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EXTRA MSA GROUP

MOTORWAY SERVICES, WARRINGTON

BIODIVERSITY OFFSETTING REPORT

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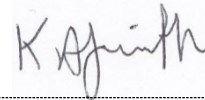
MOTORWAY SERVICES, WARRINGTON

BIODIVERSITY OFFSETTING REPORT

DECEMBER 2019

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DRAWINGS	TITLE	SCALE
SH11739/007	Extended Phase 1 Habitat Survey Results	1:3,000@A3
LC-1	Warrington MSA J11/M62 Indicative Wider Landscape Context	1:5,000@A2
0751	Indicative Site Plan Warrington MSA, J11 M62	1:1250@A1

1 INTRODUCTION

1.1 Scope of Report

- 1.1.1 A scoping report was issued to Warrington Borough Council (WBC) during December 2018 in relation to the proposed Warrington Motorway Service Area (MSA) scheme. This reported included a calculation of biodiversity change arising from the proposed development. Initially, The Warwickshire, Coventry and Solihull – Biodiversity Impact Assessment (BIA) calculator was been used to conduct this assessment.
- 1.1.2 In clarification of this initial work, and following consultation with Natural England this data has now been entered into the DEFRA Biodiversity Metric 2.0 as this is now considered the industry standard. This report updates the previous version and discusses differences in the results.
- 1.1.3 In order to calculate the areas of habitat, both drawings LC-1- Warrington MSA J11/M62 Indicative Wider Landscape Context and 0751- Indicative Site Plan Warrington MSA, J11, M62 were used.

2 METHODS

2.1 Distinctiveness

2.1.1 Existing information on habitat types within the Application Site is taken from the Extended Phase 1 Habitat Survey data (Wardell Armstrong, 2018), and shown on Drawing No. SH11739/007. This data is then inputted into the biodiversity metric 2.0 and habitats are pre-assigned to one of four habitat bands, based on their distinctiveness:

- High: 6
- Medium: 4
- Low: 2
- None 0

2.1.2 Distinctiveness is defined as a collective measure of biodiversity based on parameters including species richness, diversity and rarity.

2.2 Condition Assessment

2.2.1 Each habitat type identified is then given a condition weighting. The methodology used to assign a condition weighting to each habitat type is based on the 'Higher Level Stewardship Scheme: Farm Environment Plan (FEP) Manual' (Natural England 2010¹), although ecological expertise and experience is also used. Condition weightings are:

- Good: 3
- Moderate: 2
- Poor: 1

2.2.2 In the FEP manual, each habitat type is assigned a number of habitat assessment criteria and it is these that allow an assessment of condition to be made:

- Good condition: All criteria met
- Moderate Condition: All but one criterion met
- Poor Condition: Two or more criteria failed

2.2.3 Drawing number LC-1 'Warrington MSA J11/M62 Indicative Wider Landscape - Landscape Context' provided by SLR (July 2019) has been used to inform details of proposed habitats following completion of the development.

¹ <http://adlib.everysite.co.uk/resources/000/251/202/NE264.pdf>

3 RESULTS

3.1 The Biodiversity Metric 2.0

The results of the Biodiversity Matrix 2.0 are summarised below, taken from the full metric which is provided in Appendix 2. Plate 1 provides an extract from the headline results table.

On-site baseline	<i>Habitat units</i>	43.30
	<i>Hedgerow units</i>	2.48
	<i>River units</i>	19.02
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	50.68
	<i>Hedgerow units</i>	2.48
	<i>River units</i>	20.61
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	<i>Habitat units</i>	7.38
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	1.59
Total net % change (including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	17.05%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	8.37%

Plate 1: Extract from DEFRA Metric ‘Headline Results’ summary

- 3.1.1 The existing habitats within the application site have a biodiversity value of 43.30 units. For area-based habitats, 50.68 units will be created and enhanced as a result of the proposed development, resulting in an overall Habitat Biodiversity Impact Score of **+7.38/17.05% (Gain)**.
- 3.1.2 The Proposed Development will result in no change in hedge or connectivity biodiversity value, as hedge and connectivity features will be retained. The overall Hedgerow Biodiversity Impact Score is **0.00/0% (no change)**.
- 3.1.3 The Proposed Development will result in an overall River Impact Score of **+1.59/8.37% (Gain)**.

