

Landscape and Ecological Management Plan



Land off Wilbraham Road, Chorlton
24th November 2022



**Tyler
Grange**

TG Report No. 14807_R04b_JD_HB

Report No:	Date	Revision	Author	Checked
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Appendix 1: Soft Landscape Detail



Summary

- S.1. This Landscape and Ecological Management Plan (LEMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of Anwyl Homes in relation to land off Wilbraham Road, Chorlton ('the site').
- S.2. A full planning application is sought, proposing the erection of a residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage, car parking, access from Wilbraham Road, demolition of garage to the rear of 354 Wilbraham Road and other associated works.
- S.3. The application site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of Manchester City Council (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.
- S.4. The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road. The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.
- S.5. The part of the site identified for ecological enhancement comprises 0.22 ha. The ecological enhancement area is owned by the St Margaret's Centre.
- S.6. This report provides the initial prescriptions required to correctly install the specified habitats in both parts of the site, along with the ongoing management requirements to ensure each habitat achieves its target condition in accordance with the completed Biodiversity Metric.
- S.7. It will be the responsibility of the applicant to appoint a management company to deliver the management prescriptions outlined in this document, along with a Suitably Qualified Ecologist (SQE) to monitor the management regime and recommend remedial measures where necessary.



Section 1: Introduction and Site Context

Purpose

- 1.1. This Landscape and Ecological Management Plan (LEMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of Anwyl Homes in relation to land off Wilbraham Road, Chorlton ('the site'). It provides habitat creation and management objectives and prescriptions for on-site habitats to ensure an overall measurable net gain in biodiversity.
- 1.2. It has been produced to provide detail regarding the long-term management of the proposed habitats within the site for a period of 30 years. The scale and type of habitats discussed in this report are further detailed in **Appendix 1**.
- 1.3. This report must be read alongside the following documentation also prepared by TG for full context:
 - Ecological Impact Assessment (EclA) including Biodiversity Net Gain calculations; and
 - Arboricultural Impact Assessment.
- 1.4. The results of the EclA confirmed that there would be no adverse impact on protected/priority species (which may influence the objectives/prescriptions detailed in this plan) other than the need for sensitive clearance methods to protect any active bird nests, and soft-felling procedures on selected trees relating to roosting bats.

Coverage

- 1.5. This LEMP relates to created habitats and areas of land inside the red line boundary, as shown at **Appendix 1**. This includes created and retained habitats.
- 1.6. This LEMP will set out details of the long-term management of habitats and is set out as follows:
 - **Section 2** describes the site context including details of habitats of ecological value that will be managed under this LEMP;
 - **Section 3** sets out management objectives for the LEMP and describes constraints that may influence management prescriptions;
 - **Section 4** describes the management prescriptions to achieve objectives set out in Section 3 as well as setting out monitoring and remedial actions where necessary;
 - **Section 5** outlines the monitoring schedule and remedial measures which may be identified during the course of the management period; and
 - **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised.

BNG Approach

- 1.7. Based on the Defra metric calculations completed in line with the soft landscape detail, the following assumptions about habitat creation/enhancement have been made. This report details how the management prescriptions will deliver the habitat conditions targeted, in order to achieve a net gain of 8.32%:



- Creation of 'moderate' condition Urban Trees;
- Creation of 'good' condition neutral grassland;
- Creation of 'poor' condition turf;
- Creation of 'poor' condition ornamental planting; and
- Hedgerow planting.



Section 2: Site Summary

Site Location

- 2.1. The extent of the site is denoted by the red line boundary as shown in **Appendix 1**. It is located off Wilbraham Road in Chorlton, Manchester. The site is set amongst residential development.

Land Tenure

- 2.2. All land within the site is within the control of the applicant, Anwyl Homes. GMYF currently own the housing land and St Margaret's own the ecological enhancement land. The ownership of the housing plots themselves will be subsequently transferred to the occupants. For this reason, this management plan excludes all areas which will be within future private ownership.

Ecological Features to be Managed

- 2.3. The soft landscape detail for the site is provided in **Appendix 1**. In summary, the habitats to be created and managed are as follows:
- Tree planting;
 - Neutral grassland;
 - Ornamental shrubs;
 - Hedgerows; and
 - Turf/lawn.

Key Faunal Groups

- 2.4. The following key faunal groups for the site have been identified for the site:
- Bats;
 - Birds; and
 - Invertebrates.

Other Key Considerations

- 2.5. Aside from the faunal groups identified on-site, the principal purpose of this document and habitat management is to ensure the landscape detail delivers the benefits and target conditions assessed within the Defra biodiversity metric for the site.



Section 3: Management Objectives and Constraints

Management Objectives

- 3.1. Considering the habitats and key fauna present within the site, the following objectives for nature conservation management have been set:
- Objective 1: To protect and enhance existing retained habitats on site;
 - Objective 2: To create a diverse range of new habitats on site;
 - Objective 3: To ensure the continuance and expansion of opportunities for key faunal species identified on site;
 - Objective 4: To monitor the efficacy of nature conservation management through regular assessment of habitat establishment; and
 - Objective 5: To create high ecological value habitats in appropriate condition according to the targets set in the Defra biodiversity metric.

Key Faunal Groups and Management Requirements

- 3.2. Considerations for key faunal groups include:
- Create additional sheltering opportunities for invertebrates; and
 - Enhancement of site for bats and birds through inclusion of bat and bird boxes.
- 3.3. Full detail of these features are provided in report *14807_R03 Ecological Enhancement Strategy* produced by TG.

Management Constraints

- 3.4. Management cannot be undertaken which comprises the survival or success of the fauna described above. Further detail is described below:
- Cutting of shrub and hedgerows will be undertaken between September and February, outside of the 'core' nesting bird season. Due diligence is also required by maintenance staff to avoid the disturbance of nesting birds which can also nest outside of the 'core' period. In the event that clearance is required between March and August (the core nesting season), the works will need to be preceded by a check for active nests by a suitably experienced ecologist.



