ECOLOGICAL EXPERTISE, EVOLVED

Shinfield West: Land East of the Food Store Reserved Matters Application

Environmental Management Plan (EMP)

In Respect of Condition 30

Prepared on behalf of

Bloor Homes Ltd and Vistry Ltd.

Final Report

06 March 2023

22/88-1C

Shinfield West: Land East of the Food Store Reserved Matters Application

Environmental Management Plan

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Shinfield West: Land East of the Food Store Reserved Matters Application

Environmental Management Plan

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Shinfield West: Land East of the Food Store Reserved Matters Application

Environmental Management Plan

1. INTRODUCTION

Background

1.1 Ecological Planning and Research Ltd (EPR) was commissioned by Bloor Homes Ltd and Vistry Ltd to provide advice and carry out ecological works necessary to discharge the ecology related pre-commencement condition associated with the Shinfield West Local Centre. This report deals with an area of the Local Centre referred to as the Land East of the Food Store.

1.2 The application site for the Land East of the Food Store lies within the wider Shinfield West development. Outline planning permission was granted for the larger site on 8th November 2012 (O/2010/1432), for the development of up to 1200 residential dwellings, 150 units of specialist housing, as well as a local centre, a new primary school and landscaping, at Shinfield West, within the 'South of the M4' Strategic Development Location (Barton Willmore 2013a). The reserved matters application for the Land East of the Food Store is for:

"*Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (a variation of O/2010/1432) for the erection of 7 dwellings, parking spaces, open space and landscape treatment. (Appearance, Landscaping, Layout and Scale to be considered)"*

1.3 The Land East of Food Store Site forms part of the Shinfield West Local Centre, which was subject to an earlier reserved matters application. The plans for the Land East of Food Store Site are provided at **Appendix 1 - 3**.

1.4 This report serves to address and discharge pre-commencement Condition 30 in relation to this application for the Land East of the Food Store Site. Condition 30 states:

Condition 30

''No development shall commence within each phase of the development until an Environmental Management Plan (EMP) for that phase has been submitted to and approved in writing by the local planning authority. The EMP shall be implemented as agreed. The EMP shall include:

1. *a plan showing areas of existing and proposed habitats and proposed phasing of development; and*

2. *guidance for habitat creation, enhancement or restoration including a description and evaluation of proposals including:*

    (i) details of the method of translocation of seed beds from School Green Gravel Pits to Strategic Green Space

(ii) *the provision of house sparrow boxes and starling bricks shall be provided along the western edge of the built development (required in phase 3);*

(iii) *details of the 3 Schwegler bat boxes per roost lost (3 per roost) to be provided on mature trees at High Copse (required in phase 2);*

(iv) *details of the 10 proposed houses on the western edge of the built development, including the location of those houses and phasing, and the mitigation for protected species (to include mitigation such as bat tiles, wooden soffits and access points and suitable non-tyvac clad, pitched loft spaces), (required in phase 3);*

(v) *details of measures to ensure no adverse impact on ancient woodland; and*

3. *Details of maintenance and management (including who is responsible) for each habitat from the point of first occupation of each phase of development. The date of first occupation for each phase shall be notified to the local planning authority in writing.''*

Aims and Function of the Environmental Management Plan

1.5 This Environmental Management Plan (EMP) seeks to discharge pre-commencement Condition 30 in relation to the RM Application for the Land East of the Food Store parcel of the Shinfield West Local Centre.

1.6 In respect of the above, parts of Condition 30 are not applicable to the Local Centre Application as they were either in relation to other phases of the Shinfield West development or have been previously addressed under separate RM applications.

1.7 Those parts of Condition 30 that are not relevant to the Local Centre Application and therefore will **not** be covered in this document are:

(i) *details of the method of translocation of seed beds from School Green Gravel Pits to Strategic Green Space*

(ii) *the provision of house sparrow boxes starling bricks shall be provided along the western edge of the built development (required in phase 3) and Starling boxes delivers as part of the Local Centre application;*

(iii) *details of the 3 Schwegler bat boxes per roost lost (3 per roost) to be provided on mature trees at High Copse (required in phase 2);*

(iv) *details of the 6 proposed houses on the western edge of the built development, including the location of those houses and phasing, and the mitigation for protected species (to include mitigation such as bat tiles,*

wooden soffits and access points and suitable non-tyvac clad, pitched loft spaces), (required in phase 3);

(v) details of measures to ensure no adverse impact on ancient woodland; and

1.8 The remaining requirements of Condition 30 are addressed in this EMP report, with particular focus upon the guidance for habitat creation, enhancement or restoration as detailed in the main text of point 2.

2. EXISTING HABITATS AND FEATURES

Introduction

2.1 The existing habitats and features of ecological value in and around the site are already comprehensively described in the Ecology Chapter of the Environmental Statement (ES) submitted in support of the outline application (EPR 2010), and a series of update surveys undertaken during the course of 2014 and 2015 demonstrated that no significant changes in the ecological baseline had occurred since, with the exception of a change in status of the bat roost in High Copse Farm, which is not being affected by this RM application. This EMP will not therefore duplicate the information set out previously and does not discuss those features which have no requirement for consideration under this EMP (i.e. beyond that already afforded to them in the ES).

Habitats

Background and Historic Habitats

2.2 The site is located to the west of Shinfield, Berkshire, approximately 950m south of Reading and the M4 (**Map 1**). The previous Phase 1 Habitat Assessment was undertaken by EPR in 2014 (EPR 2014). At the time of that assessment, the site was bounded by arable fields on all sides and Shinfield Village Green and Medical Centre to the south.

2.3 Previously the location of School Green gravel pits, this site historically supported areas of acid grassland habitat which had colonised the bare ground left over from the excavation works. This habitat possessed the most ecological value of those recorded on site and remained at the time of the 2014 assessment. Other habitats mapped were common and widespread, including scattered trees, rank grassland and areas of dense scrub.

2.4 The acid grassland was the donor site for a translocation in 2016 and the valuable areas of the habitat were translocated to the Strategic Greenspace (SGS) around the southernmost attenuation basin. Following ongoing monitoring of the habitat as it established, the translocation has been a notable success with the key species, Knotted Clover *Trifolium striatum*, now thriving at the new location.

Update Phase 1 Habitat Survey

Methods

2.5 An update site visit was undertaken on 13th January 2021 to assess any material changes to the ecological baseline of the site which may have occurred since the previous habitat assessment in 2014 and the 2016 translocation. All habitats on site were re-mapped in accordance with Phase 1 Habitat Survey guidelines (JNCC 2010) and are illustrated in **Map 2**. Important features have been target noted and are referenced as 'TN' throughout the text. An updated desktop study accompanied the site visit which included the review of online resources and the commissioning of an update search of biological records from Thames Valley Environmental Records Centre (TVERC), the results of which are shown in **Maps 3a** and **3b**.

Results

2.6 Since 2014, much of the arable fields which previously bordered the site have been subject to redevelopment under the wider Shinfield West proposals. The site is now bounded on all sides by existing or in progress Shinfield West development. Heras fencing separates the site from nearby residential units and existing construction. Following the acid grassland translocation, a portion of the site which previously supported the grassland habitat has been used as a temporary construction compound supporting adjacent works for the wider Shinfield West development or existing built form.

2.7 The habitats present in 2021 largely resemble those present in 2014. Dominant habitats include disturbed ground and encroaching scrub. Recent bramble clearance works, following guidance prepared by EPR (EPR 2020), has been undertaken across the site, the arisings of which have been stored in several piles on land adjoining the Site (TN1). Tall ruderal species, such as Nettle *Urtica dioica* and Broad-leaved dock *Rumex obtusifolius*, have established on the majority of disturbed ground, with some remnant patches of rank grassland remaining beneath scattered trees and adjacent to rubble piles.

