LAND OFF NYTON NURSERIES, WESTERGATE

REPLANNED SCHEME

Landscape and Ecology Management Plan

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1 INTRODUCTION

1.1 This document has been developed on behalf of Taylor Wimpey Southern Counties, and in conjunction with EcoSupport to accompany the planning application for the proposed residential development at land north of Nyton Road in Westergate, Chichester. The document references the various soft landscape and ecology zones and the elements which will be created as part of this proposal, and puts forward the necessary actions required for their ongoing maintenance and management.

1.2 The site is situated to the north of the existing Westergate settlement adjacent to existing residential and business premises off Nyton Road and Northfield Lane.

1.3 In accordance with Condition 5, this document identifies the measures included in the landscape scheme to maintain and enhance the habitat resource of the Site, ensuring that retained and newly created habitats are managed to maximise their value for wildlife in the long-term. These measures reflect the recommendations made in the Biodiversity Enhancements document (EcoSupport, 2017) and the Ecological Construction Environmental Management Plan (EcoSupport, 2017).

1.4 Condition 5 states: `Prior to the occupation of any dwelling hereby approved, a Soft Landscaping Plan and Landscape and Ecology Management Plan (LEMP) shall be submitted and approved by the Local Planning Authority providing details for the ongoing management and aftercare of the site once construction is completed._

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan

1.5 This report supplements the proposed planting plans and accompanying schedules (appended for ease of reference) for the site by identifying the maintenance and management regimes necessary to achieve and maintain the long term soft landscape objectives for the scheme.

1.6 The main aims of this LEMP are to:

- ¿ Describe habitat restoration, creation and landscape enhancement works proposed for the management area, including outline details of formal and informal landscape planting within areas of public open space;
- ¿ Describe measures to provide new and enhanced opportunities for protected and notable species recorded within the site;
- ¿ Identify prescriptions for the establishment and long term management of habitats and features of nature conservation interest; and
- ¿ Identify mechanisms to ensure successful establishment of these features and their long-term management.

1.7 A Preliminary Ecological Appraisal (PEA) of the land north of Nyton Nurseries, Westergate was undertaken to identify any potentially important ecological features that may be affected by the proposed development. As part of this assessment, the following surveys were undertaken:

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- ¿ Desktop study including a data request from Sussex Biodiversity Information Centre (SBIC) (July 2017)
- ¿ Updated phase I habitat survey (July 2017)
- ¿ Preliminary roost assessment (buildings and trees) (July 2017)
- ¿ Phase II bat emergence surveys on the bungalow (July and August 2017)
- ¿ Phase II reptile survey (October 2012)
- ¿ Phase II Dormouse surveys (July-October)

1.8 The following important ecological features were identified on site following the conclusion of the above survey work and would be subject to adverse impacts in the absence of suitable mitigation / compensation:

- ¿ Confirmed Brown Long-eared bat roost in the bungalow
- ¿ Commuting and foraging Pipistrellus spp
- ¿ Confirmed presence of Dormice in all suitable habitats
- ¿ Potential for other breeding and nesting birds
- ¿ Suitable foraging habitat for Badgers

Suitable mitigation measures have been outlined within the accompanying species mitigation reports.

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2 LANDSCAPE OBJECTIVES

2.1 The soft landscape works referred to within this Landscape and Ecology Management Plan are associated with the proposed residential development at Land North of Nyton Road, Westergate, Chichester.

2.2 The broad design objectives of the soft landscape proposals are as follows.

- Landscape Integration: to provide an appropriate setting for the new development, responding to adjacent land uses where appropriate.
- Landscape Amenity: to respond to the scale and character of the site and enhance the resident, employee and visitor experience.
- Safeguarding the Site's Biodiversity and Ecological Character: to protect, manage and enhance features of biodiversity interest within the site; also the creation of new features and habitats which will increase the ecological value of the area.

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3 ECOLOGY OBJECTIVES

3.1 Introduction

The following more detailed ecological objectives are focused on the mitigation for loss of habitat for protected species and to aid in creating a biodiversity net gain post-development.

3.2 Dormice

The development of the site is likely to result in adverse impacts to Dormice. Therefore, as a species fully protected under The Conservation of Habitats and Species Regulations, in order to fully comply with relevant legislation, it is necessary to implement a full mitigation and enhancement strategy. This mitigation strategy recommends the planting of a species rich hedgerow (details of which are described in section 9) to compensate for the habitat lost and enhance linkages to higher quality habitats in the wider environ.

3.3 Bats

In order to fully comply with applicable legislation and planning policy, it is necessary to mitigate and compensate for any significant ecological impacts to roosting foraging and commuting bats using the site.

Given the low conservation significance of the bat roost, it is considered proportionate compensation would involves the retention of the Schwegler 2F mitigation bat boxes with this supplemented with a Schwegler 2FN bat box (which will again be erected on a suitable retained tree on site. Additionally, 4 dwelling will incorporate bat tubes as an enhancement as explained in the Ramboll (2014) report.

Many bat species are reluctant to leave the cover of features such as tree lines and hedges as they move between their roost and foraging grounds. Fragmentation of the landscape can therefore be a serious issue for bats. Therefore, hedgerow planting will also be of a positive benefit to commuting and foraging bats.

3.4 Birds

The site has been identified as having local records for many notable birds, with the site also identified as supporting Barn Owl (Tyto alba) foraging habitat. For the enhancement of habitat for birds, the design of development will incorporate the installation of bird nesting features to encourage a range of species to nest on the site, including integrated bird boxes and bird boxes erected on trees (see ecological enhancements plan). Public open spaces should include a range of native shrub and tree species which would be of value for a range of birds. Given the use of the site by foraging Barn Owl, these recommendations should however be supplemented with the inclusion of a Barn Owl box on one of the two mature Oak trees being retained in the central part of the site.

3.5 Habitats

Where possible, onsite habitats will be retained and protected during the construction phase of the development, with the works following an agreed Construction Environmental Management Plan (CEMP) and the use of buffers and Heras fencing to protect them. In addition, to contribute towards a biodiversity net gain, onsite habitats will be enhanced as follows.

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Planting on the edge of the site will be enhanced, a 10m planted buffer strip is proposed on the western boundary with 5m planted buffer strips on other boundaries.

The development masterplan includes several areas of public open space and informal open space. Planting in these areas should include fruiting shrubs or native species/species of wildlife value and be managed where possible for the benefit of wildlife e.g. relaxed mowing regime on margins.

Areas of retained and created grassland should include species rich mixes that should be managed so that they are allowed to set seed. Such grasslands are of value for a range of invertebrate species.

Retained and created habitats should be managed in the long term to retain and maximise their ecological value. The proposed planting on the boundaries would serve to strengthen existing features of ecological value.

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4 ZONING

4.1 For the purposes of design, function, landscape treatment and management the site can be divided into 3 broad landscape zones. These are identified below, with their landscape objectives listed.