Section 4: Management Prescriptions

- 4.1. The management prescriptions for each proposed and retained habitat, including timings and responsibilities, are set out in **Table 1** within the subsequent pages of this section of the report. The LEMP will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance once established.
- 4.2. The prescriptions seek to cover a period equating to a 30-year period and include both the start-up works and continued management post development. This is inclusive of primary establishment of habitats and subsequent management regimes. These actions are set out under the individual objective headings set out in **Section 3**.



Table 1: Managemet Prescriptions

Objective 1: To protect and enhance existing retained habitats on site; Objective 2: To create a diverse range of new habitats on site; Objective 3: To ensure the continuance and expansion of opportunities for key faunal species identified on site; Objective 5: To create high ecological value habitats in appropriate condition according to BNG metric;				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
All tree planting.	To create opportunities for wildlife in particular nesting birds and roosting bats as well as a range of aesthetics for public recreation and landscape features.	As detailed in soft landscape schedule. Condition Assessment/Criteria: Moderate Condition (Passes 3 or 4 of criteria) ✓ More than 70% of trees are native species ✓ More than 50% are mature ✓ There is little or no evidence of an adverse impact on tree health by human activity or herbicide use. There is no regular pruning regime so the trees retain 75% of their canopy for their range and height ✓ Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath	<u>Planting (year 1)</u> All trees to be rootballed to provide maximum protection for roots and planted over winter for maximum drought tolerance. Extra heavy standard trees to be planted at a girth of 16-18cm; standard trees to be planted at a girth of 12-14cm Each tree will be protected with a biodegradable rabbit guard and affixed with conical strimmer guards and two stakes per heavy standard or extra heavy standard tree. <u>Initial aftercare (years 1 – 5)</u> Annual monitoring of trees in growing season and replacement of any dead / unsuccessful / vandalised trees in next growing season. Weeding will be undertaken during monthly maintenance visits during the growing season, whereby weeds will either be spot treated with a suitable herbicide or hand weeded. During the monthly maintenance visits for the first 5 years, all stakes/ties/rabbit guards will be readjusted as necessary. Watering of trees will require three monthly visits in growing season for first 5 years. An additional visit per month may be required for trees in hard	November – March April – September



			surfaces during periods of drought – to be informed by monthly maintenance visits. The following will apply: • Last week in March – 1 visit; • April – September – 3 visits each month (more in periods of drought); • Early October – 1 visit. <u>Years 5-30</u> At year 5 the growth of new trees should be assessed and formation pruning undertaken only when necessary and stakes / ties / rabbit guards removed at year 5. <u>General Years 5 - 30</u> Pruning only undertaken on failing branches/limbs, generally only done when needed.	
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Proposed specimen shrub planting / amenity shrub planting / planting mixes (including dogwood scrub).	To create opportunities for wildlife in particular nesting birds as well as a range of aesthetics for public recreation and landscape features.	As detailed in soft landscape schedule. Condition Assessment: Poor – no accompanying condition criteria in technical supplement.	<u>Planting (year 1)</u> Plants to be planted in prepared ground removed of debris etc in appropriately sized pits in groups of 3-15 of the same species together at 1m x 1m spacing and to supplier's recommendations. Once planted, the area containing the plants should have amenity grade bark mulch applied at a depth of 50mm to suppress weed growth and kept that way. <u>Initial aftercare (years 1 – 5)</u> Annual monitoring of plants in growing season and replacement of any dead / unsuccessful / vandalised specimens in next growing season. <u>Years 5-30</u> At year 5 the growth of shrubs should be assessed and formation pruning undertaken as necessary outside of bird nesting season.	October – February April – September October - February
Turfed areas (note applies to POS areas only – rear gardens will be turfed or with grass mix sown prior to occupation and then not subject to any management other than management undertaken by new occupier).	To create a hard wearing grass which will provide benefits for soil invertebrates and foraging birds.	Rolawn Medallion or similar approved. Condition Assessment: Poor Condition Criteria – N/A.	<u>Initial Creation</u> Once the ground is suitably prepared via cultivation and it is at a medium tilth, it should be left to settle for one week, at which point weeds should continue to be removed. Seed mix to then be broadcast by hand at a rate of 25g/m² and after sowing, the soil should be gently raked to bed the seed, followed by rolling. Once seeding grasses are established (c. 1 month after sowing if done in Spring), the soil will be lightly rolled. After this, it can be mown to a height of 50mm at first. Alternatively, if the grassland comprises rolled turves, this will entail rolling each turve, firming in	Spring (or Autumn)



			and allowing to bed in for at least one week before considering management. <u>Years 1 – 30 after establishment</u> Once established and after the first cut, the grass mix can be cut as necessary (once per week/fortnight in the growing season), and any weeds removed by hand or spot-treated during maintenance visits.	Cut as necessary in growing season March - October
Proposed Neutral Species-Rich Grassland.	To create a diverse grassland mix which will provide benefits for pollinators and aesthetics.	Emorsgate EM7 / Neutral Soils Meadow Mix Condition Assessment: Good Condition Criteria (Passes 6): ✓ Appearance and composition closely matches specific grassland type (neutral). Wildflowers, sedges and indicator species clearly visible; ✓ Sward height varied; ✓ Cover of bare ground between 1 and 5%; ✓ Cover of bracken less than 20%; ✓ Absence of invasive non-native species and undesirable species. ✓ Greater than 9 species per m².	<u>Initial Creation</u> Once the ground is suitably prepared via cultivation and it is at a medium tilth, the seed mix can be broadcast at a density of 4g/m² ideally in Spring. The seeds must not be covered but firmed with a roll. <u>First Year Management</u> Weed control in the first growing season to be controlled by regular topping/mowing on a monthly basis in the growing season to a height of 40-60mm. As these mixes contain yellow rattle, spring cutting is not advised. <u>Management Years 2-30</u> Once the grassland is established in Year 2 (or dictated by monitoring), the grassland should be subject to a main summer hay cut followed by another cut in autumn to 50mm. The arisings should be left to dry and shed seed for a week <u>before being removed from site</u>.	Spring or Autumn Throughout growing season Summer hay cut and late autumn cut
Hedgerows (native and amenity hedgerows).	To create 'wildlife corridors' and provide opportunities for small mammals, birds and invertebrates in terms of commuting, foraging and dispersal.	Species Mix: Hornbeam, privet and yew; Condition Assessment: N/A.	<u>Planting (year 1)</u> Hedgerow shrubs planted in double staggered rows 30cm apart; plants in each row to be 45cm apart, giving 5 plants per linear meter. Hedgerow shrubs to	November - March



