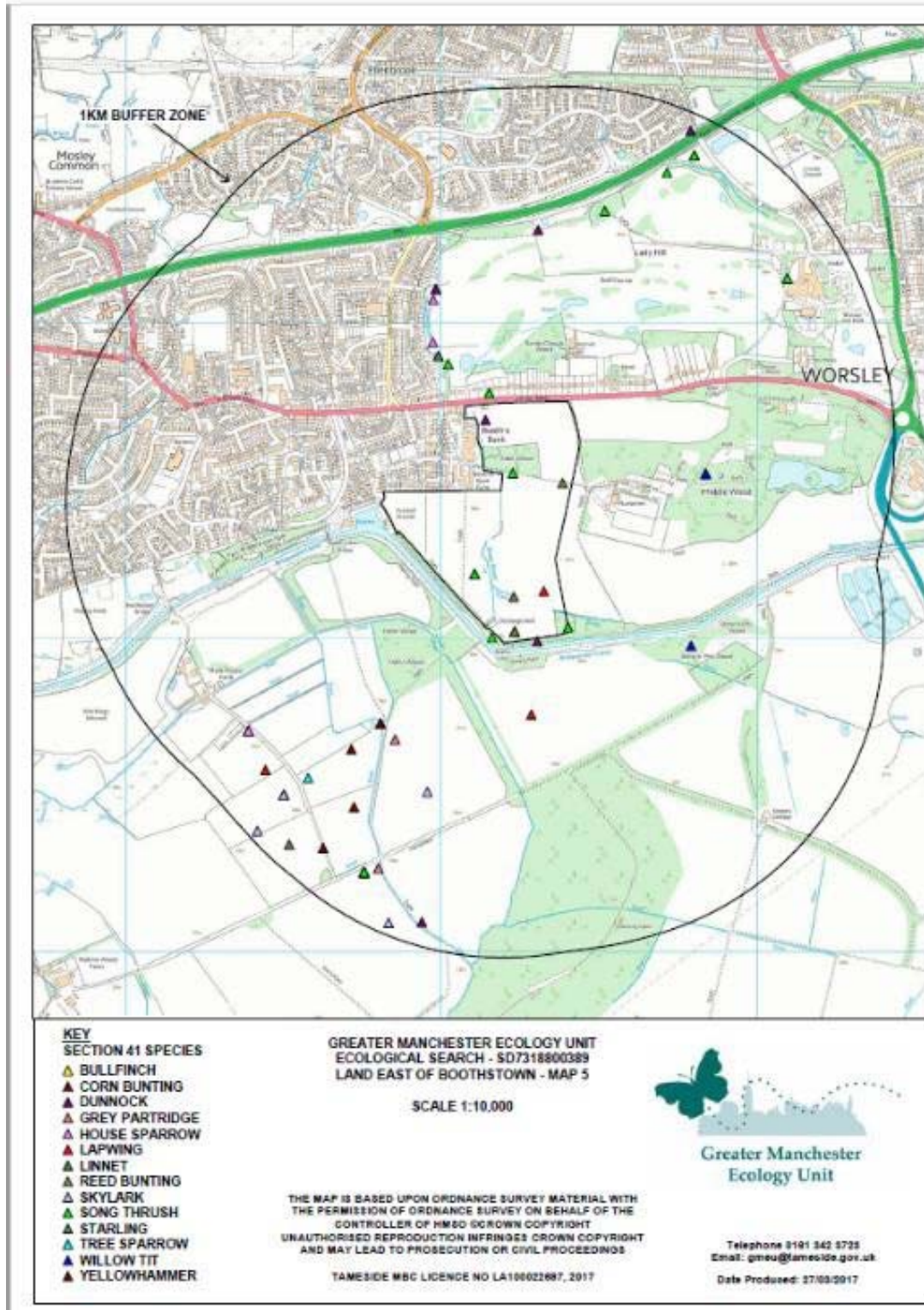
- i. the quality of design and landscaping, particularly in terms of the elevational treatments and the impacts on views;
- ii. the extent to which the proposal would assist in the implementation of corridor improvement strategies;
- iii. the impact on the quality, management and maintenance of the public realm;
- iv. the contribution that would be made towards air quality improvement and accessibility, particularly by promoting improved public transport and access by foot and cycle;
- v. the impact on historic and tourism-related features; and
- vi. the extent to which wildlife habitats and protected and improved.

