

2775-LLA-XX-XX-RP-L-0601_P03

Landscape Management Plan

Boundary Road, Hythe

Roddy New Homes

First Issue: January 2024

Prepared by:	Matthew Logan
Position:	Senior Landscape Architect
Qualifications:	CMLI/MALA

Revision	P03
Document Number:	2775-LLA-XX-XX-RP-L-0601
Date first issued:	30.01.24
Latest issue:	02.02.24
Checked by:	Andrew Ferguson, Associate Director, CMLI

CONTENTS

1	INTRODUCTION	1
1.1	Background and Context	1
1.2	Works Programme	1
1.3	Legal Constraints	2
2	MANAGEMENT AIMS AND OBJECTIVES	3
2.1	General Aims and Objectives	3
3	MANAGEMENT PLAN FOR EXISTING VEGETATION	5
3.1	Operation 1: Management of Existing Trees and Hedging	5
4	MANAGEMENT PLAN FOR NEW PLANTING	7
4.1	Operation 2: New Trees	7
4.2	Operation 3: New Native Hedgerow	10
4.3	Operation 4: New Formal Hedges	13
4.4	Operation 5: Ornamental Shrubs and Herbaceous Planting	16
4.5	Operation 6: Short Amenity Grass	19
4.6	Operation 7: Native Wildflower Meadows and Grassland	21
5	HARD LANDSCAPING AND GENERAL SITE	23
5.1	Operation 8: Site Housekeeping, Hard Landscape, and Open Spaces	23

LANDSCAPE MANAGEMENT PLAN TO BE READ IN CONJUNCTION WITH:

APPENDIX A: DRAWINGS (see drawings list in table below and any revisions thereafter)

APPENDIX B: SCHEDULE OF IMPLEMENTATION

APPENDIX A DRAWINGS	
DRAWING NUMBER	DRAWING TITLE
2775-LLA-ZZ-ZZ-DR-L-0101	Detailed Hard Landscape Proposals – 1 of 4
2775-LLA-ZZ-ZZ-DR-L-0102	Detailed Hard Landscape Proposals – 2 of 4
2775-LLA-ZZ-ZZ-DR-L-0103	Detailed Hard Landscape Proposals – 3 of 4
2775-LLA-ZZ-ZZ-DR-L-0104	Detailed Hard Landscape Proposals – 4 of 4
2775-LLA-ZZ-ZZ-DR-L-0201	Detailed Planting Proposals – 1 of 3
2775-LLA-ZZ-ZZ-DR-L-0202	Detailed Planting Proposals – 2 of 3
2775-LLA-ZZ-ZZ-DR-L-0203	Detailed Planting Proposals – 3 of 3
2775-LLA-ZZ-ZZ-DR-L-0301	Landscape Specification and Details

**APPENDIX C: 5454 CMEP vf3 [issue] – Construction Environmental Management Plan;
Aspect Ecology**

1 INTRODUCTION

1.1 Background and Context

1.1.1 This report presents a Management Plan for the communal areas associated with the Boundary Road, Hythe, development. The communal areas of open space are to be managed for the purpose of low-key recreational use, to provide an attractive setting to the new properties.

1.1.2 The management responsibility will be with the appointed Management Company set up on behalf of the residents by the client. Areas are to be managed in accordance with this Management Plan for a minimum five-year period, commencing at the time of completion of the contractor's defects liability period. For the duration of the contractor's defects liability period (12 months after completion of works) the maintenance liability of all areas will lie with the developer.

1.1.3 This report has been prepared to cover general landscape maintenance across the site. For ecological site management, refer to the Construction Ecological Management Plan by Aspect Ecology, addressing Condition 14, 15, 19 of planning permission (Y19/0071/FH). Refer to **Appendix C**.

1.1.4 This report has been designed to provide a steering manual for the day-to-day management of the site at ground level and one which can be updated as required. It sets out in broad terms the landscape aspirations for the site, both in the short and longer term and provides practical means by which these aims may be translated to well managed results on the ground. It relates directly to the landscape proposals in **Appendix A**.

1.2 Works Programme

1.2.1 The provisions within the establishment maintenance specification should be adopted by the landscape contractor for all planting areas from time of planting until the agreed handover to ensure successful establishment.

- 1.2.2 Planting areas within private ownership are to be handed over to the proprietors in accordance with the contractual agreements for the completion of any rectification period. Depending on the time frame for the handover of the front garden planting, there may be a need to adopt the ongoing maintenance regime set out in this plan.
- 1.2.3 It may be likely that the completion and handover of the landscape works by the contractor will be phased. This management plan covers both pre and post-handover periods for continuity.
- 1.2.4 All public areas, including hard landscape, furniture and features are to be maintained in accordance with this management plan for a minimum five-year period.
- 1.2.5 It should be noted that the proposed annual timing of operations in the following Works Programme are flexible and it is anticipated that the exact programme of works will be influenced by seasonal weather conditions and factors such as variability in growth rates.

1.3 Legal Constraints

- 1.3.1 Any inhabitation by statutorily protected species will need to be given due consideration with respect to management operations in the affected areas.
- 1.3.2 In the management schedules set out below, the timing of operations (by season or month) is given, either in terms of achieving optimum results or minimising potential disturbance to wildlife. In general terms, pruning or other works to established hedgerows, shrubs and trees, which may contain breeding birds, should avoid the bird breeding season. In most years this is typically but not exclusively from the end of February to August as the nesting period may start before and extend beyond these dates.
-

2 MANAGEMENT AIMS AND OBJECTIVES

2.1 General Aims and Objectives

2.1.1 The provision of a well-structured landscape, within a formal yet diverse vegetative framework, will ensure that the visual appeal, the biodiversity potential and functional purpose of the linked areas of open space are fulfilled in the foreseeable future.

2.1.2 The primary landscape objective for the site is to create and maintain a landscape framework to help emphasise the site's characteristics, whilst integrating the development within the wider community.

2.1.3 The main aim of the management plan is to set mechanisms in place which ensure that the open spaces are well managed in perpetuity both for the benefit of the new residents and the existing surrounding residents so that they do not become degraded. This report aims to:

- define the management aims, objectives and maintenance practises for the different areas of public open space and public realm landscape, in the short and longer term
- ensure that these practises can be efficiently carried out and that they are environmentally sustainable
- provide a readily understandable manual for those involved in the management of the site
- set out an integrated yet flexible approach to the management of the site and to provide written documentation of the project, with scope for updating and adapting operations if necessary.

2.1.4 The principle aims for managing the landscaped areas are as follows:

- to introduce strong management policies which will enhance the visual appeal of the site and the landscape setting of the development

- to maximise the ecological potential of the existing and new habitats associated with the development
 - to ensure that the long-term health and vigour of the new planting is optimised in the future.
 - to encourage appropriate recreational use of the site by local residents, whilst strongly discouraging inappropriate and indiscriminate use of the site by, for example, fly tipping.
-

3 MANAGEMENT PLAN FOR EXISTING VEGETATION

3.1 Operation 1: Management of Existing Trees and Hedging

Trees General

- 3.1.1 Any current Arboricultural Impact Assessments and proceeding detailed arboricultural reports produced for this site should be made available to the management company to reference.
- 3.1.2 All existing trees located within the ownership boundary of this site are subject to this management report. All trees adjacent to the site which are not within the ownership boundary but of which the branches and roots encroach on the site are to be assessed and dealt with under common law guidelines for nuisance and or dangerous trees and vegetation as required.
- 3.1.3 Trees in areas of human activity, i.e. near paths or roads, should as a minimum be subject to full annual assessments and inspected after significant windy weather to ensure damaged or fallen trees are not a danger.
- 3.1.4 Any trees suspected of providing suitable hibernation roosts for bats are to be inspected by a licensed bat worker and works to be undertaken in accordance with 'Best Working Practise', as specified by The Bat Conservation Trust.
- 3.1.5 Any removal of ivy from tree trunks should take into consideration the potential to provide foraging and commuting habitat for bats. Refer to the current ecological survey to determine the need to retain ivy.
- 3.1.6 Any works are to be undertaken at a time to avoid the bird breeding season and preferably during the winter months unless more urgent action is required.
- 3.1.7 Following any inspection, a schedule should be provided of essential remedial surgery/other works or tree removal required for public safety/tree health reasons, this should then be supplied to the management company. Works are to be carried out in accordance with BS 3998 - 2010 Tree Work - recommendations or refer to 'the

current document' of that standard. All tree works to be undertaken by a qualified tree surgeon and works supervised by a qualified Arboriculturalist.

3.1.8 Any reports from residents about trees in the communal areas to be passed to the landowner. These may include;

- Trees overhanging property;
- Tree root by drains;
- Trees blocking natural light;
- Trees blocking visibility splays on highways;
- Trees causing damage to surfacing or structures.

Existing Mature Trees

3.1.9 Existing mature trees are to be subject to minimal arboricultural works, to ensure public safety but also to enhance their longevity, their value to the setting of the site and to optimise their wildlife potential.

3.1.10 Trees in the public open spaces are to be managed to reflect the context of the site, species, age and condition. Maintenance should enhance the trees potential for growth in full height and spread.

3.1.11 Mature/veteran trees will require some ongoing maintenance including removal of dead wood if deemed necessary by a qualified arborist. Tree felling if required due to damage or poor condition must take in to account the legal restrictions against imminent risk. Deadwood is to be considered for retention as a habitat enhancement where deemed suitable for ecology and in agreement with the landowner.

4 MANAGEMENT PLAN FOR NEW PLANTING

4.1 Operation 2: New Trees

- 4.1.1 **Objective:** to promote early establishment and vigour in all newly planted trees within the development area. Longer-term management to include replacement as required and formative pruning to create a healthy, strategic landscape component and to perpetuate the original design aims.

Establishment Maintenance of New Trees

- 4.1.2 Establishment maintenance of newly planted trees will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:
- Watering as required to ensure healthy growth, particularly in the trees first two years after planting. All trees to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.
 - All trees to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3. Slow release fertiliser to be applied no further from the tree than the first metre and to be placed under mulch and covered to ensure a hazard is not presented on the ground surface.
 - Trees that have become loosened, are leaning or have lifted out of the ground to be set upright and re-firmed by treading. Tree supports (including underground guys) to be regularly checked, adjusted, repaired and replaced as necessary and irrigation tubes to be kept free of blockages.

- Tree stake ties to be adjusted (loosened or tightened) regularly to avoid asphyxiation of the tree trunk and to ensure rubbing does not occur owing to wind rock.
- Weed control is required to keep all planting areas free of grass and weed growth. This weed control must be by hand in Year 1, with chemical control as appropriate and in line with current regulations, permitted only in 1.0m squares around clear-stemmed trees in Years 2 and 3.
- Trees to be kept free of pests and diseases; regular monitoring to be undertaken.
- General pruning to be carried out to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. The overall form of the tree is to remain balanced following pruning work.
- Planting areas to be kept free of litter and leaf fall and grass edges to be kept regularly trimmed and tidy.
- Where mulch is used as a top dressing, this to be regularly topped up to 100mm, to ensure a minimum depth of 75mm. Mulch to be kept clear off adjacent grass, paved areas etc. Mulch used shall be a coarse composted bark. Application shall be even across the extent of the planting area and there should be no mounding of bark mulch around the base of the tree (known as volcano mulching).
- General autumn tidy.
- All arisings to be removed from site and the site to be left clean and tidy at all times.

4.1.3 An inspection is to be made in August each year. Any losses of planted trees, whether by natural means or vandalism and any other plants that have failed to thrive are to be replaced in the planting season following the loss. Replacement trees are to be of the same specification and size as the original plants and of the best quality obtainable.

4.1.4 New tree planting within the Public Open Space and within the shingle garden to the south, should be regarded in a different light to those within the immediate

residential area. As such, in the longer term these trees may be subject to minimal management to allow the trees to develop into character trees of value to wildlife.

Longer Term Management of New Trees

- 4.1.5 Regular maintenance visits should be made at quarterly intervals each year. It will be necessary to undertake general inspection for pests and disease, 'tidying' e.g. pruning of any poor or damaged branches, removal and replacement of dead trees, litter and leaf fall clearance, topping up, raking and sweeping of mulch to provide a tidy appearance etc., as described above for the Establishment Period. All arisings to be removed from site and the site to be left clean and tidy at all times.
- 4.1.6 An inspection to be made in August up to and including Year 5. Any losses of planted trees, whether by natural means, wear and tear or vandalism and any other trees that have failed to thrive, to be noted and the trees replaced in the planting season following the loss. Replacement trees to be of the same specification, location and size as the original trees, unless the LPA gives its written consent to any variation.
- 4.1.7 Tree guards, grilles and any other supports to be checked and when necessary adjusted, repaired, removed or replaced, to ensure healthy unrestricted growth. If a tree support is no longer required as the tree is supporting itself, remove the tree support entirely. The tree support is generally removed around year 3, however this judgement shall depend on how well the tree has established before tree support removal is considered. Tree guards / grilles of street trees are likely to require removal in the long term as the tree base / trunk expands.
- 4.1.8 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced but must still be undertaken as necessary to ensure healthy growth and maintain the mulched tree beds in a weed free condition. At this stage it will be possible to use an approved residual soil acting herbicide, to minimise the need for physical removal of weeds. Tree surroundings to be maintained in a weed free state, with trimmed edges and mulch material to be kept topped up to a depth of 75mm. In dry summers trees will require watering using the irrigation system to ensure healthy growth.

- 4.1.9 Regular monitoring for pests and diseases will also be needed on an on-going basis and any necessary control measures undertaken as soon as possible.
- 4.1.10 General, corrective pruning to trees to remove die back, straggling stems, over-vigorous shoots, suckers, epicormic growth and dead, misshapen, discoloured, thin, weak, over-crowded, old, broken or dangerous branches from trees by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. Any removal of dead, diseased or ill formed trees is also to be undertaken at this time and any required replacements undertaken.
- 4.1.11 Trees to be subject to formative pruning, crown thinning and crown raising / reduction, on an annual basis in the autumn, and at other additional times as necessary, to improve the shape of the crowns and to remove any die back and weak or dangerous branches. The trees that are planted in single species rows and formal groups should be pruned as necessary to form a uniform and balanced arboricultural feature.

4.2 **Operation 3: New Native Hedgerow**

Objectives: Promote early growth of new hedge plants to create well-structured and healthy, dense hedges of value to local wildlife.

Initial Establishment Maintenance of New Native Hedgerow

- 4.2.1 Establishment Maintenance of new hedgerow planting will be required for the first three years after adoption to ensure rapid early growth. Monthly visits to be undertaken between April and September, with two visits during the dormant season, to ensure that the following maintenance requirements are satisfactorily undertaken:
- Watering as required to ensure healthy growth, particularly in Years 1, 2 and 3. All planting to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.

- Hedge plants to be treated with an annual application of an approved slow-release fertiliser, at the manufacturer's recommended rates in April of Years 1, 2 and 3.
- Plants, which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
- The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to 75mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept clear of adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required to keep the hedge trench free of grass and weed growth must be by hand.
- Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
- General pruning to be carried out to trim laterals, remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. Leading shoots to be left untrimmed during the Establishment Period.
- Planting areas to be kept free of litter and leaf fall.
- General autumn tidy.
- All arisings to be removed from site and the site to be left clean and tidy at all times.

4.2.2 An inspection to be made in August each year. Any losses of hedge plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

4.2.3 It may be necessary to reinforce the integrity of the new hedgerows by installing a framework of posts and wire, to be kept intact and in good repair during the Establishment Period.