			be planted over winter for maximum drought tolerance. <u>Initial aftercare (year 1-3)</u> Annual check to remove failed stock and replace where necessary. Weeds growing between shrubs or between geotextile sheeting should be cut back regularly over the summer until the hedge growth gets above weed height.	Growing season
			<u>Years 3-30</u> To encourage bushy growth from the base, cut back any thorn quicks to approximately 5 inches. Trim lightly every third year, allowing the hedge to increase in size each time until maximum size is reached. Subsequent trimming will then aim to retain maximum/desired size.	Growing season



Section 5: Monitoring and Remedial Measures

- 5.1. Along with the requirement for ongoing management of the site by specialist contractors, it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the created and retained habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward (i.e. between Years 1 and 3) and later with evidence that each habitat has achieved its target.
- 5.2. It is therefore recommended that monitoring of the site is undertaken in Year 1 once development and habitat creation in a given area is complete. Given the scale and phased nature of the development, construction will span over a single year. 'Year 1' and subsequent years will therefore refer to the time after completion of development/landscape features in a given phase.
- 5.3. In Year 1 of a phase, monitoring will be required once all landscaping in a phase has been completed to ensure that all created/retained habitats have been installed to the correct specification and location. Should the monitoring by the SQE identify that a habitat or feature has been installed incorrectly or to the wrong specification, it will be the responsibility of the SQE to report this to Anwyl Homes. Anwyl Homes and their appointed contractors will then be responsible for resolving the issue immediately. The results of the monitoring at Year 1 for a given phase will be compiled into a short note for submission to the Local Planning Authority.
- 5.4. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-development. The appointed SQE will perform a condition assessment of all created habitat features to assess their progress against management objectives. Should any habitats appear to be failing or in poor condition, it will be the responsibility of the SQE to report this to Anwyl Homes and their contractors. It will then be the responsibility of Anwyl Homes and their contractors to implement the necessary remedial measures (i.e. re-fixing rabbit guards, replacement of failing tree/hedge stock). The results of the monitoring in Years 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority.



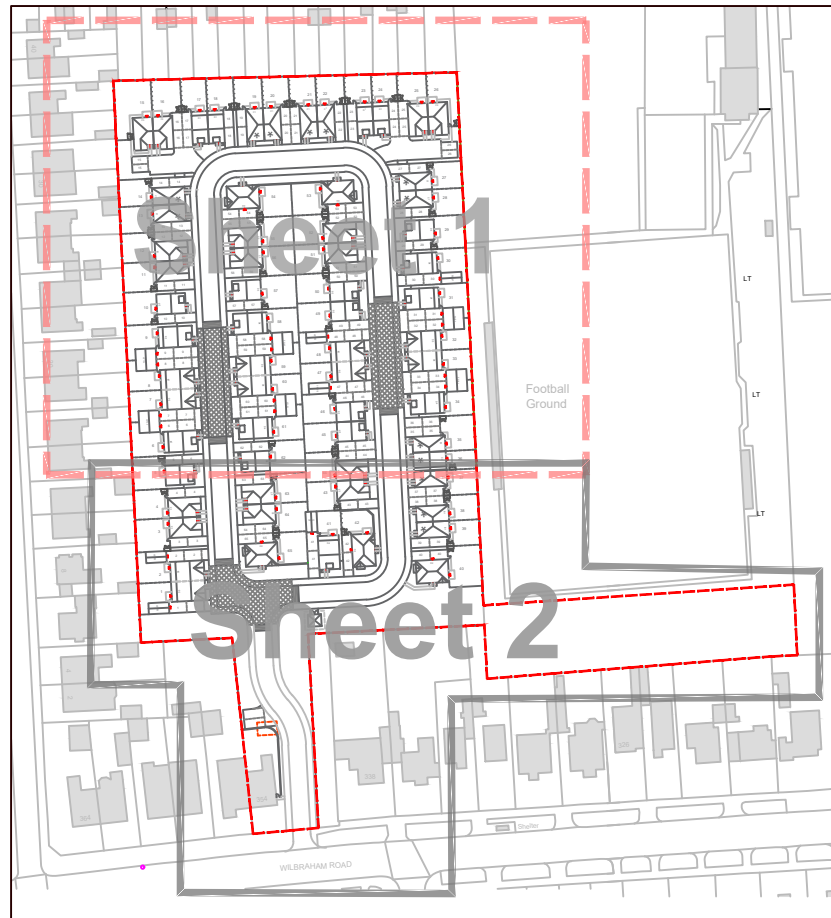
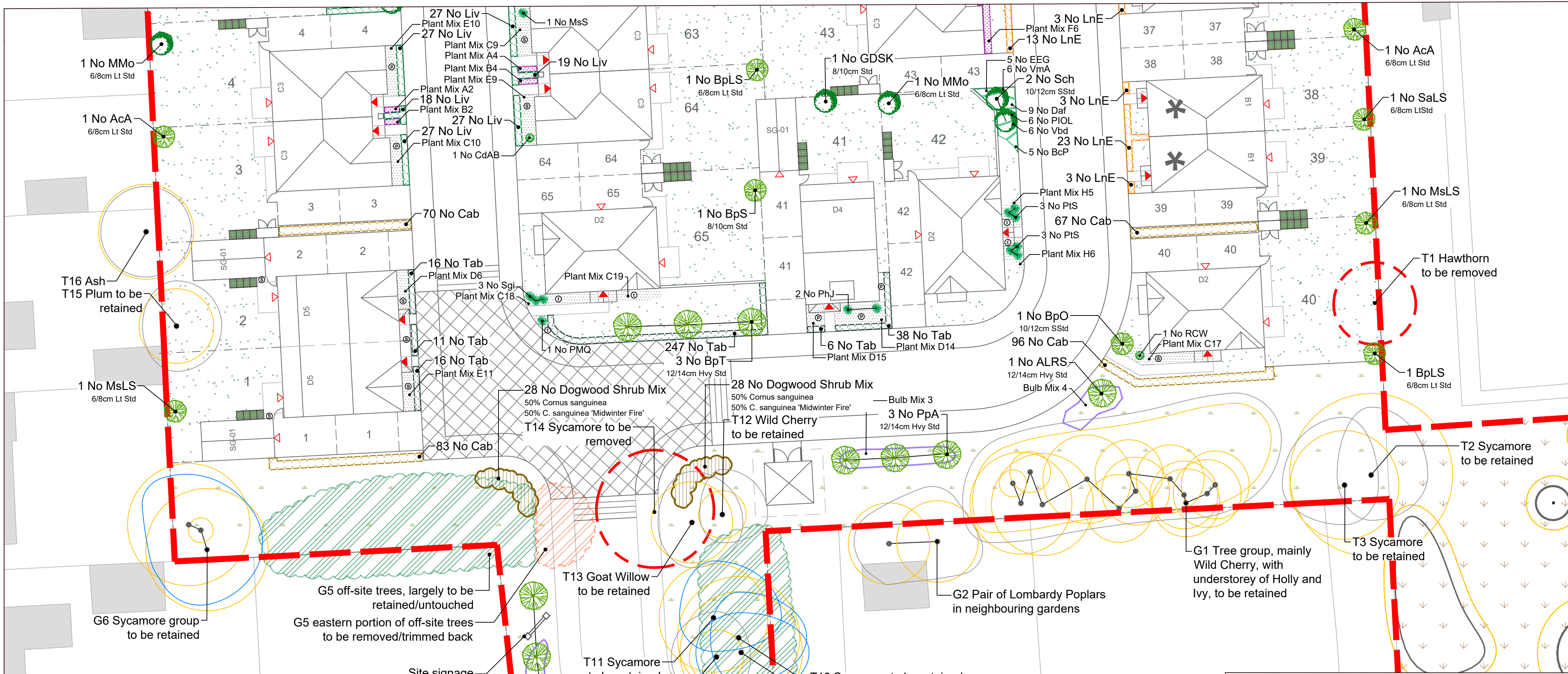
Section 6: Delivery of the LEMP