2.8 Dense scrub occupies the majority of the Site, dominated by Hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus agg*, and as expected appears to have encroached some distance since 2014. Two large Oak *Quercus robur* trees are present on the northern boundary of this portion (TN 2). The most recent assessment of which classified the trees as having high suitability to support roosting bats (EPR, 2014a). Due to recent clearance work and machine tracking, there is very little remaining grassland habitat remaining. The rest of the Site comprises disturbed ground fringed with tall ruderal species and bramble. Rabbit holes and droppings are present throughout this portion of the site.

Summary

2.9 The 2021 update Phase 1 Habitat survey identified no significant changes to the conservation value of habitats on site and identified no change that would pose constraints to development. As would be expected in the intervening period between surveys there has been some changes through successional processes, for example the scrub encroachment.

2.10 The conservation value of the habitats and their potential to support protected and notable species remains much the same as the time of the ES (also following the translocation of the acid grassland). Information regarding protected species is discussed further in the section below.

Protected Species

Historic Data

2.11 Ecological surveys conducted by EPR between 2014 and 2020, both locally to site and for the wider Shinfield West development, identified the site as supporting the following protected species and habitats:

- **Wild birds**, protected whilst nesting under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and damage or destruction of their nests and eggs;

- **Bats**. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitats Regulations 2017 (as amended). 2014 bat activity surveys recorded little activity around the Land East of Food Store Site, 3 species of common and widespread bat were recorded in the vicinity across the wider Shinfield area.
- **Badgers** *Meles meles*, protected from harm and disturbance/damage to active setts under the Protection of Badgers Act 1992. No active setts were identified within the Land East of Food Store Site during the most recent survey in 2016 (EPR 2016).
- **Fox** *Vulpes vulpes*, **Rabbit** *Oryctolagus cuniculus* and **Hedgehog** *Erinaceus* These species are protected from deliberate cruelty under the Wild Mammals (Protection) Act 1996. This Act includes offences of crushing and asphyxiation of any wild mammal with intent to inflict unnecessary suffering.

Updated Assessment

2.12 There is little potential for the site to support any new species of ecological interest following the previous assessments. The updated search for records of protected species in the area (**Map 3**) presented no new records of additional species.

2.13 The surrounding construction works will have largely reduced the suitability of the site for all species listed above, and it is likely that any animals previously utilising the site will have naturally dispersed following the commencement of works. Additionally, habitats on site remain broadly similar to those recorded in 2014, as such no new opportunities for colonisation by additional species are present.

2.14 The main points of consideration remain as they were at the time of the 2014 assessment and are summarised in the sections below.

Nesting Birds

2.15 The dense scrub, and scattered trees offer ideal breeding habitat for a variety of bird species. Several birds of conservation concern were identified during the site visit, including; Dunnock *Prunella modularis*, Song Thrush *Turdus philomelos* and House Sparrow *Passer domesticus*. The assemblage of bird species present is of no more than local value for conservation, however there are legal considerations pertaining to nesting birds which are addressed in the mitigation section below.

Bats

2.16 Habitats on site retain some value for foraging and commuting bats. The neighbouring development will have increased the levels of artificial lighting present within the site which will have marginally reduced the sites suitability for the bat assemblage in the wider landscape. Considering that limited foraging and commuting activity was recorded on site prior to the neighbouring redevelopment, it is not thought that the conservation status of the assemblage in the wider area will have been significantly affected.

2.17 The two large oak trees (TN 2) assessed as having high suitability to support roosting bats in 2014 remain on site. Several features of bat roosting potential were observed on the trees in the 2021 assessment, including woodpecker holes, split limbs and lifted bark. Appropriate

mitigation measures for the effects of the Local Centre proposals upon bats using the site are detailed below.



Other Mammals

2.19 A fox was also observed in the scrub habitat during the 2020 site visit and multiple Rabbit warrens were observed. Hedgehog are listed under Section 41 of the NERC Act (2006) and are a priority species for conservation. All three species are protected from deliberate cruelty under the Wild Mammals (Protection) Act 1996. Appropriate mitigation measures to prevent harm to such species during construction are detailed below.

Other Protected Species

2.20 No reptiles were recorded in reptile surveys of the wider Shinfield area in 2014, and a number of other surveys in the area have failed to record reptiles, with the exception of occasional records of single transient Grass Snakes *Natrix helvetica*, mainly around the Cutbush Lane area and former location of the horticultural reservoir. It is unlikely that Grass Snake use habitats within the site itself. This, combined with the lack of suitable habitat and poor connectivity mean it is unlikely that the site supports a population of reptiles.

3. PROPOSED HABITATS AND MITIGATION MEASURES

Newly Created Habitats

3.1 A variety of habitats will be newly created as part of this RM application, as illustrated in **Appendix 2**. This section outlines those habitats that are of principal benefit to wildlife and nature conservation, i.e. beyond being primarily ornamental or aesthetic in nature. In summary, the following habitat will be created:

- Wildflower verges to be created at the entrance of the site and along Beke Avenue – based on Emorsgate EH1 and EM3.
- New native tree and shrub planting around to the north of the residential units and within residential scheme. Species mix to include:
    - Field Maple,
    - Small leaved lime *Tilia cordata*
    - Common Ivy *Hedera helix*.

3.2 New roosting habitat for bats will be incorporated in the form of integral bat tiles installed in the roofs of the new units. This will provide a net gain in suitable roost sites available on the site, which at present possesses no built structures. The tiles will be installed into units facing open green spaces namely units 722-725 (4 total). It is recommended that bat tiles, Habibat Bat Access tiles (or similar).

Seasonality of Habitat Creation and Mitigation Works

Tree Planting

3.3 To avoid transplanting trees during the active growing season, planting should be undertaken between late October and early March. During this period, moderate and relatively stable air temperatures prevail, and soil temperature and moisture levels are usually within a range that promotes rapid root development. Planting must not be undertaken in frosty or waterlogged conditions.

Tree and Scrub Clearance

3.4 If possible, any clearance of trees, hedgerows or scrub undertaken in the course of implementation work should be conducted between mid-September and February (inclusive), to avoid the bird nesting season, as nesting birds are afforded protection under the Wildlife & Countryside Act 1981 (as amended).

3.5 If such works must however be undertaken within the nesting season, it will be necessary for a suitably experienced ecologist to check the vegetation to be removed no more than 24 hours before the commencement of operations. The discovery of an active nest in the course of this check would require the maintenance of an exclusionary buffer zone until such time as any fledglings depart the nest.

Sowing Seed Mixes

3.6 Seed can be sown at any time of the year if there is sufficient warmth and moisture. However, autumn or spring (i.e. August/September or March/April) are considered the optimal periods. Seed mixtures that incorporate the hemi-parasitic forb Yellow Rattle *Rhinanthus minor*, as a means to constrain the dominance of vigorous grass species, such as the proposed Emorsgate EM3 mix, should be sown in autumn, as this species requires the influence of cold conditions and frost before it will germinate.

Mitigation Measures

Trees

3.7 Trees will be protected during construction by tree protection fencing, in line with BS 5837:2012 *Trees in Relation to Construction.* Further detail pertaining to this is outlined within the Tree Survey Retention and Removal Plan (FLAC 2021) and will not therefore be duplicated here.

Nesting Birds

3.8 As discussed above, where possible any clearance of trees, hedgerows or scrub undertaken in the course of implementation work should be conducted between mid-September and February (inclusive) to avoid the bird nesting season. All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Bats

3.9 At present, the two trees with potential bat roosting features (TN1) are to be retained as part of the proposals. As such, any roosting bats which may or may not be present within the tree are unlikely to be directly harmed as a result of the development. Measures will be undertaken during construction to protect the trees from possible harm. Tree protection fencing will be installed in accordance with BS 5837:2012 *Trees in Relation to Construction*.