Longer term Management of New Native Hedgerow

- 4.2.4 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced.
- 4.2.5 As a minimum, maintenance visits should be made in spring and late autumn between (April and October) with a visit during the dormant season each year.
- 4.2.6 Planting, laying and cutting will be carried out between October and March. Hard pruning may be required if the planting is likely to cause an impediment in the following growing season to adjacent to paths, roads or other features if left. Where possible to ensure that birds are not nesting and ideally in January and February to ensure that the fruiting berries are not lost. If a hedge must be trimmed during the fruiting season it is essential to only cut one side so that plenty of food remains. A healthy hedge can normally recover well from severe cutting, but repeated cutting at the same height can gradually cause whole hedges to die off. One major problem associated with mechanised hedge cutting is the decline in the number of saplings left in hedges to grow into mature trees.
- 4.2.7 Mature hedgerows will need cutting to prevent the native hedge becoming 'leggy' and to encourage dense growth. Cutting on a three-year cycle (one side, top, other side) will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife.
- 4.2.8 Gaps will either be planted with new plants, which are an opportunity to increase the botanical diversity of the hedge, add trees to the hedge line or be left to regenerate naturally if possible. Any new planting will need to be protected from stock, rabbits and deer for approximately 3-4 years. Initially the surrounding hedge may need cutting back to ensure the new plants receive sufficient light. Regular trimming in the early years of a hedgerow's life will help make it dense
- 4.2.9 An inspection to be made in August each year. Any losses of planted plants, whether by natural means, wear and tear or vandalism and any other plants that have failed to thrive, will be replaced in the planting season following the loss. This to include any plants that are relatively short lived, and which will require routine replacement during the period of the management plan. Replacement plants to be of the same specification and size as the original plants.

4.2.10 Recommended cutting machinery for hedging operations will be by use of a handheld mechanical hedge trimmer or a tractor-mounted flail/cutting bar/circular saw attachment for bigger material. All cut faces should be left neat and clean with no jagged ends or tears.

4.2.11 Regular monitoring for pests and diseases will be undertaken on an ongoing basis and any necessary control measures will be undertaken as soon as possible. It will be necessary to undertake general 'tidying' e.g. removal of litter, as described above for the Establishment Period. All arisings to be removed from site.

4.3 Operation 4: New Formal Hedges

Objectives: Promote early growth of new formal hedge plants to create well-structured and healthy, dense hedges.

Initial Establishment Maintenance of New Formal Hedges

4.3.1 Establishment maintenance of new formal hedge planting will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:

- Watering as required to ensure healthy growth, particularly in Year 1 and 2. All planting areas to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.
- Formal hedges in front gardens shall be maintained in accordance with the preceding clauses, with special care to keep hedges clear of invasive ruderal species. Pruning, clipping, and training of hedges shall be carried out in September each year, to avoid disturbance to birds in the breeding season. The aim is to produce a dense hedge of maximum height of 1.2m with a width of 0.8m. To this end leading stems and other top growth to be allowed to grow for 3 - 4 years, laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth. Once new sections of hedge have reached the desired

dimensions, they shall be managed according to the longer-term management prescriptions as set out below.

- Hedge plants to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3.
- Plants which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
- The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to 75mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept clear of adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required to keep the hedge trench free of grass and weed growth must be by hand.
- Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
- General pruning to be carried out to trim laterals, remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. Leading shoots to be left untrimmed during the Establishment Period.
- Planting areas to be kept free of litter.
- All arisings to be removed from site and the site to be left clean and tidy at all times.

4.3.2 An inspection to be made in August each year. Any losses of hedge plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

4.3.3 It may be necessary to reinforce the integrity of the new formal hedges by installing a framework of posts and wire, to be kept intact and in good repair during the Establishment Period.

Longer term Management of New Formal Hedges

- 4.3.4 Regular maintenance visits should be made at a minimum of monthly intervals between April and September with two visits during the dormant season each year. It will be necessary to undertake general 'tidying' e.g. removal of litter, as described above for the Establishment Period. All arisings to be removed from site.
- 4.3.5 Formal hedges will need cutting to prevent the vegetation becoming 'leggy' and to encourage growth. Cutting on a three-year cycle (one side, top, other side) will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife.
- 4.3.6 Formal hedges in front gardens are to receive formative pruning to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches from shrubs by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. The aim is to produce a dense hedge of maximum height of 1.2m with a width of 0.8m by cutting back annual growth once each year during the winter months (November – March). Laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth and create a symmetrical hedge.
- 4.3.7 Planting and cutting will be carried out between November and March where possible to ensure that birds are not nesting and ideally in January and February to ensure that the fruiting berries are not lost. If a hedge must be trimmed during the fruiting season it is essential to only cut one side so that plenty of food remains. A healthy hedge can normally recover well from severe cutting, but repeated cutting at the same height can gradually cause whole hedges to die off.
- 4.3.8 Gaps shall be planted with new plants. Any new planting will need to be protected from stock, rabbits and deer for approximately 3-4 years. Initially the surrounding hedge may need cutting back to ensure the new plants receive sufficient light. Regular trimming in the early years of a hedge's life will help make it dense.
- 4.3.9 An inspection to be made in August each year. Any losses of planted plants, whether by natural means, wear and tear or vandalism and any other plants that have failed to thrive, will be replaced in the planting season following the loss. This to include any

plants that are relatively short lived, and which will require routine replacement during the period of the Management Plan. Replacement plants to be of the same specification and size as the original plants.

- 4.3.10 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced.
- 4.3.11 Recommended cutting machinery for hedging operations will be by use of a handheld mechanical hedge trimmer. All cut faces should be left neat and clean with no jagged ends or tears.
- 4.3.12 Regular monitoring for pests and diseases will be undertaken on an ongoing basis and any necessary control measures will be undertaken as soon as possible.

4.4 **Operation 5: Ornamental Shrubs and Herbaceous Planting**

- 4.4.1 **Objective:** to create a high-quality ornamental planting scheme to complement the development and its setting. Longer-term management will aim to perpetuate the original design aims and sustain shrubs, and herbaceous planting in a healthy, vigorous condition and to maximise the visual amenity of the planting.

Establishment Maintenance of Ornamental Shrubs and Herbaceous Planting

- 4.4.2 Establishment maintenance of new planting will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:
 - Watering as required to ensure healthy growth, particularly in Years 1 and 2. All planting areas to be visited as often as required to ensure that plants are kept healthy to eliminate drought related stress. In periods of dry weather, a more frequent watering schedule will be required.

- All shrubs to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3.
- Plants that have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
- The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to a depth of 75mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept cleared off adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required must be by hand in Year 1, with chemical control, in line with current regulations, permitted only in Years 2 and 3 in those areas without herbaceous plants. Where herbaceous species are present hand weeding will be required.
- Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
- General pruning to be carried out to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches.
- Planting areas to be kept free of litter and leaf fall.
- General autumn tidy.
- All arisings to be removed from site and the site to be left clean and tidy at all times.

4.4.3

An inspection to be made in August each year. Any losses of shrubs or herbaceous plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be noted and replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

Longer Term Management of Ornamental Shrubs and Herbaceous Planting

4.4.4

Regular maintenance visits should be made at monthly intervals between April and September with at least two visits during the dormant season each year. It will be necessary to undertake general 'tidying' e.g. removal and replacement of dead plants, litter and leaf fall clearance, topping up, raking and sweeping of mulch to

provide a tidy appearance etc., as described above for the Establishment Maintenance. All arisings to be removed from site and the site to be left clean and tidy at all times.

- 4.4.5 Following completion of the Establishment Maintenance, the need for both watering and weed control is likely to be reduced but topping up of mulch must still be undertaken as necessary to maintain the beds in a weed free condition. At this stage it may be possible, in those areas without herbaceous planting, to use a residual soil acting herbicide to minimise the need for physical removal of weeds. Planting beds to be maintained in a weed free state and mulch material to be kept topped up to a depth of 75mm, as appropriate. In dry summers some ornamental beds may require watering to ensure healthy growth.
- 4.4.6 Regular monitoring for pests and diseases will also be needed on an ongoing basis and any necessary control measures undertaken as soon as possible.
- 4.4.7 General and formative pruning to shrubs to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches from shrubs by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. Ground cover plants to be trimmed to shape and to prevent encroachment onto adjoining hard surfaces, shrub species or grass edges in April to June each year.
- 4.4.8 Vigorous species to be pruned as necessary to restrict lateral and top growth, to prevent infringement on adjoining plants, paths, grass, edges etc. It may be necessary in 5 + years after planting, to undertake rejuvenative pruning of these and other species, if they outgrow their location or become over-mature. In these cases, shrubs to be cut to 100mm above ground level in March. Plant re-growth is to be monitored and any shrubs which do not regenerate successfully to be removed and replaced, with plants of the same size and specification as the original plants.
- 4.4.9 Ground cover and under storey mixes to be monitored and pruned in single species groups to ensure that swamping of less vigorous species does not occur.
- 4.4.10 Herbaceous planting to be dead headed after flowering with flower stems cut to ground level, with the exception being of plants which display decorative seed heads

which are to be kept tidy and seed heads removed in the following spring. The other exception is biennial species, which should be allowed to set seed in the vicinity of the parent plant, to progenerate. Seedlings to be retained and re-distributed as necessary.

- 4.4.11 Where necessary to maintain a tidy appearance and in accordance with good horticultural practice, herbaceous plants to have dead leaves cut back to ground level in the autumn. Those species, which retain attractive winter, leaves to be retained unpruned but tatty leaves to be cut out on a regular basis. Vigorous herbaceous species to be divided and splits used to extend/gap up the original planting in October, as necessary to ensure longevity and free flowering of the parent plants. Following this treatment, the areas affected should be re-mulched.
- 4.4.12 Due to the relatively short-lived nature of some shrubs, provision should be made for plant replacement after 5-10 years. Similarly, it may be necessary to replace some of the herbaceous species, which have a tendency to die out, in time. This to be undertaken in early spring, as necessary.
- 4.4.13 Ornamental grasses to be kept in a tidy condition and grass heads to be cut down after flowering. Leaves to be cut down as necessary to retain a tidy appearance.

4.5 Operation 6: Short Amenity Grass

- 4.5.1 **Objective:** Areas of short mown grass are to be maintained as a high-quality sward, for informal recreational use.

Establishment Maintenance of New Areas of Short Grass

- 4.5.2 Areas of newly seeded/turfed grass to be subject to establishment maintenance during the first year after seeding.
- 4.5.3 Once the grass has established sufficiently to be stable and well rooted, the first cut is to be made when the grass has reached 50mm in height and the grass shall not be cut lower than 25mm. All subsequent cutting; the frequency and number of cuts within a growing season will be undertaken as required to keep grass below 50mm. Operations to be carried out in suitable dry weather conditions. Cuttings to be removed or distributed lightly and evenly over the sward.

- 4.5.4 Mowing method is to be determined by the contractor in terms of hand mowing or ride on mowers etc. The selected method must be suitable for any gradients, undulations, access, context and required finish of the grass areas. The mowing method should not undermine soil structure or damage any surface areas.
- 4.5.5 Any failed areas of grass are to be seeded at the correct season. Any ingress of pernicious perennial weeds to be hand pulled. Any stones or litter on the surface to be removed.

Longer Term Short Grass Management

- 4.5.6 Areas of short grass once established for twelve months are to be cut to keep grass below 50mm. The frequency and number of cuts within the growing season, likely between March and October to maintain the grass between 25 - 50mm. However, it will be weather permitting and should be reviewed to suit extreme weather i.e. extremely dry arid conditions it may be necessary to reduce the cut leaving the grass slightly longer. The height of grass shall not exceed 50mm before cutting, topped to a height of 25mm. Any short grass that abuts a vertical obstacle to be strimmed at the same time as each grass cut to achieve a neat edge. Swathes of arisings to be collected up and removed from site.
- 4.5.7 Mowing method is to be determined by the contractor in terms of hand mowing or ride on mowers etc. The selected method must be suitable for the gradients, undulations, access, context and required finish of the grass areas. The mowing method should not undermine soil structure or damage any surface areas.
- 4.5.8 All grass edges against paved areas, kerbs or other hard surfaces to be edged regularly to maintain a 10-20mm clear gap between the two surfaces.
- 4.5.9 In March and September of each year, all grass edges to be trimmed in accordance with the above paragraph, to be re-cut to a straight line or smooth curve as appropriate using a half moon edging tool or similar.
- 4.5.10 The sward is to be treated with an approved selective herbicide, at the recommended rate of application on an annual basis in May of each year, to control broad-leaved weeds.

- 4.5.11 Any damage to the sward caused by pests (moles, rabbits etc.) or by vehicles or general wear and tear is to be reinstated by top dressing, re-cultivation, re-seeding and watering at the correct season as necessary. Any reinstated areas to be protected and subject to establishment maintenance as itemised above. If grass growth is poor it may be necessary to apply a spring and / or autumn fertiliser to the sward, to encourage vigour. Similarly, turf aeration and scarification may also be necessary, to alleviate compaction and control the development of thatch. Fertilising and aeration maintenance tasks are not to be undertaken during the establishment period of the lawn and this would be detrimental to the health of the lawn.
- 4.5.12 Any leaf material, broken branches, litter, stones or other debris which occur on the grass, to be removed as necessary, to maintain a clear grass surface.
-

4.6 **Operation 7: Native Wildflower Meadows and Grassland**

- 4.6.1 Most meadow wildflower and grass species are perennial and are slow to germinate, often not flowering in the first growing season. There will likely be significant weed growth in the first growing seasons which can obscure the meadow seedlings beneath. This annual weed growth is to be controlled by topping or mowing.
- 4.6.2 Strim / mow to height of 40-60mm, once in late August, once again in mid-October and in once again in mid-March. Rake off all cut material at once, except for the August cut which shall be left for 3-5 days after cutting to allow to dry, for re-dispersal of seeds. NB. It will be necessary for the company maintaining the wildflowers to have an understanding of the principles of wildflower management, which is different from normal amenity grass management. This should ideally be demonstrated before the contract for the ground's maintenance is let. Rake off cut material to set the seed and then remove from site, to an approved composting facility or to approved site facility to be set up with residents associated.

Longer Term Native Wildflower Meadows and Grassland Management

- 4.6.3 Areas of meadow/grass mixtures to be cut back to approximately 50mm after flowering/seeding (July / August), as a 'hay cut'. 'Hay' to be left to dry and shed seed for 1-7 days and then be removed from site. Growth during later autumn/winter to be

mowed to approximately 50mm once in November and once in February if required. Additional mowing in late autumn and winter to be conducted if meadow grass grows too long. Areas of meadow mixture growth may vary within balancing pond based on waterlogged conditions; maintenance should be adapted to reflect this as appropriate.

5 HARD LANDSCAPING AND GENERAL SITE

5.1 Operation 8: Site Housekeeping, Hard Landscape, and Open Spaces

Objective: Ensure that the site is respected and that the hard and soft landscape elements including high quality fixtures are maintained in good condition, without the risk of degradation through natural processes or abuse.

Routine Site Monitoring

- 5.1.1 All furniture including benches, bins, signage, railings, fencing and light fittings etc are to be regularly checked and cleaned and if necessary repaired. Timber treated with an appropriate preservative or replaced as appropriate, and in accordance with manufacturer's instructions. Dangerous items may need to be removed from site and area made good.
- 5.1.2 Regular checks of the site will be required and any litter, other debris and / or fly tipping to be removed on a one/two weekly basis. Any litter bins to be regularly inspected and emptied, as necessary to avoid over-filling. Vigorous attention will be required with respect to control of dog fouling.
- 5.1.3 All areas of paving, flush and raised edging to paths and planting areas, kerbs, macadam and other hard surface areas throughout the management areas of the site, to be kept free of leaves and silt deposits, swept or alternative method of debris removed e.g. suction or blowing, on a monthly basis. Method to be suitable for each specific material. All to be maintained free of grass, weed, moss or algal growth, using appropriate translocated herbicides and moss-killers. Particular attention is required to areas that may be prone to slipperiness. It may be necessary to use a pressure washer on occasion to remove any silt or algal build up. Areas of permeable block paving is to be maintained to the manufacturer's specification to ensure required permeability is retained. Due to the nature of the paving it may require more frequent weed control. No suction methods should be used. Any granular fill displaced by cleaning should be replaced.