4.2 Amenity and structure planting in general communal spaces associated with residential and shared parking areas.

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located adjacent to residential apartments, strategic buffer and car parking areas. This is a varied palette of planting and existing buffer planting provides:-

- ¿ General amenity
- ¿ Softening of boundaries
- ¿ Softening the street scene
- ¿ Visual screening
- ¿ Supplementary Ecological Enhancements

4.3 Planting and ecology proposals associated with Central public open space area

Parkland tree, amenity planting and grass areas and species rich meadow / grassland within shared public open space, providing:-

- ¿ General visual amenity
- ¿ Habitat for local wildlife
- ¿ Open space for general recreation
- ¿ Supplementary Ecological Enhancements

4.4 Planting and ecology proposals associated with Northern public open space area

Parkland tree, amenity planting and grass areas and species rich meadow / grassland within shared public open space, providing:-

- ¿ General visual amenity
- ¿ Habitat for local wildlife
- ¿ Supplementary Ecological Enhancements
- ¿ Open space for general recreation

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4.5 Planting associated with adoptable Highway¨s area

Amenity grass areas adjacent and up to roadsides providing:

¿ General amenity

4.6 Planting associated with Buffer Margins and Hedgerow Corridors

Native species hedgerow and / or species rich meadow / grassland base layer

¿ Habitat for local wildlife

¿ Softening of boundaries

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5 LANDSCAPE / ECOLOGY ELEMENTS

5.1 The various soft landscape elements within each zone are summarised below:

5.2 Elements within communal spaces associated with residential and shared parking areas

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located next to residential apartments, houses and car parking areas. This is a varied palette of planting includes:-

- ¿ Domestic scale trees including flowering and fruit species;
- ¿ Formal hedge planting;
- ¿ Evergreen screen planting which includes deterrent type species;
- ¿ Evergreen shrub and herbaceous planting;
- ¿ Robust shrub planting in parking areas;
- ¿ Climbing shrubs adjacent to free standing walls/fences;
- ¿ Ecological Enhancements;

5.3 Elements associated with Central public open space

- ¿ Feature tree planting;
- ¿ Shallow meadow grass seed attenuation basin
- ¿ Amenity and meadow grass areas;
- ¿ Native shrub planting;
- ¿ Mature existing trees;
- ¿ Ecological Enhancements.

5.4 Elements associated with Northern public open space

- ¿ Feature tree planting;
- ¿ Shallow meadow grass seeded swale
- ¿ Amenity and meadow grass areas;
- ¿ Native shrub planting;
- ¿ Mature existing trees;
- ¿ Ecological Enhancements.

5.5 Elements associated with adoptable Highway¨s areas

- ¿ Amenity grass areas;
- ¿ Robust ground cover planting to verges.

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5.6 Elements associated with Buffer Margins and Hedgerows

- ¿ Native shrub planting;
- ¿ Meadow grass areas;
- ¿ Retained existing mature trees;
- ¿ Retained hedgerows.

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6 PERFORMANCE REQUIREMENTS

Ecological

Native Hedgerow and Meadow Grass

6.1 To compensate for the loss of Dormouse habitat onsite, additional hedgerow planting has been recommended according to the recommended Dormouse mitigation and compensation plan completed by Ecosupport in 2017. To enable a successful outcome future management of the retained and planted hedgerows will require on going management works. This will include monitoring, prescriptive tasks and implementation of necessary works. Elements of this future management are detailed below. The Hedgerow Management and Wildlife (Barr et al., updated) document outlines three important factors in how hedgerows are managed that affect resident mammal population (and have therefore formed the basis of the recommendations in this section):

- The type and amount of food available within the hedgerow. Favourable conditions being a large invertebrate population or prolific annual seed and berry crop.
- For Dormice, species that should be considered within the hedgerow and compensational planting area will include Hazel, Field Maple (Acer campestre), Pedunculate Oak (Quercus robur), Ash (Fraxinus excelsior), Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa) and climbers such as Dog Rose (Rosa canina) and Honeysuckle (Lonicera periclymenum). These species are noted as being of value to Dormice (Bright et al., 2006) and are reflective to those already present within the on-site and adjacent habitats.
- The vegetation structure and composition of the hedgerow. For instance, a dense, herb-rich basal layer or a continuous line of hedgerow trees is preferred by several species.
- The continuity and connectivity of the hedge within the landscape. For instance, a hedgerow that connects patches of small farm woodlands will have greater value as a corridor for the dispersal of mammals.

Landscape

Amenity Grass

6.2 Grass species appropriate to the situation and intended maintenance regime to create an even, uniformly coloured sward to cover at least 95% of the relevant area and contain a maximum of 10% herb species.

6.3 Maintain amenity grass areas at a height of 50-75mm throughout the growing season,

6.4 Provide an even dense sward free of dips, hollows and other obstacles suitable for general amenity and informal recreation.

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Shrub and Herbaceous Planting

6.5 Ornamental shrubs and groundcover plants to cover 100% of the relevant area at Year 3 and maintained thereafter as necessary. The plants shall attain growth rates and form typical of the relevant species and shall not encroach upon or overhang footpaths or carriageways.

6.6 Ornamental grass and herbaceous species to cover 100% of the relevant area at Year 2 and maintained thereafter as necessary.

6.7 Provide attractive planting areas of a mix of plant species maintained to present their natural form to enhance the setting of the built form and areas of public and private realm.

Hedge and Native Shrub Mix Planting

6.8 Formal hedgerows shall be cut at least annually during the growing season to maintain healthy vigour and a dense structure with all arisings removed off site.

6.9 Provide effective and consistent vegetated barrier to contain neighbouring land uses and demark different areas of activity and / or ownership whilst adding to the overall green infrastructure of the scheme.

6.10 To enable a successful outcome of future management of the retained and planted hedgerows from an ecological perspective, there will be a requirement for ongoing management works. This will include monitoring, prescriptive tasks and the implementation of necessary associated works. Elements of this future management are detailed in Section 8.

Individual Trees

6.11 Individual trees planted as specimens or in groups include ornamental and native species. At Year 3 they shall have established a single leader or multi stemmed habit where intended. They shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.

6.12 They shall be maintained thereafter to develop and retain a well balanced crown, shape and character typical of the species with any redundant stakes, ties and shelters removed and disposed of off site.

6.13 Provide an important structural presence to the overall landscape setting of the development, including enhancing legibility by acting as focal points and reinforcing site layout. They shall offer seasonal interest and climatic benefits such as solar shading, air purification and absorption of rainwater.

Meadow and Wetland Grass

6.14 Grass species appropriate to the situation and intended maintenance regime to create an even, sward to cover at least 95% of the intended area and contain a minimum of 20% herb species.

6.15 Meadow grass shall be flailed annually after flowering to encourage diversity of species to a height of 50mm with all arising removed.

6.16 Provide an attractive sward of diverse species offering seasonal interest for the benefit of visitors and wildlife alike.

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6.17 Provide functional ground plane seeding adjacent to existing hedgerows and native shrub planting to maximise ecological connectivity.

Existing Vegetation

6.18 Protect, conserve and enhance existing trees and hedgerows where retained to maintain a mature green infrastructure for the development,

6.19 Continual tree and hedgerow lines provide important wildlife corridors which shall be enhanced wherever possible to support the movement and feeding for birds, mammals and insects.

6.20 Vegetation shall be maintain in a sympathetic manner to ensure species replicate their natural form including imperfections and local characteristics.

6.21 Annual inspections shall be carried out to ensure the structural integrity, health and vigour of trees and hedgerows and any remedial works carried out as required.

6.22 Provide an established landscape setting for the scheme offering instant maturity and sense of place to the built form and demonstrating integration of existing landscape features into development. The green infrastructure shall be conserved, managed and enhanced for the benefit of the site and the wider setting.

