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ISSUE DATE

20th November 2019

OUR REFERENCE

191120 0722 LPS V2

LANDSCAPING & ECOLOGICAL ENHANCEMENT SCHEME – Swalcliffe Farm, Swalcliffe

This Landscaping and Ecological Enhancement Scheme has been designed to ensure that the Site (Swalcliffe Farm, Swalcliffe) 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.



PREPARATION OF PLANTED AREAS

Site Clearance

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

Stones: remove those with any dimension exceeding 50mm.

Contamination: remove material containing toxins, plant 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: must be moist, friable and not waterlogged.

Climatic Conditions

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

Do not plant during strong winds, frozen or snow-covered soil.

Time of year for planting

Deciduous trees: plant between late October and late March.

Hedgerows: plant whips between late autumn and early spring.

Wildflower areas: plant between March and May, or early autumn.

Mechanical tools

Restrictions – do not use mechanical tools 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 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 HEDGEROWS & TREES

Planting trees

Tree locations as shown on the Landscape Strategy Plan. 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'.

Planting hedgerows

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.

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.

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.

WILDFLOWER AREAS

Native Wildflower Meadow Seed Mix Partial Shade/Hedgerows MAS-WMEAD11 (or similar)

Supplier: Meadowmania

Application rate: 4g per 1m².

Sowing times: March to May, or early autumn.

Prepare the ground by removing all existing vegetation and cultivating to reduce soil fertility. Seeds must be sown at the application rate shown above, seed mixed with sand will make the seed easier to broadcast evenly sowing half lengthways and then half the seed mix widthways to ensure the seed is scattered evenly. Rake in lightly, water thoroughly and be prepared to protect seed with netting if birds prove to be a problem disturbing the seed area.

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 seed, plants or soil.

Quantity: wet full depth of topsoil.

Application: even and without damaging or displacing soil.

Frequency: as necessary to ensure establishment and continued thriving of trees, hedgerows and wildflower areas.

Maintenance

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

Mowing of wildflower areas: During the first year, wildflowers should be mown monthly to a height of c.40-60mm to control the growth of annual weeds and maintain a balance of fast and slow growing species. All cuttings must be removed.



Throughout subsequent years, the wildflower areas should not be cut from spring through to late July/August. After flowering, wildflowers may be cut to a height of c.50mm through until the following spring. Again, all cuttings must be removed.

Cutting of hedgerows: Hedgerows will require formative pruning for the first two to three years after planting, which should be carried out in late winter or early spring (January/February), outside of nesting bird season (March to September inclusive). In subsequent years, trimming should be undertaken every 2 to 3 years, raising the cutting height each occasion by c.10-15cm and in line with the same timing restrictions.

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

Failures of planting

Areas of wildflower planting that have failed to thrive must be reseeded. Reseeding should be undertaken using the same seed mixture if possible and must occur during the next suitable planting season.

Hedgerows and trees that have failed must be replaced with specimens that 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 surfaces. 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.

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

Completion: rake area to a neat and clean condition.

It is recommended that some form of protection is used to protect the planted hedgerows and trees to 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 specimens will outgrow the tubes, which should then be removed to prevent unnecessary damage and allow growth 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

Two Greenwood's ecostyocrete single crevice bat boxes are to be affixed to the south western elevation (see Appendix 3 for indicative location), at a height of c.8m from the ground. 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

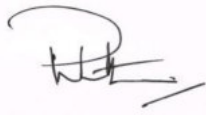
Two Greenwood's ecostyocrete swift boxes are to be affixed to the north eastern elevation (see Appendix 3 for indicative location), at a height of c.8m from the ground. These boxes are self-cleaning and do not require further maintenance.



The inclusion of two swift boxes is hoped to enhance the Site for this species and contribute towards the Cherwell Swift Conservation Project, which aims to provide new nesting places for swifts at suitable sites. The inclusion of new hedgerows and wildflower planting will also help enhance foraging resources for this species, adjacent to 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

Boundary Native Hedge	Common Name	Height: cm	No.	Qty	Notes
<i>Acre campestre</i>	Field Maple	60/80	15	6%	5 to be planted per metre in a double staggered row.
<i>Crataegus monogyna</i>	Common Hawthorn	60/80	150	60%	
<i>Malus sargentii</i>	Sargent's crab apple	60/80	25	10%	
<i>Prunus spinosa</i>	Blackthorn	60/80	45	18%	
<i>Sorbus aucuparia</i>	Rowan/Mountain Ash	60/90	15	6%	

Tree Planting	Common Name	Height: m	No.
<i>Acre campestre</i>	Field Maple	2.75/3	3