- 5.1.4 Any walls or structures such as bins or cycle storage should be regularly checked to ensure safety, function and aesthetics. This may include the removal of graffiti.
- 5.1.5 Longer term management of paths, steps, roads and other hard surfaces etc. will include twice annual monitoring in April and September of each year and repair/replacement to be undertaken as necessary, to prevent further deterioration.
- 5.1.6 Site drainage issues also to be addressed on a routine basis to ensure that there are no problems relating to blockages or disrepair of main drains or laterals, dispersal of surface water etc. This will include regular checking and clearance of any drainage gulleys and grated drainage channels and rodding of underground drainage pipes as necessary.
- 5.1.7 Gritting and snow clearance to be undertaken on an 'as required' basis to all paths and other hard surfaced areas.
- 5.1.8 Any unauthorised use of the areas or vandalism/graffiti/loitering/dens or other abuse or anti-social behaviour, to be reported immediately to the Local Authority/Police (as appropriate) for further action and/or removed as soon as possible. Similarly, any inappropriate use of the open space by residents e.g. installation of personal possessions/ children's play equipment etc, into the communal areas, dumping of shopping trolleys, storage of bikes etc, to be similarly reported and appropriate action/warnings issued.
-

BOUNDARY ROAD, HYTHE

LANDSCAPE MANAGEMENT PLAN

DRAWINGS

January 2024

APPENDIX A DRAWINGS	
DRAWING NUMBER	DRAWING TITLE
2775-LLA-ZZ-ZZ-DR-L-0101	Detailed Hard Landscape Proposals – 1 of 4
2775-LLA-ZZ-ZZ-DR-L-0102	Detailed Hard Landscape Proposals – 2 of 4
2775-LLA-ZZ-ZZ-DR-L-0103	Detailed Hard Landscape Proposals – 3 of 4
2775-LLA-ZZ-ZZ-DR-L-0104	Detailed Hard Landscape Proposals – 4 of 4
2775-LLA-ZZ-ZZ-DR-L-0201	Detailed Planting Proposals – 1 of 3
2775-LLA-ZZ-ZZ-DR-L-0202	Detailed Planting Proposals – 2 of 3
2775-LLA-ZZ-ZZ-DR-L-0203	Detailed Planting Proposals – 3 of 3
2775-LLA-ZZ-ZZ-DR-L-0301	Landscape Specification and Details



FOR CONTINUATION REFER TO DRAWING
2775-LLA-ZZ-ZZ-DR-L-0101

FOR CONTINUATION REFER TO DRAWING
2775-LLA-ZZ-ZZ-DR-L-0103

LEGEND

- Site application boundary**
- Surfacing**
- S1 Proposed macadam roads and pavements
 - S2 Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Grey; herringbone; or similar approved
 - S3 Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Buff; herringbone; or similar approved
 - S4 Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Autumn; herringbone; or similar approved
 - S5 Proposed Moordale flag paving by Charcon; 450x450x40mm; colour - Natural; stack bond; or similar approved
 - S6 Proposed Country Setts to entry ramps; 220x100x100mm; or similar approved
 - S7 Proposed resin bound gravel to cycle track; buff colour; or similar approved
 - S8 Proposed hogg'n path to POS; or similar approved
 - S9 Proposed crushed shingle; 20mm particle size; or similar approved
 - (P) Areas of permeable surfacing:
 - Permeable asphalt to be implemented for areas of permeable macadam roads
 - Europa Infitra range to be implemented for areas of permeable block paving
- Boundary Treatments**
- W1 Proposed wall; to architects details
 - B1 Proposed timber closeboard fence; 1800mm height; allow gaps to bottom for hedgehog movement; or similar approved
 - B2 Proposed timber bollard; 500mm height; 2000mm spacing; or similar approved
 - B3 Proposed mesh metal fencing; 1800mm height; with lockable security gates; or similar approved
 - G Proposed timber gates to match timber closeboard fence

Furniture & Features

- F1 Proposed timber seat; Buckingham Seat by Broxap; FSC treated timber; or similar approved
- F2 Proposed picnic set; H-Frame Picnic Table by Broxap; FSC treated timber; or similar approved
- F3 Proposed litter bin; Derby Standard Litter Bin by Broxap; or similar approved
- F4 Proposed dog waste bin; K-Nine Post Mounted Dog Waste Bin by Broxap; or similar approved
- F5 Proposed play trunk; hardwood species; free from major splits with all minor branches and sharp edges removed
- F6 Proposed glacial boulder by CED; buried to 1/3 depth; or similar proposed
- LP Proposed log pile; refer to ecologists' CEMP Ecological Enhancements for details

Soft Landscape - refer to Detailed Planting proposals for details

- Existing tree; refer to arboricultural report for details
- Proposed tree
- Proposed hedge
- Proposed planting
- Proposed grass
- Proposed meadow

DRAWING FOR PLANNING PURPOSES ONLY. DO NOT CONSTRUCT FROM THIS DRAWING

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

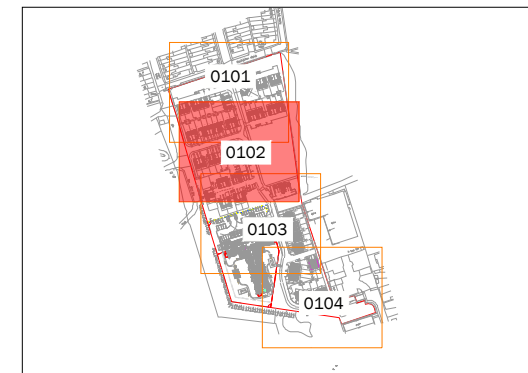
ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Planting Proposals
- 2775-LLA-ZZ-ZZ-DR-L-0200 drawing series

Landscape Specification and Details
- 2775-LLA-ZZ-ZZ-DR-L-0301



Location Plan - Not to Scale

0 1 2 5 10m
Scale in metres

P02	02.02.24	POS bollards removed, planting to 1300x4350, BCPs coordinated	ML	AF
P01	30.01.24	First issue	JL	AF
Rev	Date	Description	Drn	Chk
Title: Detailed Hard Landscape Proposals				
Sheet 2 of 4				
Project: Boundary Road, Hythe				
Client: Roddy New Homes				
Date: January 2024				
Scale: 1:200 @ A1				
Drawing No: 2775-LLA-ZZ-ZZ-DR-L-0102				
Revision: P02				
Suitability: Planning				
Project No: 2775				



FOR CONTINUATION REFER TO DRAWING
2775-LLA-ZZ-ZZ-DR-L-0102

REFER TO CHURCHGATE SERVICES 'CARE HOME
PROPOSED LANDSCAPE LAYOUT (CS2005 12 P7)

FOR CONTINUATION REFER TO DRAWING
2775-LLA-ZZ-ZZ-DR-L-0103

New link to
recreation ground

LEGEND

- Site application boundary**
- Surfacing**
- S1 Proposed macadam roads and pavements
 - S2 Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Grey; herringbone; or similar approved
 - S3 Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Buff; herringbone; or similar approved
 - S4 Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Autumn; herringbone; or similar approved
 - S5 Proposed Moordale flag paving by Charcon; 450x450x40mm; colour - Natural; stack bond; or similar approved
 - S6 Proposed Country Setts to entry ramps; 220x100x100mm; or similar approved
 - S7 Proposed resin bound gravel to cycle track; buff colour; or similar approved
 - S8 Proposed hogg'n path to POS; or similar approved
 - S9 Proposed crushed shingle; 20mm particle size; or similar approved
 - (P) Areas of permeable surfacing:
 - Permeable asphalt to be implemented for areas of permeable macadam roads
 - Europa Infinita range to be implemented for areas of permeable block paving
- Boundary Treatments**
- W1 Proposed wall; to architects details
 - B1 Proposed timber closeboard fence; 1800mm height; allow gaps to bottom for hedgehog movement; or similar approved
 - B2 Proposed timber bollard; 500mm height; 2000mm spacing; or similar approved
 - B3 Proposed mesh metal fencing; 1800mm height; with lockable security gates; or similar approved
 - G Proposed timber gates to match timber closeboard fence

Furniture & Features

- F1 Proposed timber seat; Buckingham Seat by Broxap; FSC treated timber; or similar approved
- F2 Proposed picnic set; H-Frame Picnic Table by Broxap; FSC treated timber; or similar approved
- F3 Proposed litter bin; Derby Standard Litter Bin by Broxap; or similar approved
- F4 Proposed dog waste bin; K-Nine Post Mounted Dog Waste Bin by Broxap; or similar approved
- F5 Proposed play trunk; hardwood species; free from major splits with all minor branches and sharp edges removed
- F6 Proposed glacial boulder by CED; buried to 1/3 depth; or similar proposed
- LP Proposed log pile; refer to ecologists' CEMP Ecological Enhancements for details

Soft Landscape - refer to Detailed Planting proposals for details

- Existing tree; refer to arboricultural report for details
- Proposed tree
- Proposed hedge
- Proposed planting
- Proposed grass
- Proposed meadow

DRAWING FOR PLANNING PURPOSES ONLY. DO NOT CONSTRUCT FROM THIS DRAWING

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

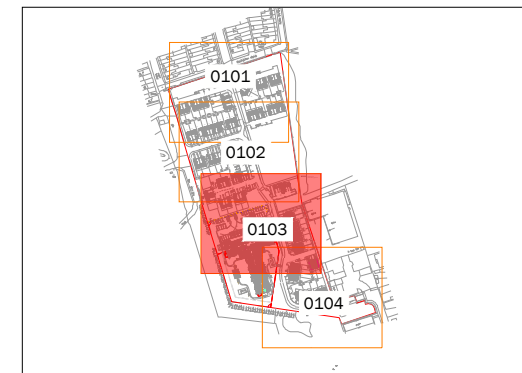
FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Planting Proposals

- 2775-LLA-ZZ-ZZ-DR-L-0200 drawing series

Landscape Specification and Details

- 2775-LLA-ZZ-ZZ-DR-L-0301



Location Plan - Not to Scale

0 1 2 5 10m
Scale in metres

P03	02.02.24	POS bollards removed, planting to block 43-62, BCPs coordinated	ML	AF
P02	30.01.24	Care home reference adjusted	ML	AF
P01	30.01.24	First issue	JL	AF
Rev	Date	Description	Dm	Chk

Title: Detailed Hard Landscape Proposals

Sheet 3 of 4

Project: Boundary Road, Hythe

Client: Roddy New Homes

Date: January 2024

Scale: 1:200 @ A1

Drawing No: 2775-LLA-ZZ-ZZ-DR-L-0103

Revision: P03

Suitability: Planning

Project No: 2775

T: +44 (0)1279 647044 E: office@lize.co.uk www.lize.co.uk

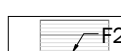
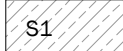
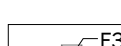
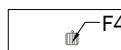
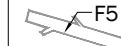
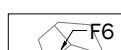
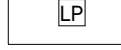
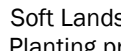
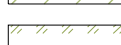
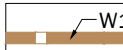
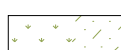
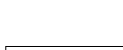
Copyright Liz Lake Associates

Information contained in this drawing is confidential and may not be used for any purpose other than that for which the drawing is prepared without prior written authority of Liz Lake Associates. This drawing is copyright and may not be copied except within the agreed conditions of supply.

BASE MAPS: Reproduced from Ordnance Survey map data by permission of Ordnance Survey © Crown copyright 2023, License No. 1000001200. Ordnance Survey Licence No. 1000001200. This drawing contains information and/or mapping from a number of sources and its accuracy should be verified on site.

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



LEGEND		Furniture & Features	
	Site application boundary		Proposed timber seat; Buckingham Seat by Broxap; FSC treated timber; or similar approved
Surfacing			Proposed picnic seat; H-Frame Picnic Table by Broxap; FSC treated timber; or similar approved
	Proposed macadam roads and pavements		Proposed litter bin; Derby Standard Litter Bin by Broxap; or similar approved
	Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Grey; herringbone; or similar approved		Proposed dog waste bin; K-Nine Post Mounted Dog Waste Bin by Broxap; or similar approved
	Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Buff; herringbone; or similar approved		Proposed play trunk; hardwood species; free from major splits with all minor branches and sharp edges removed
	Proposed Europa block paving by Charcon; 200x100mm; 80mm thickness; colour - Autumn; herringbone; or similar approved		Proposed glacial boulder by CED; buried to 1/3 depth; or similar approved
	Proposed Moordale flag paving by Charcon; 450x450x40mm; colour - Natural; stack bond; or similar approved		Proposed log pile; refer to ecologists' CEMP Ecological Enhancements for details
	Proposed Country Setts to entry ramps; 220x100x100mm; or similar approved	Soft Landscape - refer to Detailed Planting proposals for details	
	Proposed resin bound gravel to cycle track; buff colour; or similar approved		Existing tree; refer to arboricultural report for details
	Proposed hoggin path to POS; or similar approved		Proposed tree
	Proposed crushed shingle; 20mm particle size; or similar approved		Proposed hedge
	Areas of permeable surfacing; - Permeable asphalt to be implemented for areas of permeable macadam roads - Europa Infiltra range to be implemented for areas of permeable block paving		Proposed planting
Boundary Treatments			Proposed grass
	Proposed wall; to architects details		Proposed meadow
	Proposed timber closeboard fence; 1800mm height; allow gaps to bottom for hedgehog movement; or similar approved		
	Proposed timber bollard; 500mm height; 2000mm spacing; or similar approved		
	Proposed mesh metal fencing; 1800mm height; with lockable security gates; or similar approved		
	Proposed timber gates to match timber closeboard fence		

DRAWING FOR PLANNING PURPOSES ONLY, DO NOT
CONSTRUCT FROM THIS DRAWING

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS
DETAILS

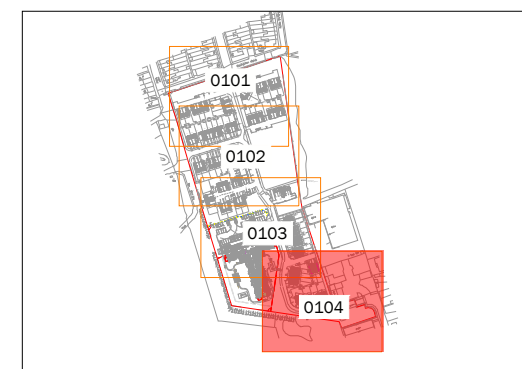
ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILDUPS AND RETAINING STRUCTURES TO
ENGINEERS DETAILS

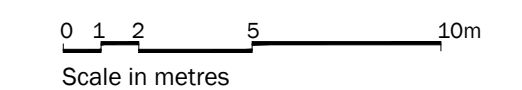
FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Planting Proposals
- 2775-LLA-ZZ-ZZ-DR-L-0200 drawing series

Landscape Specification and Details
- 2775-LLA-ZZ-ZZ-DR-L-0301



Location Plan - Not to Scale



P03	02.02.24	POS bollards removed, planting to block 43-62, BCPs coordinated	ML	AF
P02	30.01.24	Care home reference adjusted	ML	AF
P01	30.01.24	First issue	JL	AF
Rev	Date	Description	Drn	Chk

Title:	Detailed Hard Landscape Proposals Sheet 4 of 4
Project:	Boundary Road, Hythe
Client:	Roddy New Homes
Date:	January 2024
Scale:	1:200 @ A1
Drawing No:	2775-LLA-ZZ-ZZ-DR-L-0104
Revision:	P02
Suitability:	Planning
Project No:	2775