- 6.1. Anwyl Homes will be the body responsible for the delivery of this LEMP. It will be Anwyl Homes' responsibility to provide adequate financial provision to a future management company/contractor to install and manage the proposed habitats. It will be Anwyl Homes' overall responsibility to ensure the prescriptions detailed in this management plan are delivered, and any remedial actions arranged and delivered.
- 6.2. Anwyl Homes will be responsible for appointing a Suitably Qualified Ecologist to undertake the required monitoring measures in Years 1, 2 3, 5, 10, 20 and 30. The SQE will then be responsible, through funding by Anwyl Homes, to undertake the monitoring and report discrepancies to either the principal contractor or management company, along with compiling the results of the monitoring for submission to the Local Planning Authority. It will be the responsibility of Anwyl Homes to submit the monitoring reports and ensure any remedial measures recommended by the SQE are implemented through financial provision.



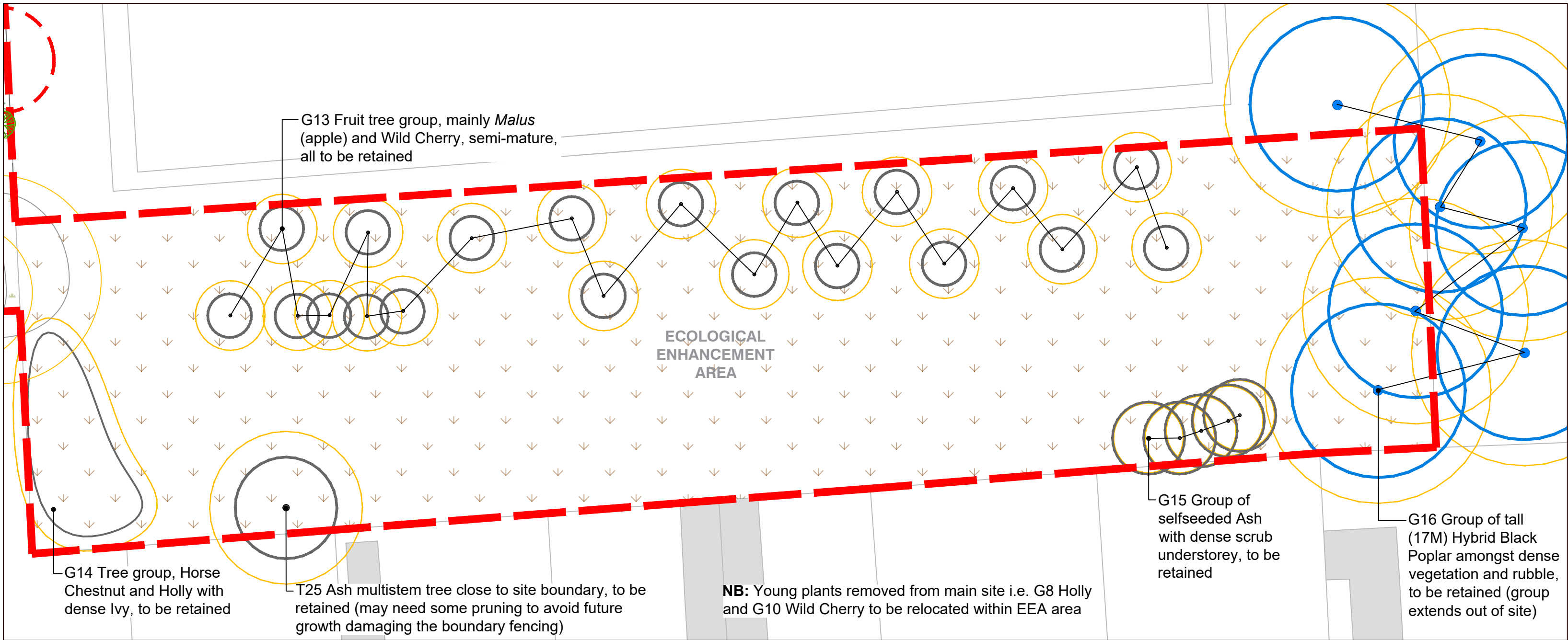
Appendix 1: Soft Landscape Detail





Location Plan

Southern part of scheme (for Ecological Enhancement Area see below)



