THE ENVIRONMENT PARTNERSHIP



EDEN PROJECT NORTH

MORECOMBE, LANCASHIRE

BIODIVERSITY NET GAIN ASSESSMENT

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CONTENTS **PAGE**

1.0 Introduction 1
2.0 Methods 3
3.0 Baseline Conditions 6
4.0 Post-Development Habitats 9
5.0 BNG Metric 14
6.0 Implementation, Management and Monitoring 15

TABLES **PAGE**

Table 1: On-Site Baseline Habitat Details 8
Table 2: Proposed habitat creation on-site 9
Table 3: Proposed habitat retention on-site 13
Table 4: Summary of Biodiversity Metric Results 14

APPENDICES

Appendix A: Biodiversity Metric 3.0 (provided as a separate document)
Appendix B: Associated Plans

1.0 Introduction

1.1 The Eden Project North is an exciting new proposed development in Morecambe, Lancashire. It will include exhibits, performance, learning, play, immersive experiences, world-class horticulture, art, food, beverage and retail spaces. The project will comprise a variety of experiences and exhibits based on the Eden Project's mission to connect people with each other and the living world.

1.2 The Environment Partnership Limited (TEP) was commissioned by The Eden Project International to undertake a Biodiversity Net Gain (BNG) assessment of the proposed development.

1.3 The proposed development involves the design and erection of new buildings that are unique and seek to re-imagine the seaside resort for the twenty first century. The proposal consists of four structural organic forms, inspired by shells. Within the site, an external landscaped area will provide pedestrian routes and circulation routes meandering through softscape and water features connecting to nature. Retained views out to Morecambe Bay allow the building structures to be located at the centre core of the site connecting the indoors with the outside.

1.4 The site extends to circa 4.58 hectares and comprises land situated to the north and west of Morecambe Town Centre. The main development site is bound by the promenade to the north and east, Marine Road Central to the south and the Midland Hotel to the west. It is identified by Lancaster City Council as a Development Opportunity Site. The site is known as the Seafront Headland, Central Promenade.

1.5 The main development site is bound to the north, east and west by the promenade which extends east-west along the Morecambe seafront. An RNLI lifeboat station lies immediately north of the site adjoining the promenade. The stone jetty extends out from the promenade to the north west of the site. The Midland Hotel and the Bay of Morecambe are immediately south west of the site.

1.6 This assessment has been produced to determine the impact of the proposed development on the biodiversity of the site and is based upon the detailed application area.

Biodiversity Net Gain (BNG)

1.7 Paragraph 174(d) of the revised NPPF (2021) states that "Planning polices and decisions should contribute to and enhance the natural and local environment by… minimising impacts on and providing net gains for biodiversity…" The Government 25-year Environment Plan states that government will "embed environmental net gain principle for development".

1.8 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.

1.9 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: "Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity".

1.10 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".

1.11 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment Biodiversity Metric 3.0 has been used.

1.12 There is no current local policy in place in Lancashire County Council requiring a specific percentage of net gain, however the forthcoming Environment Bill includes a mandatory minimum of 10% net gain for most development sites. It is anticipated that the Environment Bill will receive royal assent in Autumn 2021 and become mandatory once secondary legislation has been passed after this date.

2.0 Methods

2.1 The existing habitat information was gathered for the site by TEP 2021. Full details are provided within the following technical reports:

- Desk based assessment, TEP, August 2021 (ref. 7596.014);
- Habitat survey report, TEP, August 2021 (ref. 7596.019);
- Arboricultural implications Assessment, TEP, August 2021 (ref. 8865.001); and
- Ecology environmental statement chapter, TEP, August 2021 (ref. 7596.015).

Survey Methods

Desk Based Assessment

2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in August 2021. Sources included Lancashire Environment Records Network, Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey

2.3 An Extended Phase 1 habitat survey of the site and surrounding area was carried out by TEP Principal Ecologist Mike Walker (Field Identification Skills Certificate (FISC) Level 4) and TEP Assistant Ecologist John Abernethy on the 3rd May and 17th May 2019. The Extended Phase 1 habitat survey was updated by TEP Principal Ecologist Kim Gallaher (FISC Level 5) on the 28th June 2021. The survey was focussed on the updated redline boundary and immediately surrounding habitats.

2.4 The survey was carried out in accordance with the Phase 1 Habitat Survey assessment methods (JNCC, 2010) and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Habitat types were mapped and dominant vegetation species noted. Any invasive species were also recorded.

