

**MILL RYTHE HOLIDAY VILLAGE, HAVANT
ROAD, HAYLING ISLAND**

**LANDSCAPE AND ECOLOGICAL
MANAGEMENT PLAN**

A Report to: A & M Architectural Partnership LLP

Report No: RT-MME-125561-02 **Rev B**

Date Final Issued: August 2017

Date Rev A Issued: August 2017

Date Rev B Issued: September 2017



Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ

Tel: 01676 525880

Fax: 01676 521400

E-mail: admin@middlemarch-environmental.com Web: www.middlemarch-environmental.com

REPORT VERIFICATION AND DECLARATION OF COMPLIANCE

This study has been undertaken in accordance with British Standard 42020:2013 “Biodiversity, Code of practice for planning and development”.

Report Version	Date	Completed by:	Checked by:	Approved by:
Final	07/08/2017	Hannah Train Grad CIEEM (Ecological Consultant)	Tom Docker MCIEEM (Ecological Impact Assessment Manager)	Dr Philip Fermor MCIEEM CEnv (Managing Director)
Rev A	07/08/2017	Hannah Train Grad CIEEM (Ecological Consultant)	Tom Docker MCIEEM (Ecological Impact Assessment Manager)	Dr Philip Fermor MCIEEM CEnv (Managing Director)
Rev B	19/09/2017	Hannah Train Grad CIEEM (Ecological Consultant)	Tom Docker MCIEEM (Ecological Impact Assessment Manager)	Dr Philip Fermor MCIEEM CEnv (Managing Director)

The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

DISCLAIMER

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client’s brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

CONTENTS

1. INTRODUCTION	3
1.1 PROJECT BACKGROUND	3
1.2 SCOPE OF THE MANAGEMENT PLAN	3
1.3 SITE DESCRIPTION	3
1.4 DESCRIPTION OF DEVELOPMENT	4
1.5 DOCUMENTATION PROVIDED	4
2. EXISTING ECOLOGY AND PREDICTED IMPACTS.....	5
2.1 HABITATS	5
2.2 SPECIES	5
3. LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN CONTEXT.....	6
3.1 FEATURES TO BE MANAGED	6
3.2 ECOLOGICAL VALUE OF FEATURES TO BE MANAGED	6
4. LANDSCAPE AND ECOLOGICAL MANAGEMENT PROPOSALS	8
4.1 INTRODUCTION	8
4.2 EXISTING AND PROPOSED SCATTERED TREES	8
4.3 EXISTING HEDGEROW	10
4.4 MILL RYTHE HOLIDAY VILLAGE SINC / EXISTING GRASSLAND AND SCRUB	12
4.5 EXISTING WATERBODIES.....	14
4.6 PROPOSED WOODLAND	16
4.7 PROPOSED WILDFLOWER MEADOW.....	18
4.8 PROPOSED AMENITY GRASSLAND	20
4.9 SPECIES-SPECIFIC FEATURES.....	22
5. MONITORING	24
6. DRAWINGS.....	25

1. INTRODUCTION

1.1 PROJECT BACKGROUND

In July 2017 A & M Architectural Partnership LLP commissioned Middlemarch Environmental Ltd to produce a Landscape and Ecological Management Plan (LEMP) in order to ensure the long-term biodiversity value of a site associated with the proposed redevelopment of Mill Rythe Holiday Village on Hayling Island in Hampshire. This management plan is required to discharge Condition 9 of planning application APP/16/01237, which states that:

No development shall commence until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be restricted to: details of all avoidance and mitigation measures in relation to SPA bird species; details of habitat management measures for the SINC; details of ecological enhancement measures for the remainder of the application site. All mitigation and enhancement features shall be permanently retained and maintained.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Middlemarch Environmental Ltd has completed the following assessments at the site in 2016 and 2017:

- Preliminary Ecological Appraisal (Report RT-MME-123420-01);
- Preliminary Roost Assessment (Report RT-MME-123420-02); and,
- Endoscope Survey (Report RT-MME-124714-Rev A);

Due to the proposed development site's proximity to Chichester and Langstone Harbours Ramsar Site and Special Protection Area (SPA), Solent Maritime Special Area of Conservation (SAC), Solent and Isle of Wight Lagoons SAC, and Portsmouth Harbour Ramsar Site and SPA, Middlemarch Environmental Ltd has also undertaken a Habitat Regulations Assessment: Stage 1 Screening Report (RT-MME-123420-06-Rev C).

1.2 SCOPE OF THE MANAGEMENT PLAN

This LEMP is designed to provide information regarding the long term management of landscape and ecological habitat features to be retained and created on site. It covers a period of 10 years, and contains the following information:

- Chapter 2: Existing Ecology
- Chapter 3: LEMP Context
- Chapter 4: Landscape and Ecological Management Proposals
- Chapter 5: Implementation, Monitoring and Review
- Chapter 6: Drawings

The LEMP is a live document and may therefore be subject to review based on the findings of monitoring of the success of initial management. It is anticipated that at the end of the period covered by this plan a new LEMP will be compiled based on the findings of monitoring and in accordance with the best practice principles. As this is a strategic LEMP it is anticipated that detailed plans for each phase of the development will be provided with each reserved matters application.

1.3 SITE DESCRIPTION

The development site is an irregular parcel of land approximately 14 ha in size, located on Hayling Island, at National Grid Reference SU 73178 00804. The development site includes a holiday village with a number of self-catering accommodation units and associated leisure facilities. At the time of the survey, the site included circa. 50 buildings, tennis courts, bowling green, swimming pool, car parking and associated hard and soft landscaping. The east of the site is dominated by a mosaic of grassland used as a golf course. A large lake is present in the north east corner with a smaller man-made lake in the north west corner of the site.

The site is adjacent to a number of statutory designated sites including Chichester and Langstone Harbours (Ramsar, Site of Special Scientific Interest, Special Protection Area) and Solent Maritime (Special Area of

Conservation). These sites form large estuarine systems comprising habitats such as mud and sand flats and salt meadows.

1.4 DESCRIPTION OF DEVELOPMENT

Planning permission has been granted for the following:

Demolition of 6,111 square metres of redundant chalets and facilities buildings, use of land for the siting of 203 holiday caravans including 5 caravans for use as staff accommodation, refurbishment of retained single and two storey holiday chalets to form 87 units of holiday accommodation, retain managers bungalow, sales area for 5 caravans, refurbishment of remainder of central facilities building, CCTV cameras, provision of new pedestrian concourse with terraces, splash and dry play areas, multi-games court, adventure golf course and outdoor theatre and new landscaping. Retaining existing pitch and putt golf course to the east of the site.

1.5 DOCUMENTATION PROVIDED

The conclusions and recommendations made in this report are based on information provided by the client regarding the scope of the project. Documentation made available by the client is listed in Table 1.1.