4 CONCLUSION

- 4.1.1 Originally the BIA metric results demonstrated that the landscape proposals within the site boundary are adequate to mitigate biodiversity losses. 'Good' condition habitats should be targeted following the development. The landscape proposals will result in a percentage increase of 22% in biodiversity value overall, using the original BIA metric.
- 4.1.2 The DEFRA Metric 2.0 concludes that the total biodiversity net gain results are a percentage increase of 17.05% in biodiversity value overall, therefore further off-site mitigation through an offset provider is not considered necessary. This is the final biodiversity net gain for the site.
- 4.1.3 The updated metric 2.0 resulted in some minor changes to the net change of biodiversity on site. Most noticeably the previous BIA included the rivers within the habitats impact score, in the revised metric 2.0 this is now an independent feature instead of the connectivity impact assessment. This was an important feature to distinguish as the habitat creation involved removing previous running waterways and redirecting the waterways, which in turn increased the length of the waterways. The final result of the revised metric 2.0 returned a slightly lower value of net unit change (7.38 as opposed to 9.11).

APPENDICES

Appendix 1
Biodiversity Impact Assessment (BIA) Calculator

Warwickshire, Coventry & Solihull - Habitat Impact Assessment Calculator

KEY	
	No action required
	Enter value
	Drop-down menu
	Calculation
	Automatic lookup
	Automatic Condition setting
	Result

Local Planning Authority:	Other
Site name:	Warrington Motorway Service Area
Planning application reference number:	
Assessor:	K Smith
Date:	02/08/2019

Please fill in both tables

Please do not edit the formulae or structure

To condense the form for display hide vacant rows, do not delete them

If additional rows are required, or to provide feedback on the calculator please contact WCC Ecological Services 01926 418060

T. Note	code	Existing habitats on site		Habitat distinctiveness		Habitat condition		Habitat Biodiversity Value				Comment		
		Please enter all habitats within the site boundary		Distinctiveness	Score	Condition	Score	Habitats to be retained with no change within development		Habitats to be retained and enhanced within development			Habitats to be lost within development	
		Phase 1 habitat description	Habitat area (ha)					Area (ha)	Existing value	Area (ha)	Existing value		Area (ha)	Existing value
Direct Impacts and retained habitats		A	B	C	A x B x C = D	E	A x B x E = F	G	A x B x G = H					
J11		Other: Arable	11.56	Low	2	Poor	1					11.56	23.12	Condition assessment preset. Lost to development and new habitat proposals.
B5		Grassland: Marsh / Marshy grassland	0.69	High	6	Poor	1					0.69	4.14	Considered poor condition due to presence of undesirable species. Lost to development and new habitat proposals.
B22		Grassland: Semi-improved neutral grassland	1.86	Medium	4	Poor	1					1.86	7.44	Considered poor condition due to presence of undesirable species. Lost to development and new habitat proposals.
A111		Woodland: Broad-leaved semi-natural woodland	0.57	High	6	Poor	1					0.57	3.42	Considered poor condition. Lost to development and new habitat proposals.
n/a		Built Environment: Buildings/hardstanding	1.70	none	0	Poor	1					1.70	0.00	Condition assessment preset. Lost to development and new habitat proposals.
G1		Wetland: Standing water	0.02	High	6	Good	3	0.02	0.36					Standing Water - Eutrophic. Condition assessment W03. Considered good condition. Retained
G2		Wetland: Running water	0.10	High	6	Poor	1					0.10	0.60	Wet Ditch. Assessed as area habitat due to realignment and increased width following development.
Total			16.50					0.02	0.36	0.00	0.00	16.48	38.72	J
											$\Sigma D + \Sigma F + \Sigma H$	39.08		
								Value of loss from indirect impacts						
Before/after impact		Including off site habitats	K					$K \times A \times B = Li, Lii$	$Li - Lii$					
Before														
After														
Before														
After														
Before														
After														
Before														
After														
Total			0.00					0.00	M					
											Habitat Impact Score (HIS)	38.72	$HIS = J + M$	

CAUTION - Destruction of habitats of high distinctiveness, e.g. lowland meadow or ancient woodland, may be against local policy. Has the mitigation hierarchy been followed, can impact to these habitats be avoided? Any unavoidable loss of habitats of high distinctiveness must be replaced like-for-like.