3.10 Any works required to facilitate essential management of these trees should be preceded by an updated Ground Level Tree Inspection (GLTI) for roosting bats to avoid the accidental or reckless disturbance of a bat roost. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitats Regulations 2017 (as amended).

3.11 The results of the GLTI survey will inform any the management works required. Should a roost be identified that will be directly impacted by works, a European Protected Species Licence will be required for works to proceed lawfully. Due to the transient nature of bats, if no roost is identified works will need to be conducted in accordance with a precautionary tree works method statement.

3.12 In the absence of sensitive design, the increase in artificial lighting has the potential to impact a possible roost by lighting the roosting features and disturbing the roost. Likewise, any roost mitigation features are to be installed in suitably dark areas away from artificial light sources. The following measures should be incorporated to mitigate for this potential impact:

- Temporary construction lighting must not be allowed to shine onto any retained mature trees, particularly in relation to TN 2 and the other large Oaks on the northern boundary, or roost mitigation features.
- The lighting strategy for the development itself will similarly be required to avoid and minimise light spill onto retained trees, and where possible retained hedgerows, and roost mitigation features.



Hibernating Mammals

3.17 Clearance of any on site vegetation and habitat piles should take place during the winter months in order to avoid nesting bird season. This however has the potential to impact hibernating Hedgehogs which may be using such features to overwinter. To avoid that impact, habitat piles should be gradually dismantled by hand and any arisings removed from site. This process should happen slowly to allow for any hibernating animals to be discovered and relocated.

General Working Practices for the Protection of the Environment

3.18 All work carried out pursuant to this RM application will be controlled and delivered according to the Construction Environmental Management Plan (CEMP) required in order to discharge Condition 11, and will not therefore be duplicated here.

4. HABITAT MANAGEMENT

Management Regimes

Planted Trees

4.1 The newly planted trees will take several years to develop. Therefore, little management will be required within the first 3 years, but a basic planting maintenance programme will be implemented, which will include the key actions set out below:

- regular weed control to reduce competition for nutrients, water and light;
- hand-weeding to remove weeds from inside tree guards and maintain mulched standard tree surrounds in a weed-free condition;
- annual topping up of mulch around standard trees;
- watering of standard trees during drought;
- assessment and adjustment of tree ties, guards and staking systems; and
- re-firming trees and tree stakes after frosts and high winds.

4.2 An annual assessment will be undertaken during early autumn to check for any damaged or dead plants. Any diseased or dead plants will be replaced on a like-for-like basis. If any failures are considered attributable to site conditions then alternative options should be considered, such as replacement with a species that is more likely to succeed, or planting in a more favourable position. The survivorship of all plants will be monitored in their first growing season, and a second planting programme undertaken in the subsequent winter, in order to replace individuals that have failed to establish. Records will be kept of maintenance work carried out on any of the new trees.

4.3 Spiral guards, tree-ties and stakes should be removed from standard trees approximately three years after planting - or at such time as the trees are considered to have become successfully established. Voids formed by the removal of tree stakes should be backfilled with loose soil.

Wildflower verges

4.4 The wildflower verges will be managed in keeping with the traditional management of meadows. Management techniques will serve to maximise the structure, balance and diversity of the establishing habitat to maintain its suitability for supporting wildflower species and its value for wildlife. The suggested regime would be as follows:

- The areas of wildflower grassland should be cut on an annual basis. Cutting should only occur after herbs have finished flowering and set seed (usually in late July or early August);
- All arisings must be collected and removed from site to maintain the condition of nutrient poverty. Raking up arisings before removal (rather than collecting directly in a mower basket) will further help to disperse wildflower seeds (essential if sown annuals are to persist between years). Alternatively, arisings can be left lying for 2-3 nights for seed to drop before being collected and removed;

- If a single annual cut is insufficient to control growth, then an additional early Spring cut prior to the flowering season (with arisings again removed from site) is also acceptable. This should be done between March and April only.

Responsibility for Management

4.5 Clause 3 of Condition 30 requires this EMP to contain the details of who will be responsible for managing habitats after occupation. These details are as follows:

- Most of the more significant roads, and the verges up to around 2-3m of those roads, are suggested for adoption by WBC, whereupon the responsibility for the management of these areas will then fall to WBC (or in the alternative a Management Company); and
- All remaining areas (except where within the curtilages of newly built private dwellings and other property) will be managed by a Management Company to be appointed by the developers.

Management Plan Review

4.6 The Management Plan will be subject to an annual review procedure throughout the course of implementation works. Longer term strategic reviews will occur at 5-year intervals thereafter. Reviews will be initiated by the site management team, in consultation with the ecological and landscape design consultants and the developers, as necessary.

Annual Review

4.7 Annual strategic reviews should be undertaken in order to fulfil a number of functions:

- to evaluate the condition of habitats;
- to ensure that the site continues to be managed in accordance with the approved management strategy;
- to assess the progress made toward desired objectives; and
- to identify the requirement for any modifications to the current management regime.

Long-term Review

4.8 The strategy will require a full review at 5-year intervals in order to fulfil a number of functions:

- to determine the current status of the habitats and species occurring on the site;
- to ensure that management objectives stated in this document continue to be pertinent; Shinfield West Local Centre Environmental Management Plan 2080-1A Final Report – January 2021
- to determine whether management prescriptions have been, and will continue to be, effective in achieving these objectives; and
- to determine whether the habitats provided are achieving both their ecological and recreational functions.

Review Inputs

4.9 Ecological monitoring work should be conducted in order to quantify the effect of management approaches and ensure the successful outcome of key objectives including mitigation of ecological impacts, and the creation and enhancement of habitats.

4.10 Records must be kept of all ecological survey and monitoring work and management tasks carried out within the Shinfield West Local Centre area, in order to establish the success of the plan and inform the review process

5. REFERENCES

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MAP 1 Site Location & Nature Conservation Designations

KEY

- Site boundary
- 2km linear distance from site boundary
- 5km linear distance from site boundary

Non-Statutory Sites

- Local Wildlife Sites (LWS) - January 2021
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland

Statutory Sites

- Special Protection Areas (SPA)
- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserves (LNR)