Document Name / Drawing Number	Author
Mill Rythe Holiday Village – Landscape Plan / 16030-CO-LP-0-01-REV-3	Eamonn Byrne Landscape Architecture
General Notes & Legend / LN-0-01	Eamonn Byrne Landscape Architecture
Planting Schedules / LN-0-02	Eamonn Byrne Landscape Architecture
Key Plan / LP-0-01	Eamonn Byrne Landscape Architecture
Planting Plan (1 of 11) / PP-0-01	Eamonn Byrne Landscape Architecture
Planting Plan (2 of 11) / PP-0-02	Eamonn Byrne Landscape Architecture
Planting Plan (3 of 11) / PP-0-03	Eamonn Byrne Landscape Architecture
Planting Plan (4 of 11) / PP-0-04	Eamonn Byrne Landscape Architecture
Planting Plan (5 of 11) / PP-0-05	Eamonn Byrne Landscape Architecture
Planting Plan (6 of 11) / PP-0-06	Eamonn Byrne Landscape Architecture
Planting Plan (7 of 11) / PP-0-07	Eamonn Byrne Landscape Architecture
Planting Plan (8 of 11) / PP-0-08	Eamonn Byrne Landscape Architecture
Planting Plan (9 of 11) / PP-0-09	Eamonn Byrne Landscape Architecture
Planting Plan (10 of 11) / PP-0-10	Eamonn Byrne Landscape Architecture
Planting Plan (11 of 11) / PP-0-11	Eamonn Byrne Landscape Architecture

Table 1.1: Documentation Provided by Client

The Key Plan and Planting Plans referred to in Table 1.1 are provided in Chapter 6.

2. EXISTING ECOLOGY AND PREDICTED IMPACTS

2.1 HABITATS

At the time of the Phase 1 Habitat Survey (Report RT-MME-123420-01), completed in September 2016, the following habitats were identified on site:

- Amenity grassland;
- Building;
- Hardstanding;
- Poor semi-improved grassland;
- Scattered trees;
- Scrub;
- Species-poor intact hedgerow; and,
- Standing water.

It is understood that the proposed development will largely be confined to the existing built footprint. In this area, the southern site boundary hedgerow, standing water and many of the scattered trees will be retained, whilst less valuable habitats (amenity grassland, hardstanding and building) will be replaced with similar features. The standing water and the majority of grassland and scrub habitats in the eastern portion of the site, which form the Mill Rythe Holiday Village Site of Importance for Nature Conservation (SINC) and Solent Wader and Brent Goose Strategy Site, will also be retained. Although some grassland, hedgerow and scattered trees will be lost, new woodland areas around the site peripheries will be created. Management proposals for the retained and created habitat features are outlined in Chapter 3 and specific objectives and management prescriptions are provided in Chapter 4.

2.2 SPECIES

Mill Rythe Holiday Village SINC, which occupies the eastern portion of the proposed development site, is known to support the following species, for which specific management measures will be required:

- Dark-bellied brent goose *Branta bernicla bernicla* – this migratory bird, which arrives in the UK in October and departs in March, is a qualifying species for Natura 2000 European statutory sites in proximity to the proposed development site, including Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar Site and Portsmouth Harbour SPA and Ramsar Site. The Mill Rythe Holiday Village SINC is listed on the Solent Wader and Brent Goose Strategy. Dark-bellied brent geese generally graze on salt marshes and mud flats, foraging further inland as food sources are depleted. When grazing inland, dark-bellied brent geese show a preference for open areas of grassland with a dense, short sward. In the absence of mitigation, scrub encroachment and inappropriate grassland management could reduce the suitability of the SINC for dark-bellied brent geese.
- Spiny retharrow *Ononis spinosa* – this shrubby herb is a native perennial of infertile grasslands and flowers from July to September. It is generally found within slightly rough grassland, tending to be absent from more intensively managed or grazed sites. As such, intensive management of grassland within the SINC has the potential to reduce the suitability of the site for spiny retharrow.

The wider proposed development site also contains suitable habitats for roosting, foraging and commuting bats, common nesting birds, herpetofauna, badger, hedgehog and terrestrial mammals. These species are also taken into consideration within this management plan.

3. LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN CONTEXT

3.1 FEATURES TO BE MANAGED

Table 3.1 provides a summary of the landscape and ecological features on site for which management proposals are provided in this report. The locations of these features are illustrated on the Landscape Plan (Eamonn Byrne Landscape Architecture 16030-CO-LP-0-01-REV-3) in Chapter 6.

Habitat	Description
Existing scattered trees	Many of the existing mature and semi-mature scattered trees across the site are to be retained.
Proposed scattered trees	Trees to be planted within green open spaces. Where feasible, native seed/fruit bearing species will be planted within landscaped areas.
Existing hedgerow	The hedgerow which delineates the southern site boundary will be retained and enhanced and incorporated into the landscaping scheme.
Existing grassland and scrub (Mill Rythe Holiday Village SINC)	The mosaic of grassland and scrub within Mill Rythe Holiday Village SINC, located at the eastern extent of the site, will be retained and managed to benefit brent geese and spiny retharrow.
Existing waterbodies	The waterbodies will be retained. The smaller waterbody within the existing holiday village will be retained as a recreational lake and subject to minimal management. The large waterbody falls within the Mill Rythe Holiday Village SINC. Although the waterbody itself will be subject to minimal management, scrub and grassland habitats surrounding the lake will be managed for brent geese.
Proposed woodland planting	Native woodland planting is proposed around the site peripheries, to screen the proposed development and minimise disturbance impacts on brent geese and waders utilising surrounding habitats.
Proposed wildflower meadow	Wildflower areas will be created adjacent to the existing smaller lake, around existing scattered trees and around proposed woodland areas, using a seed mix such as Emorsgate EM2 Standard General Purpose Meadow Mixture . A full species list is provided in Section 4.4.
Proposed amenity grassland	Amenity grassland areas will be created within the existing built footprint of the holiday village, around access routes, caravans and buildings.
Species-specific features	Habitat piles / refugia / hibernacula, comprised of piled logs / brash material will be created for invertebrates and amphibians around the site peripheries. Bird and bat boxes are to be installed, located on trees throughout the site.

Table 3.1: Summary of Landscape and Ecological Features to be Managed

3.2 ECOLOGICAL VALUE OF FEATURES TO BE MANAGED

This section outlines the ecological value of each of the landscape and ecological features to be managed, and indicates whether they provide a contribution to national or local biodiversity targets.

Existing and proposed scattered trees

Existing mature trees may provide suitable features for roosting bats and contribute to a diversely structured habitat mosaic of value to a range of species. Once established, the proposed planted trees are likely to support a range of invertebrate and bird species.

Existing hedgerow

Ancient and species-rich hedgerows are an ecologically important habitat on both a local and national scale, being a Hampshire Biodiversity Action Plan (BAP) priority habitat and a Habitat of Principal Importance in England. Hedgerows act as important wildlife corridors and creation and enhancement of hedgerows within developments provide a more integrated landscape-scale approach to biodiversity conservation.

The existing hedgerow along the southern boundary is to be retained and enhanced, to provide an enhanced wildlife corridor through the local landscape.

Mill Rythe Holiday Village SINC / Existing grassland and scrub

Mill Rythe Holiday Village SINC forms the eastern section of the proposed development site and supports dark-bellied brent goose and spiny retharrow, which are species that meet Section 6 of the SINC selection criteria. The mosaic of grassland and scrub provides suitable conditions for these qualifying species, as well

as a range of other protected and notable species, such as nesting birds, bats, invertebrates and herpetofauna.

Existing waterbodies

Standing open water is both a Habitat of Principal Importance and is listed as a priority habitat on the Hampshire BAP. The two waterbodies within the site, both of which are to be retained, are not considered to be a particularly high quality features, although do support a range of wildfowl.

