

FAO MR R Taylor

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Wykham Park Lane
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ISSUE DATE

19th September 2019

OUR REFERENCE

190929 0722 LPS V1

LANDSCAPING & ECOLOGICAL ENHANCEMENT SCHEME – Swalcliffe Farm, Swalcliffe

This Landscaping and Ecological Enhancement Scheme has been designed to ensure the environment of the development is improved and enhanced in accordance with planning condition nos. 4 & 6 of the approved detailed planning application reference 19/00171/F.

Planning condition 4: Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

The development shall be implemented fully in accordance with the approved details and the hard landscape elements shall be retained as such thereafter.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Planning condition 6: Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity on site, to include all planting proposals and habitat boxes as well as ongoing management shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

Reason - To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy ESD10 of the Cherwell Local Plan 2011 - 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.



Appendix 1 – Plant Schedule

Appendix 2 – Plans (Landscape Planting Plan)

PREPARATION OF PLANTED AREAS

Site Clearance

Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Stones: remove those with any dimension exceeding 50mm.

Contamination: remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Large roots: grub out and dispose of without undue disturbance of soil and adjacent areas.

Soil Conditions

Soil for cultivating and planting: moist, friable and not waterlogged.

Climatic Conditions

General: carry out the work while soil and weather conditions are suitable.

During strong winds, frozen or snow-covered soil – do not plant.

Time of year for planting

Deciduous trees and shrubs: plant between late October and late March.

Container grown plants: at any time if the ground and weather conditions are favourable. Watering and weed control: provide as necessary.

Mechanical tools

Restrictions – do not use within 100mm of tree and plant stems

Handling topsoil

Topsoil to conform to BS3882:2015 Specification for Topsoil.

Contamination: do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work. Other soil or material containing aggressive weeds, sharps, plastics and no soil forming materials and notifiable animal or plant diseases. Oil, fuel, cement, or other substance harmful to plant growth. Other classifications of topsoil.

Multiple handling: keep to a minimum. Use topsoil immediately after stripping.

PLANTING SHRUBS & TREES

Planting shrubs

Regular plant layout to all beds in regular, staggered rows. Density, as per Plant Schedule at Appendix 1.

Planting trees

Tree locations as shown on the Landscape Planting Scheme. Tree planting methodology should follow guidance set out within Chapter 10 of British Standard BS8545:2014 'Trees: from nursery to independence in the landscape – Recommendations.

Shrub planting pits

Timing: excavate 1-2 days (maximum) before planting.

Sizes: 150mm wider than roots when fully spread and 200mm deep.

Backfilling material: reuse excavated material.

Regular plant layout to all beds.



Density as per Plant Schedule at Appendix 1.

General planting advice

Condition: materially undamaged, sturdy, healthy and vigorous.

Appearance: of good shape and without elongated shoots.

Hardiness: grown in a suitable environment and hardened off.

Health: free from pests, diseases, discolouration, weeds and physiological disorders.

Budded or grafted plants: bottom worked.

Origin: British grown.

Container grown plants / trees

Growing medium: with adequate nutrients for plants to thrive until permanently planted.

Plants: centred in containers, firmed and well-watered.

Root growth: substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.

Hardiness: grown in open for at least 2 months before being supplied.

Containers: with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Plant handling, storage, transport and planting

Frost: protect plants from frost.

Handling: handle plants with care. Protect from mechanical damage and do not subject to shock e.g. by dropping from a vehicle.

Preparation of planting beds / planting material

General fertilizer: slow release to all planted areas. Spread evenly immediately before cultivation at a rate of 10g/m².

Mulch matting / geotextile fabric to all shrub planting

Manufacturer: Mypex – product reference: woven groundcover weed suppressant membrane

Timing: lay before planting.

Watering: water soil thoroughly before laying.

Laying: in close contact with soil surface. Lap or butt joints as recommended by the manufacturer with no gaps.

Planting: cut neat slits or flaps. Refit closely around plant stems.

AFTER PLANTING

Firming: lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Mulching plant beds

Material: 100% composted green waste 40mm PAS 100. Free of pests, disease, fungus and weeds.

Preparation: clear all weeds. Water soil thoroughly.

Finished level of mulch: 30mm below adjacent grassed or paved area.



GRASSED AREAS

Preparation

Soil ameliorant/conditioner for all grassed areas

Application rate: 0.6m³ per 100m².

Supplier: contractor's choice.

Apply prior to cultivation.

MAINTENANCE SCHEDULE – 5 YEARS FROM FIRST PLANTING

Maintenance visits must be carried out at least once a month for the first 12 months, followed by quarterly visits for the following 4 years.