SCALE: 1:40,000 at A3

0 500 1,000 1,500 2,000 Metres

N

EPR

CLIENT: Vistry Homes Limited

PROJECT: Shinfield West - RM Application
Land East of Food Store

DATE: 20 October 2022

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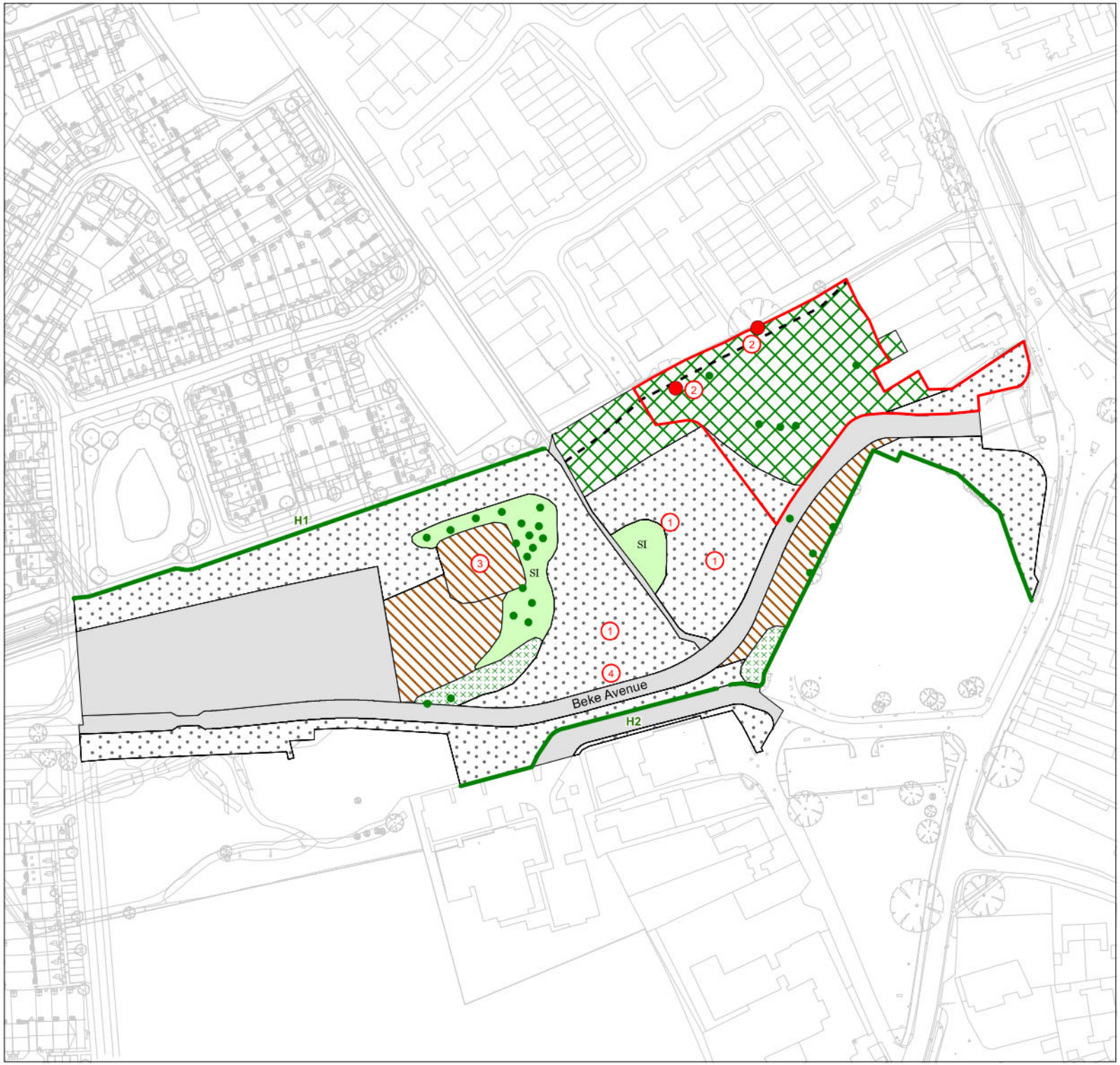

MAP 2 Habitats and Features

KEY

- Site boundary
- Trees with high bat roost potential (assessment made in 2014)
- Target Note
- Scattered Broadleaved Trees
- Intact Hedge - Species-Poor
- Informal footpath

A - Woodland and scrub

- Scrub - Dense/Continuous
- Scrub - Scattered

B - Grassland and marsh

- SI Poor Semi-Improved Grassland

C - Tall herb and fern

- Other Tall Herb and Fern - Ruderal

J- Miscellaneous

- Bare Ground
- Hardstanding

TN1 - Piles of cuttings
TN2 - Large Oak Tree with high bat roost potential
TN3 - Bund/spoil mound
TN4 - Rubble pile

SCALE: 1:1,250 at A3

0 10 20 30 40 50 Metres

N

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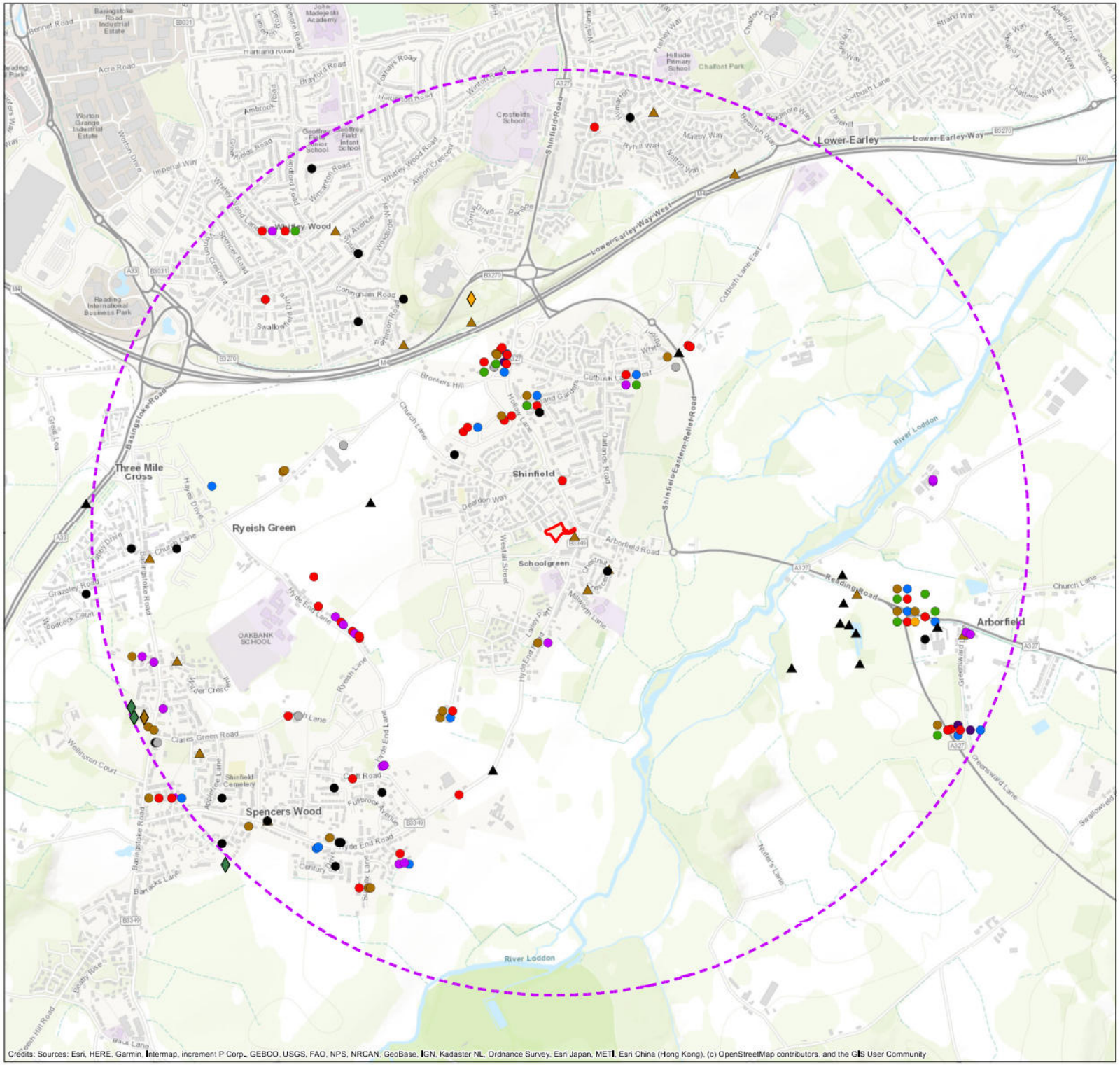

MAP 3a Protected & Notable Species (January 2021)

KEY

- Site boundary
- 2km linear distance from site boundary

Amphibians & Reptiles

- Great crested newt
- Slow-worm
- Smooth newt

Bats

- Brown Long-eared bat
- Common Pipistrelle
- Long-eared bat species
- Nathusius's Pipistrelle
- Noctule Bat
- Pipistrelle Bat Species
- Serotine
- Soprano Pipistrelle

Invertebrates

- Stag Beetle

Mammals

[redacted]