Condition Assessment

2.5 Condition assessment surveys of the habitats present pre-development were undertaken by a suitably experienced ecologist, Kim Gallaher (FISC Level 5) in June 2021. The condition assessments were originally undertaken using the guidance presented in Biodiversity Metric 2.0 - Technical Supplement[1]. Following release of Biodiversity Metric 3.0 in July 2021, a desk-based exercise, using existing field notes and photographic evidence, was undertaken to update the condition assessments based on the updated condition assessment criteria presented in the Biodiversity Metric 3.0 - Technical Supplement[2].

2.6 Due to the relatively simple nature of the habitats within the site, there are not considered to be any limitations with this translation to the Biodiversity Metric 3.0 condition assessment.

Arboriculture Survey

2.7 A survey of trees on the site was carried out by TEP arboriculturist Heather Eilbeck in June 2021. The survey was by means of inspection from ground level in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (Ref 7-20). The Standard provides a categorisation method to "identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring". The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.

2.8 The presence of Tree Preservation Orders, Conservation Areas, Ancient Woodland and Veteran Trees has also been ascertained.

BNG Assessment

2.9 The Site has been assessed using Biodiversity Metric 3.0 in line with the user guide[3] and technical supplement provided.

2.10 Biodiversity Metric 3.0 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.

[1] Ian Crosher , Susannah Gold , Max Heaver , Matt Heydon , Lauren Moore , Stephen Panks , Sarah Scott, Dave Stone & Nick White. 2019. The Biodiversity Metric 2.0: Auditing and accounting for biodiversity value: technical supplement (Beta version, July 2019). Natural England

[2] STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – Technical Supplement. Natural England.

[3] STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England.

2.11 In order to calculate the change in biodiversity across the site a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised and the resulting information fed into Biodiversity Metric 3.0.

2.12 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines[4] have been considered throughout this process as listed below:

- 1. Apply the mitigation hierarchy;
- 2. Avoid losing biodiversity that cannot be offset by gains elsewhere;
- 3. Be inclusive and equitable;
- 4. Address risks;
- 5. Make a measurable net gain contribution;
- 6. Achieve the best outcomes for biodiversity;
- 7. Be additional;
- 8. Create a net gain legacy;
- 9. Optimise sustainability;
- 10. Be transparent.

2.13 Phase 1 habitats were converted to UK Habitat classification code[5] with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of Biodiversity Metric 3.0, the UK Habitat Classification - Habitat Definitions[6] and the UK Habitat Classification Field Key[7].

2.14 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and the policies map within the Local Plan for Lancaster District (adopted July 2020).

2.15 Post development calculations have been based on assessment of the General Arrangement drawing ref: EDNN-TEP-ZZ-ZZ-DR-LA-001.

Limitations

2.16 No limitations were encountered either during the site survey or during the assessment of habitat types and condition.

[4] CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide;

[5] UK Habitat Classification: ukhab – UK Habitat Classification (Accessed 12/04/21)

[6] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification - Habitat Definitions V1.1

[7] UK Hab Field Key V2.1 Sep2020 (Accessed 12/04/21)

3.0 Baseline Conditions

Important Ecological Features

3.1 No statutory or non-statutory designated sites are located within the site boundary.

3.2 The Morecombe Bay Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI) lies immediately north of the site boundary. The Morecombe Bay and Duddon Estuary Special Protection Area (SPA) also lies immediately north of the site boundary.

3.3 The closest locally designated site is Oxcliffe Rad Lake Biological Heritage Site which lies 1.8km to the south east of the site.

3.4 The following notable habitats, including habitats of principal importance under S41 of the NERC Act 2006 (S41) and those covered under the Local Biodiversity Action plan (LBAP) are present within 2km of the site:

- Maritime cliffs and slopes (S41)
- Coastal and floodplain grazing marsh (S41)
- Deciduous woodland (S41)
- Traditional orchards (S41)
- Open mosaic habitat (S41)
- Main river (LBAP)

3.5 No irreplaceable habitats are present within or adjacent to the site.

3.6 The site and adjacent land is allocated as an Environmentally Important Area (Morecambe Bay and Duddon Estuary). Environmentally Important Areas will be protected from development proposals that have a detrimental effect on their designation.