Watering

Watering: immediately after planting, thoroughly and without damaging or displacing plants or soil.

Quantity: wet full depth of topsoil.

Application: even and without damaging or displacing plants or soil.

Frequency: as necessary to ensure establishment and continued thriving of planting.

Maintenance

Duration: carry out the following operations from completion of planting until the end of the defects liability period.

Weed control: maintain weed free area around each tree and shrub. Keep planting beds clear of weeds by hoeing and hand weeding (remove weeds entirely, including roots) and maintaining full thickness of mulch. Remove the minimum quantity of soil, and disturb plants as little as possible.

Planted areas: fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.

Precautions: ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.

Firming up: gently firm loosened soil around trees/shrubs. Straighten leaning trees/shrubs.

All grassed areas are suitable for regular mowing unless stated otherwise.

Failures of planting

Plants/shrubs that have failed to thrive must be rectified and replaced with equivalent plants/shrubs. Replacements must match the size of adjacent or nearby plants of the same species. Making good must occur during the next suitable planting season.

Cleanliness

Soil and arisings must be removed from hard surface and grassed areas. Leave the works in a clean, tidy condition at completion and after any maintenance operations.

Establishment of new planting

Soil condition: fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

Dead and diseased plants – remove as soon as possible and replace in the next suitable planting season.

Completion: rake area to a neat, clean condition and reinstate mulch to a neat, clean condition.

Maintenance of loose mulch – thickness 70mm. Top up every 3 months. Remove weeds and rubbish and return to planted area.



It is recommended that some form of protection is used to protect the planted shrubs and help promote good establishment. Spiral guards supported by a cane are recommended. The guard needs to be pushed up to 50mm into the ground. In time, the shrubs will outgrow the tubes, which should then be removed to prevent unnecessary damage and allow the trees to grown freely.

Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

ECOLOGICAL ENHANCEMENT

Bats

One bat box will be installed at the apex of the southwest elevation of the building. This will comprise a Schwegler 1FF model (or similar). The model specified is self-cleaning, and no further maintenance of the bat box is anticipated.

The bat box will provide additional roosting opportunity for bats at the Site, immediately north of the new planting area and close to retained tree cover which will provide both shelter after emergence, as well as a commuting and foraging resource. No lighting at the southwest elevation is anticipated which could adversely affect the bat box.

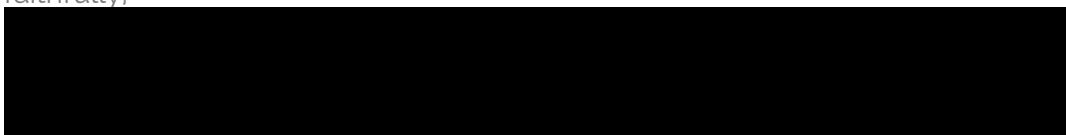
Birds

Two bird boxes (Schwegler 1B – 1x 28mm and 1x 32mm holes) will be installed on a retained tree within the ownership of the applicant immediately west of the red line boundary (as indicated on the landscape and ecological plan). These boxes must be installed between northwest to northeast, and at a minimum height of 3m.

Bird boxes must be cleaned out rigorously every winter, including a steam clean or disinfectant as appropriate, with removal of old nesting material and unsuccessful eggs. Bird boxes must not be disturbed between the months of March and September (inclusive) to ensure no nest abandonment from birds utilising the nest boxes.

I trust that the above detail is sufficient in order to discharge Planning Conditions nos. 4 & 6 of the Approved Detailed Development at Swalcliffe Farm, Swalcliffe (planning ref: 19/00171/F).