Proposed woodland planting

Lowland mixed deciduous woodland is listed as a Habitat of Principal Importance. Once established, native woodland habitats have the potential to be of value to a range of protected and notable species, including bats, birds and terrestrial mammals.

Proposed wildflower meadow

The wildflower and grass species proposed to be sown will contribute towards creating species-rich grassland areas, particularly adjacent to existing habitats of value such as hedgerows woodland and scattered trees, providing valuable wildlife corridors around the site peripheries. In addition, wildflower grassland provides a valuable habitat resource for a range of invertebrate species, which in turn provide a foraging resource for a variety of birds, mammals and herpetofauna.

Proposed amenity grassland

Amenity grassland does not meet any national or local biodiversity criteria, although planting of low growing wildflowers will enhance this habitat for a range of invertebrates. **Grass will consist of standard turf grass, which can be managed to allow low growing flowers to be retained and establish within these areas.**

Additional proposed habitat features

Hibernacula features will provide additional habitat for a range of amphibians and invertebrates, some of which are Species of Principal Importance in England. Bird and bat boxes will also help to provide habitat to protected species and priority BAP species, such as pipistrelle *Pipistrellus* species.

4. LANDSCAPE AND ECOLOGICAL MANAGEMENT PROPOSALS

4.1 INTRODUCTION

This chapter provides aims and objectives of management, and outlines specific management prescriptions, for each of the following features:

- Existing and proposed scattered trees (Section 4.2);
- Existing hedgerow (Section 4.3);
- Mill Rythe Holiday Village SINC / Existing grassland and scrub (Section 4.4)
- Existing waterbodies (Section 4.5)
- Proposed woodland (Section 4.6);
- Proposed wildflower meadow (Section 4.7);
- Proposed amenity grassland (Section 4.8);
- Additional proposed habitat features (section 4.9).

4.2 EXISTING AND PROPOSED SCATTERED TREES

4.2.1 Aims and Objectives

Aim: Ensure protection of existing trees and plant and maintain native trees, in order to provide a diverse habitat of value to a range of faunal species.

Objectives:

1. Protect existing semi-mature and mature trees at the site.
2. To avoid disturbance to nesting birds during habitat management.
3. Provide suitable habitat for a range of invertebrate, bird and bat species.

This management plan will help to ensure the long term health of trees on the site, as well as providing suitable habitat for a range of bird and invertebrate species, and potential roosting habitat for bats.

Table 4.1 presents management activities in order to meet the aims and objectives outlined above.

4.2.2 Management Prescriptions for Existing and Proposed Trees

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Existing Mature Trees	Minimal intervention strategy. Tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Reasons of public health and safety.	n/a	x	x	x	x	x	x	x	x	x	x
	Monitor tree health and consult qualified arboriculturalist with any potential issues. Any tree felling should consider a need to retain tree stumps at 3 – 5 m above ground level. This is to be agreed on an individual basis in each situation.	Maintain tree health and allow habitat to provide important features for nesting birds and insects. Retention of tree stumps as standing dead wood to provide habitat for invertebrates.	n/a	x	x	x	x	x	x	x	x	x	x
Newly Planted Trees	If required, soils to be cultivated / decompacted prior to commencement of tree planting. Trees to be delivered to site immediately prior to planting being undertaken. Trees to be protected by storage bags when delivered to the site. Trees will be planted when soils are in a suitable condition, not waterlogged or frozen. If soils are compacted loosening will be undertaken.	Ensure that planted trees have the best possible chance of establishing at the site.	November to February	x	x								
	The trees should be planted with suitable ties / stakes and protected with tree guards/ shelters or rabbit fencing. Tree protection should be removed in Year 5 if no longer required.	To ensure trees/shrubs become successfully established.	As soon as trees are planted	x	x			x					
	Stakes, ties and tree guards to be checked regularly during establishment phase and loosened, tightened, or replaced as necessary.	To ensure trees/shrubs become successfully established.	n/a	x	x	x	x	x					
	If for any reason large-scale losses of trees/shrubs occur then an Arboricultural assessment may be required to determine reasons for failure and identify appropriate remedial action.	To ensure trees/shrubs become successfully established.	n/a		x	x	x	x	x	x	x	x	x
	Within areas that do have public access, tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Reasons of public health and safety.	n/a		x	x	x	x	x	x	x	x	x

Table 4.1: Existing and Proposed Trees Habitat Management Recommendations

4.3 EXISTING HEDGEROW

4.3.1 Aims and Objectives

Aim: Maintain and enhance the biodiversity of the southern boundary hedgerow.

Objectives:

1. Encourage hedgerow management techniques at the site to support Hampshire Habitat Action Plan priorities.
2. Encourage species diversity.
3. Reduce disturbance to nesting species from management practices.
4. To maintain connectivity between habitats.

'Hedgerows' are included within Hampshire's BAP and this management plan will help to develop a species-rich hedgerow along the southern site boundary. Species-rich hedgerows provide wildlife corridors and connectivity through a landscape and subsequently their management is important for a landscape-scale approach to nature conservation.

Table 4.2 provides management activities in order to meet the aims and objectives for this habitat.

4.3.2 Management Prescriptions for Existing and Proposed Hedgerows

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Existing hedgerows	Existing and established hedgerows should be cut so that 50% of each side is trimmed every year.	To enhance the biodiversity of the hedgerows.	Late January to February	x	x	x	x	x	x	x	x	x	x
	Should they develop gaps or become poorly structured, gaps should be infilled with native woody species.	To maintain the integrity of the hedgerows.	As required	x	x	x	x	x	x	x	x	x	x
	Standing trees - if hedgerow sections contain standing trees these trees should be retained and left unmanaged. Mature trees within hedgerows should only be managed for health and safety reasons.	Retain a diversity of age ranges within the species composition of the hedgerow.	n/a	x	x	x	x	x	x	x	x	x	x

Table 4.2: Existing and Proposed Hedgerows Habitat Management Recommendations

4.4 MILL RYTHE HOLIDAY VILLAGE SINC / EXISTING GRASSLAND AND SCRUB

4.4.1 Aims and Objectives

Aim: To maintain the valuable habitat mosaic of grassland and scrub within the Mill Rythe Holiday Village SINC for a range of wildlife, including brent goose and spiny retharrow.

Objectives:

1. To maintain diverse mosaic of grassland and scrub.
2. To provide habitat for a range of fauna.
3. To avoid disturbance to nesting and wintering birds during habitat management.

Table 4.3 presents management activities in order to meet the aims and objectives outlined above.

4.4.2 Management Prescriptions for Mill Rythe Holiday Village SINC / Existing Grassland and Scrub

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Grassland	Rotational cutting of grassland, with 50% of the area cut to a height of 50mm to 100 mm each year.	To maintain areas with a short sward suitable for dark-bellied brent goose, as well as areas of rougher grassland suitable for spiny retharrow.	September, to allow flowering of spiny retharrow, but prior to key period for qualifying wintering bird species ¹ .	x	x	x	x	x	x	x	x	x	x
Scrub	Dense scrub around SINC peripheries cut back annually in September ² .	To maintain existing coverage and prevent further encroachment into site.	September, towards the end of the breeding bird season ³ , but prior to the key period for qualifying wintering bird species.	x	x	x	x	x	x	x	x	x	x
	Scattered scrub within SINC to be cut on a rotational basis, with 25% cut each year, in September ² .	To maintain a diverse structure of scattered scrub within areas of grassland.	September, towards the end of the breeding bird season, but prior to the key period for qualifying wintering bird species.	x	x	x	x	x	x	x	x	x	x

¹ The key period for qualifying wintering bird species extends from 1st October to 31st March

² Scrub to be checked by an experienced ecologist for nesting birds immediately prior to works commencing. In the unlikely event that birds are found to be nesting at this late point in the season, any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, for example via the implementation of an appropriate buffer zone (species dependent) around the nest in which no disturbance is permitted until the nest is no longer in use.