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7 WORKMANSHIP

7.1 Where and to the extent that materials and workmanship are not fully specified they are to be:

a. Suitable for the purposes of the stated objectives;

b. In accordance with good horticultural practice or the current British Standard with particular reference to:

- BS 3998: Recommendations for tree work
- BS 4428: Code of practice for general landscape operations
- BS 7370: Grounds maintenance

Part 1: Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Part 2: Maintenance of hard areas.

Part 3: Maintenance of amenity and functional turf (other than sports turf).

Part 4: Maintenance of soft landscape (other than amenity turf).

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8 RESPONSIBILITIES FOR MANAGEMENT

8.1 All maintenance and management of soft landscape areas within shared estate and public open spaces will be undertaken by a suitably qualified landscape management contractor on behalf of Taylor Wimpey Southern Counties, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.

8.2 The maintenance works shall be monitored and supervised by an independent, suitably qualified person; to whom will be responsible for the establishment and completion of the maintenance works. The appointed supervisor shall be a Chartered Member of the Landscape Institute (CMLI).

8.3 Periodically the landscape maintenance works shall be reviewed by a suitably qualified and experienced person to ensure that the landscape management operations are being completed in accordance with the approved report. During the first 2 years of establishment, the works shall be inspected 3 times (during the growing season) and thereafter the works shall be inspected annually.

8.4 To provide clear results of monitoring and implementation outcomes an annual report will be produced and submitted to Arun District Council as well to Taylor Wimpey Southern Counties. The report will detail management tasks considered necessary by the ecologist and a time table of works to be scheduled to take place.

Reported tasks that have been highlighted to be carried out will be time tabled to be undertaken prior to the next annual monitoring visit. Therefore, any tasks that have not been carried out prior to the following monitoring report being published will be highlighted as being overdue for implementation.

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9 SCHEDULE OF MAINTENANCE

9.1 The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined below. To be read in conjunction with the Landscape and Habitat Schedule located in Appendix A.

9.2 Health & Safety:

The contractor shall refer to the sites Health and Safety File for residual risks and ensure strict compliance to any health and safety measures set out. All maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public. The contractor shall carry out his own risk assessment(s) as necessary to assess current conditions at the time of operation, including compliance when making use of any subcontractors to carry out specialist areas of works.

9.3 Amenity Grass:

- Reseed and repair all areas which fail to establish or become damaged in the following planting season as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.
- Generally mow established areas at regular intervals throughout the growing season to maintain a maximum sward height of 50mm; 75mm maximum. Spring flowering bulb planting shall be maintained within longer grass until flowering period has finished.
- Remove all arisings.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate areas of poor establishment and thinning sward as required.

9.4 Hedgerow and Meadow Grass:

- Reseed and repair all areas which fail to establish or become damaged in the following planting season as required.

Monitoring

Annual monitoring will take place over a period of 5 years. This will be carried out by a suitably experienced ecologist during late Winter ¯ early Spring of each year. This annual monitoring visit will assess the general health of the hedgerows and determine management tasks required and schedule timing of any tasks that are to take place.

Replacement

Any plants that are removed, die or become seriously damaged or defective within five years of planting shall be replaced like for like in the next planting season, in accordance with the agreed landscape strategy.

If hedgerows become very thin, coppicing of selected plants / laying of short lengths of hedgerow may be required and will be beneficial to promote vigorous, dense regrowth. Such works must be undertaken during the period November ¯ February to avoid the breeding bird

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and Dormouse seasons and under the guidance of a suitably licenced Ecologist to prevent impacts to any hibernating Dormice that may be present.

9.5 Hedge trimming regime

- The more favourable approach to managing hedgerows for the benefits of small mammals is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). The key points of the management prescriptions will therefore be as follows (adopting recommendations as outlined within Bright and MacPherson 2002) :
- Cutting will be done on a 3-year cycle (one side cut one year, the top cut the second year, and the other side cut on year three), to provide sustained foraging opportunities across the site every active season. Hedgerows will be allowed to develop into tall, dense, bushy structures and maintained at a height of 3 ¯ (preferably 4) metres.
- A proportion of hedges (at least 30%) should be left to grow for at least 7 ¯ 10 years.
- Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present
- Flails should not be used if possible meaning management works will likely involve cutting using hand tools
- Coppicing or laying should be used to manage an of the hedgerows on site which become gappy or sparse
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

9.6 Understorey management (Meadow Grass)

First year management

- Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled as described in the Landscape and Habitat Schedule located in Appendix A.
- Mow newly sown meadows regularly throughout the first year of establishment to a height of 50-75mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.
- Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.

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- ¿ Carefully dig out or spot treat any residual perennial weeds such as docks.

9.7 Management once established

- ¿ Hedgerows, woodland edges, rides, glades and other semi-shaded communities usually sit on the boundary between one habitat type (eg open grassland) and another (eg closed tree canopy). The management requirements of established hedgerow mixtures can be tailored to light levels and to fit in with adjacent vegetation types.
- ¿ Zoned management of hedgerow margins frequently produces the best diversity of habitat structure: areas closest to the hedge or woodland boundary and those which are more shaded are left uncut in most years. Areas that are further from the margin and more open can be managed as grassland habitat. For example, with a 2m metre sown margin on site, the 0.5 metre against the hedgerow boundary could be left uncut, and the remaining 1.5 metres cut once or twice a year.

9.8 Shrub and Herbaceous Planting:

- ¿ Maintain and top up mulch as necessary during establishment period or until canopy closes.
- ¿ Control weed growth as necessary by physical or mechanical means (use of chemicals only permitted with the prior approval of client).
- ¿ Remedial pruning as necessary during establishment period.
- ¿ Selective pruning to remove growth obstructing paths, carriageways, lighting, sightlines and ground floor windows or to rejuvenate planting as necessary.
- ¿ Pruning only as necessary to remove old wood, to encourage new growth or to encourage desirable ornamental features such as flowers, fruit, autumn colour, stem colour, etc.
- ¿ Pruning shall maintain natural growth and habit of the relevant plant species.
- ¿ Annual pruning of herbaceous species including ornamental grasses at the beginning o the planting season to encourage fresh new growth.
- ¿ Replace any dead, dying or diseased plants in the following planting season with stock of similar specification to the original for the initial five year establishment period.

9.9 Street, Parkland and Hedgerow Trees:

- ¿ Check, adjust and replace tree support systems and tree grilles / guarding as necessary during establishment period.
- ¿ Remove redundant tree support systems once trees are fully established.
- ¿ Formative pruning as necessary to establish a well balanced and healthy crown appropriate to the species and purpose, along with the removal of any dead, dying or diseased timbers.

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- ¿ Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.
- ¿ Replace any dead, dying or diseased plants in the following planting season with stock of similar specification to the original for the initial five year establishment period.

9.10 Native buffer mix planting areas:

- ¿ Formative pruning as outlined in Landscape and Habitat Schedule to establish a dense screen / buffer.
- ¿ Selectively prune native planting and buffer planting as required where shrubs / trees start to encroach on dwellings and footpaths. Maintain a full planted screen at all times.
- ¿ Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.

9.11 Plant Nutrition:

- ¿ Apply plant nutrients / fertiliser to all planting only if poor growth and signs of deficiency appear subject to soil / leaf analysis and further advice. The use of any fertilisers shall be in strict accordance with the manufacturers recommendations.
- ¿ Do not apply fertilisers to meadow/ wildflower areas.