T: +44 (0)1279 647044 E: office@lizlake.com www.lizlake.com

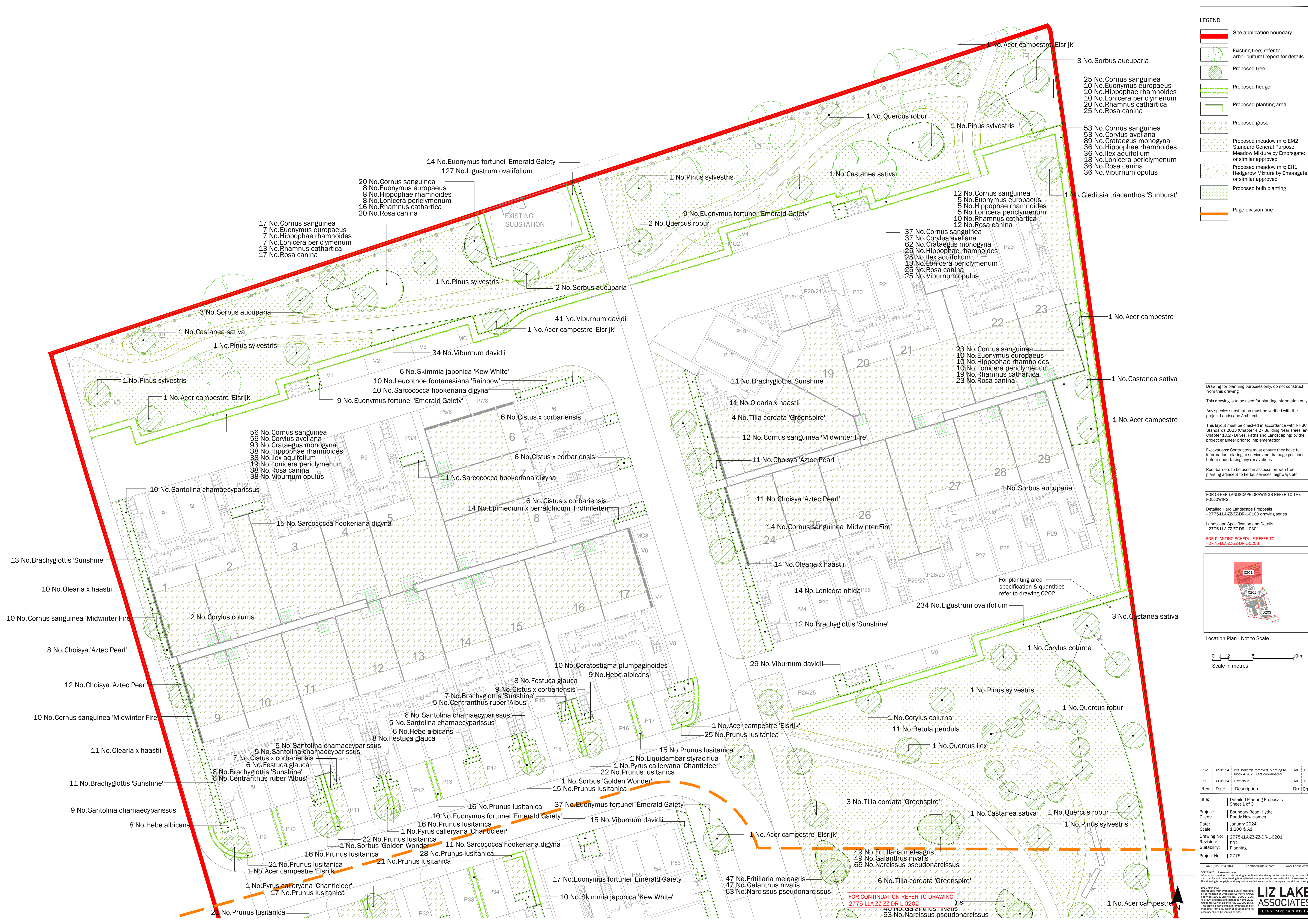
COPYRIGHT Liz Lake Associates
Information contained in this drawing is confidential and may not be used for any purpose other than that for which the drawing is supplied without prior written authority of Liz Lake Associates. This drawing is copyright and may not be copied except within the agreed conditions of supply.

BASE MAPPING:
Reproduced from Ordnance Survey map data by permission of Ordnance Survey © Crown copyright 2023. Licence No. 1000091260.
© Crown copyright and database rights 2000 Ordnance Survey Licence No. 10000931673. This drawing may contain information and/or mapping from a number of sources and its accuracy should be verified on site.

**LIZ LAKE
ASSOCIATES**
LANDSCAPE ARCHITECTS



LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



- LEGEND
- Site application boundary
 - Existing tree; refer to arboricultural report for details
 - Proposed tree
 - Proposed hedge
 - Proposed planting area
 - Proposed grass
 - Proposed meadow mix; EM2 Standard General Purpose Meadow Mixture by Emorsgate; or similar approved
 - Proposed meadow mix; EH1 Hedgerow Mixture by Emorsgate; or similar approved
 - Proposed bulb planting
 - Page division line

Drawing for planning purposes only, do not construct from this drawing

This drawing is to be used for planting information only

Any species substitution must be verified with the project Landscape Architect

This layout must be checked in accordance with NHBC Standards 2023 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation

Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

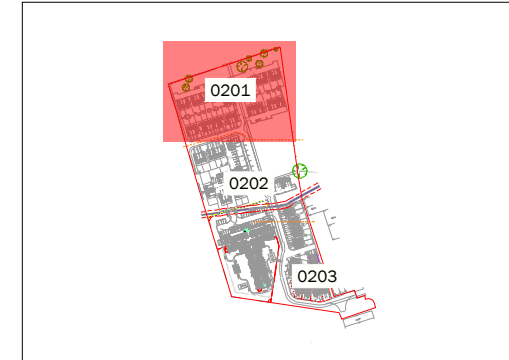
Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Hard Landscape Proposals
- 2775-LLA-ZZ-ZZ-DR-L-0100 drawing series

Landscape Specification and Details
- 2775-LLA-ZZ-ZZ-DR-L-0301

FOR PLANTING SCHEDULE REFER TO
- 2775-LLA-ZZ-ZZ-DR-L-0203

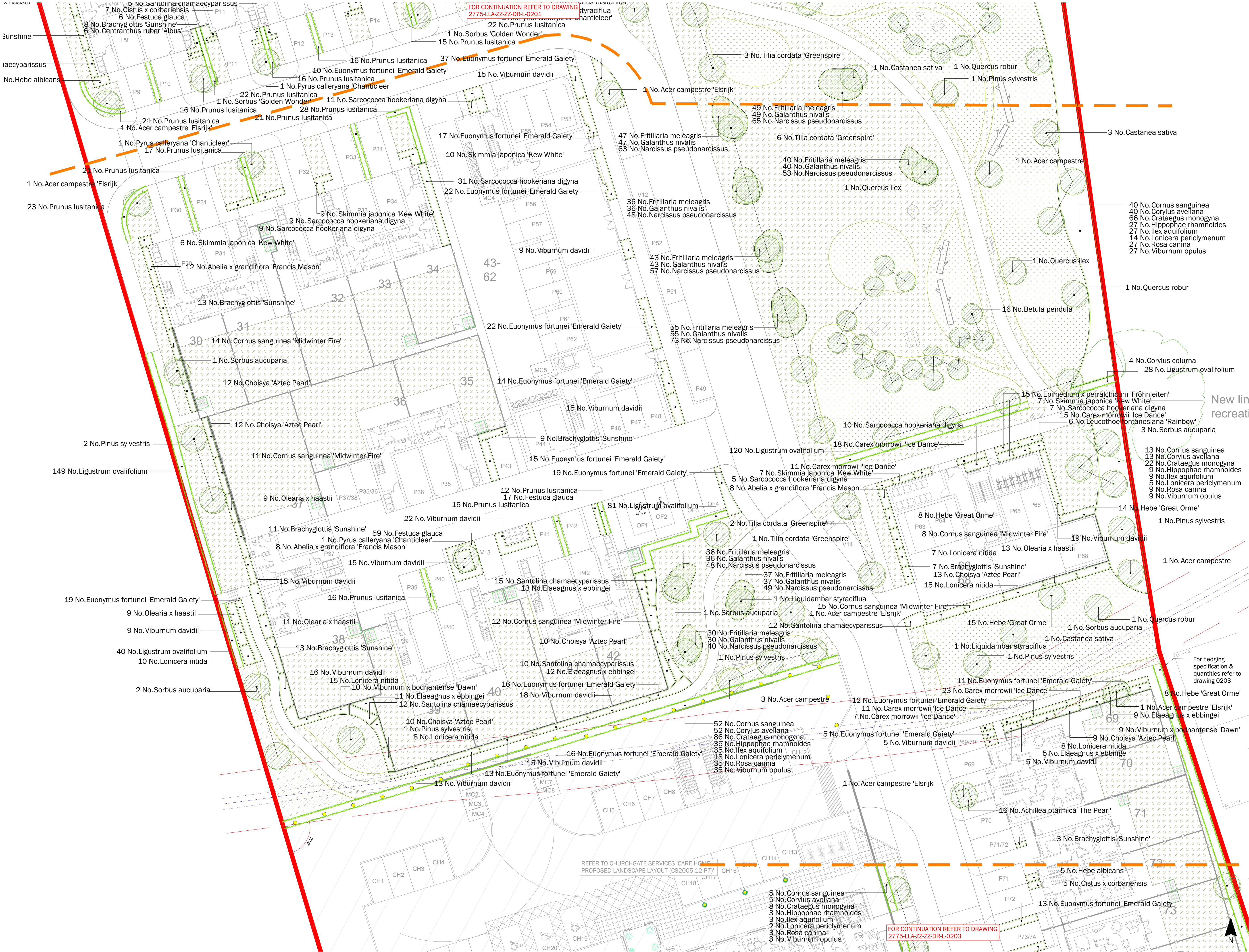


Location Plan - Not to Scale

0 1 2 5 10m

Scale in metres

P02	02.02.24	POB bollards removed, planting to 1000x450x210 BCPs coordinated	ML	AF
P01	30.01.24	First issue	ML	AF
Rev	Date	Description	Dm	Chk
Title: Detailed Planting Proposals				
Sheet: 1 of 3				
Project: Boundary Road, Hythe				
Client: Roddy New Homes				
Date: January 2024				
Scale: 1:200 @ A1				
Drawing No: 2775-LLA-ZZ-ZZ-DR-L-0201				
Revision: P02				
Suitability: Planning				
Project No: 2775				
T: +44 (0)1273 647044 E: office@lize.co.uk www.lize.co.uk				
Copyright © Liz Lake Associates. Information contained in this drawing is confidential and may not be used for any purpose other than that for which the drawing is supplied without prior written authority of Liz Lake Associates. This drawing is copyright and may not be copied except within the agreed conditions of supply.				
BAGG MAPPING: Reproduced from Ordnance Survey map data by permission of Ordnance Survey © Crown copyright 2023. Licence No.: 1000013365. General Licence for use of Ordnance Survey data 2023. Ordnance Survey Licence No. 12100312472. This drawing contains information and/or mapping from a number of sources and its accuracy should be verified on site.				
LIZ LAKE ASSOCIATES LANDSCAPE ARCHITECTS				



LEGEND

- Site application boundary
- Existing tree; refer to arboricultural report for details
- Proposed tree
- Proposed hedge
- Proposed planting area
- Proposed grass
- Proposed meadow mix: EM2 Standard General Purpose Meadow Mixture by Emorsgate; or similar approved
- Proposed meadow mix: EH1 Hedgerow Mixture by Emorsgate; or similar approved
- Proposed bulb planting
- Page division line

Drawing for planning purposes only, do not construct from this drawing

This drawing is to be used for planting information only

Any species substitution must be verified with the project Landscape Architect

This layout must be checked in accordance with NHBC Standards 2023 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation

Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

- Detailed Hard Landscape Proposals - 2775-LLA-ZZ-ZZ-DR-L-0100 drawing series
- Landscape Specification and Details - 2775-LLA-ZZ-ZZ-DR-L-0301

FOR PLANTING SCHEDULE REFER TO 2775-LLA-ZZ-ZZ-DR-L-0203

Location Plan - Not to Scale

0 1 2 5 10m

Scale in metres

P03	02.02.24	P03 bollards removed, planting to block 43-62, 80% coordinated	ML	AF
P02	30.01.24	Cane home reference adjusted	ML	AF
P01	30.01.24	First issue	ML	AF
Rev	Date	Description	Dm	Chk

Title: Detailed Planting Proposals
Sheet 2 of 3

Project: Boundary Road, Hythe
Client: Roddy New Homes

Date: January 2024
Scale: 1:200 @ A1

Drawing No: 2775-LLA-ZZ-ZZ-DR-L-0202
Revision: P03
Suitability: Planning

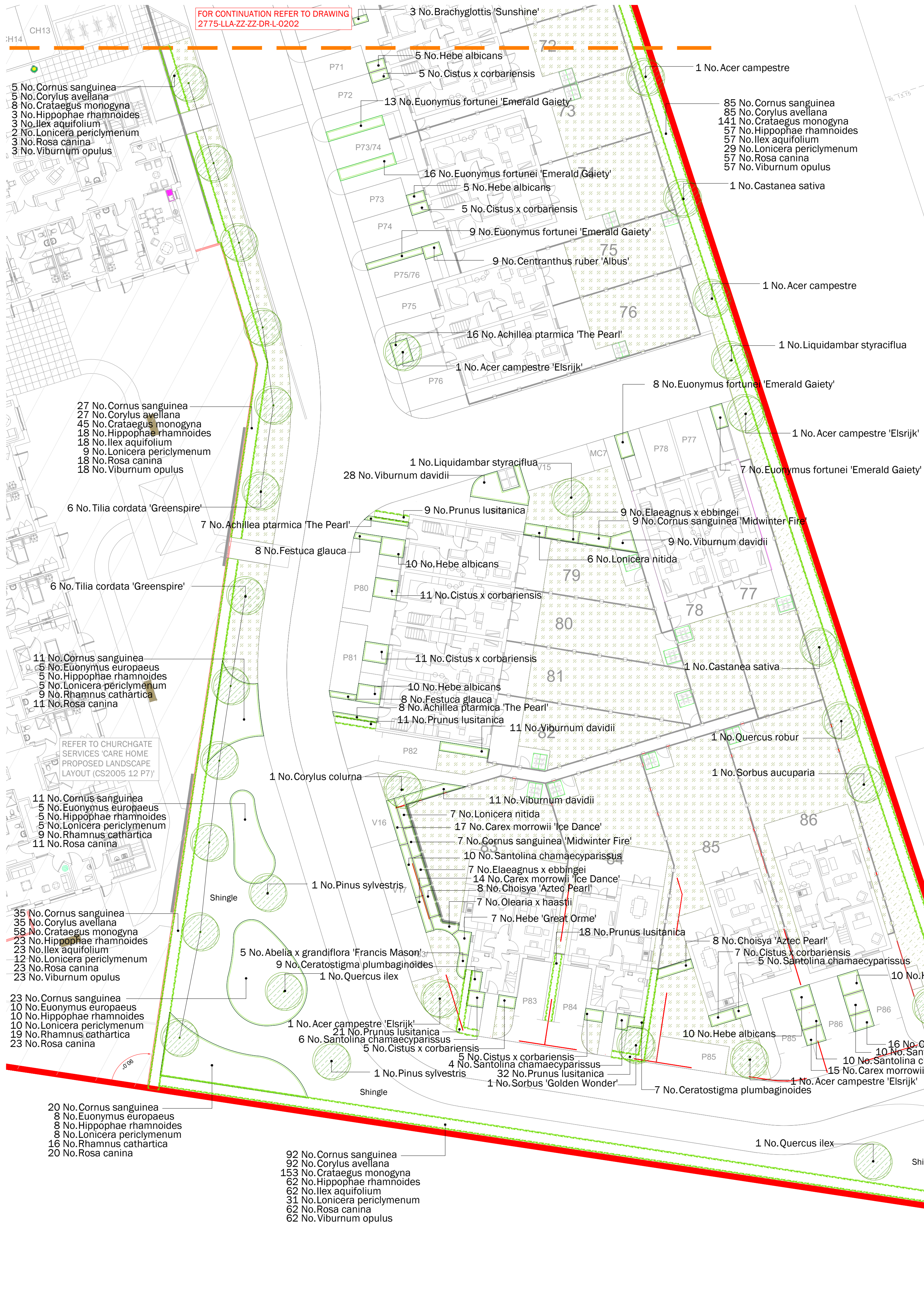
Project No: 2775

T: +44 (0)1279 647044 E: office@lize.co.uk www.lize.co.uk

Copyright © Liz Lake Associates
Information contained in this drawing is confidential and may not be used for any purpose other than that for which the drawing is prepared without prior written authority of Liz Lake Associates.
This drawing is copyright and may not be copied except within the agreed conditions of supply.

SITE MAPING:
Referenced from Ordnance Survey map data by permission of Ordnance Survey © Crown copyright 2023, Licence No. 100001206
Ordnance Survey Licence No. 100001206
This drawing contains information and/or mapping from a number of sources and its accuracy should be verified on site.