SCALE: 1:16,500 at A3

0 250 500 750 1,000 Metres

N

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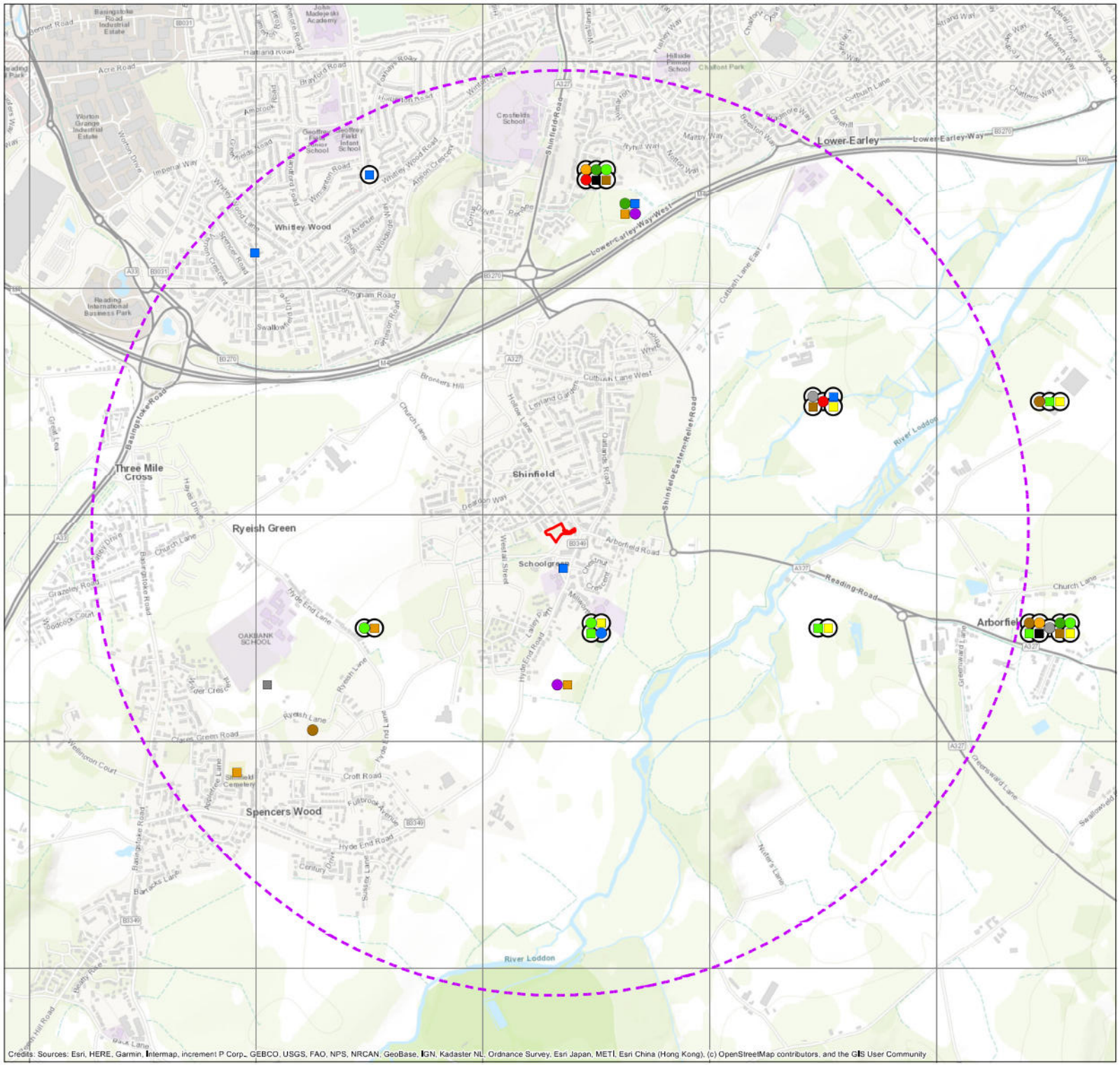

MAP 3b Protected & Notable Species - Birds (January 2021)

KEY

- Site boundary
- 2km linear distance from site boundary
- Barn Owl
- Brambling
- Bullfinch
- Dunnock
- Fieldfare
- House Martin
- Linnet
- Redwing
- Reed Bunting
- Skylark
- Song Thrush
- Starling
- Swift
- Tawny Owl
- Yellowhammer
- Record accurate to 1km grid square
- 1km grid

SCALE: 1:16,500 at A3

0 250 500 750 1,000 Metres

N

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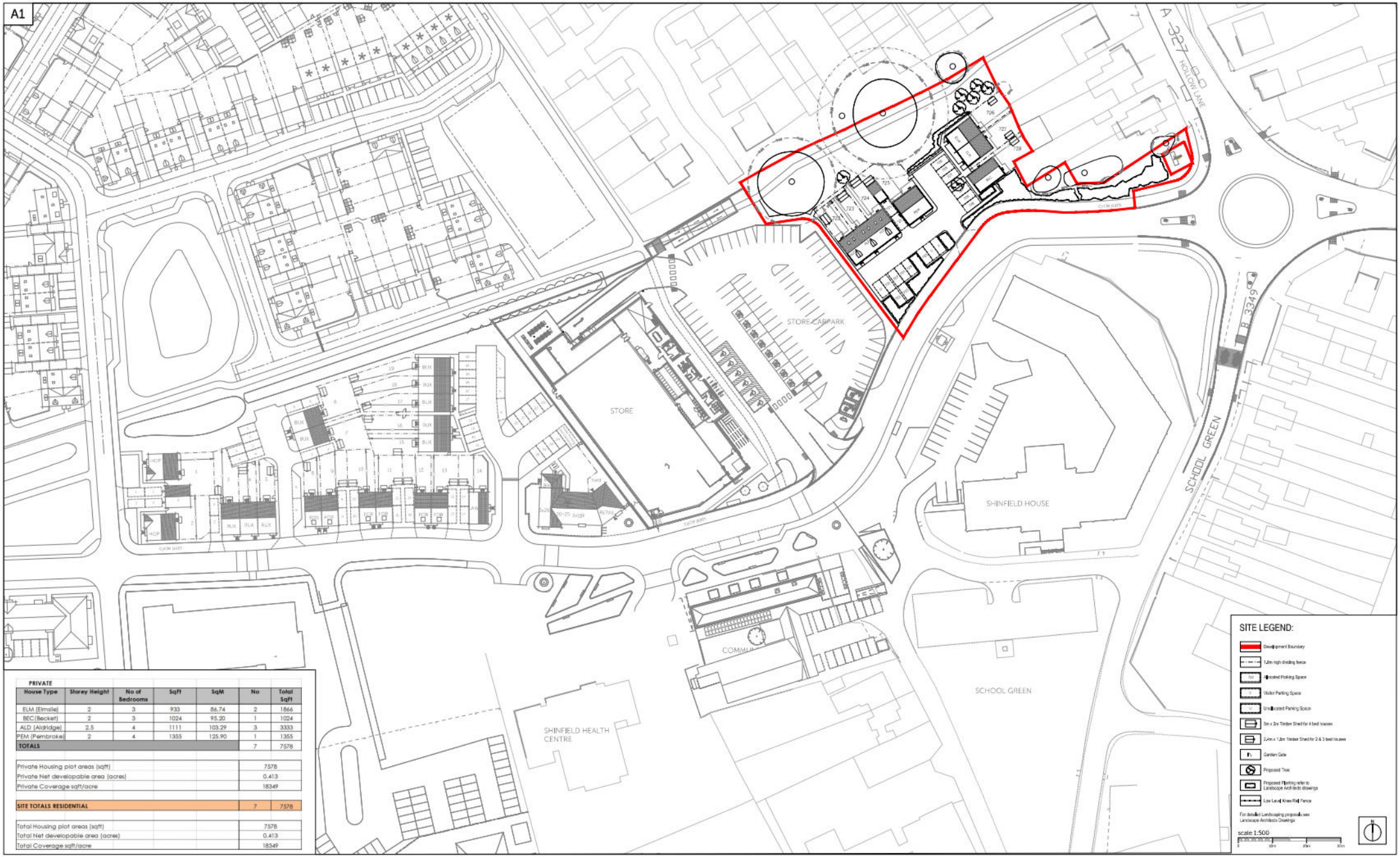
Appendix 1