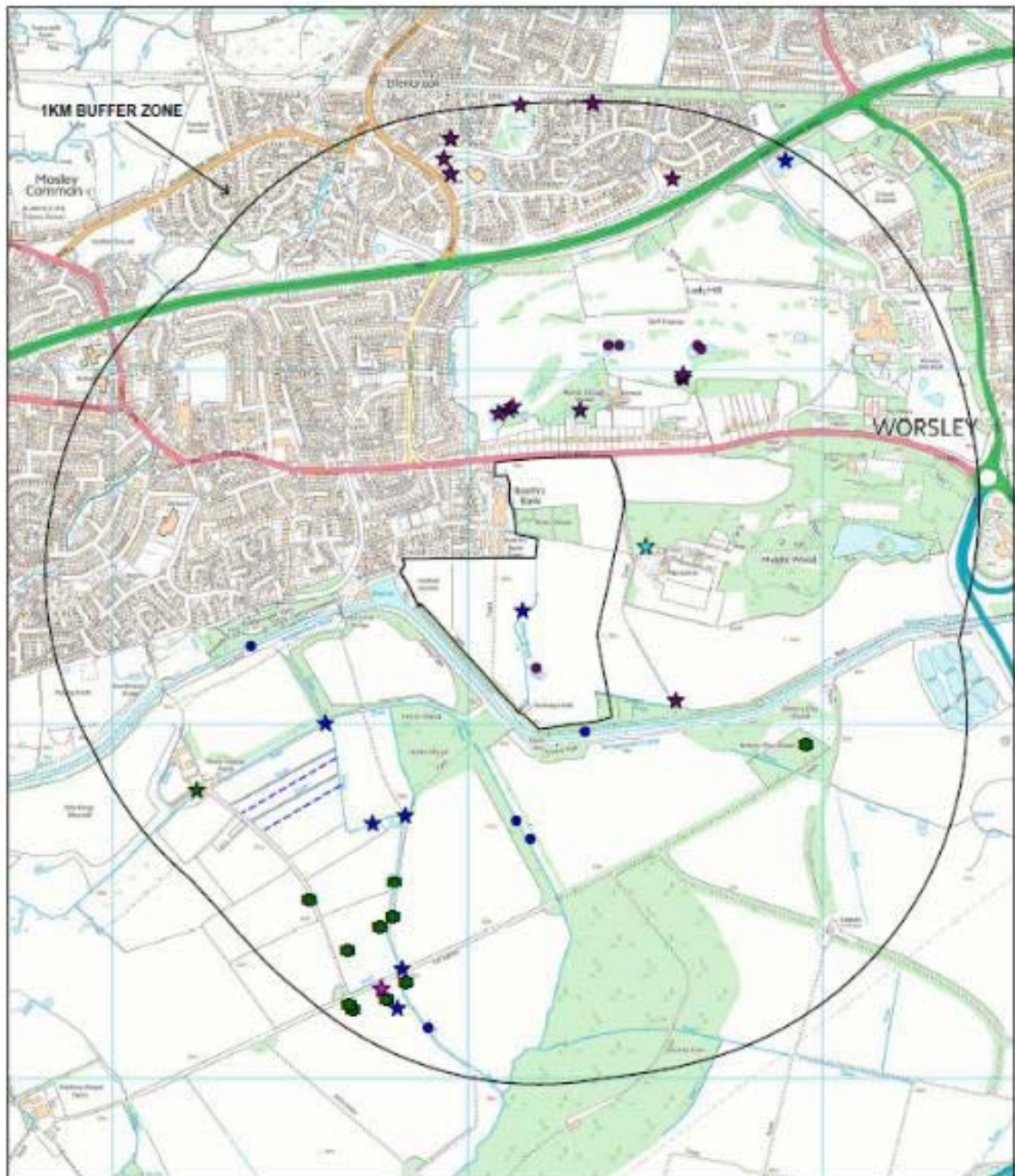
Map provided by Greater Manchester Ecology Unit (GMEU) of site designations within 1 km



KEY SITE OF BIOLOGICAL IMPORTANCE SBI BOUNDARY	GREATER MANCHESTER ECOLOGY UNIT ECOLOGICAL SEARCH - SD7318800389 LAND EAST OF BOOTHSTOWN - MAP 1 SCALE 1:10,000	
<small>THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO SCORING COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.</small>		
<small>TAMESIDE MBC LICENCE NO LA10822867, 2017</small>		
		Greater Manchester Ecology Unit Telephone 0161 342 8728 Email: gmeu@tameside.gov.uk Date Produced: 27/09/2017

Extract of species data provided by Greater Manchester Ecology Unit (GMEU) within 1 km





- Key:**
Protected Species
- ★ Great Crested Newt - Presence
 - Great Crested Newt - Absence
 - ★ Water Vole - Presence
 - Water Vole - Extent of signs
 - Water vole - Absence
 - ★ Barn Owl
 - ★ Kingfisher
 - ★ Little Ringed Plover
 - Brown Hare