Ecological Enhancement Area to southeast of scheme

- Key:
- Existing Trees to be Retained (Canopy, trunk and RPA shown, 'T' reference included within label text)
NB: Blue line = 'B' Category tree canopy, Grey line = 'C' Category tree canopy
 - Existing Trees to be Removed
 - Proposed Trees, Native (No. 61, 70% of total)
 - Proposed Trees, Amenity (No. 26, 30% of total)
 - Existing Vegetation to be Retained
 - Existing Vegetation, to be Removed (or Pruned). See notes on drawing.
 - Proposed Native Hedges & Hedgerows:
Carpinus betulus (Hornbeam) 1.8-2m
Ligustrum vulgare (Privet) 1-1.5m
Taxus baccata (Yew) 1-1.5m
 - Proposed Amenity Hedges:
Lonicera nitida 'Elegant Box' Honeysuckle
Cotoneaster franchetti Franchetti's Cotoneaster 1-1.5m
 - Proposed Dogwood Mix Planting
 - Proposed Specimen Shrub Planting
 - Proposed Green Screens, No. 27, from Mobilane www.mobilane.com
 - Proposed Amenity Shrub Planting
 - Proposed Native Bulb Mix Planting
 - Proposed Planting Mixes (not within gravel areas)
 - Proposed Amenity Lawn Turf. Rolawn Medallion or similar approved
 - Proposed Species-rich Grassland, Neutral. Neutral Soils Meadow mix from *British Wildflower Seeds* www.britishtwildflowerseeds.co.uk
 - Proposed Species-rich Grassland, EMT from *Emorsgate* (Meadow mix for Sandy Soils) www.wildseed.co.uk
 - Proposed Gravel/Slate (no geotextile, planted with various plant mixes). Gravel depth 50-75mm. For gravel/slate type see entry below.
 - Proposed Gravel/Slate (with geotextile, unplanted). Gravel depth 50mm-75mm. For gravel/slate type see entry below.
 - Proposed Gravel/Slate types:
p = Plum Slate 20mm
s = Staffordshire Pink Gravel 20mm
t = Trent Gravel 20mm
 - Site boundary

0 10m



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b	Slight adjustment to entrance roadway. MRD	24/11/2022
a	Existing trees within EEA, more detail added. MRD	22/11/2022
Rev	Description	Date

Project title
Land off Wilbraham Road, Chorton

Drawing title
Soft Landscape Drawing (2 of 3)

Scale
Date 1:250 @ A1
18.11.2022

Drawn
Checked
MRD

Drawing number
14807_P05(2)

Revision
b

Planting Schedules

Trees - Native (or cultivars of native species)						
Number	Abbrev	Species	Common Name	Grth	Height	Pot Size
4 No.	ACA	<i>Acer campestre</i> 'Arends'	Field Maple 'Arends'	6-8cm	250-300cm	-
1 No.	ALR	<i>Acer campestre</i> 'Louis Red Shine'	Field Maple 'Louis Red Shine'	12-14cm	350-425cm	-
7 No.	BpLS	<i>Betula pendula</i>	Silver Birch	6-8cm	250-300cm	-
3 No.	BpO	<i>Betula pendula</i> 'Obelis'	Selected Silver Birch	10-12cm	300-350cm	-
3 No.	BpS	<i>Betula pendula</i>	Silver Birch	8-10cm	250-300cm	-
2 No.	BpSS	<i>Betula pendula</i>	Silver Birch	10-12cm	300-350cm	-
3 No.	BpT	<i>Betula pendula</i> 'Trists'	Weeping Birch 'Trists'	12-14cm	350-425cm	-
3 No.	CbFF	<i>Carpinus betulus</i> 'Fastigiata Frans Fontaine'	Hornbeam 'Frans Fontaine'	6-8cm	250-300cm	-
3 No.	CFFF	<i>Carpinus betulus</i> 'Fastigiata Frans Fontaine'	Hornbeam 'Frans Fontaine'	10-12cm	300-350cm	-
2 No.	FSD	<i>Fagus sylvatica</i> 'Dewyk'	Festigate Beech	8-10cm	250-300cm	45L
5 No.	MaiLS	<i>Malus sylvestris</i>	Crab Apple	6-8cm	250-300cm	-
1 No.	MSSS	<i>Malus sylvestris</i>	Crab Apple	10-12cm	300-350cm	-
3 No.	PpA	<i>Prunus padus</i> 'Alberti'	Bird Cherry 'Alberti'	12-14cm	350-425cm	30L
6 No.	SaLS	<i>Sorbus aucuparia</i>	Rowan	6-8cm	250-300cm	-
1 No.	SaS	<i>Sorbus aucuparia</i>	Rowan	8-10cm	250-300cm	-
1 No.	SA	<i>Sorbus aucuparia</i> 'Asplenifolia'	Cut Leaved Rowan	10-12cm	300-350cm	-
3 No.	SaSh	<i>Sorbus aucuparia</i> 'Sheenwater Seeding'	Rowan 'Sheenwater Seeding'	10-12cm	300-350cm	-
7 No.	TcHS	<i>Tilia cordata</i>	Small-Leaved Lime	12-14cm	350-425cm	-
3 No.	TWO	<i>Tilia cordata</i> 'Winter Orange'	Small-Leaved Lime 'Winter Orange'	6-8cm	250-300cm	-