3.7 The site and adjacent land is allocated as a Nature Improvement Area (Morecambe Bay Limestones and Wetland). Within Nature Improvement Areas, the Council will support proposals which are compatible with the area's status provided that proposals:

- Deliver sustainable growth linked to the natural environment;
- Enhance and restore priority limestone and wetlands habitat;
- Support the development of a network of local ecological systems, promoting wildlife corridors and wildlife migration; and
- Provide local community benefit encouraging education, lifelong learning and sustainable access.

3.8 The site is within the Green Space Network. Green Space Networks will be protected from development which would cause inappropriate harm and damage to their value and integrity.

3.9 Based on the above, strategic significance for relevant habitats has been assessed as "high" for all relevant baseline habitats within the site and they have been awarded as being 'within area formally identified in local strategy'.

On-Site Baseline

3.10 The site predominantly comprises amenity grassland and hardstanding with scattered areas of ornamental shrub, trees and flowerbeds. Three small buildings are also present on site.

3.11 Table 1 provides a breakdown of the habitats present on the site as Phase 1 habitats and the conversion to UK Habitat Classification habitats. For the purposes of this assessment habitat parcel areas of the same type, condition and strategic significance have been combined.

Table 1: On-Site Baseline Habitat Details

Phase 1 Habitat	UK Habitat Classification	Area (ha)	Condition Assessment Used	Associated condition	Comments
Amenity grassland	Modified grassland	1.66	Grassland - Low	Poor	An expanse of heavily managed amenity grassland spread across the site.
Buildings	Developed land; sealed surface	0.02	N/A	N/A - Other	There are three buildings on-site including an old public convenience (building B1), an old small pumping station (B2) and a substation (B3).
Flowerbeds	Vegetated garden	0.06	Urban	Poor	These include all small beds of planted herbaceous flower species.
Hard standing	Developed land; sealed surface	2.44	N/A	N/A - Other	This includes all areas of hard standing across the site.
Introduced shrub	Introduced shrub	0.14	Urban	Poor	Introduced shrub areas are present throughout the site, many of which are dominated by Escallonia species.
Modified neutral grassland	Other neutral grassland	0.26	Grassland - Med, High and V. High	Moderate	Two banks bordering the central area of amenity grassland have transitioned into modified neutral grassland through lack of mowing and support a larger floral diversity than the adjacent amenity grassland.
Scattered trees	Urban trees	0.08	Urban trees	Poor	This includes all trees as existing on site.

4.0 Post-Development Habitats

On-Site Proposed Design

4.1 Details regarding post-development habitats are provided in the Landscape General Arrangement drawing, TEP ref: EDNN-TEP-ZZ-ZZ-DR-LA-001. A drawing showing the post development habitats with assigned UKHAB categorisation is included at Appendix B, ref: G7596.037.

4.2 Nearly all existing habitats on site are to be lost with the exception of an existing hardstanding footpath which runs along the north and west site boundaries and four trees.

4.3 The coastal grassland, rain garden and shingle bank habitats proposed on site have been designed to be bespoke to the Eden Project North and aim to represent habitats typical of the local area. These have been converted to the most appropriate habitat within the UK Habitat Classification.

4.4 Proposed trees will be planted in a variety of different sizes and will also naturally vary in canopy spread. It has therefore been decided that at their ultimate height of canopy spread it best assumed that they will all achieve a 'medium' size with regard to the Urban tree helper. In total 40 new trees are proposed giving a post development area for trees of 0.16ha.

4.5 Table 2 below provides a breakdown of the habitats which will be created on site.

Table 2: Proposed habitat creation on-site

Habitat Type	UK Habitat Classification	Area (ha)	Target Condition	Comments
Hardwood decking and hard surfacing	Developed land; sealed surface	1.46	N/A - Other	This habitat includes new hardwood decking and paving, none of which are of ecological value and are not subject to a condition assessment in the metric.
Buildings	Developed land; sealed surface	0.9	N/A - Other	This habitat includes all new buildings on site. These are of no ecological value and not subject to a condition assessment in the metric.

Habitat Type	UK Habitat Classification	Area (ha)	Target Condition	Comments
Bioswale	Bioswale	0.03	Good	This will be a small vegetated feature which will provide both amenity value and help manage rainwater on site. This feature will meet criteria 1, 2, 3 and 4b of the urban condition assessment and therefore can be expected to achieve good condition.
Coastal grassland	Other neutral grassland	0.66	Moderate	This habitat is to be created to mimic a dune environment, however it will lack natural processes which cause movement in the dune system and so will be become fully vegetated. Therefore, although containing species typical of a dune environment, it is assumed that it will ultimately be a grassland habitat. This habitat will pass criteria 2, 3, 4 and 5 of the Grassland – Medium, High & Very High Distinctiveness condition assessment and therefore can be expected to achieve moderate condition.