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



TREES				
Number	Plant Name	Height	Girth	Specification
9 -	Acer campestre	350-425cm	12-14cm	Large Feathered: 5 brks: 3x: RB
14 -	Acer campestre 'Elsrijk'	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
27 -	Betula pendula	250-300cm	8-10cm	Standard: 3 brks: 2x: RB: Clear Stem 175-200cm
13 -	Castanea sativa	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
10 -	Corylus colurna	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
1 -	Gleditsia triacanthos 'Sunburst'	450-500cm	18-20cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
5 -	Liquidambar styraciflua	450-500cm	18-20cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
4 -	Pyrus calleryana 'Chanticleer'	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
7 -	Quercus ilex	450-650cm	18-20cm	Extra Heavy Standard: 3x: RB: Clear Stem 175-200cm
8 -	Quercus robur	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
3 -	Sorbus 'Golden Wonder'	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
21 -	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
28 -	Tilia cordata 'Greenspire'	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
Total :150 -				

HEDGING				
Number	Plant Name	Height	Container	Specification
779 -	Ligustrum ovalifolium	60-80cm	SL	Branched: 7 brks: C
412 -	Prunus lusitanica	40-60cm	SL	Bushy: 5 brks: C
Total :1191 -				

SHRUBS				
Number	Plant Name	Height	Container	Specification
33 -	Abelia x grandiflora 'Francis Mason'	30-40cm	5L	Bushy: 4 brks: C
118 -	Brachyglottis 'Sunshine'	40-60cm	5-7.5L	Branched: 6 brks: C
124 -	Choisya 'Aztec Pearl'	30-40cm	5L	Bushy: 6 brks: C
83 -	Cistus x corbariensis	40-60cm	5-7.5L	Bushy: 6 brks: C
122 -	Cornus sanguinea 'Midwinter Fire'	60-80cm	5L	Branched: 4 brks: C
66 -	Elaeagnus x ebbingei	60-80cm	5-7.5L	Branched: 4 brks: C
333 -	Euonymus fortunei 'Emerald Gaiety'	25-30cm	5-7.5L	Bushy: 9 brks: C
52 -	Hebe 'Great Orme'	30-40cm	5L	Bushy: 5 brks: C
73 -	Hebe albicans	30-40cm	5-7.5L	Bushy: 7 brks: C
16 -	Leucothea fontanesiana 'Rainbow'	30-40cm	5L	Bushy: 5 brks: C
90 -	Lonicera nitida	40-60cm	5-7.5L	Bushy: 5 brks: C
95 -	Olearia x haastii	40-60cm	5-7.5L	Bushy: 5 brks: C
134 -	Santolina chamaecyparissus	30-40cm	5L	Bushy: 8 brks: C
118 -	Sarcococca hookeriana digyna	30-40cm	5L	Bushy: 6 brks: C
45 -	Skimmia japonica 'Kew White'	30-40cm	5L	Bushy: 4 brks: C
354 -	Viburnum davidii	30-40cm	5-7.5L	Bushy: 4 brks: C
19 -	Viburnum x bodnantense 'Dawn'	60-80cm	5-7.5L	Branched: 3 brks: C
Total :1875 -				

HERBACEOUS				
Number	Plant Name	Container	Specification	Density
47 -	Achillea ptarmica 'The Pearl'	2L	Full Pot: C	5/m²
20 -	Centranthus ruber 'Albus'	2L	Full Pot: C	5/m²
26 -	Cerastogma plumbaginoides	2L	Full Pot: C	5/m²
29 -	Epimedium x perralchicum 'Frühleiten'	2L	Full Pot: C	6/m²
Total :122 -				

CONIFERS				
Number	Plant Name	Height	Specification	Density
19 -	Pinus sylvestris	300-350cm	Leader with Laterals: Feathered to base: 5x: RB	Counted
Total :19 -				

GRASSES				
Number	Plant Name	Container	Specification	Density
147 -	Carex morrowii 'Ice Dance'	2L	Full Pot: C	6/m²
114 -	Festuca glauca	2L	Full Pot: C	6/m²
Total :261 -				

Mixed Native Buffer Planting					
Number	Species	Height	Container	Specification	Density
84 -	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1/m²
84 -	Corylus avellana	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	1/m²
139 -	Crataegus monogyna	60-80cm		1+1: Transplant - seed raised: B	1/m²
57 -	Hippophae rhamnoides	40-60cm	2L	Branched: 3 brks: C	1/m²
57 -	Ilex aquifolium	40-60cm	2L	Leader with Laterals: C	1/m²
30 -	Lonicera periclymenum	60-80cm	2L	Caned: Several Shoots: 2 brks: C	1/m²
57 -	Rosa canina	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1/m²
57 -	Viburnum opulus	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	1/m²
Total :565 -					

Mixed Native Hedge					
Number	Species	Height	Container	Specification	Density
442 -	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	5/m
442 -	Corylus avellana	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	5/m
735 -	Crataegus monogyna	60-80cm		1+1: Transplant - seed raised: B	5/m
297 -	Hippophae rhamnoides	40-60cm	2L	Branched: 3 brks: C	5/m
297 -	Ilex aquifolium	40-60cm	2L	Leader with Laterals: C	5/m
151 -	Lonicera periclymenum	60-80cm	2L	Caned: Several Shoots: 2 brks: C	5/m
297 -	Rosa canina	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	5/m
297 -	Viburnum opulus	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	5/m
Total :2958 -					

Native Shrub Mix					
Number	Species	Height	Container	Specification	Density
186 -	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	2/m²
78 -	Euonymus europaeus	40-60cm		1+1: Transplant - seed raised: Branched: 3 brks: B	2/m²
78 -	Hippophae rhamnoides	40-60cm	2L	Branched: 3 brks: C	2/m²
78 -	Lonicera periclymenum	60-80cm	2L	Caned: Several Shoots: 2 brks: C	2/m²
150 -	Rhamnus cathartica	40-60cm		1+1: Transplant - seed raised: Leader with Laterals: 3 brks: B	2/m²
186 -	Rosa canina	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	2/m²
Total :756 -					

Bulb Mix				
Number	Species	Specification	Density	Percentage Contribution
373 -	Fritillaria meleagris	Grade 5/6	10/m²	30%
373 -	Galanthus nivalis	Grade 5/6	10/m²	30%
496 -	Narcissus pseudonarcissus	Grade 5/6	10/m²	40%
Total :1242 -				

LEGEND

- Site application boundary
- Existing tree; refer to arboricultural report for details
- Proposed tree
- Proposed hedge
- Proposed planting area
- Proposed grass
- Proposed meadow mix; EM2 Standard General Purpose Meadow Mixture by Emorsgate; or similar approved
- Proposed meadow mix; EH1 Hedgerow Mixture by Emorsgate; or similar approved
- Proposed bulb planting
- Page division line

Drawing for planning purposes only, do not construct from this drawing

This drawing is to be used for planting information only

Any species substitution must be verified with the project Landscape Architect

This layout must be checked in accordance with NHBC Standards 2023 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation

Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

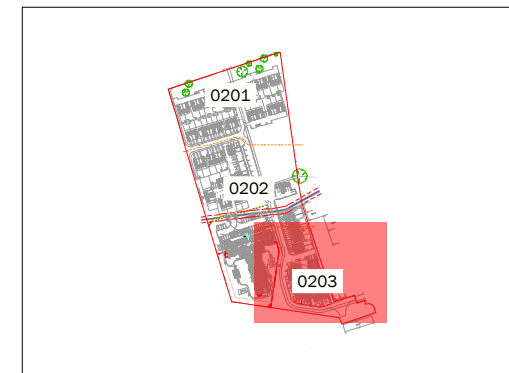
Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Hard Landscape Proposals
- 2775-LLA-ZZ-DR-L-0100 drawing series

Landscape Specification and Details
- 2775-LLA-ZZ-DR-L-0301

FOR PLANTING SCHEDULE REFER TO
- 2775-LLA-ZZ-DR-L-0203



0 1 2 5 10m
Scale in metres

P03	02.02.24	P03 bollards removed, planting to	ML	AF
P02	30.01.24	Cane home reference adjusted	ML	AF
P01	30.01.24	First issue	ML	AF
Rev	Date	Description	Dm	Chk
Title:	Detailed Planting Proposals			
Sheet	3 of 3			
Project:	Boundary Road, Hythe			
Client:	Ruddy New Homes			
Date:	January 2024			
Scale:	1:200 @ A1			
Drawing No:	2775-LLA-ZZ-DR-L-0203			
Revision:	P03			
Suitability:	Planning			
Project No:	2775			

LANDSCAPE SPECIFICATION

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS 3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be of a neutral pH value and be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS 3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS 3882: 2015 certification, soil to be improved to meet standards prior to reuse if required.

Excavation
Excavation shall NOT be undertaken with machinery within the root protection area of any existing trees or shrubs to be retained. Areas requiring excavation under existing trees are to be hand dug with an arboriculturalist present to oversee the work. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: Excavated as per specified details
Shrub and hedge pit / trench: 300mm deep
Grass areas: 300mm deep
Wildflower grassland areas: Excavate to finished levels

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth to BS 8601: 2013.

Backfilling with Topsoil
Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost to comply with PAS 100:2018. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be trimmed, the arisings removed and re-growth consistently trimmed if it resurfaces OR treated with an approved herbicide. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.

Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium tilth
Grass seeding areas: 150mm deep cultivation to fine tilth raked to a smooth evenly firmed bed
Turf areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed
Wildflower grassland areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed

Wildflower grassland areas: Where un-excavated areas are to be seeded with wildflower grassland mix the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

PLANTING

Plant Stock and Timing
Plant material and operations shall conform to BS 8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989 and BS 5837 : 2012. The planting season shall be from the 1st November to the 1st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be installed as specified.

All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Hedge Planting
Hedges shall be planted in a single, double staggered or triple staggered row as per detail. Dead, damaged or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection i.e. shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion.

Bulb Planting
Bulbs shall be planted according to species and good horticultural practice. Swathes of bulbs shall be randomly planted avoiding straight lines and / or formal layout unless otherwise specified.

Mulching
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

GRASS AREAS

Turf
Turf shall accord with BS 3969: 1998, it shall be good quality meadow / cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Grass Seeding
Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October,during periods of moist, warm weather conditions without significant wind. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m2 or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding
Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m2 or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower grass sward.

AFTERCARE PERIOD

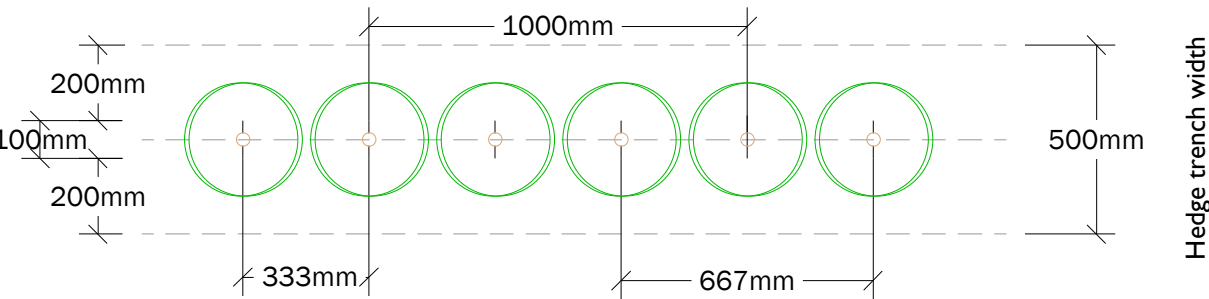
Regular Visits
During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

Watering
All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

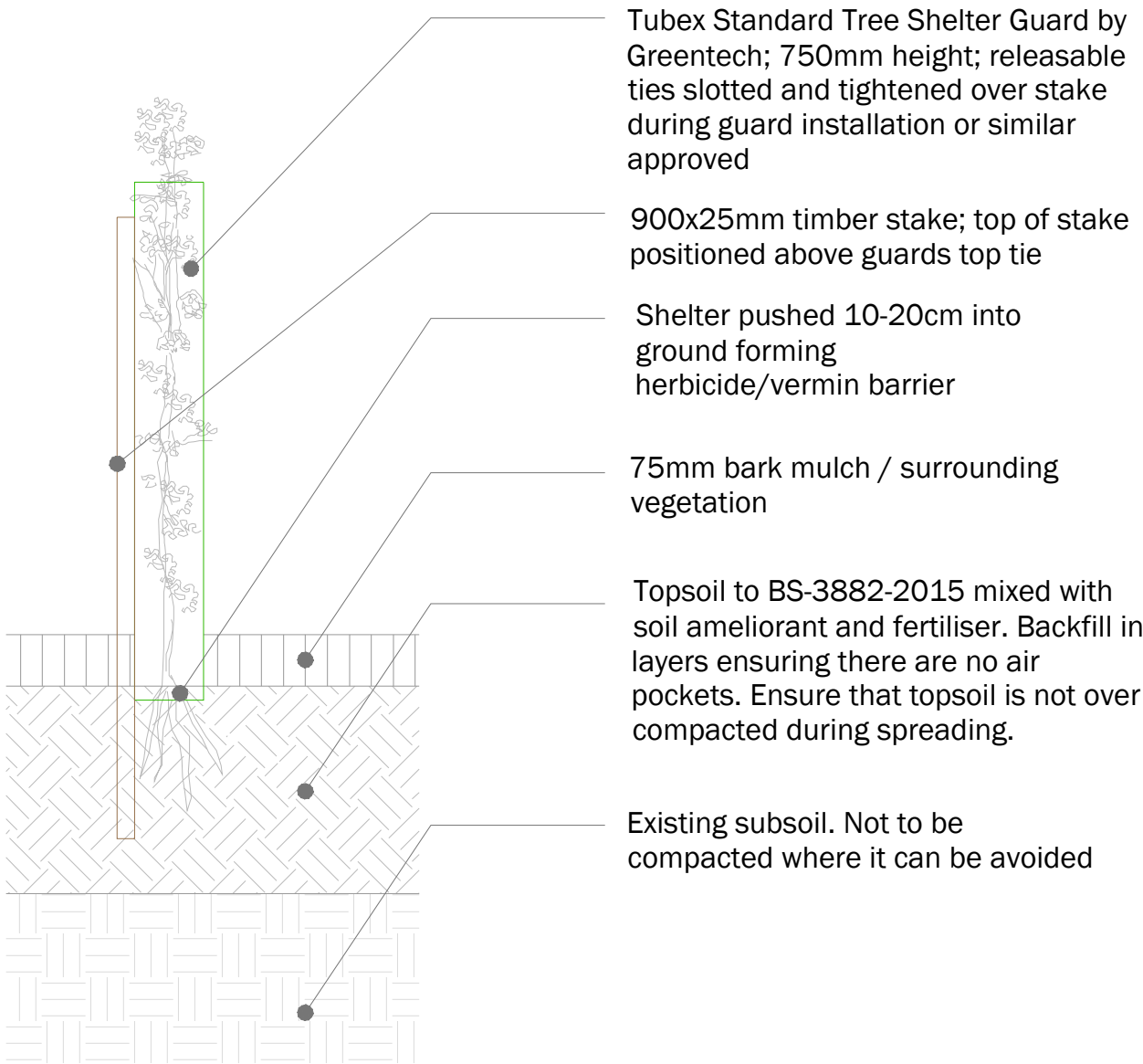
Grass Cutting
During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Any bare patches are to be resown. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Wildflower Grassland Cutting
During the first growing season cut wildflower grassland every 2 months to a height of 40-60mm and in subsequent growing seasons cut to 40-60mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hand pull.