GREATER MANCHESTER ECOLOGY UNIT
 ECOLOGICAL SEARCH - 3D7318800389
 LAND EAST OF BOOTHSTOWN - MAP 2

SCALE 1:10,000

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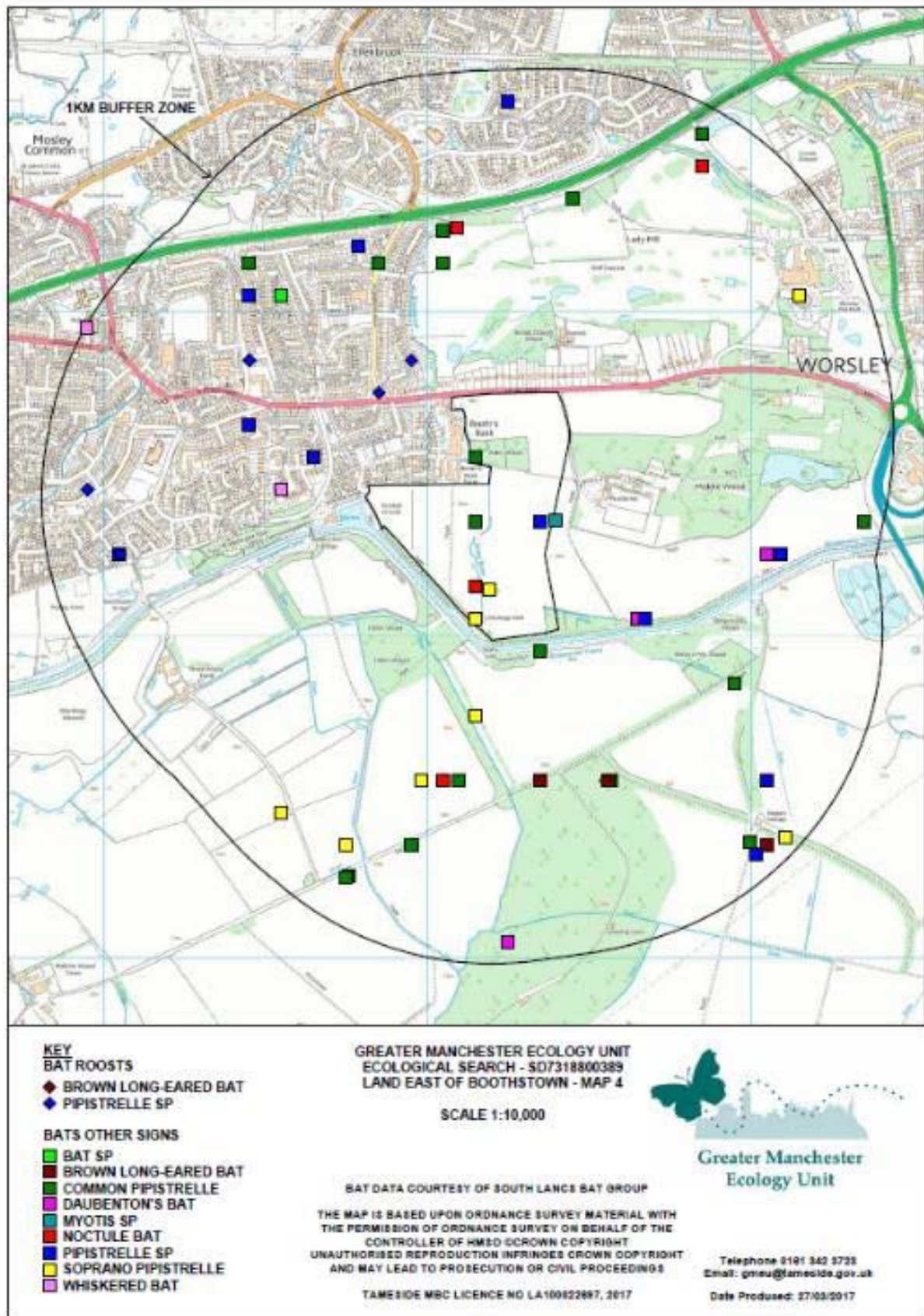
TAMESIDE MBC LICENCE NO LA108022867, 2017