9.12 Watering:

- ¿ Watering shall only be carried out to maintain the health and continued vigour of the trees and shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- ¿ Areas which become prone to waterlogging shall be alleviated suitably, and / or drainage added as required.

9.13 Pesticides Generally:

- ¿ No pesticides shall be used except with the prior written approval of the client (or the management company). In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.
- ¿ The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse.
- ¿ Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.

9.14 Leaf Fall:

- ¿ At regular intervals during the autumn/winter months, remove fallen leaves from grass / wildflower and paved areas.

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- ¿ Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants.

9.15 Mature Existing Trees:

- ¿ To ensure all mature trees are in a safe and healthy condition all existing mature trees shall be inspected by a qualified and experienced arboriculturalist annually. All survey results shall be recorded and passed to the CA. Additional inspections shall be tasked after storms / periods of bad weather.
- ¿ Complete pruning / deadwooding as recommended by the above survey, all works to accord with BS3998:2010. DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.

9.16 Existing Vegetation:

- ¿ All the existing hedgerows and trees that would be retained should be protected from damage during the works. All the hedgerows should be fenced using Heras fencing or similar to prevent access by machinery. Where large mature trees are present, they should be protected using standard arboricultural tree protection measures which include protection of the canopy and prevents root compaction.
- ¿ The site Masterplan has been developed to retain and protect features of ecological value where possible. Mature oak trees identified as being of ecological value in the centre of the site and on the eastern boundary will be protected and retained as habitat features. The existing linear features such as the vegetation and ditches on the western site boundary and the line of trees running north ¯ south into the centre of the site from the southern boundary have been retained to act as wildlife corridors.

9.17 Retained Hedgerows

- ¿ Hedgerows should be maintained on site with a rough grassland buffer of 5 metres either side of the hedgerow (refer to EcoSupport Biodiversity Document, 2017). Grassland should be maintained as a tussocky grassland. A 10m planted buffer strip will be planted on the western boundary.
- ¿ Over-management, or trimming a hedge too severely, can have a detrimental effect on conservation. In general, taller, bushier hedgerows provide more wildlife potential than smaller, thinner hedges. Annual cutting is not always needed. It is recommended that a hedge is cut every two years. The hedge can not be cut back to the same height repeatedly, varying the cutting height each time will avoid placing the hedge under stress and allow it to regenerate more vigorously.
- ¿ The trimming of hedgerows should not take place between March and October (as required by the guidelines) to avoid the nesting bird season. Therefore the ideal time for hedges to be trimmed, laid and coppiced is from October to February, or as late in the winter as possible so wildlife can take advantage of the nuts and berries produced in the autumn.

9.18 Litter Control:

- ¿ Scavenging for and removing litter from all hard and soft areas at regular intervals.
- ¿ Frequency of litter control works to be fortnightly. After each litter control visit all hard and soft landscaped area to be completely litter free.

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9.19 Monitoring and Inspection:

- Provide routine monitoring to ensure that maintenance tasks are being undertaken as programmed and to review their effectiveness and make adjustments as necessary.
- Take appropriate action to deal with damage and debris arising from storms, flood events, heavy snowfall and / or interference.
- Personnel completing inspections to be suitably qualified and experienced in monitoring landscape works (such as a Member of Landscape Institute).
- Refer to 9.4 for ecological hedgerow and meadow grass monitoring

9.20 Ecological Stewardship:

- It is an offence to disturb nesting wild birds and bats including their nests under the Wildlife and Countryside Act 1981 (as amended).
- Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive. If operations have to take place during this time then a qualified Ecologist shall check in advance that there are no birds nesting in the planned area of operation.
- Cutting of meadow / rank grasses shall be carried out in early autumn to prevent disturbance to reptile or ground nesting birds and all material disposed of off site.
- Disturbance and clearance/thinning to water bodies and wetland areas shall be completed in the winter months and any material removed left by the bank side for a fortnight to allow insects and mammals to return to the pond or swale before removal.
- Opportunities for further enhancement following routine maintenance and management shall be encouraged in line with the Biodiversity Enhancement Plan (EcoSupport, 2017)
- Reference to the sites specific ecological considerations shall be taken into account before carrying out any routine maintenance and management operations, if in doubt consult with a suitability Qualified Ecologist.

9.21 Biosecurity:

- The threat of pest and diseases that affect plant species it is widely recognised and all landscape practitioners have a responsibility in detecting, monitoring and controlling pests and diseases at every stage of a plants life from growing, specifying, handling, managing and destroying plants.
- Where ever possible all planting shall be specified from local province and reputable sources with supporting paperwork provided at each stage to demonstrate an auditable supply chain should proof be requested.

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- Reference shall be made regularly to updates from DEFRA and the Forestry Commission with any recommendations or warnings strictly adhered to, to prevent further spread of disease including reporting known outbreaks as appropriate.
- Good plant husbandry shall be implemented on site to prevent further spread of diseases particularly where symptoms or confirmed outbreaks of disease has occurred.

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10 TYPICAL PROGRAMME OF OPERATIONS

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
GRASS & MEADOW AREAS:												
Mow grass												
Strim meadow												
Weed control												
AMENITY SHRUB AND HEDGE PLANTING:												
Maintain mulch												
Weed control												
Selective pruning												
Hedge Clipping												
Trim groundcover & climbers												
Coppice (if required)												
Watering (until establishment)												
INDIVIDUAL TREES:												
Check and adjust support												
Formative pruning												
Remedial pruning												
LITTER CONTROL:												
Collect litter												
HARD AREAS:												
Sweeping												
Control moss/algae												
Weed control												
Ice and snow removal												
LEAF FALL:												
Clear fallen leaves												
PLANT NUTRITION:												
Apply fertiliser												
PEST AND DISEASE CONTROL												
Physical / Mechanical means												
MONITORING AND INSPECTION:												
Generally												

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ACTIVITY	J		F		M		A		M		J		J		A		S		O		N		D	
TIMING OF OPERATIONS:																								
Avoid nesting birds																								

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Appendix A
Landscape Maintenance Schedule

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*TO BE READ IN CONJUNCTION WITH DETAILS AS SET OUT IN SECTION 8 OF MANAGEMENT PLAN

Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
1	NEW TREE PLANTING					
1.1	Maintain a well-balanced crown, shape and character typical of the species, clear of any crossing or rubbing growth allowing a clear stem, 2m above ground level (retain if field / orchard tree feathered to ground)	Annually Oct-Dec	-	Annually Oct-Dec	Annually Oct-Dec	Annually Oct-Dec
1.2	Remove any dead, dying and damaged branches or growth obstructing pedestrian or vehicular routes	As required	As required	As required	As required	As required
1.3	Check condition of stakes, ties and guys and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark.	Monthly	Monthly	Remove if redundant	-	-
1.4	Under take Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs.	Quarterly On inspection	Quarterly On inspection	Quarterly On inspection	Quarterly On inspection	Quarterly On inspection
1.5	Maintain a weed free area at the base of all trees, 1m diameter mulch area for trees in grass or planting	Annually March	Annually March	Annually March	-	-
2	FORMAL SINGLE SPECIES HEDGEROWS					
2.1	Clip to form a neat, compact hedgerow with a tapering top. Maintain at approx height of 0.9 - 1.2m outside bird breeding season (March to August inclusive) to a neat and consistent finish to maintain a dense screen and remove arising off site.	Bi-annually Feb-March Sept-Oct	Bi-annually Feb-March Sept-Oct	Bi-annually Feb-March Sept-Oct	Bi-annually Feb-March Sept-Oct	Bi-annually Feb-March Sept-Oct
2.2	Remove any dead, dying and damaged growth or growth obstructing pedestrian or vehicular routes outside of bird breeding season (March to August inclusive) and remove clippings from site	As required	As required	As required	As required	As required
2.3	Check condition of stakes, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark.	Monthly	Monthly	Remove if redundant	-	-

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Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
2.4	Re-firm any plants that have been disturbed by adverse weather or interference.	Annually March	Annually March	-	-	-
2.5	Undertake pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only. Do not use adjacent to play areas.	Quarterly On inspection	Quarterly On inspection	Quarterly On inspection	Quarterly On inspection	Quarterly On inspection
2.6	Apply selective herbicide and/or hand pick weeds from base of hedgerow as required	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.
2.7	Remove any litter, debris or other detritus from within the hedgerow and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
3	NATIVE MIXED HEDGEROW (Refer to Section 9 of main body of management plan for details of ecological requirements)					
3.1	Clip to form a neat, compact hedgerow with a tapering top on a 3 year cycle to allow flowering and fruiting and the development of a structure of benefit to wildlife, outside the bird breeding season (March to August inclusive) Maintain at approx. height of 3 - 4m to maintain vigour and form with all arisings removed off site.	Annually Nov / Dec	-	3 Year rotation	3 Year rotation	3 Year rotation
3.2	Hedgerows that adjoin footpaths therefore likely to cause obstruction if growth is left unchecked should be trimmed	Bi-annually March & Oct	Bi-annually March & Oct	Bi-annually March & Oct	Bi-annually March & Oct	Bi-annually March & Oct
3.3	Remove any dead, dying and damaged growth or growth obstructing pedestrian or vehicular routes outside of bird breeding season (March to August inclusive).	As required	As required	As required	As required	As required
3.4	Check condition of stakes, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark.	Monthly	Monthly	Remove if redundant	-	-
3.5	Re-firm any plants that have been disturbed by adverse weather or interference.	Annually March	Annually March	-	-	-

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Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
3.6	Apply selective herbicide and/or hand pick weeds from base of hedgerow as required	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.
3.7	Remove any litter, debris or other detritus from within the hedgerow and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
4	ORNAMENTAL HERBABCEOUS + SHRUB PLANTING					
4.1	Ensure all planted areas are kept free of weeds by the use of suitable herbicides; maintain levels of mulch and hand weeding in more prominent areas as required.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.
4.2	Fork over beds as necessary to eliminate any hollows or cambers, ensuring the depth of mulch is maintained. Redistribute mulch as necessary to maintain specified levels.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.
4.3	Check condition of stakes, ties and guys and replace broken or missing items until plant establish. Adjust if necessary to allow for growth and prevent damage to plants.	Monthly	Monthly	Remove if redundant	-	-
4.4	Cut back any damaged, dead or diseased branches to a healthy node or any growth obstructing adjacent areas of hard standing.	Annually Feb	Annually Feb	Annually Feb	Annually Feb	Annually Feb
4.5	Remove any dead flowers/foliage at times appropriate to the species.	Annually March	Annually March	Annually March	Annually March	Annually March
4.6	Refirm any plants that have been disturbed by adverse weather or interference.	Annually March	Annually March	-	-	-
4.7	Prune annually planting as required to maintain vigour and keep adjacent hard standing and footways clear of overgrowing vegetation whilst maintaining the plants natural habit. DO NOT USE MECHANICAL TOOLS.	Annually Feb	Annually Feb	Annually Feb	Annually Feb	Annually Feb
4.8	Under take pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only. Do not use adjacent to play areas.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.

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Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
4.9	Remove any litter, debris or other detritus from within planting areas and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
5	NATIVE BUFFER MIXES					
5.1	Remove any dead, dying and damaged branches or growth obstruction pedestrian or vehicular routes outside of bird breeding season (March to August inclusive).	As required	As required	As required	As required	As required
5.2	Check condition of stakes, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark.	Monthly	Monthly	Remove if redundant	-	-
5.3	Undertake Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.
5.4	Maintain a wood-free area at the base of all trees, 1m diameter mulch are for trees in grass or planting.	Annually March	Annually March	-	-	-
5.5	Undertake coppicing to selected species on a 5-year cycle or other specialist management operations as specified and leave all arisings on site, to provide dead wood habitat of benefit to wildlife	-	-	Jan-Feb	-	Jan-Feb
5.6	Undertake thinning between establishment and maturity unless trees have been planted at their final spacings. Thinning should be commenced when the outermost leaves of crowns are competing for light with leaves of neighbouring trees.	-	-	Jan-Feb	-	Jan-Feb
5.7	Remove any litter, debris or other detritus from within planting areas and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
6	BULB PLANTING					
6.1	Remove dead flower leaves/stalks from bulbs in grass after at least 6 weeks to prevent loss of vigour through defoliation and remove all arisings of site	Annually April	Annually April	Annually April	Annually April	Annually April
6.2	Re-firm areas of bulb planting if they become disturbed.	Annually March	Annually March	-	--	-

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Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
7	AMENITY GRASS					
7.1	Maintain all areas to a height of 50-75mm throughout the growing season. Remove all arisings off site or to an approved tip.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
7.2	Cut a neat and consistent finish including edges, without rutting or scalping, ensuring adjacent areas of hard standing free are kept free of arisings. Exercise extreme care when working in close proximity to existing/new trees and prevent damage to stems/trunks.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
7.3	Remove fallen leaves as required	Annually Oct	Annually Oct	Annually Oct	Annually Oct	Annually Oct
7.4	Remove litter, rubbish and other debris from grassed areas prior to cutting and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
8	GENERAL MEADOW GRASS (Refer to Section 9 in main body of management plan for details of ecological requirements)					
8.1	Cut grass annually by scythe or strimmer to a height of 50-75mm after flowering. Carry out additional cuts in Autumn or Spring as required to maintain grass at below 100mm in height. Exercise extreme care when working in close proximity to existing/new trees and prevent damage to stems/trunks. Exercise extreme care when working in close proximity to water's edge.	Regularly	Annually Aug/Sept	Annually Aug/Sept	Annually Aug/Sept	Annually Aug/Sept
8.2	Leave cut hay in situ for 1-7 days, turning occasionally to dry and allowing seeds to be shed, before removing all arisings off site or to approved tip.	Annually Aug/Sept	Annually Aug/Sept	Annually Aug/Sept	Annually Aug/Sept	Annually Aug/Sept
8.3	Remove litter, rubbish and other debris from grassed areas prior to cutting and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
8.4	Apply selective herbicide or hand weed broadleaf and pernicious weeds as required to maintain species balance	Annually April-Sept.	Annually April-Sept.	Annually April-Sept.	Annually April-Sept.	Annually April-Sept.

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Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
09	FOOTPATHS AND STREET FURNITURE					
9.1	Keep all hard surfaces, footways and parking areas reasonably weed free at all times using integrated physical / mechanical measures.	Each visit	Each visit	Each visit	Each visit	Each visit
9.2	Sweeping hard surfaces at regular intervals to avoid a build up of grit and other debris.	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
9.3	Removal of snow and ice as directed by the adopting authority to maintain safe routes.	As required Nov-Feb	As required Nov-Feb	As required Nov-Feb	As required Nov-Feb	As required Nov-Feb
9.4	Keep all grass and paved areas free from fallen leaves throughout the autumn/winter period.	As required Oct-Nov	As required Oct-Nov	As required Oct-Nov	As required Oct-Nov	As required Oct-Nov
9.5	Remove litter, rubbish and other debris and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit
9.6	Repair, refix and replace where necessary items of street furniture which are damaged, worn or vandalised.	Each visit	Each visit	Each visit	Each visit	Each visit
9.7	Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
10	PLAY EQUIPMENT					
10.1	Play equipment shall be regularly inspected to check for stability, decay, vandalism and any other forms of damage including safety surfacing associated with equipment. Should equipment or safety surfacing be noted as being damaged or unfit for purpose the item should be securely fenced off until suitable remedial works can be completed.	Weekly Monthly & Annually	Weekly Monthly & Annually	Weekly Monthly & Annually	Weekly Monthly & Annually	Weekly Monthly & Annually
10.2	Remove litter, rubbish and other debris and dispose off site	Each visit	Each visit	Each visit	Each visit	Each visit

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Item	Maintenance Requirements	Year 1	Year 2	Years 3- 5	Years 6-10	Years 11-15
10.3	Top up and redistribute loose safety surfacing such as bark to ensure sufficient safety surface depths	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
11	EXISTING RETAINED TREES					
11.1	Monitor health and condition of trees on a regular basis to identify any health and safety issues.	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
11.2	Periodically inspect all existing trees, surveying them for general health, vigour and structural stability.	Annually	Annually	Annually	Annually	Annually
11.3	Remove any dead, dying and damaged branches or growth obstructing pedestrian or vehicular routes	On inspection	On inspection	On inspection	On inspection	On inspection
11.4	Under take pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.	Bi-annually April-Sept.
11.5	NOTE; Prior to any works taking place presence of breeding birds, bats and bat roosting potential shall be reviewed by a suitably qualified and experienced person. Seek written approval from the LPA prior to carrying out any work to trees covered any Tree Preservation Orders. Leave areas of large cut lumber on site in piles in managed locations for habitat creation and biodiversity.					
12	ECOLOGICAL FEATURES					
12.1	Check bat and bird boxes, hibernacula and deadwood piles for vandalism and general condition. Ensure that features fitted to existing trees are well connected and in safe condition.	Annually	Annually	Annually	Annually	Annually
12.2	Top up or create new deadwood and grass clipping hibernacula	Annually	Annually	Annually	Annually	Annually

Note: Bi-annually refers to a task that is carried out twice a year

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Appendix B

Soft Landscape Plans J SL2869_500 Series
Plant Schedule J SL2869_550

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Tree and shrub palette

Client: Taylor Wimpey (Southern Counties) **Status:** TENDER
Project: Land at Nyton Nurseries, Westergate **Date:** Aug 2019
Dwg Ref: JSL2869_501 - 504 (inc. amended scheme 509 & 510) **Revision:** H
Doc Ref: JSL2869_550

No.	Abbr	Botanical name	Common name	Girth / size	Stock	Density / %
	A. Trees					
	i. Semi mature trees					
2	Qr il	Quercus ilex	Holm Oak	20-25cm	C / SR / RB	
	ii. Extra Heavy Standard Trees					
7	Acr cm	Acer campestre	Field Maple	16-18cm	C / SR / RB	
1	Aln gl	Alnus glutinosa	Alder	16-18cm	C / SR / RB	
6	Aln la	Alnus incana 'Laciniata'	Cut Leafed Alder	16-18cm	C / SR / RB	
2	Be pnd	Betula pendula	Silver birch	16-18cm	C / SR / RB	
2	Be pb	Betula pubescens	Downy Birch	16-18cm	C / SR / RB	
3	Crp bt	Carpinus betulus	Hornbeam	16-18cm	C / SR / RB	
10	Liq sty	Liquidambar styraciflua	Liquidambar	16-18cm	C / SR / RB	
6	Lrd tl	Liriodendron tulipifera	Tulip Tree	16-18cm	C / SR / RB	
3	Mls ts	Malus tschonskii	Pillar Apple	16-18cm	C / SR / RB	
2	Qr ro	Quercus robur	Oak	16-18cm	C / SR / RB	
6	Tl cr GS	Tilia cordata 'Green Spire'	Lime	16-18cm	C / SR / RB	
	iii. Heavy Standard Trees					
14	Aml lm	Amelanchier lamarckii	Snowy Mespil	12-14cm	C / SR / RB	
37	Acr cm	Acer campestre	Field Maple	12-14cm	C / SR / RB	
4	Be pnd	Betula pendula	Silver birch	12-14cm	C / SR / RB	
3	Crp bt	Carpinus betulus	Hornbeam	12-14cm	C / SR / RB	
9	Cryls cl	Corylus colurna	Turkish hazel	12-14cm	C / SR / RB	
16	Mls ts	Malus tschonskii	Pillar Apple	12-14cm	C / SR / RB	
2	Prns pd	Prunus padus	Bird cherry	12-14cm	C / SR / RB	
13	Prns av P	Prunus avium 'Plena'	Wild Cherry	12-14cm	C / SR / RB	
10	Pyrs cl C	Pyrus calleryana "Chanticleer"	Pear	12-14cm	C / SR / RB	
26	Qr pl	Quercus palestris	Pin Oak	12-14cm	C / SR / RB	
7	Srbs ac	Sorbus aucuparia	Rowan	12-14cm	C / SR / RB	
2	Ulm NH	Ulmus 'New Horizon'	DED resistant Elm	12-14cm	C / SR / RB	
	iv. Standard trees					
5	Aml lm	Amelanchier lamarckii	Snowy Mespil	8-10cm	C / SR / RB	
13	Be pnd	Betula pendula	Silver Birch	8-10cm	C / SR / RB	
2	Be ut	Betula utilis jacquemontii	West Himalayan birch	8-10cm	C / SR / RB	
10	Mls ts	Malus tschonskii	Pillar Apple	8-10cm	C / SR / RB	
5	Prns av	Prunus avium	Cherry	8-10cm	C / SR / RB	
8	Prns pd	Prunus padus	Bird cherry	8-10cm	C / SR / RB	
4	Pyrs C	Pyrus communis 'Conference'	Conference Pear	8-10cm	C / SR / RB	
	v. Orchard Trees					
22	Mls BS	Malus 'Bramleys Seedling'	Apple	8-10cm	C / SR / RB	
20	Mls COP	Malus 'Coxes Orange Pippin'	Apple	8-10cm	C / SR / RB	
11	Mls d D	Malus 'Discovery'	Apple	8-10cm	C / SR / RB	
7	Mls JD	Malus 'John Downie'	Apple	8-10cm	C / SR / RB	
9	Prns av	Prunus avium	Cherry	8-10cm	C / SR / RB	
10	Prns dm V	Prunus domestica 'Victoria'	Cherry	8-10cm	C / SR / RB	
	vi. Single Species Hedge Planting					
238	Escl AB	Escallonia 'Apple Blossom'		60-80cm	B	100%
783	Fgs sy	Fagus sylvatica		60-80cm	B	100%
1675	Grs lt	Griselinia littoralis		60-80cm	B	100%
1258	Ptt tn AG	Pittosporum tenuifolium 'Arundel Green'		60-80cm	B	100%
	Hedgerows planted at 3.00/m, in single/double staggered rows					
	B. Woodland Mix Planting					
345	Aln gl	Alnus glutinosa	Common alder	60-80cm	B	10%
515	Be pb	Betula pubescens	Downy Birch	60-80cm	B	15%
515	Cryls av	Corylus avellana	Hazel, Cobnut	60-80cm	B	15%
686	Crtg mn	Crataegus monogyna	Common Hawthorn	60-80cm	B	20%
170	Il aq	Ilex aquifolium	Common Holly	2L	C	5%
345	Prns av	Prunus avium	Wild Cherry	60-80cm	B	10%
170	Prns sp	Prunus spinosa	Blackthorn	60-80cm	B	5%
345	Qr ro	Quercus robur	Common Oak	60-80cm	B	10%
345	Srbs tr	Sorbus torminalis	Wild service tree	60-80cm	B	10%
						100%
	Native mix planted at 1.00/m2, in single species clusters of 3 - 7No.					