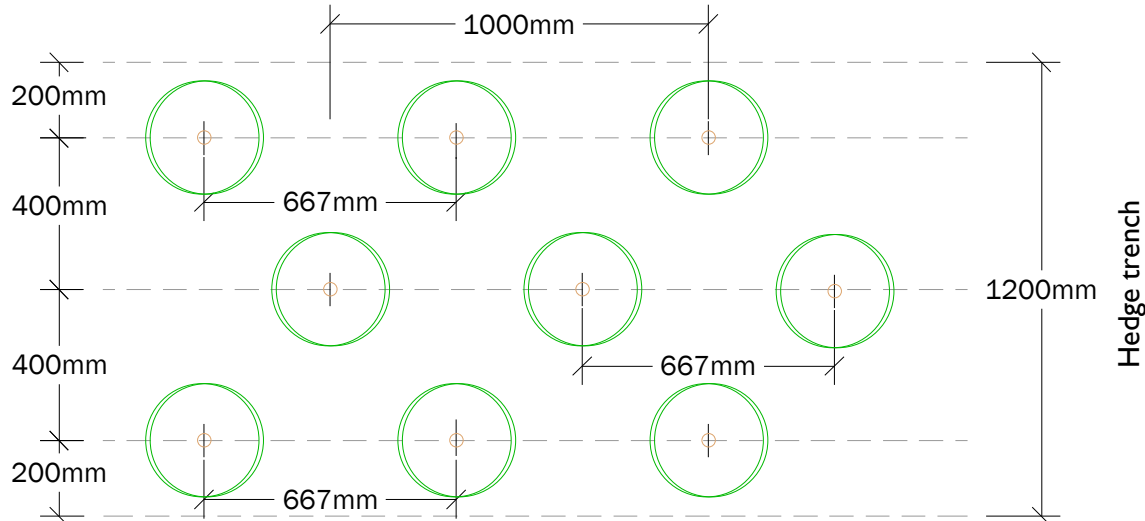
The hedge shall be planted in a single row at the above dimensions

HEDGE PLANTING DETAIL FOR PRUNUS LUSITANICA HEDGING- 3/m
Single row with 500mm trench
Not to Scale



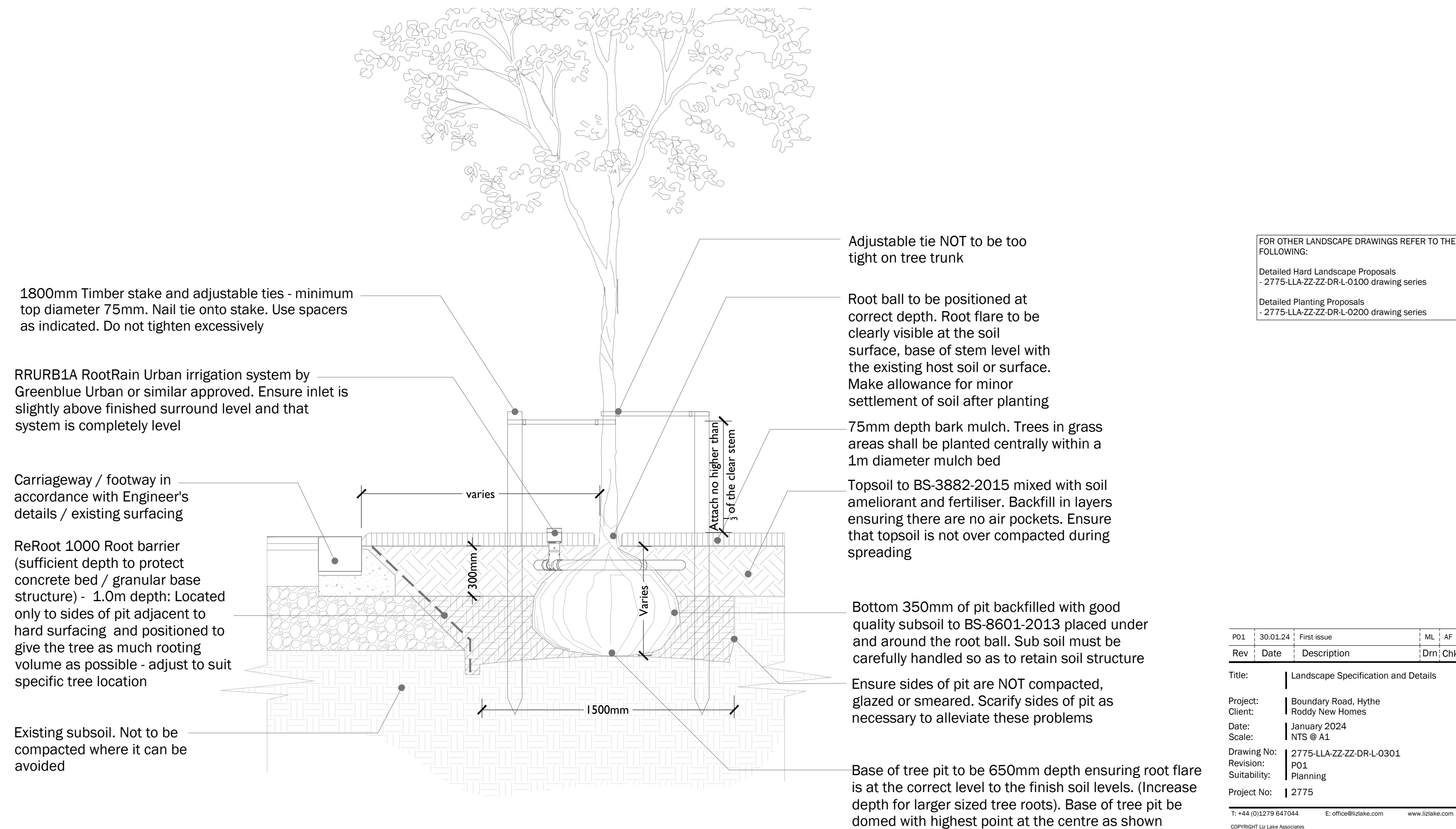
The hedge shall be planted in a staggered row at the above dimensions
All transplants to be protected with spiral guards or shrub shelters

HEDGE PLANTING DETAIL FOR LIGUSTRUM OVALIFOLIUM HEDGING - 5/m
Double staggered row with 800mm trench
Not to Scale



The hedge shall be planted in a staggered row at the above dimensions

HEDGE PLANTING DETAIL FOR MIXED NATIVE HEDGING - 5/m
Triple staggered row with 1200mm trench
Not to Scale



FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Detailed Hard Landscape Proposals
- 2775-LLA-ZZ-ZZ-DR-L-0100 drawing series
Detailed Planting Proposals
- 2775-LLA-ZZ-ZZ-DR-L-0200 drawing series

P01	30.01.24	First Issue	ML	AF
Rev	Date	Description	Dm	Chk

Title:	Landscape Specification and Details
Project:	Boundary Road, Hythe
Client:	Roddy New Homes
Date:	January 2024
Scale:	NTS @ A1
Drawing No:	2775-LLA-ZZ-ZZ-DR-L-0301
Revision:	P01
Suitability:	Planning
Project No:	2775

COPYRIGHT Liz Lake Associates
Information contained in this drawing is confidential and may not be used for any purpose other than that for which the drawing is supplied without prior written authority of Liz Lake Associates.
This drawing is copyright and may not be copied except within the agreed conditions of supply.

BASIC MAPPING
Revised from Ordnance Survey map data by permission of Ordnance Survey © Crown copyright 2023. License No.: 100001036
© Crown copyright and database rights 2023
Ordnance Survey License No. 100001036
This drawing may contain information and/or mapping from a number of sources and its accuracy should be verified on site.

LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

TYPICAL TREE PLANTING DETAIL - Root balled tree. Double stake fixing in soft landscape adjacent to Carriageway / footway - Not to Scale

BOUNDARY ROAD, HYTHE
LANDSCAPE MANAGEMENT PLAN

SCHEDULE OF IMPLEMENTATION

January 2024

[illegible]

BOUNDARY ROAD, HYTHE

LANDSCAPE MANAGEMENT PLAN

5454 CMEP vf3 [issue] – Construction Environmental
Management Plan; Aspect Ecology

January 2024

Smith's Medical Site, Hythe

**Construction Environmental Management
Plan (addressing the requirements of
Conditions 14, 15 and 19 of Planning
Permission (Y19/0071/FH))**

January 2024

Quality Management	
Client:	Roddy New Homes Construction Ltd
Project:	Smith's Medical Site, Hythe
Report Title:	Construction Environmental Management Plan
Project Number:	1005454
File Reference:	5454 CEMP vf3 AS/AH
Date:	25/01/2024

Copyright
The copyright of this document remains with Aspect Ecology. All rights reserved. The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of Aspect Ecology.

Confidentiality
This report may contain sensitive information relating to protected species. All records of Badger setts must remain confidential. Where this report is circulated publicly or uploaded to online planning portals, reference to Badger setts must be redacted and any maps pertaining to the locations of Badger setts removed from the document.

Legal Guidance
The information set out within this report in no way constitutes a legal opinion on the relevant legislation (refer to the relevant Appendix for the main provisions of the legislation). The opinion of a legal professional should be sought if further advice is required.

Liability
This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Aspect Ecology no other party may use, or rely on the contents of the report. No liability is accepted by Aspect Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, express or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties; Aspect accepts no liability for any reliance placed on such information. This report is subject to the restrictions and limitations referenced in Aspect Ecology's standard Terms of Business.

Contact Details
Aspect Ecology Ltd Hardwick Business Park Noral Way Banbury Oxfordshire OX16 2AF t 01295 279721 e info@aspect-ecology.com w www.aspect-ecology.com

Contents

Text:

1 Introduction 1

2 Site Description and Current Ecological Conditions.....4

3 Framework for implementing the EMEP9

4 Habitat Mitigation and Safeguarding Measures10

5 Faunal Mitigation and Safeguarding Measures12

6 Ecological Enhancements.....18

8 Summary and Conclusions21

Plans:

Plan 5454/EMEP1	Location plan
Plan 5454/EMEP2	Ecological Enhancements

Appendices:

Appendix 5454/1	Nesting Bird Survey Methodology
-----------------	---------------------------------

1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology was commissioned by Roddy New Homes Construction Ltd in December 2022 to advise in respect of proposed development of Land at Smith's medical site, Hythe, centred at grid reference TR 1548 3437 (see Plan 5454/ECO1), hereafter referred to as 'the site'.

1.1.2 The site is in receipt of Outline Planning Permission (Ref: Y19/0071/FH) for the redevelopment of the former Smiths Medical site for up to 97 dwellings, up to 153sqm of offices and up to a 66 bed care home, and associated access, parking and landscaping.

1.2 Site Overview

1.2.1 The site is located in the west of Hythe, on the edge of Romney Marsh, Shepway. The site is bound to the north by Boundary Road, beyond which lies residential development, whilst to the east the site is bound by a park known as 'The Green', and existing industrial development. To the west the site is bound by Fort Road, and an area of grassland, scrub and tree cover, which also bounds the southern boundary.

1.2.2 At the time of our 2018 surveys, the site itself was a disused industrial site, comprising a number of buildings (including offices, warehouses, and a factory building), surrounded by hardstanding. In addition, areas of grassland, colonising ground, scrub, and outgrown amenity planting are present within the site. At the time of our 2023 survey, the buildings on site had since been demolished, leaving hardstanding in their footprints.

1.3 Approved Development and relevant Planning Conditions

1.3.1 Planning Permission was granted on the 26th of July 2021 (Ref: Y19/0071/FH) for the development of the site to provide up to up to 97 dwellings, up to 153sqm of offices and up to a 66 bed care home, and associated access, parking and landscaping. The planning permission is subject to a number of conditions, of which Conditions 14 , 15 and 19 relate to ecology and states:

"Condition 14

No development shall take place (including any ground works, site or vegetation clearance) until a construction environmental management plan (CEMP(Biodiversity)), for the protection of:

- *Hythe Ranges Local Wildlife Site;*
- *Coastal vegetated shingle priority habitat;*
- *Badgers;*
- *Reptiles;*
- *Hedgehogs; and*
- *Nesting birds*

during the construction works has been submitted to and approved in writing by the Local Planning Authority. The CEMP (biodiversity) shall include the following:

- a) *Risk assessment of potentially damaging construction activities, including any need for lighting during construction;*
- b) *Identification of 'biodiversity protection zones' (on and off-site);*
- c) *Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- d) *The location and timing of sensitive works to avoid harm to biodiversity features;*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works;*
- f) *Responsible persons and lines of communication;*
- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similar competent person;*
- h) *Use of protective fences, exclusion barriers and warning signs.*

A suitably experienced and qualified ecologist or Ecological Clerk of Works must carry out the role of maintaining ecological watching briefs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: *In order to ensure biodiversity within the site is preserved and enhanced.*

Condition 15

No development shall take place until an ecological design strategy (EDS) addressing the provision of compensatory habitat and ecological enhancements, as outlined in Section 6 of the Ecological Appraisal dated January 2019, has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- *Purpose and conservation objectives for the proposed works;*
- *Review of site potential and constraints;*
- *Detailed design(s) and/or working method(s) to achieve stated objectives;*
- *Extent and location/area of proposed works on appropriate scale maps and plans;*
- *Type and source of materials to be used where appropriate, eg. Native species of local provenance;*
- *Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
- *Persons responsible for implementing the works;*
- *Details of initial aftercare.*

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In order to ensure biodiversity within the site is preserved and enhanced, and to include the provision of compensatory habitat for the loss of Local Wildlife Site.

Condition 19

Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority, detailing the containment, control and removal of cotoneaster on site. The measures shall be carried out in accordance with the approved scheme.

Reason: In order to control invasive species within the site.

1.4 Purpose of this Report

- 1.4.1** This report provides details of the protection and mitigation measures to be implemented in order to safeguard faunal species within the site during the proposed works, in addition to enhancements to be provided for biodiversity, to fully address the requirements of Condition 14 and 19 of Planning Permission Y19/0071/FH. Further information required to address condition 15 (relating exclusively to future management) is set out under separate cover within the Landscape and Ecological Management Plan.

2 Site Description and Current Ecological Conditions

2.1 Site Context

2.1.1 The site is located in the west of Hythe, on the edge of Romney Marsh, Shepway. The site is bound to the north by Boundary Road, beyond which lies residential development, whilst to the east the site is bound by a park known as 'The Green', and existing industrial development. To the west the site is bound by Fort Road, and an area of grassland, scrub and tree cover, which also bounds the southern boundary.

2.1.2 At the time of our 2018 surveys, the site itself was a disused industrial site, comprising a number of buildings (including offices, warehouses, and a factory building), surrounded by hardstanding. In addition, areas of grassland, colonising ground, scrub, and outgrown amenity planting are present within the site. At the time of our 2023 survey, the buildings on site had since been demolished, leaving hardstanding in their footprints.

2.2 Ecological Survey Work Completed to Date

2.2.1 This Ecological Mitigation and Enhancement Plan has been informed by a site visit undertaken by Aspect Ecology in 2023, along with the results of previous ecological survey work undertaken at the site from 2018 to inform an ecological appraisal (with these surveys used to inform the outline application).

2.2.2 The site was initially subject to an extended Phase 1 habitat survey carried out in August 2018. A suite of Phase 2 survey work was also undertaken in respect of protected and notable species during 2018 targeting;

- Bats - Buildings with the potential to support roosting bats as well as habitats suitable for foraging and commuting bats;

2.2.3 In addition, desk study data was also reviewed, with records from Multi Agency Geographic Information (MAGIC) website and Kent and Medway Biological Records Centre (KMBRC) notably including a wealth of bat data provided from Kent Bat Group.

2.2.4 The results of these surveys are detailed within the Ecological Appraisal (January 2019) submitted as part of the planning submission for the site. A summary of this survey work is provided below.

2.3 Site Characteristics

Hythe Ranges Local Wildlife Site

Hythe Ranges LWS is present directly adjacent to the south and west of the site. This designation is Comprises shingle backed by rough grassland and scrub, most of which is intensively managed for training purposes by the Ministry of Defence.

Habitats

2.3.1 The site itself is a disused industrial site, comprising of hardstanding where there used to be several industrial buildings. In addition, areas of grassland, colonising ground, scrub, and outgrown amenity planting are present within the site.

Fauna

- 2.3.2 In terms of faunal interest within the site, survey work undertaken to date is briefly concluded below:

Badger

No evidence for the presence of Badger was recorded throughout the survey work on site. A number of mammal pathways and push-throughs were recorded during the survey work, albeit it is considered likely that these are attributable to the rabbits, given the evidence of heavy rabbit grazing, and presence of rabbit droppings throughout the site.

Bats

- 2.3.3 At the time of our surveys in 2018, Building B10 was assessed to be of low suitability for roosting bats and was therefore subject to further survey work in the form of a single dawn re-entry survey in September 2018. However, no bats were recorded to re-enter building B10, whilst very low levels of bat activity was recorded during the survey, limited to a single Common Pipistrelle registration, and a single Soprano Pipistrelle registration recorded. The buildings on site have since been demolished and no longer offer any roosting opportunities for bats.
- 2.3.4 None of the trees within site were recorded to support potential for roosting bat. Accordingly, roosting bats in trees are not considered to pose a constraint to the proposals.
- 2.3.5 The majority of habitats within site offer negligible opportunities for foraging / commuting bats, being dominated by buildings and hardstanding. However, the scrub and trees within the site may offer some minor opportunities for foraging bats, whilst the offsite treeline may also provide minor commuting and / or foraging opportunities for bats around the site.