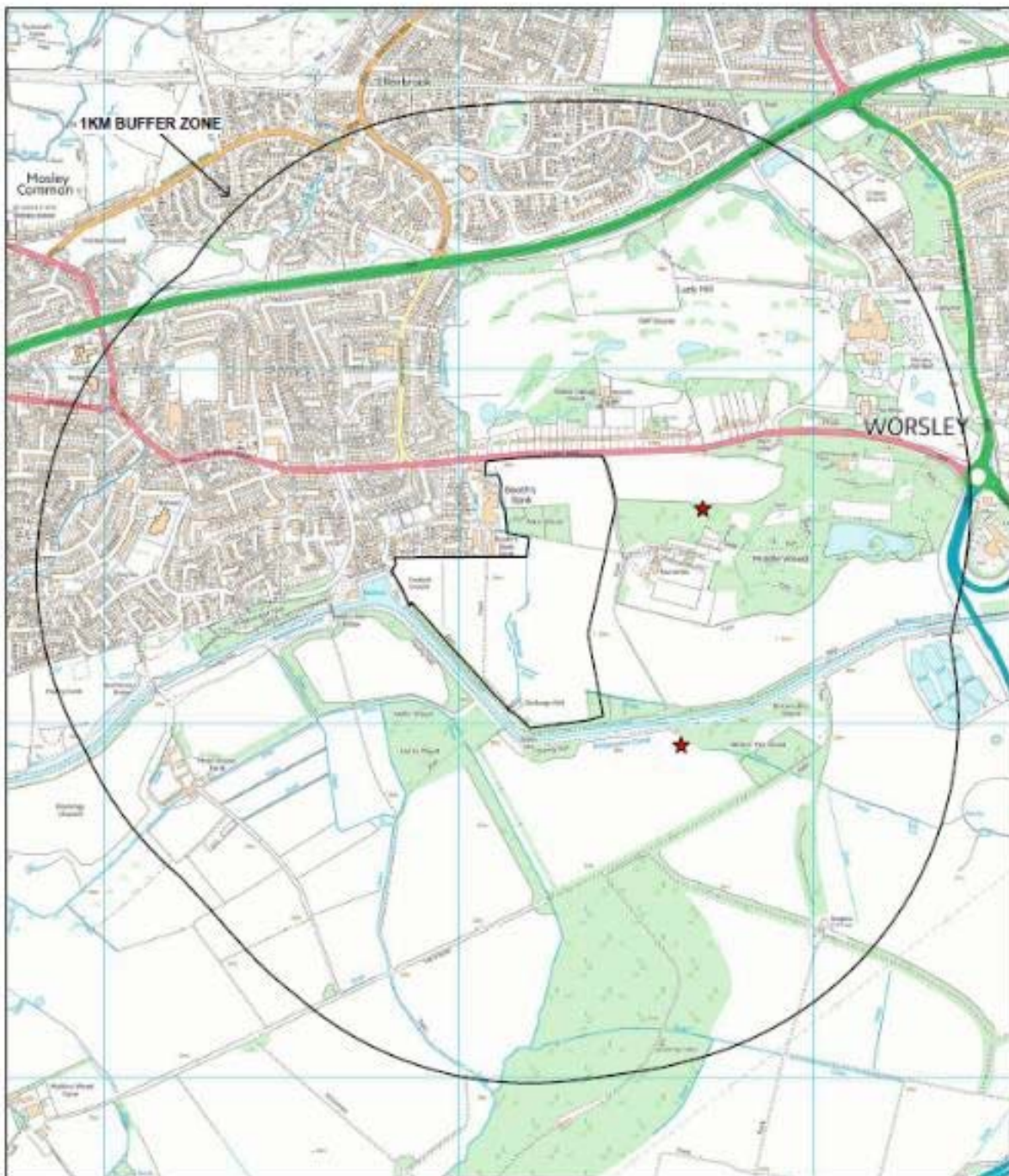


Greater Manchester Ecology Unit

Telephone 0161 342 5725
 Email: gneu@ameside.gov.uk

Date Produced: 27/03/2017





Key:
Badgers
★ Sells

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - S07318800389
LAND EAST OF BOOTHSTOWN - MAP 3
CONFIDENTIAL

SCALE 1:10,000

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TAMESIDE MBC LICENCE NO LA100022097, 2017

Greater Manchester Ecology Unit
Telephone 0161 342 5725
Email: gmeu@tameside.gov.uk
Date Produced: 27/03/2017

Magic Map 1 km search zone for designated wildlife sites - Map

No designated sites within area

Magic Map search for SSSI Impact Risk Zones for site only

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?
2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Pig & poultry units, slurry lagoons > 4000m³

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

Water Supply

GUIDANCE – How to use the Impact Risk Zones

[/Metadata for magic/SSSI IRZ User Guidance MAGIC.pdf](#)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?
2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, pig & poultry units, slurry lagoons > 750m³ & manure stores > 3500t).

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

Water Supply

GUIDANCE – How to use the Impact Risk Zones

[/Metadata for magic/SSSI IRZ User Guidance MAGIC.pdf](#)

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2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy**Minerals, Oil & Gas**

Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.

Rural Non Residential**Residential****Rural Residential****Air Pollution**

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, pig & poultry units, slurry lagoons > 750m³ & manure stores > 3500t).

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste**Composting****Discharges****Water Supply****GUIDANCE – How to use the Impact Risk Zones**

[/Metadata_for_magic/SSSI_IRZ_User_Guidance_MAGIC.pdf](#)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications**Infrastructure**

Airports, helipads and other aviation proposals.

Wind & Solar Energy**Minerals, Oil & Gas****Rural Non Residential****Residential****Rural Residential****Air Pollution**

Pig & poultry units, slurry lagoons > 750m³ & manure stores > 3500t.