Trees - Amenity (non-native)						
Number	Abbrev	Species	Common Name	Grth	Height	Pot Size
2 No.	AiA	<i>Alnus incana</i> 'Aurea'	Golden Alder	6-8cm	250-300cm	-
4 No.	Bij	<i>Betula utilis</i> 'jacquemonti'	Himalayan Birch	10-12cm	300-350cm	-
2 No.	GDSK	<i>Gleditsia</i> 'Draves Street Keeper'	Honey Locust 'Draves Street Keeper'	8-10cm	250-300cm	45L
1 No.	MbSP	<i>Malus baccata</i> 'Street Parade'	Siberian Crab 'Street Parade'	10-12cm	300-350cm	45L
1 No.	MDM	<i>Malus</i> 'Direktor Moerland'	Direktor Moerland Crab Apple	6-8cm	250-300cm	-
3 No.	Mev	<i>Malus</i> 'Evereste'	Evereste Crab Apple	6-8cm	250-300cm	-
3 No.	Mm	<i>Malus</i> 'Mokum'	Mokum Crab Apple	6-8cm	250-300cm	-
3 No.	Pst	<i>Prunus serrula</i> 'Tibetica'	Tibetan Cherry	6-8cm	250-300cm	-
2 No.	Salu	<i>Sorbus aria</i> 'Lutescens'	Whitebeam	6-8cm	250-300cm	-
3 No.	Sch	<i>Sorbus x arnoldiana</i> 'Schouten'	Mountain Ash 'Schouten'	10-12cm	300-350cm	-

Hedges - Native						
Number	Abbrev	Species	Common Name	Height	Pot Size	Density
503 No.	Cab	<i>Carpinus betulus</i>	Hornbeam	60-50cm	-	1+1; Transplant - seed raised; BR
704 No.	Liv	<i>Ligustrum vulgare</i>	Wild Privet	30-50cm	-	Double staggered rows, 6 per linear metre, rows 300mm apart
409 No.	Tab	<i>Taxus baccata</i>	English Yew	30-40cm	-	Double staggered rows, 6 per linear metre, rows 300mm apart

Hedges - Amenity						
Number	Abbrev	Species	Common Name	Height	Pot Size	Density
289 No.	LtE	<i>Lonicera nitida</i> 'Elegant'	Box Honey-suckle 'Elegant'	30-50cm	2-3L	Bushy
514 No.	Cof	<i>Cotoneaster franchetti</i>	Franchet's Cotoneaster	40-60cm	-	BR

Dogwood Shrub Mix						
Number	Abbrev	Species	Common Name	Height	Pot Size	Density
28 No.	Csa	<i>Cornus sanguinea</i>	Common Dogwood	40-60cm	-	1+1; Transplant; BR
28 No.	CMF	<i>Cornus sanguinea</i> 'Midwinter Fire'	Midwinter Fire Dogwood	60-80cm	-	Branches; 3 breaks; BR

Shrubs/Grasses - Specimen						
Number	Abbrev	Species	Height	Pot Size	Specification	Density
3 No.	CbP	<i>Callicarpa bodinieri</i> var. 'graldis' 'Profusion'	40-60cm	10L	Bushy; 6 brks	
3 No.	CdAB	<i>Choisya x dewitteana</i> 'Apple Blossom'	40-60cm	5-7.5L	Bushy; 6 brks	
3 No.	CdG	<i>Choisya x dewitteana</i> 'Greenfingers'	40-60cm	5-7.5L	Bushy; 6 brks	
3 No.	FRP	<i>Fargesia</i> 'Red Panda'	100-125cm	10L	Full Pot	
2 No.	MFb	<i>Magnolia</i> 'Fairy Bland'	40-60cm	7.5L	Bushy	
1 No.	MpS	<i>Magnolia</i> 'Satisfaction'	40-60cm	7.5L	Bushy	
1 No.	Mss	<i>Magnolia stellata</i>	40-60cm	10L	Bushy	
3 No.	MML	<i>Miscanthus sinensis</i> 'Morning Light'	-	10L	Full Pot	
3 No.	MsS	<i>Miscanthus sinensis</i> 'Strictus'	-	10L	Full Pot	
2 No.	PhJ	<i>Phormium cookianum</i> 'Jester'	80-100cm	10L	Triple crown	
3 No.	PMQ	<i>Phormium cookianum</i> 'Maori Queen'	80-100cm	10L	Triple crown	
2 No.	PPB	<i>Phormium</i> 'Platt's Black'	80-100cm	10L	Triple crown	
6 No.	PIS	<i>Phormium tenax</i> 'Sundowner'	80-100cm	10L	Triple crown	
1 No.	PAJ	<i>Physocarpus</i> 'Amber Jubilee'	60-80cm	10L	Bushy	
1 No.	PoD	<i>Physocarpus opulifolius</i> 'Diabolo'	60-80cm	10L	Bushy	
5 No.	RfF	<i>Rhamnus frangula</i> 'Fine Line'	60-80cm	5L	Bushy	
2 No.	RCW	<i>Rhododendron</i> 'Cunningham's White'	40-60cm	10L	Bushy	
1 No.	SKG	<i>Skimmia x confusa</i> 'Kew Green'	40-60cm	10L	Bushy	
9 No.	Sgi	<i>Stipa gigantea</i>	-	10L	Full Pot	
2 No.	VbDS	<i>Viburnum x davidii</i>	40-60cm	10L	Branches; 4 brks	