Yours faithfully,



Peter Wharton *BSc(Hons) Arb. FArborA MICFor (Chartered Arboriculturist)*

Wharton Natural Infrastructure Consultants



Appendix 1: Plant Schedule

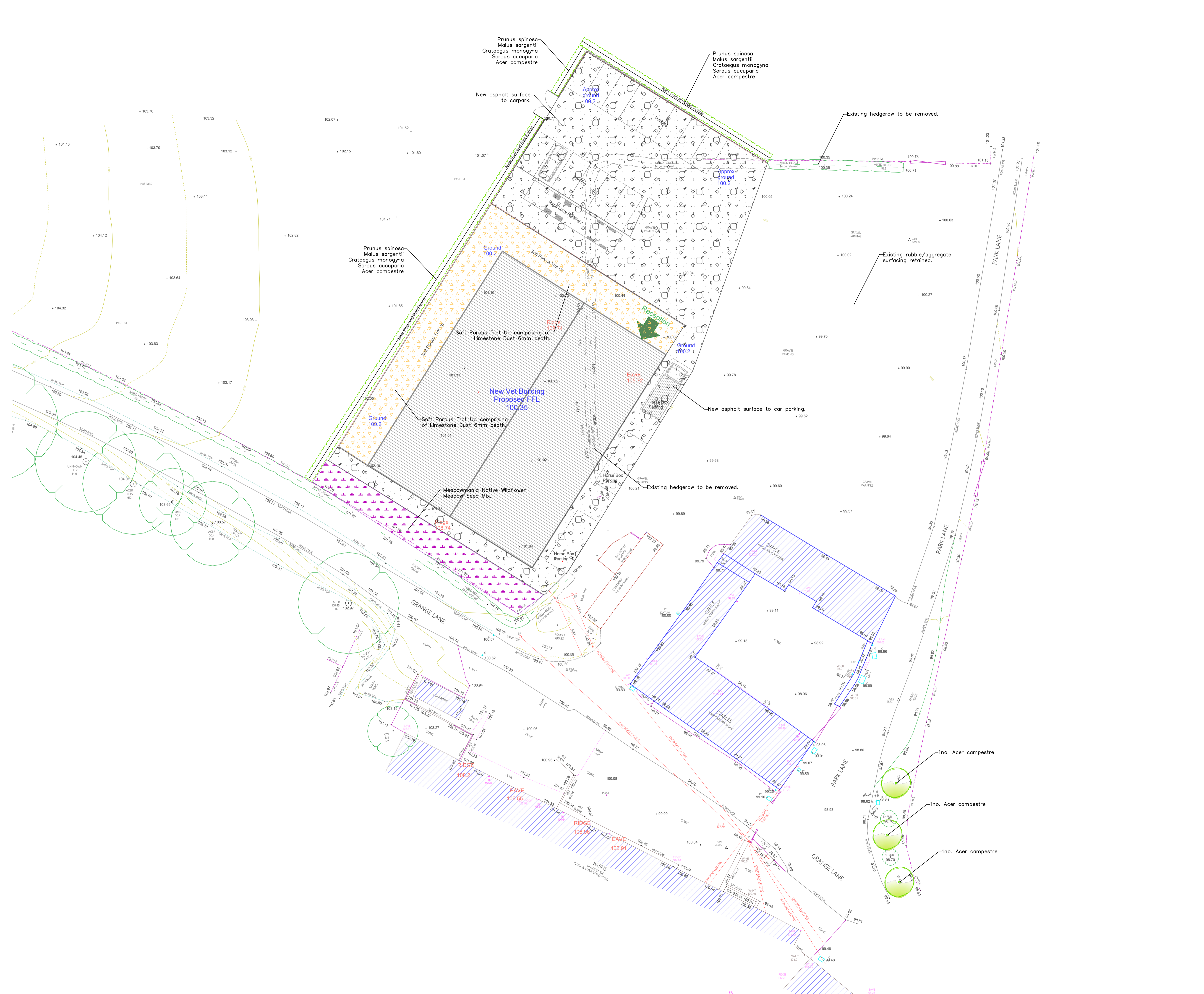


Appendix 2: Plans





-  Proposed tree
-  Proposed hedgerow
-  Proposed native wildflower mix (Meadowmania)
-  Proposed soft porous trot up Limestone Dust 6mm depth
-  Proposed asphalt surfacing