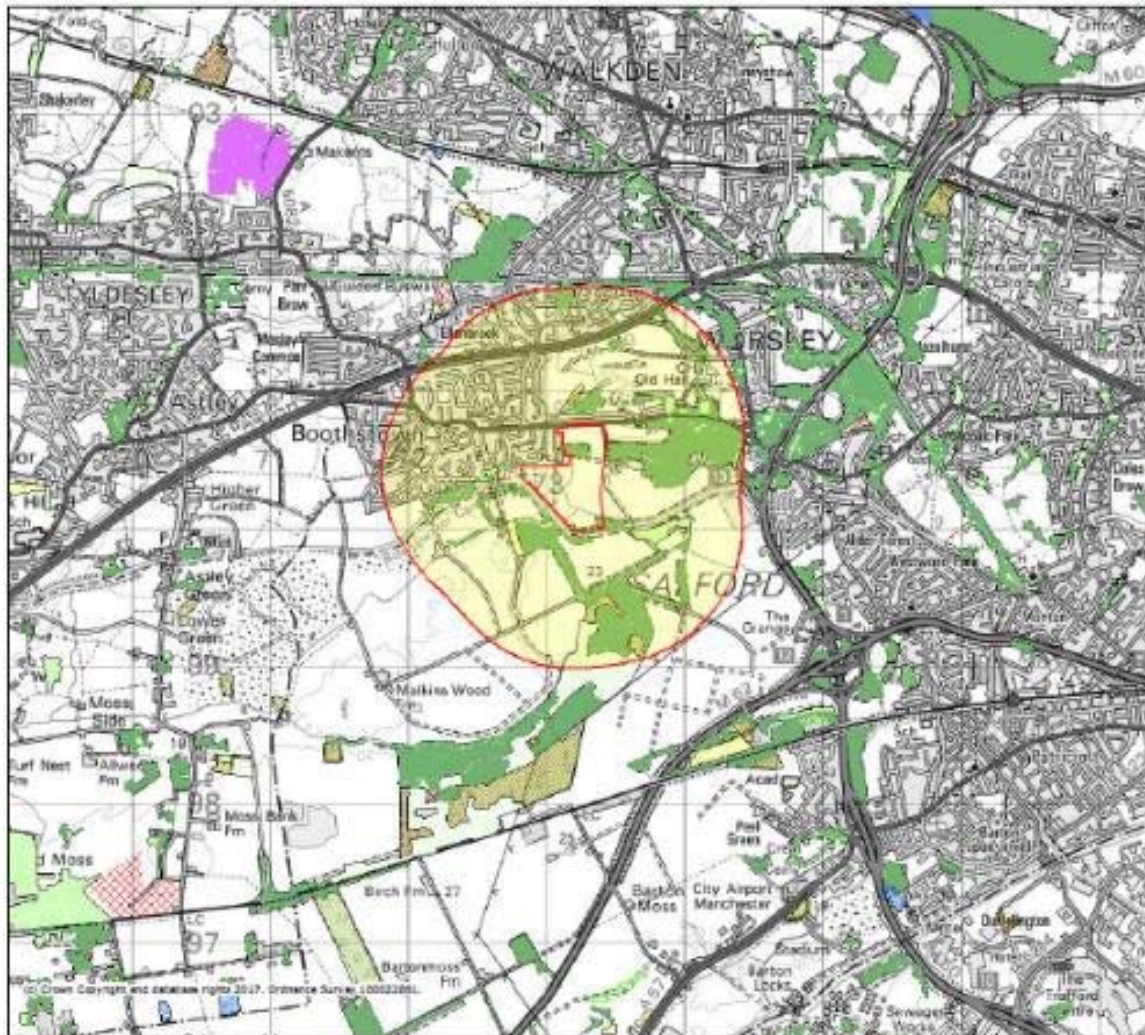
Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste**Composting****Discharges****Water Supply****GUIDANCE – How to use the Impact Risk Zones**

[/Metadata_for_magic/SSSI_IRZ_User_Guidance_MAGIC.pdf](#)

Magic Map 1 km search zone for habitat inventory data




Legend


<ul style="list-style-type: none"> ■ Priority Habitat Inventory - Calaminarian Grassland (England) ■ Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) ■ Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) ■ Priority Habitat Inventory - Lowland Calcareous Grassland (England) ■ Priority Habitat Inventory - Lowland Dry Acid Grassland (England) ■ Priority Habitat Inventory - Lowland Meadows (England) ■ Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) ■ Priority Habitat Inventory - Upland Calcareous Grassland (England) ■ Priority Habitat Inventory - Upland Hay Meadows (England) Ancient Woodland (England) ■ Ancient and Semi-Natural Woodland 	<ul style="list-style-type: none"> ■ Ancient Replanted Woodland ■ Priority Habitat Inventory - Deciduous Woodland (England) ■ Forestry Commission Legal Boundary (England) National Forest Inventory (NFI) ■ Assumed woodland ■ Broadleaved ■ Cloud / shadow ■ Conifer ■ Coppice ■ Coppice with standards ■ Felled ■ Felled ■ Ground prep ■ Low density 	<ul style="list-style-type: none"> ■ Mixed mainly broadleaved ■ Mixed mainly conifer ■ Shrub ■ Uncertain ■ Winnow ■ Young trees ■ Priority Habitat Inventory - Traditional Orchards (England) ■ Woodpasture and Parkland BAP Priority Habitat (England) ■ Priority Habitat Inventory - Fragmented heath (Non Priority) (England) ■ Priority Habitat Inventory - Grass Moorland (Non Priority) (England) ■ Priority Habitat Inventory - No main habitat but additional habitat exists (England)
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Projection = OSGB36
 minx = 355400
 miny = 395000
 maxx = 391000
 maxy = 404000


Map produced by NAGC on 31 March 2017
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Wildlife Site Citations