Shrubs, Ferns and Grasses - Amenity						
Number	Abbrev	Species	Height	Pot Size	Specification	Density
24 No.	BcP	<i>Bergenia cordifolia</i> 'Purpurea'	-	2-3L	Full Pot	5m ²
10 No.	CKF	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	-	2-3L	Full Pot	3.5m ²
9 No.	Daf	<i>Dryopteris affinis</i>	-	3L	Full Pot	3m ²
5 No.	EEG	<i>Euryonymus</i> 'Emerald Galety'	20-30cm	3L	Bushy; 7 brks	3m ²
15 No.	EPG	<i>Euryonymus japonicus</i> 'President Gauthier'	40-60cm	5L	Bushy	3m ²
18 No.	PHL	<i>Phlox leucostachya</i> 'Otto Luyken'	30-40cm	3L	Bushy; 3 brks	2m ²
1 No.	PcRC	<i>Pyracantha coccinea</i> 'Red Column'	60-90cm	5L	Bushy	3m ²
10 No.	RhCW	<i>Rhododendron</i> 'Cunningham's White'	30-40cm	5L	Bushy	3m ²
24 No.	Vbd	<i>Viburnum x davidii</i>	30-40cm	3L	Bushy; 3 brks	3m ²
18 No.	Vma	<i>Vinca minor</i> 'Atropurpurea'	20-30cm	2-3L	Several shoots; 3 brks	5m ²

Amenity Plant Mix A						
Area	A1	A2	A3	A4	A5	A6
2 No.	-	2 No.	-	3 No.	3 No.	10 No.
-	1 No.	-	1 No.	1 No.	-	3 No.
-	1 No.	1 No.	2 No.	-	1 No.	5 No.
2 No.	-	2 No.	-	-	3 No.	7 No.
-	1 No.	1 No.	-	-	-	2 No.
1 No.	1 No.	-	-	1 No.	1 No.	4 No.
1 No.	1 No.	-	-	1 No.	1 No.	4 No.
1 No.	2 No.	-	2 No.	3 No.	-	8 No.
-	-	1 No.	1 No.	1 No.	1 No.	4 No.

Amenity Plant Mix B						
Area	B1	B2	B3	B4	B5	B6
-	1 No.	1 No.	1 No.	1 No.	1 No.	5 No.
-	2 No.	-	2 No.	2 No.	2 No.	8 No.
1 No.	-	1 No.	-	-	-	2 No.
1 No.	2 No.	-	1 No.	-	-	4 No.
1 No.	-	-	1 No.	-	-	2 No.
-	1 No.	-	1 No.	1 No.	1 No.	4 No.
1 No.	-	1 No.	-	1 No.	1 No.	4 No.
-	-	1 No.	-	1 No.	1 No.	3 No.
2 No.	-	3 No.	-	3 No.	3 No.	11 No.

Amenity Plant Mix H (Gravel gardens)						
Area	H1	H2	H3	H4	H5	H6
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	9 No.
5 No.	5 No.	-	-	5 No.	5 No.	20 No.
1 No.	3 No.	3 No.	3 No.	-	-	10 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	1 No.	-	-	6 No.
3 No.	3 No.	3 No.	-	-	-	6 No.

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Wiltshire Meadow Seed Mix - Neutral Soils

Wildflowers (50% of mix)	
Latin name	Common name
<i>Achillea millefolium</i>	Yarrow
<i>Centaurea nigra</i>	Common Knapweed
<i>Cerastium glomeratum</i>	Sticky Mouse-ear
<i>Conopodium majus</i>	Pignut
<i>Euphrasia</i> spp.	Eyebright
<i>Leontodon autumnalis</i>	Autumn Hawkbit
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Medicago lupulina</i>	Black Medic
<i>Pastinaca sativa</i>	Wild Parsnip
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Plantago media</i>	Hoary Plantain
<i>Prunella veris</i>	Cowslip
<i>Scabiosa columbaria</i>	Small Scabious
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Rhinanthus minor</i>	Yellow Rattle
<i>Trifolium dubium</i>	Lesser Trefoil
<i>Trifolium pratense</i>	Red Clover
<i>Trifolium repens</i>	White Clover

Grasses (50 % of mix)	
Latin name	Common name
<i>Agrostis capillaris</i>	Common Bent
<i>Alopecurus pratensis</i>	Meadow Foxtail
<i>Briza media</i>	Quaking Grass
<i>Bromus mollis</i>	Soft Brome
<i>Cynosurus cristatus</i>	Crested Dog's Tail
<i>Dactylis glomerata</i>	Cocksfoot
<i>Festuca sp.</i>	Fescue species
<i>Holcus lanatus</i>	Yorkshire Fescue
<i>Pheum sp.</i>	Timothy Grass

NB: Other species are present in smaller quantities

EM7 Meadow Mixture for Sandy Soils

Wildflowers (20% of mix)	
Latin name	Common name
<i>Achillea millefolium</i>	Yarrow
<i>Anthyllus vulneraria</i>	Kidney Vetch
<i>Centaurea nigra</i>	Common Knapweed
<i>Cruciatia laevis</i>	Crosswort
<i>Cynoglossum officinale</i>	Hound's-tongue
<i>Daucus carota</i>	Wild Carrot
<i>Echium vulgare</i>	Viper's bugloss
<i>Galium verum</i>	Lady's Bedstraw
<i>Knautia arvensis</i>	Field Scabious
<i>Leontodon hispidus</i>	Rough Hawkbit
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Lotus corniculatus</i>	Bird's-foot Trefoil
<i>Medicago lupulina</i>	Black Medic
<i>Poterrum sanguisorba</i>	Salad Burnet
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Reseda luteola</i>	Weld
<i>Rhinanthus minor</i>	Yellow Rattle
<i>Rumex acetosella</i>	Sheeps Sorrel
<i>Silene alba</i>	White Campion
<i>Silene vulgaris</i>	Bladder Campion
<i>Verbascum thapsus</i>	Great Mullein

Grasses (80% of mix)	
Latin name	Common name
<i>Agrostis capillaris</i>	Common Bent
<i>Agrostis vinealis</i>	Brown Bent (w)
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass (w)
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca ovina</i>	Sheep's Fescue
<i>Festuca rubra</i>	Slender-creeping Red-fescue

Plant Species Notes

- Trees
- Proposed trees all indicated on the plan;
- Trees a mix between natives (70%) and amenity (30%);
- Primarily Light Standard, Standard and Selected Standard stock. Heavy Standard stock is used in the main public areas to the south.

HEDGES & HEDGEROWS

- Crossed hedges and hedgerows all indicated on the plan;
- Hedges proposed are native (3) and amenity (2), see details in Planting Schedule;
- The two northernmost are Hornbeam hedgerows with trees.