Habitat Type	UK Habitat Classification	Area (ha)	Target Condition	Comments
Extensive green roof	Extensive green roof	0.57	Moderate	An extensive green roof will be planted on large sections of the main building, This feature will meet criteria 1, 2 and 3 of the urban condition assessment, however it will not contain purely native species and therefore is targeted to achieve moderate condition.
Garden planting	Vegetated garden	0.14	Poor	This habitat includes all ornamental garden planting. This is typically of low ecological value and can only be allocated poor condition.
Water feature	Ornamental lake or pond	0.04	Poor	This is a flowing ornamental water feature. It will be heavily managed and therefore is targeted to achieve only poor condition.
Rain garden	Rain garden	0.02	Good	This area will be planted as a rain garden. This feature will meet criteria 1, 2 and 3 of the urban condition assessment and therefore is expected to achieve good condition.
Scrub	Mixed scrub	0.14	Moderate	Scrub is to be planted across the site and will be a mix of primarily native species. It is assumed that the scrub will meet scrub condition assessment criteria 1, 3 and 5 and hence is expected to achieve moderate condition.

Habitat Type	UK Habitat Classification	Area (ha)	Target Condition	Comments
Shingle bank	Coastal vegetated shingle	0.13	Poor	This area of the site is to be planted to mimic coastal vegetated shingle. It is assumed that the shingle will meet criteria 2, 6 and 7 of the coastal condition assessment criteria only and hence would only be able to achieve poor condition.
Standing water	Sustainable urban drainage feature	0.03	Moderate	This area will be used as sustainable urban drainage. This feature will meet criteria 2 and 3 of the urban condition assessment and therefore is expected to achieve moderate condition.
Trees	Urban Tree	0.16	Poor	A mixture of native and non-native trees are proposed across the site. It is assumed that based on their urban setting and the need for future management within a heavily used visitor attraction that the trees will likely only achieve poor condition within the urban trees condition assessment.

4.6 The areas of the site which are to be retained is detailed in Table 3 below.

Table 3: Proposed habitat retained on-site

Proposed retention	Area (ha/km)	Comments
Hardstanding	0.42	A hardstanding footpath along the north and western boundaries is to be retained.
Trees	0.02	Tree T1, T5, T6 and T7 (as described in the AIA) are to be retained on site.

5.0 BNG Metric

5.1 A biodiversity assessment has been undertaken, using the Biodiversity Metric 3.0 calculator to quantify the change in biodiversity units for the detailed planning application area between the pre-development baseline and post-development remaining and created habitats.

5.2 The calculator considers the area (ha), distinctiveness (Low, Medium, High) and condition (Poor, Moderate, High) of all habitats on site pre-development, and the area of each habitat to be retained, enhanced, and lost post-development, based on the site proposals.

Limitations

5.3 The Urban trees pre and post development lie above the habitats on site and so are not included in the overall area measure, however a glitch in the spreadsheet does include the area of trees to be lost and retained within the calculations. This may alter the overall value, however given the small areas involved (less than 0.1ha) it is not considered to be a significant impact.

Summary of Biodiversity Impact

5.4 Detailed results of the assessment are provided in Biodiversity Metric 3.0 in Appendix A. The summary results, taken from the metric, are provided in Table 4.

Table 4: Summary of Biodiversity Metric Results

On-site baseline	Habitat units	7.00
On-site post intervention	Habitat units	9.86
On-site net % change	**Habitat units**	**40.90%**
Trading rules satisfied	Yes	

5.5 Based on the site proposals, the results indicate a net gain of 40.90% for habitats.

6.0 Implementation, Management and Monitoring

6.1 This BNG assessment has been undertaken on a detailed planning application and it is not envisaged that the plans as proposed will be subject to any further alterations.

6.2 A detailed 30 year management and monitoring plan will be conditioned for the site and will include specific management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 3.0 condition criteria. The plan will include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements will also be included.