Other Mammals

- 2.3.6 No evidence of any other protected, rare or notable mammal species was recorded within the site. Other mammal species likely to utilise the site, such as Fox *Vulpes vulpes*, remain common in both a local and national context, and as mentioned above do not receive specific legislative protection in a development context. As such, these species are not a material planning consideration and the loss of potential opportunities for these species to the proposals is of negligible significance.
- 2.3.7 The desktop study returned background records of Hedgehog within the surrounding area. Hedgehog is a Priority Species, albeit this species remains common and widespread in England. The site offers potential opportunities for this species, particularly in the form of areas of denser scrub and rough grassland, although habitats are unlikely to be of importance in a local context, and Hedgehog is considered to be of importance at a site level only. Further, abundant similar opportunities are present within the local area and there is no evidence to suggest the proposals will significantly affect local populations of this species. Indeed, similar opportunities for this species will be provided under the proposed development, whilst it is recommended that precautionary safeguards are put in place to ensure the continued permeability of the site to small mammal species such as Hedgehogs, and to minimise the risk of harm to Hedgehog in the event this species is present.

Reptiles

- 2.3.8 The site is dominated by buildings and hardstanding which offers negligible opportunities for common reptiles, and indeed no reptiles were recorded during the general survey work undertaken. As such, the vast majority of the site offers negligible potential for this species group.

2.3.9 However, it is considered that the grassland within the site offers some (albeit limited) opportunities for common reptile species. Given the limited extent of this habitat, it is considered that the grassland within the site does not offer extensive opportunities for reptiles, such that, any use of the site by reptiles (should the species group be present) is likely to be limited to occasional use by only low numbers of reptiles, with such reptile populations centred offsite (especially given the abundant opportunities available from within the adjacent Hythe Ranges LWS). As such, the site is considered to be of no more than low value to reptiles, at the site level.

2.3.10 It is understood that the grassland within the centre and south of the site will be lost under the proposed development, and accordingly precautionary safeguards to protect any reptiles throughout clearance works (should they be present) are recommended.

Birds

2.3.11 A small number of bird species were observed within the site during the Phase 1 survey including: Wood Pigeon *Columba palumbus* (nesting in buildings), and House Sparrow *Passer domesticus* (in the areas of dense scrub).

2.3.12 Wood Pigeons are not listed as having any special conservation status, although House Sparrow is included on the Red list as a result of declines in UK breeding populations and is also a Priority Species. However, the habitats present are common in the surrounding area and there is no evidence to suggest the site is of elevated value at a local level for this species, which in any case, is common in Great Britain¹.

2.3.13 Nevertheless, the proposals will result in the loss of scrub habitat and a small number of young trees, and this could potentially affect any nesting birds that may be present at the time of works. Accordingly, a number of safeguards in respect of nesting birds are proposed.

2.3.14 **Design Principles**

Given the above existing ecological conditions, the proposed development has been sensitively designed in order to retain and enhance the ecological interest of the site as much as possible. Specifically, no new residential development has been proposed backing onto the boundary with the Hythe Ranges LWS, with development set back along this boundary and sensitive lighting employed. Furthermore, a number of mitigation measures will be set up that will ensure any protected species (which are largely anticipated to be absent from the site) are protected throughout the proposed development.

¹ Population estimates of birds in Great Britain and the United Kingdom. Musgrove *et al.*, British Birds, 2013

3 Framework for implementing the EMEP

3.1 Areas Covered by the EMEP

- 3.1.1 This Ecological Mitigation and Enhancement Plan (EMEP) covers the site as depicted on Plan 5454/EMEP1 and 5454/EMEP2. The whole site will be subject to (where appropriate) mitigation measures to ensure that legislative compliance is achieved throughout the permitted development. Such mitigation measures are set out within Chapters 4 and 5 of this report, in line with the requirements of planning condition 14 and 19.
- 3.1.2 Following the implementation of mitigation measures, subsequent enhancement measures will be implemented, with future ecological enhancements focused on areas of habitats located within the infrastructure and areas of public open space (as depicted on Plan 5454/EMEP2). Such enhancement measures are set out within Chapter 6 of this report, in line with the requirements of planning condition 15.

3.2 Responsibilities for Mitigation

- 3.2.1 Roddy New Homes Construction Ltd will be responsible for ensuring that all safeguards and mitigation measures will be undertaken in compliance with the below methodology, and at the appropriate times of year. In addition, Roddy New Homes Construction Ltd will also be responsible for monitoring the continued effectiveness of such safeguards (i.e. undertaking weekly inspections to ensure that fencing, where required, remains intact and in the correct location). In practical terms, this responsibility will lie with the site manager. In addition, Roddy New Homes Construction Ltd will ensure all persons working on the site during the construction programme are provided with a toolbox talk.
- 3.2.2 Should Roddy New Homes Construction Ltd sell the site, these responsibilities would carry over to the new land owner.

3.3 Tenure and Responsibility for delivering Enhancements

- 3.3.1 The site is currently owned by Roddy New Homes Construction Ltd, who will be responsible for the creation of the ecology enhancements.

4 Habitat Mitigation and Safeguarding Measures

4.1 Purpose of this section

- 4.1.1 The purpose of this section is to set out safeguards and mitigation measures to protect existing habitats throughout the development. This is intended to address the requirements of condition 14, by providing full details of safeguards and avoidance/mitigation measures required to protect notable habitats.

4.2 Mitigation Overview

- 4.2.1 On the basis of the above baseline conditions, this section assesses the likely effects of development on habitats and ecological features and where necessary sets out detailed mitigation and safeguarding measures that will be implemented. In summary, mitigation measures are considered to be necessary in respect of

- Hythe Ranges LWS;
- Tree mitigation measures.

- 4.2.2 Impact assessments, and necessary mitigation measures in respect of the above are set out below, and are illustrated on Plan 5716/EMEP1. The mitigation measures as outlined below will be implemented prior to the commencement of construction works.

4.3 General Construction Safeguards, specifically including protection of the Hythe Ranges LWS

- 4.3.1 In order to reduce potential adverse effects associated with construction activities on adjacent habitats (including the nearby Hythe Ranges LWS) or species that may occur within the site, safeguarding measures will be implemented, to include the following:

- Damping down of dust sources and covering of loose materials to reduce dust deposition within adjacent habitats;
- Use of lighting to be kept to a minimum. Any lighting required (e.g. for security purposes) to be directed away from boundary features, with use of directional lighting or screening as required to reduce lightspill;
- Storage of chemicals and hazardous materials in line with best practice guidelines, ensuring that they are secure and cannot be accessed or knocked over by roaming animals. Pollution prevention kits should be kept on site and ready for use in the event of any accidents;
- Works that are likely to create notable levels of noise should be undertaken as quickly as possible to prevent disturbing wildlife in the local area; and
- Fires will only be lit in secure compounds and not allowed to remain.

4.4 Trees

- 4.4.1 The majority of trees, located either around the site boundary, within the site or within adjacent areas of woodland at the site periphery, are to be retained, save for the trees in the central grassland area to facilitate residential development or site access, as agreed under the existing outline planning permission.

- 4.4.2 Retained trees could be subject to indirect effects such dust deposition, damage to vegetation, compaction, surface run-off of contaminants or silt, and degradation of

the retained areas of acid grassland and deciduous tree cover. Such effects will be temporary, although could lead to degradation of habitats, particularly ground flora, in the short-long term. In addition, there is also a risk of encroachment of demolition and construction traffic and works into areas of retained habitat.

4.4.3 Potential impacts will be mitigated through the following mitigation measures:

- Fires will only be lit in secure compounds, and will not be lit where the flames can extend to within 50m of any part of a retained tree (e.g. foliage, branches etc.). Fires will also not be allowed to remain and will be put out at the end of each day;
- Tree protection fencing will be erected along around any retained trees in accordance with BS5837:2012;
- In order to prevent accidental encroachment into these areas, the protection fencing will be clearly labelled, with no access permitted until the completion of construction activities;
- All construction staff will be fully briefed on presence of tree protection fencing within the site and made aware of their precise locations; and
- A procedure for ensuring that regular weekly inspections of tree protection fencing, including corrective action, will be put in place.
- Any trees to be removed will be subject to appropriate faunal safeguards (see below). Resultant dead wood will be placed within the wildlife area at the south-east of the site, and left to rot naturally.

4.4.4 Subject to the above mitigation measures, it is considered that retained trees within the site will be fully safeguarded under the proposals.

Timetable for Mitigation Works

4.4.5 A timetable for the mitigation works (in line with the above measures) is provided in Section 5.8. The precise timetable for construction works will be established with due regard to the seasonal sensitivity of the habitats and species requiring protection.

5 Faunal Mitigation and Safeguarding Measures

5.1 Purpose of this section

- 5.1.1 The purpose of this section is to set out safeguards and mitigation measures to protect existing habitats throughout the development. This is intended to address the requirements of condition 14, setting out details of safeguards required for protected and notable species, and proposals for avoidance and mitigation measures.

5.2 Overview

- 5.2.1 Mitigation strategies in respect of notable / protected faunal species are set out in order to ensure that these species are fully safeguarded during the construction phase of the development. These strategies build upon the agreed mitigation measures outlined at the planning submission stage. Faunal mitigation and protection measures will be implemented in respect of the following species / species groups;

- Bats;
- Badger (and other common small mammals);
- Common Reptiles and amphibians;
- Nesting birds; and
- Invasive species

5.3 Bats

- 5.3.1 All British bats are classed as European Protected Species under the Conservation of Habitats and Species Regulations 2017 and are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As such, both bats and their roosts (breeding sites and resting places) receive full protection under the legislation. If proposed development work is likely to result in an offence a licence may need to be obtained from Natural England which would be subject to appropriate measures to safeguard bats. Given all bats are protected species, they are considered to represent important ecological features. A number of bat species are also considered S41 Priority Species.

Trees

- 5.3.2 Based on the survey work undertaken, no confirmed evidence of bat roosts have been recorded within trees that are due to be lost under the development proposals. However, it is acknowledged that the use of tree roosts by bats can be sporadic and transitory in nature. As such, any trees of will be subject to a series of safeguards immediately prior to and during felling;
- Felling of trees should proceed under a precautionary approach. This will involve measures such as 'soft-felling' of sections of the tree identified as providing bat roosting opportunities (e.g. limbs with splits or holes), by lowering and cushioning these sections to reduce any potential effects caused by hard impact with the ground, followed by leaving the felled sections on the ground for a period of at least 24 hours to allow any bats, should these be present, to escape. This will be undertaken under the supervision of a suitably qualified ecologist;

- Felling of trees will ideally be subject to seasonal constraints, with felling works ideally undertaken only during the spring or autumn to avoid the main bat breeding and hibernation periods;
- If any evidence for the presence of roosting bats is recorded, works on that tree will be suspended and consideration will be given to the need to undertake works under a European Protected Species (EPS) development licence, and a licence application will be made to Natural England as required.

5.4 Badger

5.4.1 Badgers are protected by the Protection of Badgers Act 1992. The Act aims to protect the species from persecution, rather than being a response to an unfavourable conservation status, as the species is in fact common over most of Britain. It should be noted that the legislation is not intended to prevent properly authorised development. Under the Act it is an offence to:

- Wilfully kill, injure, take, possess or cruelly ill-treat* a Badger, or attempt to do so;
- To intentionally or recklessly interfere with a sett# (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
- the intentional elimination of sufficient foraging area to support a known social group of Badgers may, in certain circumstances, be construed as an offence
- A sett is defined as “any structure or place which displays signs indicating current use by a Badger”. Natural England advice (June 2009) is that a sett is protected so long as such signs remain present, which in practice could potentially be for some time after the last actual occupation by Badger. Interference with a sett includes blocking tunnels or damaging the sett in any way.

Badger setts

5.4.2 No Badger setts were recorded within the site or its immediate surrounds during any of the surveys undertaken. As such no specific safeguards are required with respect to Badger setts.

General site safeguards

5.4.3 Although no Badger setts are present within the site, it is possible that Badgers in the local area may pass through the site. In order to safeguard any Badgers entering the site during construction works, the following measures will be implemented:

- The site manager will be briefed by a suitably qualified ecologist as to the potential presence of Badgers within the local area, their legislative protection, and the importance of implementing the required mitigation accurately. The site manager will be issued with a contact number for the suitably qualified ecologist in the event of any questions;
- Any trenches or deep pits within the site that are to be left open overnight will be provided with a means of escape should a Badger enter. This could simply

be in the form of a roughened plank of wood placed in the trench as a ramp to the surface. This is particularly important if the trench fills with water;

- Any temporarily exposed open pipes (>150mm outside diameter) should be blanked off at the end of each working day so as to prevent Badgers gaining access as may happen when contractors are off-site;
- Any trenches/pits will be inspected each morning to ensure no Badgers have become trapped overnight. Should a Badger become trapped in a trench it will likely attempt to dig itself into the side of the trench, forming a temporary sett. Should a trapped Badger be encountered a suitably qualified ecologist will be contacted immediately for further advice;
- The storage of topsoil or other 'soft' building materials in the site will be given careful consideration. Badgers will readily adopt such mounds as setts. So as to avoid the adoption of any mounds, these will be kept to a minimum and any essential mounds subject to daily inspections with consideration given to temporarily fencing any such mounds to exclude Badgers;
- The use of temporary lighting will be minimised, and directed away from boundary features. Light-spill onto retained habitats, such as the hedgerows and trees, will be minimised to avoid impacts on nocturnal species, including Badger (and bats), which may make occasional use of these habitats. This may be achieved through the careful positioning of any lighting and the use of louvres, shields or hoods during the works;
- The storage of any chemicals at the site will be contained in such a way that they cannot be accessed or knocked over by any roaming Badgers;
- Fires will only be lit in secure compounds away from areas of Badger activity and not allowed to remain lit during the night;
- Unsecured food and litter will not be left within the working area overnight.

5.5 Other Mammals

- 5.5.1 The disposal of material by burning on site should be avoided, with material either being removed for disposal or e.g. chipped on site. If this is not feasible, material should be stored off the ground, ideally in a metal skip or similar, to prevent access by Hedgehog and other small mammals. In the event that vegetation piles are left on the ground overnight, they should be moved prior to disposal to allow a check for sheltering Hedgehogs.
- 5.5.2 Under the permitted development, to ensure the site remains permeable for Hedgehog and other small mammals, the proposed garden fences will include cut-outs at ground level, so as to ensure free movement between gardens. Cut-outs should measure approximately 13cm x 13cm and be included at regular intervals in fences throughout the development.

5.6 Reptiles and Amphibians

Reptiles

- 5.6.1 Areas of grassland within the site provide minor opportunities for reptiles. As such, precautionary safeguards will be put in place in the event that reptiles are present,

with clearance of any suitable habitat, should it be required, being carried out under a watching brief maintained by site contractors.

- 5.6.2 As a precautionary measure to minimise the risk of harm to reptiles, a destructive search will be carried out. Any tall vegetation to be removed will be reduced in height through staged strimming (utilising hand-tools), outside of extreme weather where possible. In the first strimming phase, the vegetation will be cut to a height of approximately 200mm, working outwards towards the site boundary. The strimmed area will then be left overnight to allow fauna to disperse. The strimming will then be repeated, bringing the vegetation down to ground level, before the arisings are carefully raked off. Care will be taken when strimmed vegetation is removed from the site, before any ground works commence, to ensure that any species utilising the site have safely dispersed to offsite habitats.
- 5.6.3 This exercise should be carried out during the active reptile season where practicable (generally March/April to September/October, depending on prevailing weather). Any potential refuge features, e.g. piles of rubble, heavy logs, brash piles, will be fingertip-searched prior to being carefully disassembled. Any reptiles encountered during the destructive search will be carefully rescued by the supervising ecologist and relocated to suitable nearby habitat. Vegetation will then be maintained at ground level, to prevent any reptiles (should they be present) from colonising the vegetation prior to construction works.