Site Layout CONS220911.SL01_B

A1



PRIVATE

House Type	Storey Height	No of Bedrooms	SqFt	SqM	No	Total SqFt
ELM (Elmslie)	2	3	933	86.74	2	1866
BEC (Becket)	2	3	1024	95.20	1	1024
ALD (Aldridge)	2.5	4	1111	103.29	3	3333
PEM (Pembroke)	2	4	1355	125.90	1	1355
TOTALS					7	7578

Private Housing plot areas (sqft)	7578
Private Net developable area (acres)	0.413
Private Coverage sqft/acre	18349

SITE TOTALS RESIDENTIAL	7	7578

Total Housing plot areas (sqft)	7578
Total Net developable area (acres)	0.413
Total Coverage sqft/acre	18349

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Rev	Description	Date	Au	Ch
A	Planning Issue	21.10.22	GUR	CW
B	Shed and gate added to Plot – 725	08.02.23	HS	CW

Project	**SHINFIELD LOCAL CENTRE, LAND EAST OF FOOD STORE, Shinfield West**
Drawing	**Site Layout**

Client	**Consortium Works**				
Job no.	**CONS220911**			Date	**28.09.22**
Dwg no.	**SL.01**			Rev.	**B**
Author	**GUR**	Checked	**CW**	Scale	**1:500 at A1**
Status	PLANNING			Office	**Romsey**
Client ref.					

Appendix 2

Land East of Food Store Hard Landscape GA Plan



The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Updated to latest layout	22.02.23	DS	AC

N

LEGEND

Site boundary

P1 - Adoptable Carriageway
Black bituminous material to engineers details

P2 - Footway
Black bituminous material to engineers details

P5 - Private driveway
Black bituminous material

P6 - Private Parking Bays and Parking Courts
Block paving Size: 200x100x80mm
Colour: Mid Grey; Pattern: Herringbone

P7 - On plot footpaths front gardens
Concrete flag paving; Size: 400x400mm
Colour: Natural; Pattern: Stack Bond

P10 - Existing Path Enhancement
2m width porous tarmac on a no-dig cellular system.

Boundaries and Street Furniture

F1 Garden Fence 1.8 metre high; FSC rated treated close boarded timber fence

F2 Post and wire fence through hedges as shown 0.6m high

F3 Timber knee rail: height 450mm

F4 Garden Fence 1.8 metre high FSC rated treated timber panel fence

G1 Timber close boarded gate; Height 1.8m high

Soft Landscape

Proposed trees

Existing trees retained with root protection zone

Proposed shrub mix

Shrub planting- Residential Mix

H3 Ornamental hedge - 0.6m high Evergreen - Portugese Laurel

EL1 Emorsgate Amenity Lawns Mix

Lawn : General purpose grass seed Mix

EH1 Emorsgate Hedgerow Mix

Native Hedge Mix

Natural England veteran tree buffer *

No-dig Zone in RPAs and CEZ's *

Notes

- For further information on Highway finishes, levels and kerbs - Refer to engineers drawing*
- Planting bed edging 50mm PC concrete pin kerb
- For further information on lighting refer to engineers plan
- All Construction exclusion Zones to be verified by Arboriculturist prior to construction. All construction within RPA of existing trees to be No-dig and in line with BS 5837 2012.
- Close boarded fences to rear gardens to include gaps in the gravel boards for species such as hedgehogs to pass through
- For a full list of planting specification refer to RG-LD-310-Soft Landscape GA's.
- All no dig footpath to be constructed in line with arboriculturalist's advice and details to be found in engineer's drawing.

Planning

Project
LAND EAST OF FOOD STORE

Drawing Title
Overall Hard Landscape GA Plan

Date	Scale	Drawn by	Check by
17.10.22	1:200@A1	ST	DS
Project No	Drawing No		Revision
25450	RG-LD-110		A

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Appendix 3

Land East of Food Store Soft Landscape GA Plan



The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Updated to latest layout	22.02.23	DS	AC

N

LEGEND

Soft Landscape

- Proposed trees
- Existing trees retained with root protection zone
- Ornamental Shrub Mix
- EL1 Emorsgate Amenity Lawn Mix
- Lawn : General purpose grass seed Mix
- EH1 Emorsgate Hedgerow Mix
- Native Hedge Mix
- Natural England veteran tree buffer *
- No-dig Zone in RPAs and CEZ's *

Planting Schedule

Trees

Number	Abbreviation	Species	Girth	Height	Specification	Density
1	AcF	Acer campestre 'Elsrijk'	25-30cm	5.0-6.2m	Clear Stem min 200cm	Counted
6	BtPE	Betula pendula	30-25cm	5.0-6.2m	Clear Stem min 200cm	Counted

Hedges

Number	Abbreviation	Species	Height	Specification	Density	Pot Size
143	ACECAM	Acer campestre	60-80cm	2Itr Pots :4 brks	8/m	
29	CORSA	Cornus sanguinea	60-80cm	2Itr Pots :4 brks	8/m	
57	CORAV	Corylus avellana	60-80cm	2Itr Pots :4 brks	8/m	
171	CRAMON	Crataegus monogyna	60-80cm	2Itr Pots :4 brks	8/m	
12	ILEAQ	Ilex aquifolium	60-80cm	2Itr Pots :4 brks	8/m	
29	MALSYLB	Malus sylvestris	60-80cm	2Itr Pots :4 brks	8/m	
18	Pav	Prunus avium	60-80cm	2Itr Pots :4 brks	8/m	
67	PRUSP	Prunus spinosa	60-80cm	2Itr Pots :4 brks	8/m	
29	QUERO	Quercus robur	60-80cm	2Itr Pots :4 brks	8/m	
29	SAMNI	Sambucus nigra	60-80cm	2Itr Pots :4 brks	8/m	
550	Pl	Prunus lusitanica	80-100cm	600mm height, Double Staggered Row	5/m	4L

Shrubs

Number	Abbreviation	Species	Height	Specification	Density	Pot Size
16	H 'Hi'	Hypericum 'Hidcote'	40-60cm	Groups of 1-3:Back of Bed	5/m²	5L
30	E f 'E n G'	Euonymus fortunei 'Emerald 'N' Gold'	40-60cm	Groups of 1-3:Back of Bed	7/m²	5L
21	Sa co	Sarcococca confusa	40-60cm	Groups of 3-5:Middle of Bed	5/m²	5L
6	HEBMW	Hebe 'Mrs Winder'	40-60cm	Back Planting	5/m²	5L
7	Sa co	Sarcococca confusa	40-60cm	Back Planting	5/m²	5L
11	Pa te	Pachysandra terminalis 'Green Carpet'	10-20cm	Back Planting	7/m²	5L
100	EUOFO'NG	Euonymus fortunei 'Emerald 'N' Gold'				5L
68	G ly	Genista lydia		Bushy: 4 brks: C		5L
100	H 'N W'	Hebe 'Mrs Winder'	30-40cm	Bushy: 5 brks: C		5L
150	HHI	Hypericum 'Hidcote'				5L
150	L ni 'L B'	Lonicera nitida 'Lemon Beauty'		Bushy: 3 brks: C		5L
51	P t 'G V'	Pachysandra terminalis 'Green Carpet'				5L
51	P 'B S'	Perovskia 'Blue Spire'	10-40cm	Bushy: 3 brks: C		5L
17	P 'Y W'	Phormium 'Yellow Wave'	40-60cm	Triple Crown: C		10L
91	SARCO	Sarcococca confusa				5L