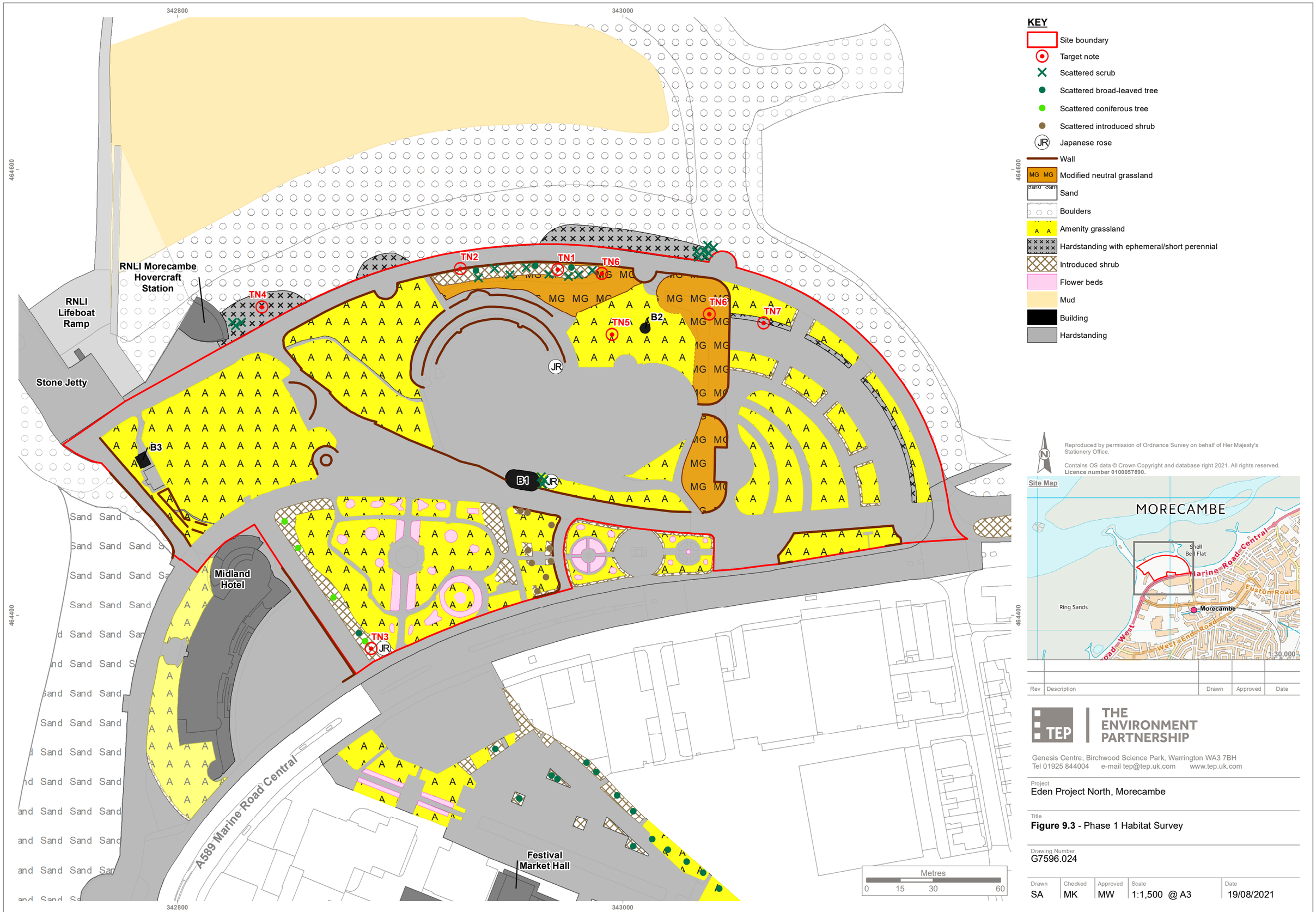
APPENDIX A: Biodiversity Metric 3.0 (provided as a separate document)

APPENDIX B: Associated Plans

Phase 1 Habitat Survey by TEP (ref: G7596.024);

Post-development Habitat Plan by TEP (ref: G7596.037); and

Landscape General Arrangement drawing by TEP (ref: EDNN-TEP-ZZ-ZZ-DR-LA-001).