Amphibians

- 5.6.4 The above measures will safeguard any common and widespread amphibians, should they be present in the site during clearance and construction works. In addition, to these measures, all new drains and gulley pots in the new development will feature measures to safeguard amphibians, in the form of wildlife friendly kerbs, enabling any amphibians to avoid becoming trapped in drains.

5.7 Nesting Birds

- 5.7.1 All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended) in respect of killing and injury, and their nests, whilst being built or in use, cannot be taken, damaged or destroyed. Species included on Schedule 1 of the Act receive greater protection and are subject to special penalties.
- 5.7.2 The scrub and trees within the site offer opportunities for nesting birds. The clearance of vegetation within the site therefore has the potential to affect any nesting birds which may be present at the time of works.
- 5.7.3 The loss of vegetation within the site may result in reduced nesting opportunities for birds in the shorter term, albeit the habitats within the site are common and widespread in the surrounding area, and there is no evidence that the site is of elevated importance for nesting birds. Furthermore, it is considered that enhancement measures to be undertaken within the site will lead to a net gain in high quality habitats for birds, with post-mitigation habitats under the permitted development being of substantially greater biodiversity value than those present under the existing situation.

5.8 Invasive Species

- 5.8.1 Cotoneaster, several species of which are listed on Schedule 9 Part II of the Wildlife and Countryside Act 1981, was recorded within the site. It is an offence to cause to grow in the wild, any plant listed on the schedule. As such, all relevant precautions should be taken when carrying out actions that could potentially spread these plants. The government has set out guidance on what can be considered 'causing to grow in the wild' within a response to the Schedule 9 review which states:

"We would expect that where plants listed in Schedule 9 are grown in private gardens, amenity areas etc., reasonable measures will be taken to confine them to the cultivated area so as to prevent their spreading to the wider environment and beyond the landowner's control. It is our view that any failure to do so, which in turn results in the plant spreading to the wild, could be considered as 'causing to grow in the wild' and as such would constitute an offence...Additionally, negligent or reckless behaviour such as inappropriate disposal of garden waste, where this results in Schedule 9 species becoming established in the wild would also constitute an offence."

- 5.8.2 As such, safeguards will be put in place to prevent the spread of the Schedule 9 species during the proposed development works. Such measures will involve herbicide application and/or excavation and removal of any material within the site itself (which should then be disposed of appropriately to prevent colonisation of off-site areas). These measures to remove cotoneaster and prevent it's spread, will fully address condition 19 of Planning Permission Y19/0071/FH.

5.9 Timetable for Mitigation Works

- 5.9.1 A timetable for the mitigation works (in line with the above measures) is provided at Table 5.1 below. The precise timetable for construction works will be established with due regard to the seasonal sensitivity of the habitats and species requiring protection.

Table 5.1. Timetable for mitigation measures

Mitigation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
General Site Safeguards												
Tree – erection of tree protection fencing												
Bats – Soft-felling of trees												
Badger – Construction Safeguards												
Small Mammal – Construction Safeguards												
Reptiles – Habitat Manipulation and Management Exercise												
Nesting Birds – Vegetation clearance												

	Mitigation possible
	Mitigation possible with some restrictions

6 Ecological Enhancements

6.1 Overview

- 6.1.1 The National Planning Policy Framework (NPPF) encourages new developments to maximise the opportunities for biodiversity through incorporation of enhancement measures. The proposals present the opportunity to deliver significant ecological enhancements at the site for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local Biodiversity Action Plan (BAP).
- 6.1.2 Development of the site provides the opportunity to enhance the quality and extent of habitat within the site, providing opportunities for a range of wildlife species. In addition, specific enhancement measures are proposed for key species / species groups, namely bats, birds, invertebrates, reptiles, and small mammals.
- 6.1.3 Details of habitat creation and faunal enhancements to be provided are given below and shown on Plan 5454/EMEP2.

6.2 Tree Planting

- 6.2.1 New tree planting will be used to extend the areas of retained tree cover within the south west of the site (see Plan 5454/EMEP2).
- 6.2.2 The individual trees will add to the diversity of semi-natural habitats within the site. Tree species will provide food sources for invertebrates in the form of nectar, sap runs, and dead wood in the longer term, and will provide shelter and hibernation sites under leaf litter and bark. Bird species will benefit from the provision of nesting sites, in addition to food sources formed by berries and other fruits.
- 6.2.3 **Ground Preparation.** Planting of trees will occur following the ground preparation works as described above. Once trees are planted, topsoil will be added to the immediate area of the planting as required, up to a depth of 50cm. Following a period of rainfall, or when the ground is suitably damp, newly planted trees will then mulched with at least 3 inches of mulch, taking care not to directly mulch the stems.
- 6.2.4 **Timing.** The planting of trees should be carried out between November and March, during periods when the ground is not frozen or waterlogged.
- 6.2.5 **Plant Mix.** Native tree species will be used, for example, Oak *Quercus robur*, Field Maple *Acer campestre*, Common Hazel *Corylus avellana*, Common holly *Ilex aquifolium*, Mountain Ash *Sorbus aucuparia*, Common Yew *Taxus baccata*, Common Hawthorn *Crataegus monogyna*, Dogwood *Cornus sanguinea* and Honeysuckle *Lonicera periclymenum*.

6.3 Faunal enhancements

- 6.3.1 The above habitat creation and restoration measures will create numerous opportunities for faunal species / species groups that do not currently exist within the site. In addition to these habitat creations works, the following specific faunal enhancements will be provided.

Roosting bats

- 6.3.2 Fifty-four Ibstock (or similar) bat boxes will be incorporated within the proposed development and will be integrated directly into a proportion of the new build houses. The provision of bat boxes will provide new roosting opportunities for a range of bats in the area, such as Soprano Pipistrelle, a national Priority Species. So as to maximise their potential use, the bat boxes will be erected as high up as possible and sited in sheltered wind-free areas that are exposed to the sun for part of the day, facing a south-east, south or south-westerly direction. Priority should be given to these forms of roosting features due to their increased rate of uptake by bat species, as well as increased safety and security of these roost features in the long term.

Nesting birds

- 6.3.3 Thirty-two groups of three integrated Ibstock (or similar) Swift nest boxes will be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site. The boxes will be integrated into new buildings overlooking open areas (such as the public open space or the reptile receptor area) so as to maximise the uptake and use of the boxes. The boxes will be sited in sheltered wind-free areas that are not overly exposed to the sun, facing a north-east, north or north-westerly direction.

Invertebrates

- 6.3.4 Fifty-one bee nesting bricks will be included within the proposed development, thereby increasing nesting opportunities for declining populations of non-swarming solitary bee populations. Ideally, the bee bricks will have greater potential of use if sited on suitable south facing walls (where architectural design allows) approximately 1m, or higher, off the ground and unobstructed by vegetation. Suitable bricks can be obtained from <https://greenandblue.co.uk/product/bee-brick/>.
- 6.3.5 Eight loggeries will also be incorporated within the proposed development, thereby increasing opportunities for invertebrates at the site. The loggeries will be situated within grassland on the peripheries of the development (see plan 5454/EMEP2) so as to minimise the disturbance of the loggeries. The provision of such enhancements would be in line with local policy and provide notable biodiversity benefits for invertebrate populations.

7 Summary and Conclusions

- 7.1 Aspect Ecology is acting on behalf of Roddy New Homes Construction Ltd in respect of ecological matters at the site known as Land at Smith's Medical Site, Hythe
- 7.2 The site is in receipt of planning permission (Ref: Y19/0071/FH) for the redevelopment of the former Smiths Medical site for up to 97 dwellings, up to 153sqm of offices and up to a 66 bed care home, and associated access, parking and landscaping.
- 7.3 The planning permission is subject to a number of conditions, including conditions 14 and 15, which require details of mitigation and enhancement measures to be implemented as part of the permitted development.
- 7.4 This report provides details of the protection and mitigation measures to be implemented in order to safeguard faunal species within the site during the proposed works, in addition to enhancements to be provided for biodiversity, to fully address the requirements of Conditions 14, 15 and 19 of Planning Permission (Ref: Y19/0071/FH).
- 7.5 Following the implementation of the measures set out in this report, it is considered that wildlife will be fully safeguarded, and that newly created habitats will be managed for the long-term benefit of wildlife.

Plan 5454/EMEP1:

Site Location



Key:

Site Location

aspect ecology

Aspect Ecology Limited West Court Hardwick Business Park
Noral Way Banbury Oxfordshire OX16 2AF
01295 279721 info@aspect.ecology.com www.aspect.ecology.com

Smiths Medical Site, Hythe

Site Location

5454/EMEP1

A/BG

July 2023

PROJECT

TITLE

DRAWING NO.

REV

DATE



Plan 5454/EMEP2:

Ecological Enhancements



Hedgehog Cut-outs

Gaps will be provided to allow free movement of hedgehogs and other small mammals between gardens post-development. Gaps can take the form of a dropped area of ground under fencing, or of a specific cut-out in the gavel board. Specific Hedgehog-friendly gavel boards can be purchased from a number of suppliers.

Dimensions:
Minimum cut-out size: 150mm x 150mm



Ibstock Bat Box

Designed with the Pipistrelle Bat in mind. Available in all brick types and various sizes. A discrete home for bats with several roosting zones created inside the box. Ideal for new build and conservation work. Maintenance free as the entrance is at the bottom.

Dimensions 215 x 215 or 215 x 290mm.



Ibstock Swift Box

Designed with Swifts in mind. Available in a variety of brick types. An enclosed nesting box for installation at/near eaves. Ideal for new build and conservation work.

Dimensions 327 x 140 x 140mm.



Bee Brick

The bee brick has been designed to create a safe, all year round, nesting site for solitary bees, who face massive decline due to loss of habitat. the bee brick can be built into a wall or structure but can also be placed as a standalone feature in your garden

*Dimensions: small block - 6.5cm x 7cm x 10.5cm.
Large block - 10.5cm x 10.5cm x 10.5cm. Brick
21.5cm x 10.5cm x 6.5cm.*

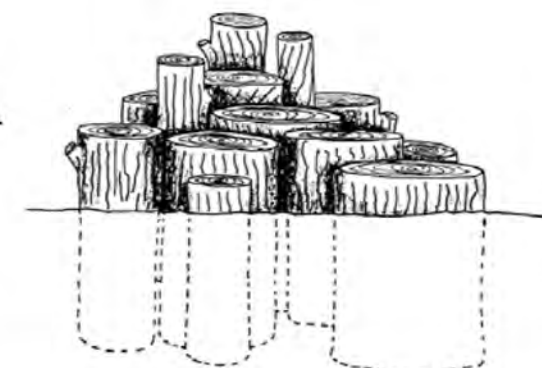


Partially Buried Log Pile

Dead and decaying wood is an important wildlife habitat, used by many species of beetle and other invertebrates.

Create a "loggers", by simply partially burying hardwood logs (with bark still attached) c.60cm into the ground, packing logs as closely together as possible. Position in partially shaded areas to prevent dessication. Avoid making log piles too high, or the timber will dry out. The logs should be at least the thickness of an adult's arm (10-50cm diameter).

Wood from any broadleaved tree can be used, but oak, beech or fruit trees (such as apple/pear) are best, as these support the richest insect communities.



Key:

- Site Boundary
- ◆ Bee Brick [51]
- ◆ Bat Box [54]
- ▲ Swift Brick x 3 [32]
- ✕ Loggeries [8]
- Hedgehog Cut-out [79]

aspect ecology

Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Smiths Medical Site, Hythe

Ecological Enhancement Strategy

5454/EMEP2



D/BG

January 2024

Appendix 5454/1:

Nesting Bird Survey Methodology

Ecological Method Statement

Clearance of vegetation within the nesting bird season

1 Legislation

- 1.1 All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended) in respect of killing and injury, and their nests, whilst being built or in use, cannot be taken, damaged or destroyed. Species listed in Schedule 1 of the Act receive greater protection and are subject to special penalties.

2 Method Statement for Vegetation Clearance in Respect of Nesting Birds

- 2.1 To avoid any potential offence under the Wildlife & Countryside Act 1981 (as amended), any clearance of woody vegetation (including Bramble scrub) or tree surgery should be undertaken outside of the bird-nesting season (generally taken to be March to August inclusive).
- 2.2 If this is not practicable, any vegetation to be removed should first be checked by a suitably qualified ecologist in order to determine the location of any nests prior to removal. Depending on the nature of the vegetation as determined by the suitably qualified ecologist, this may need to include a check survey undertaken immediately following dawn, with a surveyor typically viewing the vegetation over the course of 30 to 60 minutes¹. In determining the breeding status of birds present within suitable areas of vegetation, the suitably qualified ecologist will apply the following criteria, based on the 'Atlas' surveys of 1988-1991 (Gibbons et al, 1993). This accepts the following activities as denoting breeding:
- Adult visiting probable nest site;
 - Nest-building (including excavating nest-hole);
 - Distraction display or feigning injury;
 - Adult carrying faecal sac or food;
 - Adult entering or leaving the nest site in circumstances indicating occupied nest;
 - Nest with eggs found, or bird sitting but not disturbed, or eggshells found near nest;
 - Nest with young; or downy young of ducks, game-birds, waders and other nidifugous species.
- 2.3 Where a suitably qualified ecologist concludes that no nesting birds are present within the site, clearance work should be completed within 3 days of the completion of the nesting bird survey. By undertaking vegetation clearance works within 3 days of the completion of a check survey, the risk of birds creating nests prior to clearance works commencing is minimised.
- 2.4 In the event that any nests, or birds exhibiting any of the above nesting behaviour, be identified as part of this check survey, any such nests will be cordoned off and protected until the end of the nesting season or until the birds have fledged. This cordon will provide a buffer zone

¹ Buisson, R. S. K., Wade, P. M., Cathcart, R. L., Hemmings, S. M., Manning, C. J. & Mayer, L. (2008). *The Drainage Channel Biodiversity Manual: Integrating Wildlife and Flood Risk Management*. Association of Drainage Authorities and Natural England, Peterborough.

extending to at least 5m around the nest, in order to prevent on going site works disturbing the nesting birds.

- 2.5 Site staff will be notified of the presence of birds' nests within the vegetation, and the site manager given a tool box talk to ensure that site staff explicitly understand that no further site works can be undertaken within the cordoned off area until all nesting behaviour is complete. The completion of nesting behaviour will only be confirmed through undertaking further nesting bird survey(s); only when a suitably qualified ecologist has confirmed that nesting birds are no longer present within the area of vegetation in question may clearance works proceed within the previously cordoned off area during the nesting period.
- 2.6 It should be noted that nesting birds receive protection all year round should they be nesting, albeit the likelihood of birds nesting outside of the nesting season is sufficiently low that clearance works are unlikely to encounter nests, and need not employ formal checks. Nonetheless, site staff should maintain a watching brief at all times of the year and should any nesting birds be encountered at other times of the year, works should immediately cease and a suitably qualified ecologist contacted for further advice.

METHOD STATEMENT SUMMARY

Timings: Any clearance of woody vegetation or tree surgery should ideally be undertaken outside of the bird-nesting season (i.e. outside of March to August inclusive), under a watching brief.

Nesting Bird Safeguards: Should vegetation clearance work be required between March and August (inclusive) then the following formal safeguards need to be employed;

- Any vegetation to be removed should first be checked by a suitably qualified ecologist in order to determine the location of any nests prior to removal;
- Where a suitably qualified ecologist concludes that no nesting birds are present within suitable areas of vegetation, clearance work should be completed within 3 days of the completion of the nesting bird survey;
- In the event that any nests are identified as part of this check survey, any such nests will be cordoned off and protected until the end of the nesting season or until the birds have fledged (as confirmed by a suitably qualified ecologist).

ecology • landscape planning • arboriculture

 aspect

Aspect Ecology Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 279721
E: info@aspect-ecology.com
W: www.aspect-ecology.com

Stansted:
Unit 1, The Exchange,
9 Station Road,
Stansted, CM24 8BE

t +44 (0)1279 647044
e office@lizlake.com
www.lizlake.com

Bristol:
Room 320, Second Floor
Engine Shed,
Station Approach,
Bristol, BS1 6QG

e office@lizlake.com
www.lizlake.com

LIZ LAKE
ASSOCIATES
LANDSCAPE ARCHITECTS