³ The bird nesting season is weather dependent but generally considered to extend between March and September inclusive (peak period March-August).

Table 4.3: Mill Rythe Holiday Village SINC / Existing Grassland and Scrub Habitat Management Recommendations

4.5 EXISTING WATERBODIES

4.5.1 Aims and Objectives

Aim: To maintain waterbodies in existing condition.

Objectives: 1. Manage areas of standing water at the site to ensure no decline in the status of this habitat within the site.

Table 4.4 presents management activities in order to meet the aims and objectives for the habitat.

4.5.2 Management Prescriptions for Existing Waterbodies

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Both waterbodies	Monitor waterbodies for the presence of non-native invasive species, and in the event that any are discovered, contact an ecologist to establish appropriate management methods.	Ensures that pond and margins are in good condition.	April / May	x	x	x	x	x	x	x	x	x	x
	Check for and remove dumped rubbish from within the waterbodies. To be completed at least once a year.	Ensures pond is not polluted as a result of rubbish dumping. Maintains clear pond areas for use by amphibians.	November to February	x	x	x	x	x	x	x	x	x	x
Larger waterbody within SINC	Clearance of trees or scrub from waterbody edge. Ensure that edge has maximum of 40% shading. Trees and scrub to be cleared by hand from waterbody edges and cut material used to create habitat piles within new woodland planting areas.	To prevent scrub encroachment and ensure an area of open water is maintained for wintering birds.	To be reviewed annually. Removal of trees and shrubs September.					x					x

Table 4.4: Existing Waterbodies Habitat Management Recommendations

4.6 PROPOSED WOODLAND

4.6.1 Aims and Objectives

Aim: To manage new woodland areas for biodiversity.

Objectives:

1. Management to promote a diverse woodland structure including understorey layer and ground flora.
2. Management to enhance suitability for faunal species.
3. Prevention of the colonisation and spread of non-native species.

New areas of native woodland are proposed to be created around the site peripheries, to screen the development from sensitive receptors (including qualifying bird species) in the surrounding landscape.

The proposed native woodland and woodland edge mixes are provided in Table 4.5.

Species	Common name
Native woodland mix	
<i>Acer campestre</i>	Field maple
<i>Alnus glutinosa</i>	Alder
<i>Betula pendula</i>	Silver birch
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Malus sylvestris</i>	Crab apple
<i>Pinus sylvestris</i>	Scots pine
<i>Populus tremula</i>	Aspen
<i>Quercus robur</i>	English oak
<i>Salix alba</i>	White willow
<i>Sorbus aria</i>	Whitebeam
Native woodland edge mix	
<i>Alnus glutinosa</i>	Alder
<i>Betula pendula</i>	Silver birch
<i>Buxus sempervirens</i>	
<i>Cornus sanguinea</i>	Dogwood
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Malus sylvestris</i>	Crab apple
<i>Pinus sylvestris</i>	Scots pine
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	English oak
<i>Salix alba</i>	White willow

Table 4.5: Proposed Native Woodland and Woodland Edge Mixes

Table 4.6 presents management activities in order to meet the aims and objectives outlined above.

4.6.2 Management Prescriptions for Proposed Woodland

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Proposed woodland	The trees and shrubs will be protected with tree guards/shelters or rabbit fencing.	To provide protection for the trees from grazing species.	As soon as trees are planted	x									
	Any losses of trees during establishment should be replaced.	To prevent the development of large gaps in the canopy.	November to February	x	x	x							
	Minimal intervention strategy. This should include not regularly mowing the habitat within a 2m band adjacent to woodland edges.	Allow habitat to establish and provide important features for nesting birds and insects. Allow buffer around woodland edges to develop.	n/a		x	x	x	x	x	x	x	x	
	Coppice every 10 to 20 years on rotation. Cut 40% of stems in each visit, selecting 20% to grow to maturity.	To develop a range of age classes that will appeal to a very broad range of species. Increase light to encourage regeneration and understorey development.	November to February										x
	Mature trees to be retained where possible.	Provide valuable habitat for invertebrates and bird species.	n/a	x	x	x	x	x	x	x	x	x	x
	Remove undesirable understory species. This should involve a single herbicide application and light ground rotavation.	Creation of gaps to allow woodland ground flora seeding.	June-July										x

Table 4.6: Proposed Woodland Habitat Management Recommendations

4.7 PROPOSED WILDFLOWER MEADOW

4.7.1 Aims and Objectives

Aim: Creation and maintenance of diverse floral species grasslands, accounting for soil properties and environmental factors.

Objectives:

1. Manage areas of wildflower grassland meadow at the site.
2. Increase the botanical diversity within the grassland sward.
3. Enhance suitability of the habitat for invertebrates.

It is recommended that wildflower areas are created using a seed mix such as Emorsgate EM2, which contains slow growing grasses and a selection of wildflowers that respond well to regular short mowing.

Table 4.7 details the species included within this seed mix.

Species	Common Name	%
Wildflowers		
<i>Achillea millefolium</i>	Yarrow	0.5
<i>Centaurea nigra</i>	Common Knapweed	4.5
<i>Galium verum</i>	Lady's bedstraw	3
<i>Leucanthemum vulgare</i>	Oxeye daisy	1
<i>Lotus corniculatus</i>	Bird's-foot trefoil	0.5
<i>Plantago lanceolata</i>	Ribwort Plantain	1
<i>Plantago media</i>	Hoary Plantain	0.5
<i>Primula veris</i>	Cowslip	0.2
<i>Prunella vulgaris</i>	Selfheal	2
<i>Ranunculus acris</i>	Meadow buttercup	4.2
<i>Rhinanthus minor</i>	Yellow Rattle	1.5
<i>Rumex acetosa</i>	Common sorrel	1
<i>Trifolium pratense</i>	Wild red clover	0.1
Grasses		
<i>Agrostis capillaris</i>	Common bent	8
<i>Cynocurus cristatus</i>	Crested dogstail	40
<i>Festuca rubra</i>	Slender-creeping red-fescue	28
<i>Phleum bertolonii</i>	Smaller cat's-tail	4

Table 4.7: Proposed Wildflower Areas Seed Mixture (from Emorsgate Seeds)

Table 4.8 presents management activities in order to meet the aims and objectives outlined above.

4.7.2 Management Prescriptions for Proposed Wildflower Meadow

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Wildflower meadow	Areas to be seeded cultivated, leveled and debris removed.	To ensure wildflower areas become established.	Sow seeds in March, April or September.	x									
	Grassland to be cut once in July or August to a height of 50 mm.	To enhance the floral biodiversity of the grassland habitat.	First cut: July or August after seeding of desirable species.	x	x	x	x	x	x	x	x	x	x
	Re-growth can be mown through to autumn/winter and again in spring if required.	To give a more managed appearance.	Second cut: autumn-spring if required.										
	Arisings to be left for a maximum of 1 week after cutting and then removed off site.	To allow seed to drop. Provides a refuge for amphibians.											
	Use 'spot' treatments where necessary to control the spread of noxious weed species. Treat species with an approved translocated herbicide and apply through a weed wiper or wand.	Maintain the diversity of the grassland sward by reducing competition from vigorous species.	June to September.	x	x	x	x	x	x	x	x	x	x

Table 4.8: Proposed Wildflower Meadow Habitat Management Recommendations

4.8 PROPOSED AMENITY GRASSLAND

4.8.1 Aims and Objectives

Aim: Provide a habitat which balances ecological and amenity requirements.