342800
343000
464600
464400
KEY
Site boundary
Target note
Scattered scrub
Scattered broad-leaved tree
Scattered coniferous tree
Scattered introduced shrub
Japanese rose
Wall
Modified neutral grassland
Sand
Boulders
Amenity grassland
Hardstanding with ephemeral/short perennial
Introduced shrub
Flower beds
Mud
Building
Hardstanding
RNLI Morecambe Hovercraft Station
RNLI Lifeboat Ramp
Stone Jetty
Midland Hotel
A589 Marine Road Central
Festival Market Hall
TN1
TN2
TN3
TN4
TN5
TN6
TN7
B1
B2
B3
JR
Metres
0 15 30 60
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Site Map
MORECAMBE
Shell Bent Flat
Marine Road Central
Euston Road
Morecambe
Ring Sands
West End Road
1:30,000
Rev
Description
Drawn
Approved
Date
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Project
Eden Project North, Morecambe
Title
Figure 9.3 - Phase 1 Habitat Survey
Drawing Number
G7596.024
Drawn
SA
Checked
MK
Approved
MW
Scale
1:1,500 @ A3
Date
19/08/2021

342800

343000

464600

464400

A589 Marine Road Central

KEY

- Site boundary

Proposed Development

- Built structures
- Existing surface retained
- Rain garden
- Hard surfacing
- Bio swale
- Shingle bank
- Water feature
- Standing water
- Coastal grassland
- Extensive green roof
- Garden planting
- Hardwood
- Scrub
- Water feature

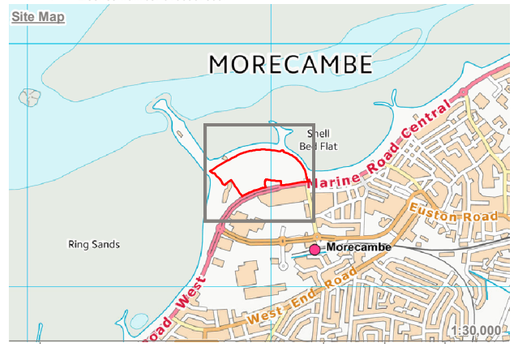
Metres

0 15 30 60

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Site Map



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Eden Project North, Morecambe

Title
Proposed Development

Drawing Number
G7596.037

Drawn	Checked	Approved	Scale	Date
SA	MK	MW	1:1,500 @ A3	26/08/2021

eden project north

Northern Coastal Edge:
Refer to TEP drawing EDNN-TEP-ZZ-Z1-DR-LA-004
for further detail

Tide Garden:
Refer to TEP drawing EDNN-TEP-ZZ-Z4-DR-LA-007
for further detail

Rhythm Garden:
Refer to TEP drawing EDNN-TEP-ZZ-Z2-DR-LA-005
for further detail

Western Space (Shingle Plaza and Coastal Lawn):
Refer to TEP drawing EDNN-TEP-ZZ-Z4-DR-LA-007
for further detail

Seasonal Support Space:
Refer to TEP drawing EDNN-TEP-ZZ-Z2-DR-LA-005
for further detail

Journey Space:
Refer to TEP drawing EDNN-TEP-ZZ-Z3-DR-LA-006
for further detail

Key

Existing

- Trees to be retained
- Existing surfacing to be retained
- Old sea wall

Proposed

- Mown / low growing grassland
- Tall grassland
- Mixed coastal planting (native and ornamental)
- Shrubs
- Shingle gravel planting
- Rain garden planting
- Tree planting
- Water
- Water with marginal planting
- Natural stone paving
- Buff coloured asphalt
- Buff self-binding gravel
- Hardwood timber decking with bauxite resin strips
- Shingle gravel (10-35mm aggregate size) to match shingle colour mix on the beach
- Shingle gravel within a recycled plastic mesh reinforcement system
- Stacked recycled concrete slab and/or natural stone to create low cliff edge: 0.5-2.0m in height
- Steps
- Indicative landform contours
- Indicative slopes
- Hardwood timber picnic table
- Hardwood timber seat
- Pebble seat in timber or polished stone/concrete
- Movable furniture
- Cycle stands
- Hardwood timber clad litter bin
- Stainless steel fixed bollards (anti-ram specification)
- Stainless steel automated retractable bollards (anti-ram specification)
- Flood protection gates
- Decorative metal gates (2.0m high)
- Balustrade/railings (for further detail refer to TEP Drawing: EDNN-TEP-ZZ-ZZ-DR-LA-009)
- 3.0m high sea foam canopy shelter
- 5.0m high energy pods with cycle stands integrated into the edge

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Rev	Description	Drawn	App	Date

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Project no.	Project name
8723	Eden Project North

Status
PLANNING

Title
Landscape General Arrangement

Drawing no.
EDNN-TEP-ZZ-ZZ-DR-LA-001

Scale	Date	Rev
1:750@A1	25/06/2021	P01

Drawn	Checked	Approved
CAH/AJG	GDA	GDA

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