T. Note	Proposed habitats on site (Onsite mitigation)			Target habitats distinctiveness		Target habitat condition		Time till target condition		Difficulty of creation / restoration		Habitat biodiversity value	Comment
	code	Phase 1 habitat description	Area (ha)	Distinctiveness	Score	Condition	Score	Time (years)	Score	Difficulty	Score	(N x O x P) / Q / R	
	Habitat Creation			N	0	P		Q	R				
n/a	Built Environment: Buildings/hardstanding	7.72	none	0	Poor	1	3 Years	1.1	Low	1	0.00	Time till target conditiion N/A	
A132	Woodland: Mixed plantation	1.61	Low	2	Good	3	32+ years	3	Medium	1.5	2.15	Target good condition for overall net gain.	
G2	Wetland: Running water	0.29	High	6	Good	3	5 years	1.2	Medium	1.5	2.93	Target good condition for overall net gain.	
B12	Grassland: Semi-improved acidic grassland	3.67	Medium-High	5	Good	3	5 years	1.2	Medium	1.5	30.58	Target good condition for overall net gain.	
J12	Grassland: Amenity grassland	3.19	Low	2	Good	3	3 Years	1.1	Low	1	17.40	Target good condition for overall net gain.	
		Total	16.48										
Habitat Enhancement						Existing value S (= F)					((NxOxP)-S)/Q/R		
		Total	0.00										
											Trading down correction value	-5.23	
											Habitat Mitigation Score (HMS)	47.83	
											HBIS = HMS - HIS		
											Habitat Biodiversity Impact Score	9.11	Gain
											Percentage of biodiversity impact loss		

	Loss	Gain	Impact
Woodland Habitat	3.42	2.15	-1.27
Grassland Habitat	11.58	47.98	36.40
Wetland Habitat	0.60	2.93	2.33
Other Habitat (including Built Environment)	23.12	0.00	-23.12
Total	38.72	53.06	14.34
		Trading down	-5.23
			9.11

Warwickshire, Coventry & Solihull - Hedge Impact Assessment Calculator

Please fill in both tables

KEY	
	No action required
	Enter value
	Drop-down menu
	Calculation
	Automatic lookup
	Result

This sheet calculates the impacts to hedges and lines of trees in and around the site.
These units are not transferrable as compensation for either the Habitat or Connectivity Impact Assessment scores.

Please do not edit the formulae or structure
To condense the form for display hide vacant rows, do not delete them
If additional rows are required, or to provide feedback on the calculator please contact WCC Ecological Services

Existing Hedgerow features on site				Hedgerow distinctiveness		Hedgerow condition assessments								Hedgerow features to be retained with no change within development		Hedgerow Biodiversity Value Hedgerow features to be retained and enhanced within development		Hedgerow features to be lost within development		Comment			
T. Note	code	Hedgerow habitat description	Feature length (km)	Distinctiveness	Score	A1	A2	B1	B2	C1	C2	D1	D2	Condition Score	Length (km)	Existing value A x B x C = D	Length (km)	Existing value A x B x E = F	Length (km)		Existing value A x B x G = H		
n/a		Hedges: Line of trees	0.62	Low	2	Pass	Pass	Pass	Fail	Pass	Fail	Fail	Pass	2	0.62	2.47							Retained line of trees. B1 not applicable. Presence of invasive plant species.
			Total											Totals	0.62	2.47	0.00	0.00	0.00	0.00			
																Site Hedge Biodiversity Value		ΣD + ΣF + ΣH					
														Value of loss from indirect impacts K x A x B = Li, Lii									
		Before/after impact	K											Li - Lii									
		Before																					
		After																					
		Before																					
		After																					
		Before																					
		After																					
		Before																					
		After																					
		Before																					
		After																					
			Total											0.00		M		HIS = J + M					
																Hedge Impact Score (HIS)		0.00					

Proposed hedge features on site (Onsite mitigation)				Target hedge distinctiveness		Hedgerow condition assessments								Time till target condition		Difficulty of creation / restoration		Linear biodiversity value (N x O x P) / Q / R	Comment			
T. Note	code	Phase 1 habitat description	Length (km)	Distinctiveness	Score	A1	A2	B1	B2	C1	C2	D1	D2	Condition Score	Time (years)	Score	Difficulty			Score		
			N		O									Q		R						
			Total																			
														Existing value S (= F)								
			Total																			
																Trading down correction value		0.00				
																Hedge Mitigation Score (HMS)		0.00				
																Hedge Biodiversity Impact Score		0.00				
																Percentage of linear impact loss						