Objectives:

1. Maintain grassland habitat for its aesthetic value.
2. Encourage species richness.

Table 4.9 presents management activities in order to meet the aims and objectives for the habitat.

4.8.2 Management Prescriptions for Amenity Grassland

Feature	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Short turf with low growing wildflowers	Cut at least 12 times per annum. Can be cut on a weekly basis during summer months when growth is fastest. Cut as and when necessary during remainder of year. Arisings to be removed.	Maintain close packed sward.	n/a	x	x	x	x	x	x	x	x	x	x
	No adverse chemicals to be applied to the grassland.	To ensure healthy plant community, with high level of diversity as well as climax species present.	n/a	x	x	x	x	x	x	x	x	x	x

Table 4.9: Amenity Grassland Habitat Management Recommendations

4.9 SPECIES-SPECIFIC FEATURES

4.9.1 Aims and Objectives

Aim: To ensure long-term provision of habitat feature for herpetofauna, invertebrates, bats and birds.

Objectives:

1. Monitoring of species-specific features to ensure they remain in favourable condition.
2. Replacement of any features lost or damaged to ensure no net-loss of habitat for notable species.

Table 4.10 presents management activities in order to meet the aims and objectives for these features.

4.9.2 Management Prescriptions for Species-Specific Features

Habitat	Prescription	Purpose	Timing	Year									
				1	2	3	4	5	6	7	8	9	10
Refugia/ hibernacula	Monitor condition of hibernacula and undertake remedial action where necessary.	To ensure that features remain in good condition and maintain their value to biodiversity.	Annually, April to September	x	x	x	x	x	x	x	x	x	x
Bat boxes on trees	Condition of bat roost features to be checked annually. If problems are identified, remedial action should be agreed with an ecologist and implemented promptly.	To ensure features are fit-for-purpose.	September	x	x	x	x	x	x	x	x	x	x
Bird boxes on trees	Annual monitoring to assess condition of boxes. Replacement of failed boxes.	To ensure ongoing provision of bird nesting features on site.	Annually in October	x	x	x	x	x	x	x	x	x	x

Table 4.10: Species-Specific Features Management Recommendations

5. MONITORING

Monitoring is required to check whether habitats are establishing correctly and to provide input into future amendments to site management. Table 5.1 outlines the recommended monitoring for the next ten years.

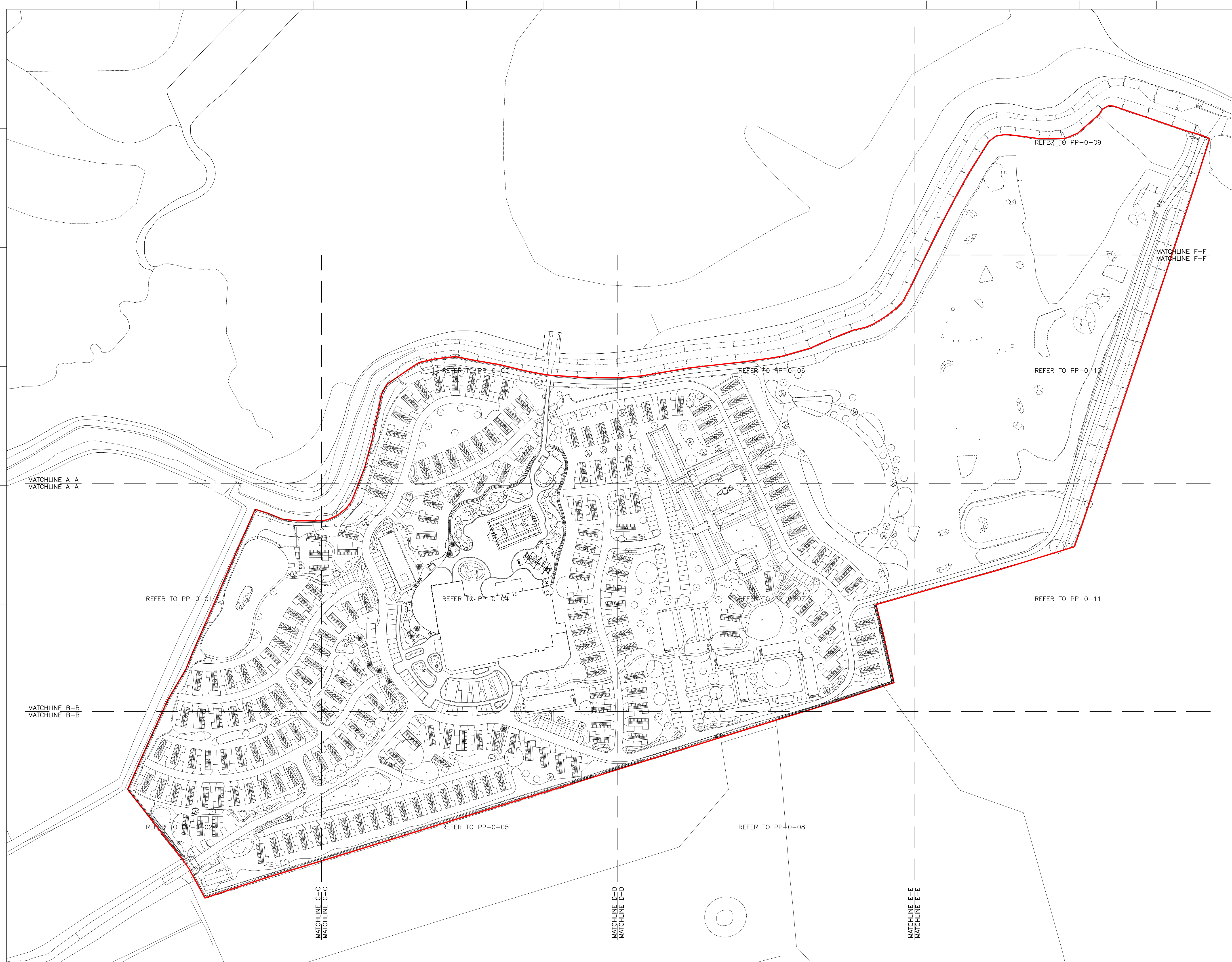
Feature	Monitoring	Timing	Year Post-development									
			1	2	3	4	5	6	7	8	9	10
All Habitats	Ecological survey to be carried out to Phase 1 Habitat Survey methodology.	May			x			x			x	
All Habitats	Photographic monitoring to be carried out using fixed-point photography to keep record of developing habitats and results of habitat management works.	May			x			x			x	
Trees	To be monitored on an annual basis to check tree health and identify any potentially dangerous trees to be felled.	n/a	x	x	x	x	x	x	x	x	x	x
Winter Birds	A Winter Bird Survey of Mill Rythe Holiday Village SINC to be undertaken to monitor the status of brent goose at the site.	Four visits between November and February			x			x			x	
Spiny retharrow	A Botanical Survey of Mill Rythe Holiday Village SINC to be undertaken to monitor the status of spiny retharrow at the site.	July-September, when species is in flower			x			x			x	