Date: October 2019

Client: Swalcliffe Farm, Swalcliffe

Project: Sheldon Bosley Knight

Title: Landscape Strategy

Map file reference	DWG No
190929 0722 LSS V1	001 Rev A




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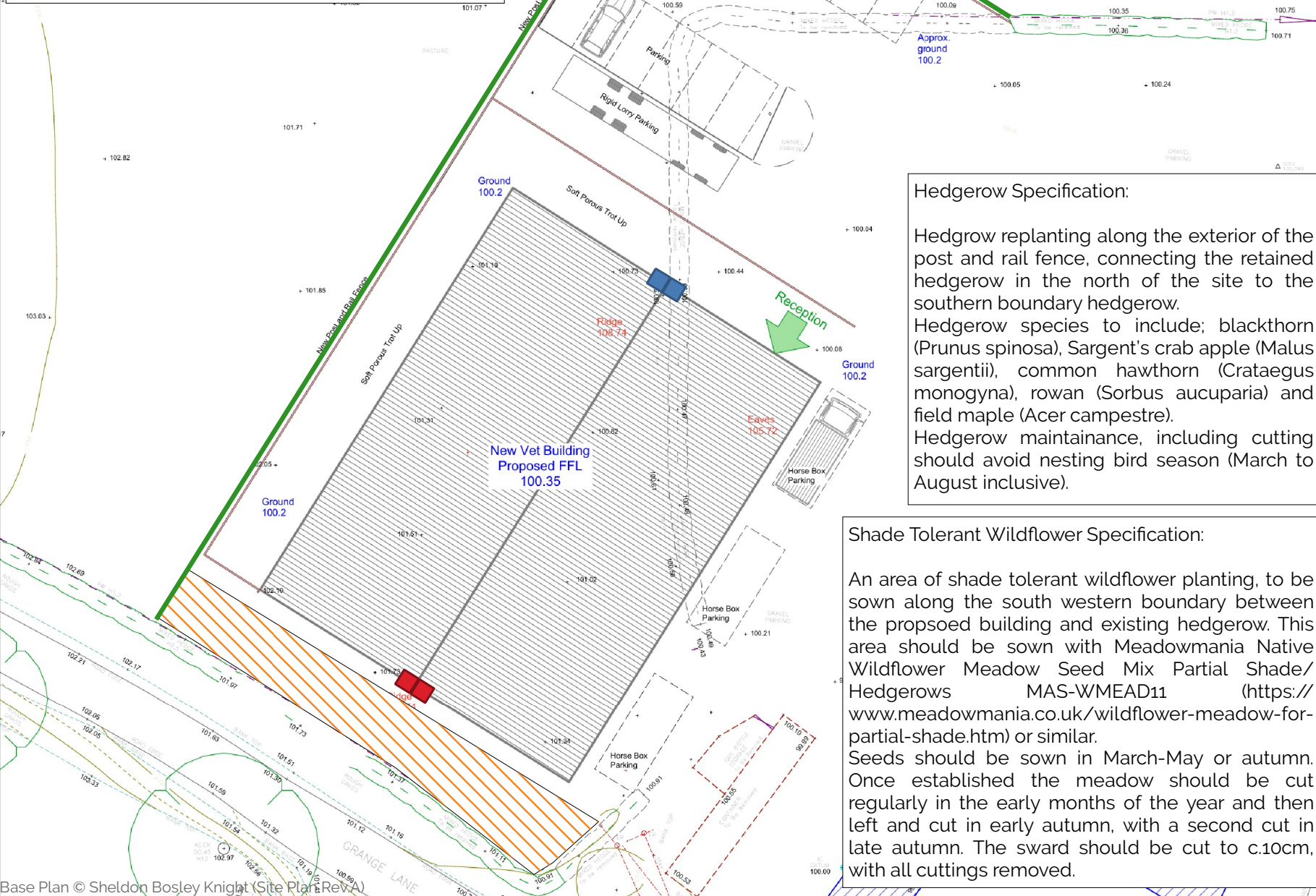
Ecological Enhancement Specifications:

2x Greenwood's ecostyocrete single crevice bat boxes afixed to the south western elevation, at a height of c. 8m from the ground. These boxes do not require maintainance.

2x Greenwood's ecostyocrete swift boxes afixed to the north eastern elevation, at a height of c.8m from the ground. These boxes do not require maintainance.



-  Bat Box Location
-  Swift Nest Box Location
-  Shade Tolerant Wildflower Planting
-  Hedgerow Replanting



Hedgerow Specification:

Hedgerow replanting along the exterior of the post and rail fence, connecting the retained hedgerow in the north of the site to the southern boundary hedgerow. Hedgerow species to include; blackthorn (*Prunus spinosa*), Sargent's crab apple (*Malus sargentii*), common hawthorn (*Crataegus monogyna*), rowan (*Sorbus aucuparia*) and field maple (*Acer campestre*). Hedgerow maintainance, including cutting should avoid nesting bird season (March to August inclusive).

Shade Tolerant Wildflower Specification:

An area of shade tolerant wildflower planting, to be sown along the south western boundary between the proposed building and existing hedgerow. This area should be sown with Meadowmania Native Wildflower Meadow Seed Mix Partial Shade/Hedgerows MAS-WMEAD11 (<https://www.meadowmania.co.uk/wildflower-meadow-for-partial-shade.htm>) or similar. Seeds should be sown in March-May or autumn. Once established the meadow should be cut regularly in the early months of the year and then left and cut in early autumn, with a second cut in late autumn. The sward should be cut to c.10cm, with all cuttings removed.

Date: 12/09/19	
Client: Sheldon Bosley Knight	
Project: Swalcliffe Equestrian Centre	
Title: Ecological Management Plan	
Map file reference	DWG No
190912 0722 EMP V1	Fig 1

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