KEY	
	No action required
	Action required
	Drop-down menu
	Calculation
	Automatic lookup
	Overall Gain
	Overall Loss

Warwickshire Coventry and Solihull - Connectivity Impact Assessment [optional]

Please fill in both tables

KEY	
	No action required
	Enter value
	Drop-down menu
	Calculation
	Automatic lookup
	Result

Connectivity Features
 This sheet gives an indication as to whether the development will enhance connectivity through or around the site.
 These units are not transferrable as compensation for either the Habitat or Hedgerow Impact Assessment scores.

Please do not edit the formulae or structure
 To condense the form for display hide vacant rows, do not delete them
 If additional rows are required, or to provide feedback on the calculator please contact WCC Ecological Services

T. Note	code	Existing Connectivity features on site		Connectivity distinctiveness		Connectivity condition		Connectivity features to be retained with no change within development		Connectivity Biodiversity Value				Comment				
		Phase 1 habitat description	Feature length (km)	Distinctiveness	Score	Condition	Score	Length (km)	Existing value	Length (km)	Existing value	Length (km)	Existing value					
		Direct Impacts and retained features		A		B		C		E		F		G		H		
								A x B x C = D		A x B x E = F		A x B x G = H						
J26		Ditches: Dry ditch	0.48	Low	2	Poor	1	0.48	0.95									Dry ditch retained. Condition poor due to presence of invasive plant species.
		Total		0.48		Total		0.48 0.95		0.00 0.00		0.00 0.00				0.00 J		
										Site Connectivity Biodiversity Value		0.95						
		Indirect Negative Impacts						Value of loss from indirect impacts										
		Before/after impact		K				K x A x B = Li, Lii		Li - Lii								
		Before																
		After																
		Before																
		After																
		Before																
		After																
		Before																
		After																
		Before																
		After																
		Total		0.00				0.00 M								CIS = J + M		
										Connectivity Impact Score (CIS)		0.00						

T. Note	code	Proposed linear features on site (Onsite mitigation)			Target Connectivity distinctiveness		Target Connectivity condition		Time till target condition		Difficulty of creation / restoration		Connectivity biodiversity value (N x O x P) / Q / R	Comment
		Phase 1 habitat description	Length (km)	N	O	Condition	Score	Time (years)	Score	Difficulty	Score			
		Connectivity Creation	N	O	P				Q	R				
		Total	0.00											
		Connectivity Enhancement				Existing value S (= F)						((N x O x P) - S) / Q / R		
		Total	0.00											
												Trading down correction value	0.00	
												Connectivity Mitigation Score (CMS)	0.00	
												CBIS = CMS - CIS		
												Connectivity Biodiversity Impact Score	0.00	
												Percentage of linear impact loss		

APPENDIX 2
BIODIVERSITY METRIC 2.0 CALCULATION TOOL

Ref	Habitats and areas			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline Total habitat units	Retention category biodiversity value							Bespoke compensation agreed for unacceptable losses	Comments				
	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier			Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost		Units lost	Assessor comments	Reviewer comments		
1	Cropland	Cropland - Cereal crops	11.37	Low	2	N/A - Agricultural	1	Low	Unconnected habitat	1	Area/compensation is not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	22.74			0.00	0.00	0.00	11.37	22.74	Condition assessment present. Lost to development and new habitat proposals.					
2	Wetland	Wetland - Reedbeds	0.69	High	6	Moderate	2	Low	Unconnected habitat	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same habitat required	9.11			0.00	0.00	0.00	0.69	9.11	Relatively uniform stands of neutral grassland of low species diversity and recently created from former agricultural					
3	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	1.86	Low	2	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation is not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	6.14			0.00	0.00	0.00	1.86	6.14	Full ruderal habitat of fairly poor diversity (precautionary) with invertebrates (e.g. bees and glandulifera).					
4	Woodland and forest	Woodland and forest - Lowland mixed deciduous wood	0.57	High	6	Fairly Poor	1.5	Low	Unconnected habitat	1	Area/compensation is not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required	5.13			0.00	0.00	0.00	0.57	5.13	Isolated stand of woodland within Mersey Forest area but insignificant contribution to overall network					
5	Urban	Urban - Developed land, sealed surface	1.7	V.Low	0	N/A - Other	0	N/A	Assessment not appropriate	1	Area/compensation is not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.00	1.70	0.00						
6	Lakes	Lakes - Ponds (Non-Priority Habitat)	0.02	High	6	Fairly Poor	1.5	Low	Unconnected habitat	1	Area/compensation is not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required	0.18			0.18	0.00	0.00	0.00	0.00	0.00	Standing Water - Eutrophic. Retained.				
Total site area ha			18.21														Total Site baseline	43.30	0.02	0.00	0.00	0.18	0.00	0.00	18.19	43.12		