Herbaceous

Number	Abbreviation	Species	Specification	Density	Pot Size
13	BgP	Bergenia cordifolia 'Purpurea'	Groups of 3-5:Front of Bed	5/m²	5L
17	LIRMU	Liriope muscari	Groups of 5-7:Front of Bed	9/m²	5L
7	AHS	Anemone hybrida 'Honorine Jobert'	Block Planting	7/m²	5L

Conifers

Number	Abbreviation	Species	Specification	Density	Pot Size
11	PINMU	Pinus mugo	Groups of 1-3:Front of Bed	5/m²	5L

Grasses

Number	Abbreviation	Species	Specification	Density	Pot Size
19	STTE	Stipa tenuissima	Groups of 3-5:Middle of Bed	5/m²	5L
55	Fe cl 'EB'	Festuca glauca 'Elijah Blue'	Groups of 5-7:Front of Bed	7/m²	5L
14	Fe cl 'EB'	Festuca glauca 'Elijah Blue'	Block Planting	9/m²	5L
11	STTE	Stipa tenuissima	Block Planting	5/m²	5L
134	Hs	Helictotrichon sempervirens	Full Pot: C		5-7.5L
100	ST1 TEN	Stipa tenuissima	Full Pot: C		5-7.5L

Notes

- For further information on Highway finishes, levels and kerbs - Refer to engineers drawing.
- Planting bed edging 50mm PC concrete pin kerb
- For further information on lighting refer to engineers plan
- All Construction exclusion Zones to be verified by Arboriculturist prior to construction. All construction within RPA of existing trees to be No-dig and in line with BS 5837 2012.
- Close boarded fences to rear gardens to include gaps in the gravel boards for species such as hedgehogs to pass through.
- For a full list of hard materials specification refer to RG-LD-110-Hard Landscape GA's.
- All no dig footpath to be constructed in line with arboriculturalist's advice and details to be found in engineer's drawing.

PLANNING

Project
LAND EAST OF FOOD STORE

Drawing Title
SOFT LANDSCAPE GA
SHEET 1 OF 2

Date	Scale	Drawn by	Check by
24.10.22	1:200 @A1	ST	DS

Project No	Drawing No	Revision
25450	RG-LD-310_01	A

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GENERAL PLANTING SPECIFICATION

Where any deviation from the landscape proposals or specification occurs within a scheme, the contractor shall request the relevant detail or agreement from the designer prior to proceeding. Any deviation resulting in a material change to the approved plans will require agreement with the Local Planning Authority (LPA) as determined with the Planning Consultant.

All planting operations shall be carried out in accordance with: Trees from nursery to independence in the landscape BS 8545, and General landscape operations BS 4428. All planting will be from approved UK nursery source(s) with high levels of biosecurity from growing to supply and delivery.

- Material Sourcing. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA ' Handling and Establishing Landscape Plants'. Parts I- III.

- Ground Preparation. Planting beds and tree pits shall be weed free prior to the commencement of planting operations. Hand weed or apply an approved translocated systemic herbicide to the manufacturers instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations.

- Ground Preparation. Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm - particle size), maximum size of stones 50mm in any direction. Existing topsoil to be ameliorated and/or screened if necessary to achieve this specification.

- Ground Preparation. The identification of topsoil and subsoil resources on site will be required to inform the detailed design of tree pits and planting beds, including the depth of topsoil horizons and the requirement for amelioration of the growing medium, prior to planting. All site/ existing topsoils/ subsoils will be subject to detailed testing in accordance with BS 3882 & BS 8601. All storage/ stripping to comply with the British Standard. If modifications to the soil are necessary, soil ameliorants will be used sparingly. Ideally the soil dug from the excavated pit should be used as the backfill medium and as far as practicable, replicate the horizons within the original soil profile.

- Ground Preparation. Imported topsoil to be to BS 3882:2015 Multi Purpose Grade, from an approved source, and to accord with the above specification. Refer to the landscape drawings for specific purpose topsoils.

TREES:

- Planting. Trees in planting areas to be planted in pits minimum 1200 x 1200-backfilled with topsoil mixed with peat free organic tree planting compost and 'Sierrablen Flora' slow release fertiliser or equal approved, as required in accordance with manufacturers instructions. Unless otherwise specified trees to be supported by underground guying system. Backfilling of tree pits will be carried out in layers, using the backfilling medium specified. As backfilling proceeds the tree pit walls will be broken down to a distance of 500 mm beyond the edge of the rootball in all directions, thoroughly watered to expel air pockets and with due allowance being made for subsequent settlement. The natural thickening between the trunk and the root flare shall be at the finished top surface of the planting medium and shall not be buried by excess soil. The nursery grade should be the finish planting level.

- Ground Preparartion. Trees in grass areas to be surrounded by 1000mm Ø circle of bark mulch, 75mm depth. The root flare and base of the stem should be maintained free from mulch.

- Planting. All nursery standard trees are to be fitted with irrigation pipe and inlet, sized as appropriate, Green Blue Urban' or equal and approved. Tree pit accessories to include; irrigation pipe and inlet with fitted cap, root deflector and/or root barrier membrane, underground (or over ground) guying system.

- Planting. No trees are to be planted within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, eg. 'Greenleaf' Reroot 600 /100 or equal approved placed between the tree and services. The top edge of the root barrier should finish 10mm above any growing media or be encapsulated into the concrete haunch of the adjacent edgings. Contractor to ascertain the location of all sewers and services prior to tree planting.

- Existing Trees: All tree protection is to be installed prior to construction and to the approved plans and specification from the Arborist Consultant, compliant with BS 5837:2012. Existing trees and Veteran Trees are identified on plans, as are their respective Root Protection Areas (RPA's) and exclusion and buffer zones.

PLANTING BEDS:

- Planting. Planting beds to have a minimum depth of 450mm topsoil over 150mm broken up existing ground with all stones over 50mm removed. If importing soils a minimum of 550mm multipurpose subsoil is required below the topsoil layer.

- Ground Preparation. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available an alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.

- Planting. Shrubs to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost mixed with 'Sierrablen Flora' slow release fertiliser or equal approved, quantity in accordance with manufacturer's recommendations.

- Ground Preparation. All planting beds to be mulched with matured coniferous bark, with an even particle size between 15 - 50mm, to a minimum depth of 75mm over weed free soil after completion of all planting and watering operations. Mulch to be free of pests, diseases, fungus and weeds, and with no fines or dust. Mulch source and sample to be approved.

- Planting. Native hedge planting to be protected from rabbit damage with Biodegradable Plastic-Free Shrub Spiral Guards and stakes (or equal and approved). Net guards for bushy shrub species or post and wire rabbit proof fence as indicated.

HEDGE PLANTING:

- **Setting out.** The hedge line shall be set out using 38 x 38 x 1200 stakes and all herbaceous material within 500mm of the centreline shall be sprayed out using an approved herbicide at least two weeks before planting. A 600mm wide and 300-400mm deep trench shall be dug and the backfill mixed with slow-release fertiliser. (For double staggered rows) Planting shall be set out as per planting plan.

- **Planting.** Plants shall be notch or pit planted as appropriate. All hedge plants hall be protected with 600mm propriety shelters secured with a stake/cane and ties as recommended by the manufacturer. Upon completion hedge trenches are to be mulched with 75mm depth bark mulch.

- **Protection.** Hedge planting where indicated on plan will have either permenant or temporary protective fencing. This is to ensure establishment is achieved and reduce risk of accidental damage, or desire lines forming through hedges. Refer to drawn details.