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No.	Abbr	Botanical name	Common name	Girth / size	Stock	Density / %
	C. Native Shrub Planting					
26	Cryls av	Corylus avellana	Hazel, Cobnut	60-80cm	B	40%
35	Crtg mn	Crataegus monogyna	Common Hawthorn	60-80cm	B	30%
13	Il aq	Ilex aquifolium	Common Holly	2L	C	15%
13	Prns sp	Prunus spinosa	Blackthorn	60-80cm	B	15%
						100%
	Native mix planted at 1.00/m2, in single species clusters of 3 - 7No.					
	D. Shrub planted areas					
	i. Ornamental shrub planting					
148	Brg S	Brachyglottis 'Sunshine'		3L	C	
582	Cean tr R	Ceanothus thyrsiflorus 'Repens'		3L	C	
622	Chsy tr	Choisya ternata		3L	C	
234	Csts crb	Cistus corbariensis		3L	C	
72	Cor san	Cornus sanguinea		3L	C	
749	Ctnst dm	Cotoneaster dammeri		3L	C	
81	Eny er RC	Eunymus fortunei 'Red Cascade'		3L	C	
104	Eny fr EnG	Euonymus fortunei 'Emerald n Gold'		3L	C	
953	Eny fr EG	Euonymus fortunei 'Emerald Gaiety '		3L	C	
56	Fts jp	Fatsia japonica		3L	C	
107	Hb MB	Hebe 'Midsummer Beauty'		3L	C	
346	Hb rk	Hebe rakaiensis		3L	C	
849	Lav an H	Lavandula angustifolia 'Hidcote'		3L	C	
165	Lnc nt LE	Lonicera nitida 'Loughgall Evergreen'		3L	C	
535	Lnc pl	Lonicera pileata		3L	C	
272	Mhn x md C	Mahonia x media 'Charity'		3L	C	
643	Osmnt dl	Osmanthus delavayii		3L	C	
19	Pht x fr RR	Photinia x fraserii 'Red Robin'		3L	C	
2	Ptt tn AG	Pittosporum tenuifolium 'Arundel Green'		3L	C	
466	Prnus lauro OL	Prunus laurocerasus 'Otto Luyken'		3L	C	
390	Pyrc OG	Pyracantha 'Orange Glow'		3L	C	
485	Src hm	Sarcocca humilis		3L	C	
710	Srp jp G	Spiraea japonica 'Gold Flame'		3L	C	
22	Symphr chenaulti H	Symphoricarpus chenaulti 'Hancock'		3L	C	
323	Vb dv	Viburnum davidii		3L	C	
168	Vb tn	Vibumum tinus		3L	C	
167	Vnc mn GC	Vinca minor 'Green Carpet'		3L	C	
	ii. Climbing shrubs					
11	Hyd pet	Hydrangea petiolaris		3L	C	
3	Prth hn	Parthenocissus henryana		3L	C	
	E. Herbaceous					
1278	Anmnt ls	Anemanthele lessoniana		3L	C	
168	Brgn cr	Bergenia cordifolia		3L	C	
49	Clmg ar KF	Calamagrostis x acutiflora 'Karl Foerster'		3L	C	
327	Crx rem	Carex remota		3L	C	
95	Crcsm L	Crocosmia 'Lucifer'		3L	C	
370	Grn sn	Geranium sanguineum		3L	C	
398	Mscn sn	Miscanthus sinensis 'Starlight'		3L	C	
96	Mln cr	Molinia caerulea		3L	C	
187	Prv at BS	Perovskia atriplicifolia 'Blue Spire'		3L	C	
70	Sdm N	Sedum 'Neon'		3L	C	
35	Stp tn	Stipa tenuissima		3L	C	
	F. Grass and Meadow areas					
	i. Turfed areas					
	Medallion' turf by Rolawn (or similar and approved)				T	
a.	**ii. Meadow and Amenity grass areas**					
	General amenity grass	A22 (Low maintenance seed mix) by British Seed Houses (or similar and approved)			S	
	General meadow	NVC MG6 Species Rich Arable Land Wildflower mix (supplier tba)			S	
	Meadow Mix For Wetlands	Emorsgate EM8 (or equal approved)			S	

Notes: Any alterations to species, stock sizes or planting densities shall only be with prior consent of the CA / LA
Species listed above are subject to commercial availability / viability

Stock Abbreviations:
C = Container grown
SR = Spring ringed
RB = Root balled
B = Bagged
S = Seeded
T = Turfed
Cl = Cell grown
Bl = Bulb

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N

KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
- EXTRA HEAVY STANDARD TREE (16-18cm girth)
- HEAVY STANDARD TREE (12-14cm girth)
- STANDARD TREE (8-10cm girth)
- ORNAMENTAL AMENITY SHRUB PLANTING
- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS
- PRIVATE LAWN
- REAR GARDEN AREAS
- GENERAL MEADOW AREA

Rev	Description	By	CB	Date
A	Plot 222 update	NJ		08.19

RPS MAKING COMPLEX EASY

Lakesbury House, Hillingbury Road, Chandlers Ford, Hampshire SO53 5SS
T: 02380 810 660 E: rpsse@rpsgroup.com

Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Re - Plan Westergate

Title: Detailed Planting Plan 1 of 2

Status	Drawn By	PM/Checked by
For planning	JMB	NJ

Job Ref	Scale @ A1	Date Created
JSL2869	1:250	July 2019

RPS Drawing / Figure Number	Rev
510	A

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KEY

SOFT LANDSCAPE

Proposed elements

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- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS
- PRIVATE LAWN
- REAR GARDEN AREAS
- GENERAL MEADOW AREA

N

JSL2869 Shelterbelt native mix
115Nr Aln gl
172Nr Be pb
229Nr Crtg mn
172Nr Cryls av
57Nr Il aq
115Nr Prns av
57Nr Prns sp
115Nr Qr ro
115Nr Srbs tr