CORNUS MIX

- Proposed mix to be used at the edge of two public meadow areas either side of the road entrance to the built-up area and planted @ 2.5m;
- 50% *Cornus sanguinea* BR 40-60cm
- 50% *Cornus sanguinea* 'Midwinter Fire' BR 60-80cm

SPECIMEN AMENITY PLANTING

- Proposed specimen planting is shown on the plan;
- Plants primarily 10L stock and include some acid loving species given the neutral-acid soil conditions;
- To include:
 - Choisya* 'Greenfingers'
 - Fargesia* 'Red Panda'
 - Magnolia* 'Kew Green'
 - Miscanthus* 'Morning Light'
 - Phormium* spp.

AMENITY SHRUB & HERBACEOUS PLANTING

- Areas of amenity shrub and herbaceous planting are shown on the plan;
- The planting areas are predominantly mixes with a few areas of block shrub planting;
- Planting within the garden areas will provide year-round colour, scent and variety and the avoidance of any plants that could be a potential danger to residents due to toxicity or ornamental plants;
- Plants that provide benefit to local wildlife will also feature;
- The planting mixes include plants that particularly favour the neutral-acid soil conditions;
- Planting densities will vary between 2-5m² with stock sizes generally between 1-3L both depending on the species present;
- Planting out - Mixes A, B, F & G, these block mulched areas should be planted out to usual planting densities. Many of these are small beds so most of the species present will be planted singularly;
- Planting out - Mixes C, D, E & H, these are gravelled areas and the planting out is designed to be naturally sparser. Larger plants will be spaced out around the area and smaller plants, including the grasses, should be arranged in small groups through the bed. The planting should be naturalistic including areas of more open grass. Avoid planting larger plants close to pathways. Some of the 'planted' gravel beds are under poor gravel, these should not be planted as rainwater and potentially sunlight will be limited.

GREEN SCREENS (Entrance Corridor)

- Line of Green Screens are shown on the plan on the narrow eastern landscaped area to the entrance corridor road and footways;
- There are a total of 27 green screens (each 1.2m width) with four different plants;
- The sequence for the layout of these screens is a repeating one as follows;
- 1 No. *Hedera helix* 'White Rople'; 2 No. *H. helix* 'Wormer'; 1 No. *H. helix* 'Goldchild'; 1 No. *Pyracantha* 'Dart's Red';
- (The *Pyracantha* (Firethorn) screen is slightly shorter at 1.55m, the ivy screens are 1.8m tall)
- Green metal posts are to be used and the supplier is Mobilane (www.mobilane.com).

Green Screens - Native/Amenity (Entrance Corridor)

Number	Species	Specification	Supplier
5 No.	<i>Hedera helix</i> 'Goldchild'	Screen height 1.8m x width 1.2m, metal poles	Mobilane
6 No.	<i>Hedera helix</i> 'White Rople'	Screen height 1.8m x width 1.2m, metal poles	Mobilane
11 No.	<i>Hedera helix</i> 'Wormer'	Screen height 1.8m x width 1.2m, metal poles	Mobilane
5 No.	<i>Pyracantha</i> 'Dart's Red'	Screen height 1.55m x width 1.2m, metal poles	Mobilane

Amenity Plant Mix C (Gravel gardens)																			Species		Height	Pot Size	Specification
C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	Total								
2 No.	1 No.	3 No.	3 No.	1 No.	2 No.	3 No.	1 No.	-	-	-	3 No.	3 No.	3 No.	20 No.	Bergenia 'Dressingham White'	-	2.3L	Full Pot					
-	-	-	-	-	-	-	-	-	-	1 No.	3 No.	-	-	3 No.	19 No.	Bergenia cordifolia 'Purpurea'	-	2.3L	Full Pot				
2 No.	-	-	3 No.	3 No.	-	-	-	3 No.	-	-	3 No.	3 No.	-	23 No.	Erica carnea s 'Alba Whitehall'	-	2.3L	Full Pot					
-	-	-	-	-	3 No.	-	-	-	-	-	3 No.	3 No.	-	18 No.	Erica cinerea 'Purple Beauty'	-	2L	2 year old plant					
1 No.	1 No.	-	3 No.	2 No.	1 No.	-	1 No.	3 No.	-	3 No.	3 No.	3 No.	-	24 No.	Hebe albens	20-30cm	2.3L	Bushy					
-	-	3 No.	3 No.	2 No.	-	3 No.	-	-	-	3 No.	-	-	3 No.	3 No.	24 No.	Hydrangeaphyllum 'Matrona'	-	2L	Full Pot				
1 No.	-	2 No.	3 No.	-	1 No.	3 No.	-	-	1 No.	3 No.	5 No.	3 No.	3 No.	3 No.	30 No.	Lavandula angustifolia 'Munstead'	15-20cm	2L	Bushy				
-	2 No.	5 No.	-	-	-	5 No.	3 No.	-	-	7 No.	5 No.	5 No.	5 No.	5 No.	30 No.	Nassella tenuissima 'Pony Tails'	-	1.2L	Full Pot				
2 No.	-	-	5 No.	3 No.	2 No.	-	-	3 No.	-	-	5 No.	5 No.	-	3 No.	20 No.	Ophychoglossum nigrescens	-	1.2L	Full Pot				
-	-	-	-	-	-	3 No.	-	-	-	-	5 No.	5 No.	3 No.	3 No.	24 No.	Veronica hastata f rosea 'White Spires'	-	1.2L	Full Pot				
2 No.	-	3 No.	5 No.	2 No.	3 No.	-	-	5 No.	3 No.	-	-	-	-	29 No.	Veronica bonariensis	-	1.2L	Full Pot					

An abstract collage on a dark blue background. A large yellow hexagon is the central focus. Surrounding it are various geometric shapes: a light blue pentagon, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leaf, a black and white striped circle, and a black and white striped fan. The text "Step into our world" is written in a bold, black, sans-serif font across the yellow hexagon.

Step into our world

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