AMENITY GRASS SEEDING:

- **Sourcing and preparation.** Amenity grass seed shall be from an approved source. Lawns are a general purpose grass seed mix. Sowing application rates to suppliers recommended details. Turf to be laid along margins of seeded areas. Any failures due to neglect and especially seeding out of season shall be the responsibility of the contractor.

- **Preparation of seeding.** During any fallow period prior to sowing, the tilth shall be maintained free from weeds. No seed shall be shown until the cultivation and preparatory works have been completed. Areas of existing grass and weeds shall be sprayed out with an approved herbicide no less and 24 hours prior to cultivations to create a stale weed bed. Soil cultivation around established trees and hedges should only receive shallow cultivation. Areas to be seeded shall be cultivated to a depth of 100mm, deleterious material and stones exceeding 25mm diameter removed. Areas to be seeded shall have an even surface, be lightly consolidated and raked to a fine tilth to receive the seed, incorporating the pre-seeded fertiliser at a rate set out above to all general reinstatement seeding areas.

- **Sowing.** Sowing shall be undertaking between April and October within a wet/warm period; dry or cold periods to be avoided. Sowing shall be carried out during calm, weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse direction at the rates as specified. After sowing the contractors shall lightly rate the seed into intimate contact with the soil.

- **Turfing.** Turf may be laid at any time of the year but preferably Spring or Autumn, providing the weather is not frosty/ground is not frostbound and there is adequate irrigation during the establishment period. Lightly and evenly firm in as laying proceeds to ensure full contact with soil. Brush a dressing of sandy loam or silica sand well in to completely fill joints.

- **Initial cut-seeded areas.** When the newly seeded areas reach 50mm they should be rolled and after 24 hours cut to a height of 30mm. All arising shall be removed from site. General seeded areas hall be cut a second time when they reach 50mm. All areas shall then adopt their prescribed maintenance routine.

- **Initial cut-turfed areas.** When the newly turfed areas have fully rooted, cut max 1/3 or height of sward or to highest mower blade setting. All areas shall the adopt their prescribed maintenance routine.

WILDFLOWER MEADOW AND GRASSES:

- **Sourcing and preparation.** Wildflower mix shall be Emorsgate, or equal and approved - EL1 Amenity Lawn Mix (sown at 4g/m2); EH1 Hedgerow mix (sown at 4g/m2).

- **Top soil stripping of proposed wildflower grassland areas:** Prior to receipt of excavated soils, topsoil from the areas to receive wildflower seed to be stripped (depth to be confirmed following detailed soil analysis - e.g 20-25cm) except in the Archaeological mitigation area. Topsoil to be stored in accordance with the earthworks strategy for use elsewhere on site. Tracked machinery will be used with access routes planned and suitably protected to minimize soil compaction.

- **Wildflower Meadow soil profile**
  Following removal of topsoil, a soil profile will be established to give finished levels (depth to be confirmed following soils analysis). The revised soil profile will utilise subsoil from previous sub-soil stockpiles and low fertility topsoil removed from other areas of the site. The top soil shall be free from stone, rubbish of any kind, roots of perennial weed or any other injurious matter.

- **Preparation for seeding.** During any fallow period prior to sowing, the tilth shall be maintained free from weeds. No seed shall be sown until the cultivation and preparatory works have been completed. Areas of existing weeds shall be sprayed out with an approved herbicide no less than 24 hours prior to cultivations to create a stale seed bed (for bare/new areas). Soil cultivation around established trees and hedges should only receive shallow cultivation. Areas to be seeded shall be cultivated to a depth of 100mm, and all weeds, deleterious material and stones exceeding 25mm diameter removed. Areas to be seeded shall have an even surface, be lightly consolidated and raked to a fine tilth to receive the seed. All areas of existing grass to be over seeded with wildflowers shall be heavily scarified to create areas of bare earth prior to seeding with wildflowers only mixes; bare areas to be prepared as per amenity grass.

- **Sowing.** Sowing shall be undertaken between April and October within a wet/warm period, dry or cold periods to be avoided. Sowing shall be carried out during calm, weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at the rates as specified. After sowing the contractor shall lightly rake the seed into intimate contact with the soil (if advised by the supplier). Any failures due to neglect and especially seeding out of season shall be the responsibility of the contractor.

- **Establishment.** For Spring sown areas, mow the developing meadow throughout the first growing season to weaken / control any annual weeds as the seeded perennials establish. For Autumn sown areas, do not mow until late Summer/Autumn. Removing all arising.

TIMES OF YEAR FOR PLANTING:

- **Planting.** Deciduous trees and shrubs: Late October to late March. Conifers and evergreens: September/ October or April/ May. Herbaceous plants (including marginal): September/ October or March/ April.
  Container grown plants: At any time if ground and weather conditions are favourable.
  Watering and weed control: Provide as necessary.
  Dried bulbs, corms and tubers: September/ October.
  Colchicum (crocus: July/ August.
  Green bulbs: After flowering in spring.
  Grass seeding: April to October Turf: Autumn or early winter (but can be done year round if enough water provided.)

- **Planting.** Any stock planted outside the recognised planting season to be containerised.

- **Planting.** Containerised plant stock will have a fully developed root system within the specified pot size.

MAINTENANCE NOTES:

- **Maintenance.** Maintenance operations to be carried out as specified until planting becomes established (year 5 after planting).

- **Maintenance.** Trees - inspect soil around newly planted trees should be regularly inspected for soil capping and compaction. Remedial action should be taken as necessary. Check stakes and ties and adjust if necessary in summer and winter. Remove stakes when no longer required, i.e. after 3 years. Prune out damaged branches or deadwood, cutting back so as not to affect branch collar. Progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.

- **Maintenance.** Shrubs - Weed control measures to continue until canopy of shrubs is closed. Weeds to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season. Prune back any badly damaged shrubs to sound growth. Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape. Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.

- **Maintenance.** Mulches - replenish to original depth and hand-weed as necessary, at least once annually.

- **Maintenance.** Watering - In periods of dry weather apply sufficient water to maintain healthy growth. Allow 10L/m2 to planting beds and 20L per tree, twice a week, during the growing season (based on 800mm dia. rootball). Irrigation operations to be carried out for two full growing seasons. In accordance with BS 8545

- **Maintenance.** Refirming - Ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.

- **Maintenance.** Proposed Hedges - Prune hedge annually during winter period to shape and/or promote bushy growth.

- **Maintenance.** Grass Areas - Remove litter, twigs and debris prior to first cut of each Spring. Mow lawn areas regularly, cutting to a height of 35mm, allowing 16 cuts per season. Wildflower meadows and areas under tree canopies to be cut 4 times to a height of 50mm or greater in the first season, and thereafter 3 times. Second growing season onwards cut in October, March and August after flowering to a height of 50 -75 mm. Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut', cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. All arisings to be removed.

- **Protection/Reinstatement** - Regularly inspect all planting and grassed areas, eg. once a month, for any pest damage or vandalism/damage caused by others. Any damaged to be reported to the Employer and rectified in the next available season by replacement planting or reseeding/ turfing, and protective measures if required.

MANAGEMENT NOTES:

- **Management.** Existing trees to be retained are to be protected by fencing to BS 5837:2012, erected prior to construction commencing and maintained during building operations.

- **Management.** Tree surgery to be carried out by an approved contractor in accordance with BS 3998:2010 and with the prior permission of the Local Authority. Existing trees are to have major deadwood and broken branches removed for safety reasons.

GENERAL NOTES:

- **Trees and Plants substitution.** Should tree and plants species and size not be available as specified an equal substitute will be agreed with the LPA.

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Upcated to latest layout	22.02.23	DS	AC

PLANNING

Project
LAND EAST OF FOOD STORE

Drawing Title
SOFT LANDSCAPE GA
SHEET 2 of 2

Date	Scale	Drawn by	Check by
24.10.22	N/A	ST	DS

Project No	Drawing No	Revision
25450	RG-LD-310_02	A

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