3Nr Prns av P
3Nr Cryls cl
1Nr Pyrs cm
3Nr Prns pd
1Nr Srbs ac
1Nr Ulm NH
3Nr Cryls cl
2Nr Lrd tl
3Nr Mls ts
2Nr Be pnd
3Nr Crpns bt
80Nr Grs lt
17Nr Grs lt
9Nr Lnc pl
10Nr Brgn cr
8Nr Vb dv
14Nr Eny fr EG
15Nr Prns lauro OL
10Nr Prv at BS
12Nr Grn sn
15Nr Spr jp G
8Nr Mhn x md C
9Nr Ctnst dm
14Nr Anmnt ls
12Nr Chsy tr
16Nr Anmnt ls
17Nr Lnc nt LE
12Nr Chsy tr
15Nr Eny fr EG
18Nr Mhn x md C
7Nr Spr jp G
2Nr Ast cm
15Nr Prns lauro OL
15Nr Cms sn
18Nr Eny fr EG
19Nr Prns lauro OL
8Nr Prv at BS
9Nr Csts crb
10Nr Prns lauro OL
11Nr Lvn an H
10Nr Sdm N
10Nr Sdm N
7Nr Csts crb
9Nr Prns lauro OL
8Nr Prv at BS
33Nr Ctnst dm
1Nr Mls ts
18Nr Pyrc OG
13Nr Mhn x md C
19Nr Eny fr EG
15Nr Chsy tr
19Nr Prns lauro OL
19Nr Prns lauro OL
1Nr Pyrs cl C
8Nr Eny fr EG
18Nr Mhn x md C
21Nr Pyrc OG
14Nr Anmnt ls
12Nr Osmnt cl
2Nr Mhn x md C
12Nr Lvn an H
25Nr Grs lt
1Nr Mls ts
43Nr Grs lt
10Nr Grs lt
24Nr Grs lt
24Nr Grs lt
12Nr Cnth th R
25Nr Grs lt
12Nr Lnc pl
25Nr Grs lt
15Nr Prns lauro OL
12Nr Cnth th R
31Nr Grs lt
12Nr Lnc pl
15Nr Prns lauro OL
1Nr Prns pd
31Nr Grs lt
12Nr Cnth th R
12Nr Lnc pl
31Nr Grs lt
12Nr Cnth th R
23Nr Grs lt
12Nr Lnc pl
24Nr Grs lt
1Nr Mls ts
6Nr Cnth th R
1Nr Be ut
53Nr Grs lt
25Nr Grs lt
32Nr Grs lt
33Nr Grs lt
63Nr Grs lt
52Nr Grs lt
13Nr Ctnst dm
7Nr Mhn x md C
9Nr Brgn cr
9Nr Hb rk
11Nr Eny fr EG
12Nr Spr jp G
17Nr Prns lauro OL
12Nr Lvn an H
13Nr Anmnt ls
15Nr Eny fr EG
14Nr Lnc nt LE
24Nr Spr jp G
20Nr Osmnt cl
20Nr Src am
19Nr Eny fr EG
24Nr Hb MP
15Nr Chsy tr
24Nr Prns lauro OL
13Nr Cryls sn
30Nr Spr jp G
15Nr Cms sn
19Nr Spr jp G

Rev	Description	By	CB	Date

rps MAKING COMPLEX EASY

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T: 02380 810 440 E: rpsso@rpsgroup.com

Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Re - Plan Westergate

Title: Detailed Planting Plan 2 of 2

Status	Drawn By	Plot/Checked by
For planning	JMB	NJ
Job Ref	**Scale @ A1**	**Date Created**
JSL2869	1:250	July 2019
RPS Drawing / Figure Number		**Rev**
511		-

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KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
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- HEAVY STANDARD TREE (12-14cm girth)
- STANDARD TREE (8-10cm girth)
- ORNAMENTAL AMENITY SHRUB PLANTING
- WOODLAND MIX PLANTING
- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS Low maintenance Seed Mix A22
- PRIVATE LAWN Low Maintenance Seed Mix A22
- REAR GARDEN AREAS
- GENERAL MEADOW AREA NVC MG6 Species Rich Wildflower Mix
- MEADOW MIX FOR WETLANDS Emorsgate Seed Mix EM8
- CLIMBING SHRUB

Rev	Description	Date	Initial	Checked
H	Tender issue	May 18	GP	NJ
G	Amends to LPA Comments	Jan 18	GP	NJ
F	Geo Amends	Jan 18	JMB	NJ
E	Amended to Private Access Path	Dec 17	GP	NJ
D	Geo Amends	Nov 17	GP	NJ
C	Geo. Amends	Nov 17	GP	NJ
B	Amended to swales	Sept 17	GP	NJ
A	Planning Issue	Aug 17	GP / JL	CC

RPS
Lansdowne House, Byfleet Road, Cobham KT11 2PW
Telephone 01932 865 050

Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Westergate

Title: Proposed Soft Landscape 3 of 4

Status	Drawn By	Plotted/Checked by
Tender	SH	NJ
Job Ref	Scale @ A0	Date Checked
JSL2869	1:250	August 2017
Drawing Number		Rev
503		H

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N

Care Home External Works Design
to be competed by others

KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
- EXTRA HEAVY STANDARD TREE (16-18cm girth)
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- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS Low maintenance Seed Mix A22
- PRIVATE LAWN Low Maintenance Seed Mix A22
- REAR GARDEN AREAS
- GENERAL MEADOW AREA NVC M36 Species Rich Wildflower Mix
- MEADOW MIX FOR WETLANDS Emorgate Seed Mix EM8
- CLIMBING SHRUB

Existing elements

- INDIVIDUAL TREES TO BE RETAINED AND PROTECTED
- VEGETATION TO BE RETAINED AND PROTECTED

F	Updated to the drainage layout	Feb 19	JMB	CP
E	Tender issue	May 18	CP	NJ
D	Gen amends	Nov 17	CP	NJ
C	Gen amends	Nov 17	CP	NJ
B	Amended to swales	Sept 17	CP	NJ
A	Planning issue	Aug 17	CP / JL	GC
Rev	Description	Date	Initial	Checked

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Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Westergate

Title: Proposed Soft Landscape 4 of 4

Status	Drawn By	Checked by
Tender	SH	NJ
Job Ref	Scale @ A0	Date Created
JSL2869	1:250	August 2017
Drawing Number		Rev
504		F

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Appendix C

Ecological Enhancements Plan (EcoSupport 2019)

ARUN DISTRICT COUNCIL AL/106/19/DOC

Plan 1 Ecological Enhancements

Key

- Ibstock bat bricks incorporated into new dwellings (30 No)
- Schwegler 2 F bat boxes erected on trees (2 No)
- Schwegler 2 FN bat boxes erected on trees (2 No)
- Schwegler 1 FQ bat boxes erected on external walls of properties (3 No)
- Schwegler 1SP Sparrow Terrace installed under eaves on buildings (3 No)
- No 17 Schwegler Swift nest box installed under eaves on buildings (2 No)
- Schwegler 1B bird box with 26 mm opening erected on trees (2 No)
- Schwegler 1B bird box with 32 mm opening erected on trees (2 No)
- Schwegler 2H open fronted bird box erected on trees (2 No)
- Wood piles created in POS areas (2 No)

eco support

Units A1 & A2, Knowle Village Business Park, Mayles Lane, PO17 5DY

E: info@ecosupport.co.uk

T: 01329 832 841

Job: Land North of Nyton Road, Westergate

Plan: Ecological Enhancements

Date: 31/5/2019 | Client: Taylor Wimpey Southern Counties