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL (Private & Confidential)		
SITE NAME : Bittern Pits Wood		District : Salford
LOCATION : Worsley	GRID REF : SD739000	GRADE : C
SITE DESCRIPTION		
<p>A good example of a semi-natural woodland, classified by the National Vegetation Classification (NVC) as W4. This type of woodland usually develops on lowland acid peat, often on former mosslands. It is a scarce habitat in Greater Manchester and largely confined to the former Chat Moss complex. Such woodland is a UK Biodiversity Priority Habitat</p> <p>The canopy of the woodland is dominated by downy birch. Oak is occasional to rare with sycamore on the edge. The understorey includes holly and goat willow. The ground flora is species-poor as is typical of W4 woodland. It is dominated locally by either bracken or bramble. <i>Dryopteris</i> ferns, male and broad buckler, are widespread and locally abundant. Other species present include red campion, foxglove, climbing corydalis, creeping soft-grass and nettle.</p> <p>Mosses are abundant on the ground layer. Birch polypore is locally frequent on the birches. Stinkhorn and <i>Boletus</i> fungi have previously been recorded.</p> <p>The eastern side of the SBI includes a mosaic of habitats adjacent to the woodland. These include:</p> <ul style="list-style-type: none"> • A large glade dominated by dense bracken with climbing corydalis and cleavers beneath. • A marshy area in the north east. It has an extensive stand of reed canary-grass with scattered willow carr. There is some standing water, at least in winter. • Another area of dense bracken which extends on to the slope of the canal embankment. There are a few small rhododendrons here. • A narrow plantation of maturing oak and sycamore along the eastern edge of the wood. A shallow ditch, flooded in winter runs through the middle of the plantation. <p>The bird life is not well recorded but siskin, long-tailed tit and willow tit have been recorded in winter.</p> <p><i>The northern edge borders the Bridgewater Canal where the boundary of the SBI follows the top of the slope of the canal embankment. The habitat figures given are an approximation and are only intended to give an indication of the relative proportions of each habitat.</i></p>		

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL (Private & Confidential)				 Greater Manchester Ecology Unit	
SITE NAME : Bittern Pits Wood			District : Salford		
LOCATION : Worsley			GRID REF : SD739000		
GRADE : C	AREA (HA) : 4.6	ALTITUDE (M) : 20	DATE : 3.7.13		
STATUS : BAP		SURVEYOR : S Waymont		INITIAL SURVEY DATE : 3.7.13	
No of REVISIONS : 2		OWNER : Private		District REF : E4	
HABITATS PRESENT	Area (ha)	HABITATS PRESENT	Area (ha)		
Woodland broadleaved (semi-nat)	3.6	Woodland plantation	0.2		
Scrub		Acid grassland			
Neutral grassland – species rich		Neutral grassland – species poor			
Marshy grassland/flush	0.1	Calcareous grassland			
Tall ruderal		Ericaceous heath lowland/upland			
Bog		Swamp/Fen/Reedbed			
Pond/small lodge		Reservoir/large area of open water			
Canal		Running water - River/stream/ditch	0.01		
Quarry/cliff/rock/wall		Other: Bracken	0.7		
Areas of habitat covering less than 0.1ha. recorded as 0.01					
Qualifying Features Code (taken from Part 2 or Part 3 of the Greater Manchester SBI Selection Guidelines 2008). Wd1 – Semi-natural Broadleaved Woodland					
Supplementary Features Code - for other features that are not the primary reason for SBI selection, but are identified either as a supplementary attribute (taken from Part 1) and/or by almost reaching the Guideline threshold (Parts 2 & 3).					
COMPLETE FOR GAINS AND PARTIAL LOSSES ONLY					
Loss since Last Survey : 0			Loss since First Survey : 3.5		
Primary cause : Boundary modification			Secondary cause : Technical loss – more accurate measuring tools		
Gain since Last Survey :			Gain since First Survey :		
Primary cause :			Secondary cause :		
Net change since Last Survey : 0			Net change since First Survey : 0		

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL (Private & Confidential)		 Greater Manchester Ecology Unit
SITE NAME : Botany Bay Wood		District : Salford
LOCATION : Eccles, Worsley	GRID REF : SJ730983	GRADE : A
SITE DESCRIPTION		
<p>The site supports plantation woodland which is the largest single block of woodland in Greater Manchester. It supports a nationally important heronry and is recognised by Natural England as a pSSSI.</p> <p>The heronry was one of the ten largest in the country but has contracted in recent years, possibly due to the presence of two large clay pigeon shoots within the woodland. It did hold around 100 nests, with fluctuations from year to year. It is located in the western end of the wood, in trees over dense rhododendron, with the exact location changing from year to year. In 2013 the number of nests was down to 30. The heronry is monitored annually and the nestlings ringed.</p> <p>The site was the first location for confirmed breeding of buzzard in Greater Manchester. In recent years the number of bird records submitted for the site has declined but confirmed breeding species include goldcrest, spotted flycatcher (UK Biodiversity Priority Species), treecreeper and wren. Blackcap, mistle thrush, nuthatch, willow warbler and chiffchaff are possible breeders. Song thrush, robin, blackbird, jay, swift and swallow are also present with woodcock, siskin and crossbill also recorded. There is a large wood pigeon roost.</p> <p>The woodland, the largest continuous tract in Greater Manchester is nearly all plantation. The first plantings were around 1750 and the majority of the current area was planted by 1848. The substrate is peat and also includes colliery spoil.</p> <p>The earlier plantings were of broadleaved species such as oak. Thinning and clear felling occurred during the two World Wars and since 1950. The restocking has been mostly of conifers, which now make up the majority of the wood. The main species are Scots pine, lodgepole pine, Norway spruce and larch. There are however still significant areas of broadleaved trees. Downy birch is dominant in parts of the northern end and oak, beech and alder are also present. At the far western end of the wood, there is an extensive stand of mature oak with frequent birch. It is more semi-natural in character and has open glades dominated by bracken. Other tree species present include pedunculate oak, sycamore, ash, sweet chestnut and poplar. The understorey includes hawthorn, elder, goat willow and hazel with regeneration of sycamore, ash and rowan. The invasive rhododendron is locally dominant, particularly in the north of the wood, and snowberry is also present.</p> <p>The only area of semi-natural woodland is the south west corner which is dominated by dense birch scrub, which has colonised following a fire in the late 1970s. Within this area are remnants of lowland heath and bog with dense stands of purple moor grass. Small localised bog pools exist which support <i>Sphagnum</i> moss. Rhododendron has also invaded this part of the site.</p> <p>The extent of the ground flora is variable across the site. Beneath the conifers and rhododendron it is limited. Hogweed, bramble, bracken, creeping soft-grass, foxglove, red campion and rosebay willowherb are present in these areas. In the broadleaved areas, along the edges of plantation blocks and along tracks and drains a more diverse flora is present. Broad buckler fern is abundant with pendulous sedge, herb robert, hard rush, broadleaved willowherb, hedge woundwort, skullcap, wood avens, common figwort, remote sedge, tufted hair-grass, wood sedge, honeysuckle and climbing corydalis. Wavy hair-grass, heath bedstraw and musk are also recorded</p>		
<i>Page 1 of 2</i>		

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER			
Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL (Private & Confidential)			
SITE NAME : Botany Bay Wood		District : Salford	
LOCATION : Eccles, Worsley		GRID REF : SJ730983	
GRADE : A	AREA (HA) : 140.5	ALTITUDE (M) : 23	DATE : 3.7.13
STATUS : pSSSI, BAP	SURVEYOR : S Waymont	INITIAL SURVEY DATE : 5.82	
NO OF REVISIONS : 4	OWNER : Private	District REF : E29	
HABITATS PRESENT	Area (ha)	HABITATS PRESENT	Area (ha)
Woodland broadleaved (semi-nat)		Woodland plantation	107.6
Scrub	20.0	Acid grassland	1.8
Neutral grassland – species rich		Neutral grassland – species poor	
Marshy grassland/flush		Calcareous grassland	
Tall ruderal	0.2	Ericaceous heath lowland/upland	
Bog	4.9	Swamp/Fen/Reedbed	
Pond/small lodge		Reservoir/large area of open water	
Canal		Running water - River/stream/ditch	1.5
Other: Shoot ranges & buildings	2.0	Other: Bracken	2.5
Areas of habitat covering less than 0.1ha recorded as 0.01			
Qualifying Features Code (taken from Part 2 or Part 3 of the Greater Manchester SBI Selection Guidelines 2008). Wd2 – Plantation Woodland Br7 – Birds – Colonial Breeders			
Supplementary Features Code - for other features that are not the primary reason for SBI selection, but are identified either as a supplementary attribute (taken from Part 1) and/or by almost reaching the Guideline threshold (Parts 2 & 3). HB1 – Heathland & Bog			
COMPLETE FOR GAINS AND PARTIAL LOSSES ONLY			
Loss since Last Survey : 0.4		Loss since First Survey : 1.6	
Primary cause : Boundary Modification (1.1)		Secondary cause : Technical Loss – new OS base and more accurate mapping tools (0.5)	
Gain since Last Survey : 0		Gain since First Survey : 9.7	
Primary cause : Technical gain – site amalgamation		Secondary cause :	
Net change since Last Survey : -0.4		Net change since First Survey : +8.1	

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ (Private & Confidential)		
Site Name : Middle Wood		District : Salford
Location : Worsley	Grid Ref : SD740005	Grade : B
SITE DESCRIPTION		
<p>Mature plantation woodland with a lake and areas of grassland. The site supports good populations of birds.</p> <p>The canopy supports sycamore, oak, birch, lime, and beech. There are occasional horse chestnut, rowan and ash with the understorey being characterised by rhododendron. Areas are interplanted with larch to the east of the site. Hawthorn and elder occur frequently with occasional holly and hazel.</p> <p>The ground flora is sparse in places. Where vegetated creeping soft-grass is dominant with common bent and wavy hair-grass. Nettle is locally abundant with frequent bramble and occasional remote sedge, yellow pimpernel, hedge garlic, red campion, germander speedwell, <i>Dryopterid</i> ferns (male & broad buckler) and tufted hair-grass. Opposite leaved golden saxifrage occurs rarely in damp areas. Japanese knotweed is invading and is locally frequent in some areas, particularly round the entrance to the scout camp.</p> <p>Areas of grassland occur to the north of the lake. These support abundant Yorkshire fog with sweet vernal grass, false oat grass and greater birdsfoot trefoil. Creeping thistle, rosebay willowherb, bramble and dock are also present. Clearings to the western end of the site are grass with mown Yorkshire fog. These form camping areas for the Scout camp.</p> <p>The fished boating lake supports fringing reed sweet-grass, yellow flag, sweet flag, yellow & white water lily and bulrush. Marsh ragwort and lady fern occur as marginal vegetation or in the stone work round the lake. Common reed forms a small reed swamp within the associated willow carr. Fringed water lily has also been introduced, although it was not observed on the recent site visit. The lake is stocked with fish including Koi carp, tench and roach. Brown hawkler dragonfly was observed on the day of survey and emperor dragonfly has been recorded in the past.</p> <p>The site supports breeding blackcap, chiffchaff, sparrowhawk, blue tit, coal tit and long-tailed tit. Other species present include jay, treecreeper, garden warbler, song thrush (UK Biodiversity Priority species), mistle thrush, little owl, tawny owl and green woodpecker. A number of species pass though or winter on the site; these include willow tit, brambling, woodcock and goldcrest. Barn owl has been recorded on a number of occasions in the last 10 years. Moorhen, coot, great crested grebe and mallard are recorded for the lake.</p> <p>Squirrels are common and the large mature ash trees to the east may well support bats. Bat & bird boxes have been erected on some of the trees</p> <p>The site has no formal access, but there are a large number of paths including a permissive footpath. In addition, the lake is fished by a local fishing club and the area is used as a Scout camp.</p> <p><i>Additional bird information supplied by Judith Smith the county bird recorder. The habitat figures given are an approximation and are only intended to give an indication of the relative proportions of each habitat.</i></p>		

Ref: CURRENT SBIS/SALFORD/E7/E7-1

Date: 16.8.05

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER			
GREATER MANCHESTER ECOLOGY UNIT			
Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ			
(PRIVATE & CONFIDENTIAL)			
SITE NAME : Middle Wood		DISTRICT : Salford	
LOCATION : Worsley		GRID REF : SD740005	
GRADE : B	AREA (HA) : 27.0	ALTITUDE (M) : 35	DATE : 16.8.05
STATUS :	SURVEYOR : T R Hughes		INITIAL SURVEY DATE : 11.11.80
NO OF REVISIONS : 2	OWNER : Private		DISTRICT REF : E7
HABITATS PRESENT	Area (ha)	FEATURES OF INTEREST	Importance
Woodland broadleaved (semi-nat)		Vegetation type	1
Woodland plantation	23.2	Ferns	
Scrub	1.1	Bryophytes	
Acid grassland		Fungi	1
Neutral/basic grass (species-rich)		Mammals	1
Neutral/basic grass (species-poor)	0.5	Birds	2
Tall herbaceous	0.5	Amphibia	
Ericaceous heath	0.01	Reptiles	
Bog		Lepidoptera	1
Marsh/fen		Odonata	1
Reedbed	0.6	Other invertebrates	
Lake/pond/dam	1.1	Geological	
Canal		Other	
River/stream/ditch		Other	
Quarry/cliff/rock/wall			
Ruderal			
Other			
AREA		IMPORTANCE	
Areas of habitat covering less than 0.1ha. recorded as 0.01		Blank - Not known	1 - Small but significant
		2 - Substantial	3 - Great
COMPLETE FOR GAINS AND PARTIAL LOSSES ONLY			
Loss since Last Survey : 0.4		Loss since First Survey : 0.4	
Primary cause : Technical loss more accurate mapping tools		Secondary cause :	
Gain since Last Survey :		Gain since First Survey :	
Primary cause :		Secondary cause :	
Net change since Last Survey : -0.4		Net change since First Survey : -0.4	

Ref: CURRENT SBIS/SALFORD/E7/E7-3

Date: 16.8.05

DRAWINGS

G6296.01.001 - Ecological Constraints Plan

251G - 01 GMSF Illustrative Masterplan

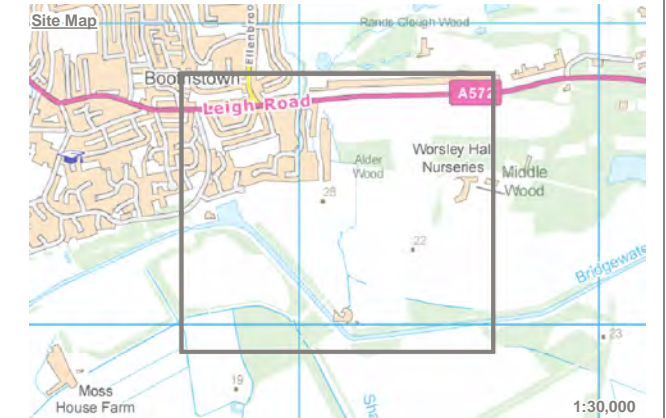


KEY

- Site Boundary
- Area A: High Constraint - Network of Mature Woodland, Wetland Habitats, Forming Key Wildlife Corridors
- Area B: Medium Constraint - Scrub, Species Poor Hedgerows, Young Woodland, Farming Habitat Linkages
- Area C: Low Constraint - Species Poor Grassland
- Area D: Low Constraint - Bare Ground Tracks and Buildings



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Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

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Project
Land East of Boothstown, Ecology

Title
Ecological Constraints Plan

Drawing Number
G6296.01.002

Drawn	Checked	Approved	Scale	Date
RH	JS	LC	1:3,500 @ A3	01/06/2017

Key



- Red line boundary
- - - Potential vehicular access
- - - Public access route
- ↔ Potential future connections
- Residential development parcel
- Development focal spaces
- Existing Woodland
- Proposed Woodland

Total Developable Area within Peel Land:
 9.93 ha / 24.54 ac

Total Green Space Area including
 Highways and SUDs Features:
 14.82 ha / 32.62 ac



Land & Property

Land East of Boothstown

Scale: NTS @ A3

Conceptual Site Plan





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