Table 5.1: Proposed Landscape and Ecological Monitoring

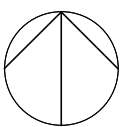
6. DRAWINGS

Eamonn Byrne Landscape Architecture Drawings:

LP-0-01 – Key Plan
PP-0-01 – Planting Plan (1 of 11)
PP-0-02 – Planting Plan (2 of 11)
PP-0-03 – Planting Plan (3 of 11)
PP-0-04 – Planting Plan (4 of 11)
PP-0-05 – Planting Plan (5 of 11)
PP-0-06 – Planting Plan (6 of 11)
PP-0-07 – Planting Plan (7 of 11)
PP-0-08 – Planting Plan (8 of 11)
PP-0-09 – Planting Plan (9 of 11)
PP-0-10 – Planting Plan (10 of 11)
PP-0-11 – Planting Plan (11 of 11)



KEY PLAN:



NOTES:

1. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.
2. DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.
6. THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.
7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

[illegible]

0		11.09.2017
REVISION:	DESCRIPTION:	DATE:

CONSULTANT: LANDSCAPE ARCHITECT



5-6 King's Court, York, YO1 7LD, UK
T +44 (0)1904 623 144 E mail@eb-la.com

www.eb-in.com

CLIENT

AWAY RESORTS LTD

PROJECT:

MILL RHYTHE HOLIDAY VILLAGE

DRAWING TITLE

KEY PLAN

STATUS:

DESIGN DEVELOPMENT

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:1000	11.09.2017	TF	EB	EB
PROJECT NO.:	DRAWING NO.:			REVISION:
1630	LP-0-01			0

FILE RE

MATCHLINE A-A
MATCHLINE A-A

MATCHLINE B-B
MATCHLINE B-B

Native woodland mix
6 No Acer campestre 5%
6 No Alnus glutinosa 5%
10 No Betula pendula 8%
12 No Corylus avellana 10%
10 No Crataegus monogyna 8%
15 No Ilex aquifolium 12%
8 No Malus sylvestris 6%
12 No Pinus sylvestris 10%
10 No Populus tremula 8%
24 No Quercus robur 20%
10 No Salix alba 8%
6 No Sorbus aria 5%

Native woodland edge mix
6 No Alnus glutinosa 5%
6 No Betula pendula 5%
4 No Buxus sempervirens 5%
3 No Cornus sanguinea 4%
4 No Corylus avellana 6%
7 No Crataegus monogyna 12%
6 No Ilex aquifolium 8%
5 No Malus sylvestris 8%
5 No Pinus sylvestris 7%
5 No Prunus spinosa 8%
9 No Quercus robur 15%
6 No Salix alba 8%

Native woodland mix
8 No Acer campestre 5%
8 No Alnus glutinosa 5%
12 No Betula pendula 8%
15 No Corylus avellana 10%
12 No Crataegus monogyna 8%
11 No Ilex aquifolium 7%
9 No Malus sylvestris 6%
15 No Pinus sylvestris 10%
12 No Populus tremula 8%
24 No Quercus robur 20%
12 No Salix alba 8%
8 No Sorbus aria 5%

1 No Alnus glutinosa
1 No Sorbus aria
67 No Hypericum Rowallan
1 No Prunus avium

1 No Quercus robur
6 No Betula pendula

1 No Populus tremula

1 No Betula pendula

1 No Quercus robur

1 No Tilia cordata
3 No Salix alba

1 No Quercus robur
1 No Acer campestre

KEY PLAN:

NOTES:

- THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.
- DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.
- THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

REVISION	DESCRIPTION	DATE
0		11.09.2017

CONSULTANT: LANDSCAPE ARCHITECT

ebla

eamonn byrne
landscape architecture

5-6 King's Court, York, YO1 7LD, UK
T +44 (0)1904 623 144 E mail@eb-la.com
www.eb-la.com

CLIENT:

AWAY RESORTS LTD

PROJECT:

MILL RHYTHE
HOLIDAY VILLAGE

DRAWING TITLE:

PLANTING PLAN (1 OF 11)

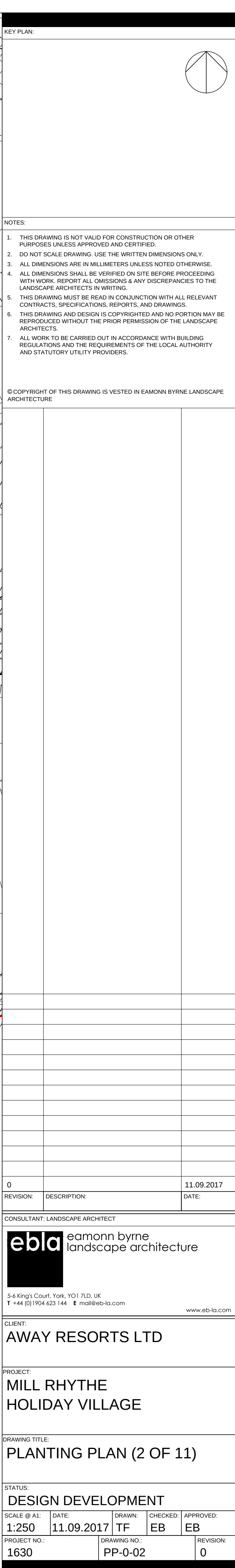
STATUS:

DESIGN DEVELOPMENT

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:250	11.09.2017	TF	EB	EB

PROJECT NO.:	DRAWING NO.:	REVISION:
1630	PP-0-01	0

FILE REF:





KEY PLAN:

NOTES:

1. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.

2. DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.

3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.

5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.

6. THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.

7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

0

REVISION

DESCRIPTION

11.09.2017

DATE

CONSULTANT: LANDSCAPE ARCHITECT

ebla

eamonn byrne
landscape architecture

5-6 King's Court, York, YO1 7LD, UK

T +44 (0)1904 623 144 E mail@ebla.co.uk

www.ebla.co.uk

CLIENT:

AWAY RESORTS LTD

PROJECT:

MILL RHYTHE
HOLIDAY VILLAGE

DRAWING TITLE:

PLANTING PLAN (3 OF 11)

STATUS:

DESIGN DEVELOPMENT

SCALE @ A1:

DATE:

DRAWN:

CHECKED:

APPROVED:

1:250

11.09.2017

TF

EB

EB

PROJECT NO.:

DRAWING NO.:

REVISION:

1630

PP-0-03

0

FILE REF:



KEY PLAN:

NOTES:

1. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.
2. DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.
6. THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.
7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

0	REVISION	DESCRIPTION:	DATE:
			11.09.2017

CONSULTANT: LANDSCAPE ARCHITECT

ebla eamonn byrne
landscape architecture

5-6 Kings Court, York, YO1 7JD, UK
T +44 (0)1904 623 144 E mail@ebla.co.uk www.ebla.co.uk

CLIENT:

AWAY RESORTS LTD

PROJECT:

**MILL RHYTHE
HOLIDAY VILLAGE**

DRAWING TITLE:

PLANTING PLAN (4 OF 11)

STATUS:

DESIGN DEVELOPMENT

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:250	11.09.2017	TF	EB	EB

PROJECT NO.:	DRAWING NO.:	REVISION:
1630	PP-0-04	0

FILE REF:



- Native woodland mix 2
- 16 No Acer campestre 5%
 - 16 No Alnus glutinosa 5%
 - 25 No Betula pendula 8%
 - 51 No Corylus avellana 10%
 - 25 No Crataegus monogyna 8%
 - 22 No Ilex aquifolium 7%
 - 19 No Malus sylvestris 6%
 - 31 No Pinus sylvestris 10%
 - 25 No Populus tremula 8%
 - 52 No Quercus robur 20%
 - 25 No Salix alba 8%
 - 16 No Sorbus aria 5%

- Native woodland edge mix 2
- 5 No Acer campestre 7%
 - 6 No Betula pendula 8%
 - 6 No Euonymus europaeus 8%
 - 4 No Malus sylvestris 6%
 - 6 No Populus tremula 8%
 - 4 No Prunus avium 6%
 - 6 No Prunus spinosa 8%
 - 10 No Quercus robur 15%
 - 4 No Rhamnus frangula 5%
 - 4 No Rosa canina 6%
 - 6 No Salix caprea 8%
 - 5 No Sambucus nigra 7%
 - 6 No Viburnum opulus 8%

- Native woodland edge mix 2
- 5 No Acer campestre 7%
 - 5 No Betula pendula 8%
 - 5 No Euonymus europaeus 8%
 - 4 No Malus sylvestris 6%
 - 5 No Populus tremula 8%
 - 4 No Prunus avium 6%
 - 6 No Prunus spinosa 8%
 - 10 No Quercus robur 15%
 - 4 No Rhamnus frangula 5%
 - 4 No Rosa canina 6%
 - 5 No Salix caprea 8%
 - 5 No Sambucus nigra 7%
 - 5 No Viburnum opulus 8%

- Native woodland edge mix 2
- 7 No Acer campestre 8%
 - 8 No Betula pendula 8%
 - 8 No Euonymus europaeus 8%
 - 8 No Malus sylvestris 6%
 - 8 No Populus tremula 8%
 - 5 No Prunus avium 6%
 - 9 No Prunus spinosa 8%
 - 14 No Quercus robur 15%
 - 5 No Rhamnus frangula 5%
 - 6 No Rosa canina 6%
 - 8 No Salix caprea 8%
 - 7 No Sambucus nigra 7%
 - 8 No Viburnum opulus 8%

- Native woodland mix 2
- 12 No Acer campestre 5%
 - 12 No Alnus glutinosa 5%
 - 10 No Betula pendula 8%
 - 24 No Corylus avellana 10%
 - 19 No Crataegus monogyna 8%
 - 17 No Ilex aquifolium 7%
 - 15 No Malus sylvestris 6%
 - 24 No Pinus sylvestris 10%
 - 19 No Populus tremula 8%
 - 6 No Quercus robur 20%
 - 19 No Salix alba 8%
 - 12 No Sorbus aria 5%

- 1 No Malus sylvestris
- 6 No Quercus robur
- 1 No Populus tremula

KEY PLAN:

NOTES:

- THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.
- DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.
- THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

REVISION	DESCRIPTION	DATE
0		11.09.2017

CONSULTANT: LANDSCAPE ARCHITECT

eamonn byrne
landscape architecture

S:4 King's Court, York, YO1 1JD, UK
T: +44 (0)1904 623 144 E: mail@ebla.co.uk
www.ebla.co.uk

CLIENT:
AWAY RESORTS LTD

PROJECT:
MILL RHYTHE
HOLIDAY VILLAGE

DRAWING TITLE:
PLANTING PLAN (6 OF 11)

STATUS:
DESIGN DEVELOPMENT

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:250	11.09.2017	TF	EB	EB

PROJECT NO.:	DRAWING NO.:	REVISION:
1630	PP-0-06	0

FILE REF:



KEY PLAN:

NOTES:

1. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.
2. DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.
6. THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.
7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

0		11.09.2017
REVISION:	DESCRIPTION:	DATE:

CONSULTANT: LANDSCAPE ARCHITECT

eblamonn byrne
landscape architecture

S-4 Kings Court, York, YO1 7LD, UK
T +44 (0)1904 623 144 E mail@ebla.co.uk www.ebla.co.uk

CLIENT:

AWAY RESORTS LTD

PROJECT:

MILL RHYTHE
HOLIDAY VILLAGE

DRAWING TITLE:

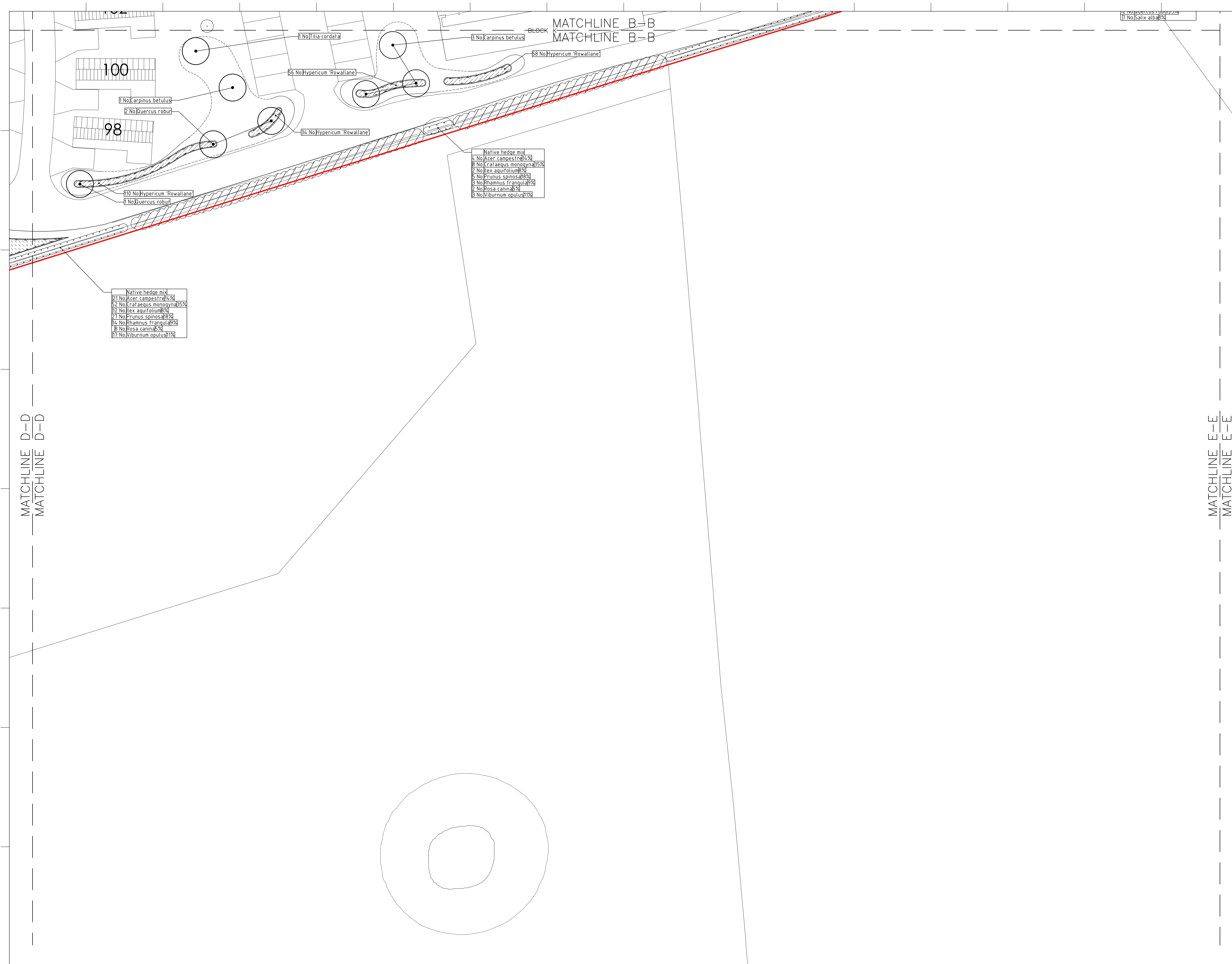
PLANTING PLAN (7 OF 11)