Native Wildflower Meadow Seed Mix Partial Shade/Hedgerows (MEAD11)	Common Name	Seed Mixture
<i>Hyancith non Scripta</i>	Bluebell seed	0.50%
<i>Agrimonia eupotare</i>	Common Agrimony	1.00%
<i>Verbascum Nigrum</i>	Dark Mullein	0.10%
<i>Galium Mollugo</i>	Hedge Bedstraw	2.00%
<i>Geum Urbanum</i>	Herb Bennet	0.50%
<i>Ranunculus Acris</i>	Meadow Buttercup	2.00%
<i>Leucanthemum Vulgare</i>	Ox-Eye Daisy	0.40%
<i>Lychnis Flos Cuculi</i>	Ragged Robin	0.10%
<i>Silene Dioica</i>	Red Champion	2.00%
<i>Plantago Lanceolata</i>	Ribwort Plantain	2.00%
<i>Prunella vulgaris</i>	Selfheal	2.00%
<i>Rumex Acetosa</i>	Sorrel	1.40%
<i>Angelica Sylvestris</i>	Wild angelica	0.10%
<i>Silene Alba</i>	White Champion	1.60%
<i>Digitalis Purpurea</i>	Wild Foxglove	0.50%
<i>Alliaria Petiolata</i>	Hedge Garlic	1.20%
<i>Achillea Millefolium</i>	Yarrow	1.40%
<i>Rhinanthus Minor</i>	Yellow Rattle	1.20%
<i>Agrostis capillaris</i>	Browntop Bent	3.00%
<i>Cynosurus cristatus</i>	Crested Dogstail	14.00%
<i>Festuca ovina</i>	Sheeps Fescue	20.00%
<i>Festuca rubra subsp. commutata</i>	Chewings Fescue	20.00%
<i>Festuca rubra</i>	Slender Creeping Red Fescue	20.00%
<i>Trisetum flavescens</i>	Yellow Oat Grass	1.00%
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	2.00%



Appendix 2: Landscape Strategy





-  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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Appendix 3: Ecological Management Plan







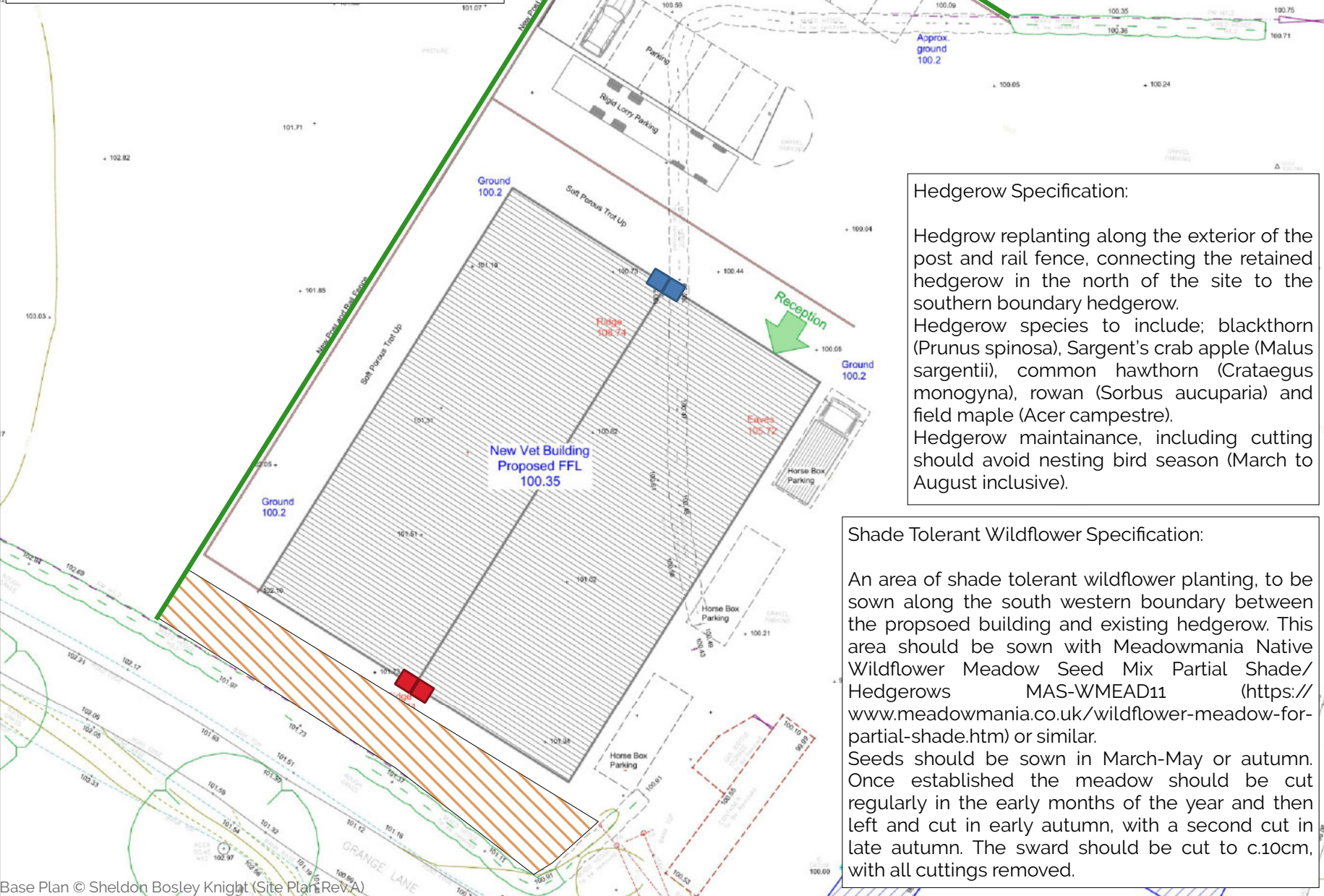
Ecological Enhancement Specifications:

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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