Post development/ post intervention habitats																
Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Spatial Quality						Risk Multipliers				Habitat units delivered
						Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty multipliers		
						Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier	Difficulty of creation category	Difficulty of creation multiplier	
Urban - Developed land; sealed surface	7.72	V.Low	0	N/A - Other	0	N/A	Assessment not appropriate	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	1.000	Low	1	0.00
Woodland and forest - Other woodland; mixed	1.61	Medium	4	Good	3	High	Highly connected habitat	1.15	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	32+	0.320	Medium	0.67	5.24
Grassland - Other neutral grassland	3.67	Medium	4	Good	3	High	Highly connected habitat	1.15	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0.586	Low	1	32.65
Urban - Amenity grassland	3.19	Low	2	Moderate	2	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3	0.899	Low	1	12.61
Totals	0.00														Total Units	50.50

Baseline ref	UK Habitats - existing habitats			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline	Retention category biodiversity value						Comments	
	Hedge number	Hedgerow type	length KM	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Assessor comments	Reviewer comments
1		Line of Trees	0.62	Low	2	Moderate	2	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	2.48	0.62		2.48	0	0	0		
		Total Site length/KM	0.62											Total Site baseline	2.48	0.62	0.00	2.48	0.00	0.00	0.00		

Existing river type			Habitat distinctiveness		Habitat condition		Strategic significance			Suggested action	Ecological baseline	Retention category biodiversity value						Comments	
Baseline ref	River type	length KM	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		Total river units	Length retained	Length enhanced	Units retained	Units enhanced	Length impacted	Units Lost	Assessor Comments	Reviewer comments
1	Class 4 or 5 - Riv	0.48	Medium	4	Poor	1	Low potential/ action not identified in any plan.	Low Strategic Significance	1	Avoid	1.92	0.48		1.92	0	0	0		Dry Ditch
2	Class 2 or 3 -Riv	0.57	High	6	Good	5	Low potential/ action not identified in any plan.	Low Strategic Significance	1	Avoid	17.1	0.57		17.1	0	0	0		Running Water
	Total site length KM	1.05								Total Site baseline	19.02	1.05	0.00	19.02	0.00	0.00	0.00		

Baseline ref	Proposed habitats		Habitat distinctiveness		Habitat condition		Strategic significance			Temporal multiplier		Difficulty of creation category	Difficulty of creation multiplier	Riparian encroachment		River units delivered	Comments	
	River type	Length km	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier			Extent of encroachment	Multiplier		Assessor comments	Reviewer comments
1	Class 2 or 3 -River Naturalness Assessment	0.27	High	6	Good	5	Low potential/ action not identified in any plan.	Low Strategic Significance	1	10	0.700	High	0.33	4.01 - 6 m	0.85	1.59	Extension of running water	
	Creation Length/KM	0.27														1.59		

DRAWINGS



LEGEND	
	APPLICATION SITE BOUNDARY
	EXISTING WOODLAND / TREE
	GAS MAIN
	EXISTING POND
	EXISTING WATERCOURSE
	EXISTING DEVELOPMENT
	PERMISSIVE BRIDLEWAY
	PERMISSIVE FOOTPATH
	PUBLIC FOOTPATH
PROPOSED DEVELOPMENT STRATEGY	
	NEW STRATEGIC GREEN LINK
	AMENITY BUILDING
	FUEL FILLING STATION / ELECTRIC CHARGING STATION
	CHILDREN'S PLAY AREA
LANDSCAPE PROPOSALS	
	PROPOSED AREA OF MIXED WOODLAND / TREE AND SHRUB PLANTING
	ROUGH GRASSLAND
	WILDFLOWER MEADOW
	AMENITY GRASSLAND WITHIN MSA
	FLOWER RICH ACID GRASSLAND WITHIN MSA
	DIVERTED SILVER LANE BROOK, MARGINS AND/ MARSHY ACID GRASSLAND



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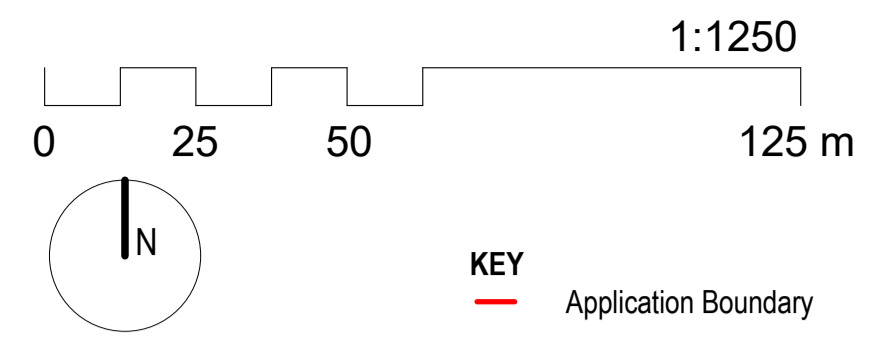
WARRINGTON MSA J11/M62
INDICATIVE WIDER LANDSCAPE
LANDSCAPE CONTEXT
LC-1

Scale 1:5,000 @A2 Date JULY 2019

190724-403.08062.00001_Warrington_MSA_LM-1-LC-1-LC-2.dwg



Restored Risley
Landfill Site



KEY
Application Boundary

NOTES:

The site boundary is based on Wardell Armstrong drawing no SH11739-006 with amendments discussed with Wardell Armstrong, Shoosmiths, Spawforths and Transport and approved by Extra.

This red line boundary is to be used for planning purposes only.

Site and surrounding information based on Ordnance Survey Plan Information supplied by Spawforths. Licence no. 100022432.

Area of restored landfill site amended to reflect current site conditions.

Location of HS2 safe guarding zone as Wardell Armstrong drawing SH11739-003.

This drawing is indicative and the plan, elevation, massing and detailing are all subject to change within the bounds of the parameter drawings submitted as part of this application.

Rev:	Date:	Description:	By:	Rvw:
P7	19.07.19	Building plan updated. Additional colour and detail added	JLR	TW
P6	16.07.19	Site plan updated in accordance with comments from highway engineer	JLR	TW
P5	11.07.19	New site layout to incorporate peat habitat zone	JLR	TW
P4	22.05.19	Planning Draft For Review	TW	NAB
P3	02.05.19	Play area moved in line with HSE comments. Parking adjusted to accommodate revised play area. Bus stop added following public consultation in line with Extra instruction. Pedestrian link from car parking to PROW added in line with Spawforths comments.	TW	TW
P2	11.04.19	Context coordination. FFS update	JLR	TW
P1	20.03.19	i-Transpo access plan added, amenity building updated	TW	TW

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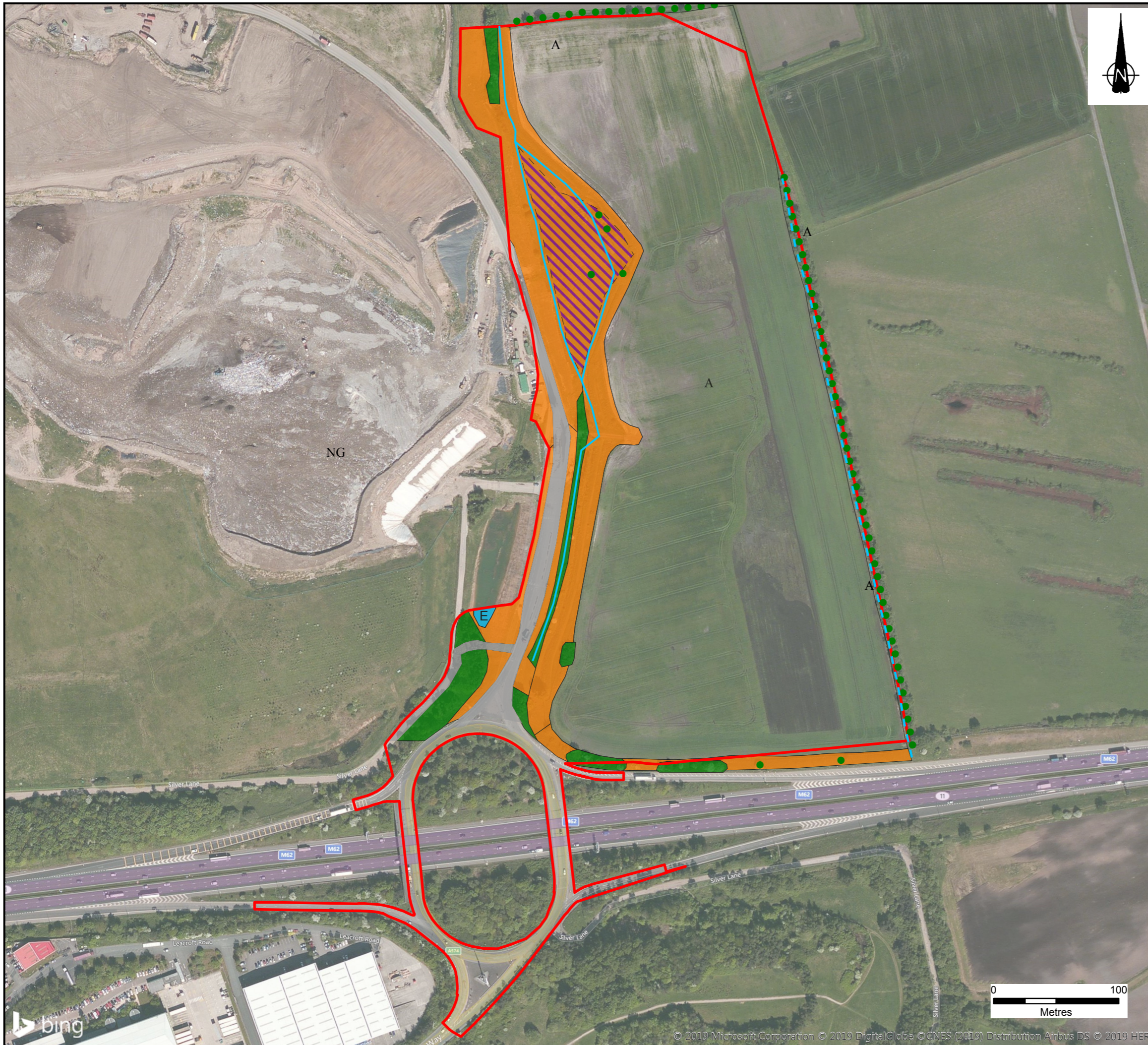
Project No: 2562
 Project Name: WARRINGTON MOTORWAY SERVICE AREA, J11 M62

Document Reference:
 Project - Originator - Volume - Level - Type - Role - Number
RMS - 519 - ZZ - XX - DR - A - 0751
INDICATIVE SITE PLAN

Status: Code Suitability description

Revision: Code Revision status
P7 Preliminary

Created By: JLR
 Reviewed By: TW
 Date: 01.04.19
 Scale at A1: 1:1250



KEY

- Site Boundary
- Broadleaved woodland - semi-natural
- Neutral grassland
- Marsh/marshy grassland
- Standing water - eutrophic
- Cultivated/disturbed land - arable
- Hardstanding
- Broadleaved Parkland/scattered trees
- — — Wet ditch
- - - Dry ditch

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

Classifications in accordance with Handbook for Phase 1 Habitat Survey - A technique for Environmental Audit (JNCC 2010).

B A	SITE BOUNDARY AMENDMENTS AND HABITAT UPDATES FIRST ISSUE	JULY 2019 APRIL 2019	SW SW	JS JS	TP TP
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT
EXTRA MSA GROUP

PROJECT
MOTORWAY SERVICES, WARRINGTON

DRAWING TITLE
EXTENDED PHASE 1 HABITAT SURVEY RESULTS

DRG No.	SH11739/007	REV	B
DRG SIZE	A3	SCALE	1:3,000
DRAWN BY	SW	DATE	December 2018
CHECKED BY	TP	APPROVED BY	TP

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