STATUS:

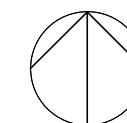
DESIGN DEVELOPMENT

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:250	11.09.2017	TF	EB	EB
PROJECT NO.:	DRAWING NO.:	REVISION:		
1630	PP-0-07	0		

FILE REF:



KEY PLAN:



NOTES:

1. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.
2. DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE REPORT AND CONSTRUCTION OF ANY DISCREPANCY TO THE LANDSCAPE ARCHITECTS IN WRITING.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.
6. REPRODUCING AND CREATING DERIVATIVE WORKS AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.
7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

[illegible]

0		11.09.2017
REVISION:	DESCRIPTION:	DATE:

CONSULTANT: LANDSCAPE ARCHITECT



5-6 King's Court, York, YO1 7LD, UK
T +44 (0)1904 623 144 E mail@eb-la.com

www.eb-in.co

CLIENT:

AWAY RESORTS LTD

PROJECT:

MILL RHYTHE
HOLIDAY VILLAGE

DRAWING TITLE

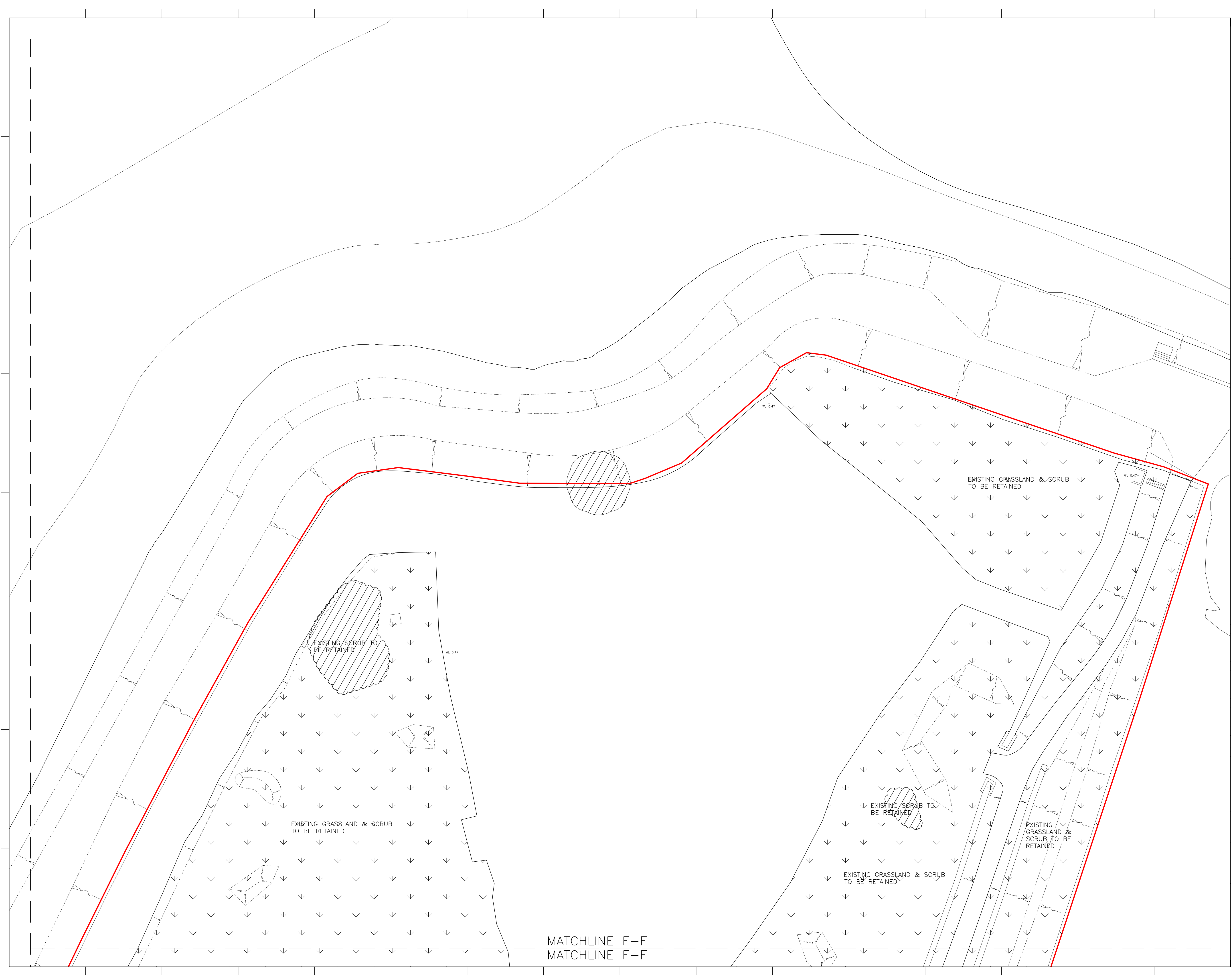
PLANTING PLAN (8 OF 11)

STATUS:

DESIGN DEVELOPMENT

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:250	11.09.2017	TF	EB	EB
PROJECT NO.:		DRAWING NO.:		REVISION
1630		PP-0-08		0

E1E



KEY PLAN:

NOTES:

1. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS APPROVED AND CERTIFIED.

2. DO NOT SCALE DRAWING. USE THE WRITTEN DIMENSIONS ONLY.

3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS IN WRITING.

5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, AND DRAWINGS.

6. THIS DRAWING AND DESIGN IS COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION OF THE LANDSCAPE ARCHITECTS.

7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND STATUTORY UTILITY PROVIDERS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN EAMONN BYRNE LANDSCAPE ARCHITECTURE

0

REVISION:

DESCRIPTION:

DATE:

11.09.2017

CONSULTANT: LANDSCAPE ARCHITECT

ebla

eamonn byrne landscape architecture

S-4 King's Court, York, YO1 7LD, UK

T +44 (0)1904 623 144

E mail@ebla.com

www.ebla.com

CLIENT:

AWAY RESORTS LTD

PROJECT:

MILL RHYTHE HOLIDAY VILLAGE

DRAWING TITLE:

PLANTING PLAN (9 OF 11)

STATUS:

DESIGN DEVELOPMENT

SCALE @ A1:

DATE:

DRAWN:

CHECKED:

APPROVED:

1:250

1630

TF

EB

EB

PROJECT NO.:

DRAWING NO.:

REVISION:

1630

PP-0-09

0

FILE REF:

