

Biodiversity Enhancement Strategy

for

Land at Hart Plain Avenue, Waterloooville

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Quality standards
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1 Introduction

1.1 Commission

- 1.1.1 The Landscape Partnership was commissioned by GCH (Eight) Limited to prepare an Biodiversity Enhancement Strategy for a development at Land at Hart Plain Avenue, Waterlooville.

1.2 Legislation and policy background

- 1.2.1 There is a range of protection given to sites and species. Sites may be designated for local, national, European or global importance for nature conservation. Species may be protected by European-scale legislation or varying levels of national regulation. Further information is given in Appendix 1.
- 1.2.2 The Local Planning Authority has a policy to protect features of nature conservation value within its Local Plan. Other regulators have policies relating to the consents issued by them.

1.3 Site location and context

- 1.3.1 Cowplain School is an Academy for children aged from 11 – 16. Cowplain School is situated on Hart Plain Avenue, Cowplain, accessed directly from the A3 London Road and around 1km north of Waterlooville, Hampshire. Hart Plain Infant School and Hart Plain Junior School are both adjacent. Cowplain School has a number of buildings in a campus type setting, with large playing fields. Many of the buildings date from the mid-20th century although some are early 20th century or possibly Victorian.
- 1.3.2 A small part of the school is proposed for development in two separate areas; the remainder of the school will continue to operate. The two development areas are on the site's northern boundary, adjacent to Hart Plain Avenue, and comprised a small part of the playing field (western parcel – care-home site), and a disused hard-surfaced play area (eastern parcel – residential site).
- 1.3.3 The Ordnance Survey Grid Reference for the approximate centre of the proposed development parcels are SU 6843 1079 (western parcel – care-site site) and SU 6854 1080 (eastern parcel – residential site). The location of the site is shown in Appendix 2.

1.4 Description of the project

- 1.4.1 The development comprises the erection of a care home (within Use Class C2) and six dwellings (within Use Class C3), with associated works including access, parking and landscaping (western parcel).
- 1.4.2 It is proposed to construct the 64-bed care home on the 0.53ha of the western site, currently playing fields. A new access from Hart Plain Avenue would be formed through a hedge. There would be car parking spaces and associated external landscape.
- 1.4.3 It is proposed to construct 2no detached houses and 4no semi-detached houses on the 0.21ha of the eastern site, currently hardstanding. Each house would have its drive leading to Hart Plain Avenue, with loss of sections of the hedge along the road frontage. The planting plans for each parcel are shown in Appendix 3.

1.5 Objectives of this report

- 1.5.1 The objective of this report is to provide information with regards to the ecological enhancements proposed. This Biodiversity Enhancement Strategy is also required to discharge Condition 18 of the planning decision notice (Havant Borough Council planning reference number: APP/22/00837). The condition states:

Before the development of a phase proceeds above slab level, a suitable scheme for the biodiversity enhancement measures for such phase shall be submitted to the local planning authority and approved in writing. In addition, the new buildings in each phase shall incorporate a minimum of six nesting features for Common Swifts. Development shall be carried out in accordance with the approved scheme and implemented prior to occupation.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy (2011).

1.6 Previous ecological studies

1.6.1 Previous relevant documents include;

- The Landscape Partnership (July 2022) Preliminary Ecological Appraisal for Land at Hart Plain Avenue, Waterloooville.

2 Ecological Enhancement Strategy

2.1 Detailed design of enhancements

Existing trees

- 2.1.1 Existing trees are located at the northern site boundary of the western parcel (care-home site). This line of scattered early mature trees was likely planted in the late 20th century. Species included horse chestnut *Aesculus hippocastanum*, poplar *Populus* sp., ash *Fraxinus excelsior* and oak *Quercus robur*. Ash trees were showing signs of dieback, probably due to *Chalara* disease.

Existing hedgerows

- 2.1.2 The existing hedgerow to be retained and managed is located along the northern site boundary of the eastern parcel (residential site). Three small sections of this hedgerow will be removed to facilitate new access roads into the site. This hedgerow removal will be carried out outside the nesting bird season. This hedgerow was a single-species beech *Fagus sylvatica* hedge which appeared contemporary with the later school buildings. There were some existing gaps in the hedge, and hedge bindweed *Calystegia sepium* was flowering in the hedge at the time of visit.
- 2.1.3 A hedgerow is also located beyond the line of trees at the northern site boundary of the western parcel (care-home site). This hedgerow is proposed for retention and management. The hedge along the roadside boundary, for the western site, comprised predominantly hawthorn *Crataegus monogyna* with small amounts of field maple *Acer campestre*, blackthorn *Prunus spinosa*, ash *Fraxinus excelsior* and bramble *Rubus fruticosus* agg. It was kept neatly trimmed at the time of the survey.

Proposed trees

- 2.1.4 Proposed trees within the development will consist of native species such as field maple *Acer campestre*, silver birch *Betula pendula*, hornbeam *Carpinus betulus*, and small-leaved lime *Tilia cordata*, as well as non-native species that are of benefit to wildlife which will include *Acer saccharinum*, *Amelanchier* x *grandiflora* 'Robin Hill', *Prunus* 'Amanogawa' and *Prunus domestica* 'Victoria'.
- 2.1.5 Five apple trees and one pear are proposed, which will include different varieties, to be situated within the garden of the care-home (western parcel). Species include *Pyrus communis* 'Conference', *Malus domestica* 'Bramley's Seedling', *Malus domestica* 'Cox's Orange Pippin' and *Malus sylvestris*.
- 2.1.6 Trees are to be established and allowed to reach their full growing potential to maturity and for their full useful life expectancy. New tree planting will be planted within the garden of the care-home (western parcel) and towards the boundaries of the residential site (eastern parcel).

Proposed hedgerow

- 2.1.7 New hedgerow planting is proposed along the southern, south-western and part of the south-eastern site boundaries of the western parcel (care-home site). These hedgerows are proposed as evergreen, single species hedgerows and will consist of either hornbeam *Carpinus betulus*, ornamental spindle *Euonymus japonicus* 'Jean Hugues' or garden privet *Ligustrum ovalifolium*, depending on its location.
- 2.1.8 These hedgerows will be managed for their amenity value; however, will improve the connectivity surrounding the site for wildlife.
- 2.1.9 The privet and hornbeam hedgerows will be planted as double staggered hedgerows in two rows and are to be planted a consistent distance away from kerbs/edgings, with rows 300mm apart with plants at 0.4m centres (5 per linear metre). The hornbeam hedgerows and the privet hedgerows would be managed, once established, to a height of 1.4m and 1m, respectively.
- 2.1.10 The ornamental spindle will be planted as single row hedgerows and are to be planted a consistent distance away from kerbs/edgings, with plants at 0.25m centres (4 per linear metre). The ornamental spindle hedgerows would be managed once established to a height of 0.6-0.9m, depending on location.

Proposed native shrub planting

- 2.1.11 New native shrub planting is proposed along parts of the northern, south-eastern and south-western site boundaries of the western parcel (care-home site). Native species included within the shrub mix include dogwood *Cornus sanguinea*, hazel *Corylus avellana*, holly *Ilex aquifolium*, privet *Ligustrum vulgare*, wayfaring tree *Viburnum lantana* and guelder rose *Viburnum opulus*.
- 2.1.12 Species to be planted at their natural level in holes larger than the extent of the root system. Roots of bare root plants shall be spread out to their natural position and cut back to remove any minor damage to roots and shoots. Backfill material shall be trodden down firmly to remove any air pockets around the root system.

Ornamental planting

- 2.1.13 Ornamental planting is proposed at the frontage of the proposed dwellings (eastern parcel) and within the garden of the care-home (western parcel). Species will be used that are known value to wildlife and include *Sarcococca hookeriana digyna*, *Rubus idaeus*, *Rosmarinus officinalis* 'Miss Jessopp's Upright', *Ribes rubrum*, *Ribes nigrum*, *Prunus laurocerasus* 'Otto Luyken', *Prunus incisa* 'Kojo-no-mai', *Potentilla fruticosa* 'Abbotswood', *Lavandula angustifolia* 'Rosea', *Hebe x franciscana* 'Blue Gem', *Hebe pinguifolia* 'Pagei', *Hebe* 'Red Edge', *Fatsia japonica*, *Cornus sanguinea* 'Midwinter Fire', *Cornus alba* 'Sibirica', *Thymus* 'Doone Valley', *Salvia officinalis* 'Purpurascens', *Salvia nemorosa* 'Caradonna', *Nepeta* 'Six Hills Giant', *Erysimum* 'Bowles Mauve', *Allium sphaerocephalon*, *Verbena bonariensis*, *Thymus vulgaris*, *Tellima grandiflora*, *Stachys byzantina* 'Big Ears', *Scabiosa caucasica* 'Alba', *Salvia x sylvestris* 'Mainacht', *Salvia nemorosa* 'Caradonna', *Primula vulgaris*, *Penstemon* 'Apple Blossom', *Nepeta racemosa* 'Walker's Low', *Leucanthemum vulgare*, *Lavandula x intermedia* 'Alba', *Geum rivale*, *Geranium x cantabrigiense*, *Geranium sanguineum* 'Album', *Echinacea purpurea* 'White Swan', *Echinacea purpurea*, *Aquilegia Mckana* Hybrids and *Achillea millefolium*. The species listed above are listed as Royal Horticultural Society 'Plants for Pollinators'¹ and therefore provide nectar and/or pollen for bees and the many other types of pollinating insects.

Proposed wildflower meadow

- 2.1.14 Proposed wildflower meadow is located along the southern edge of the northern boundary line of trees of the western parcel (care-home site).
- 2.1.15 This area will be seeded with Hedgerow and Light Shade Wildflower Seeds LW7M 80/20 (www.wildflower.co.uk), or similar. This seed will be sown at a rate of 5g/m².
- 2.1.16 In areas of bulb planting, bulbs would be scattered naturally over the allocated area and planted where they fall. Surrounding grassland is not to be cut in spring and early summer to allow bulbs to replenish, which will provide seasonal long grassland habitats.

Bat boxes

- 2.1.17 A total of eight bat boxes, suitable for a range of bat species, will be installed into new buildings, with four integrated into the brickwork of the new dwellings and four integrated into the brickwork of the new care home building. These bat boxes will be Vivara Pro Build-in Woodstone Bat Tube, or a similar general purpose alternative, depending upon commercial availability. These boxes will be located south-west to south-east elevations and will be integrated into the fabric of the brickwork. The position of these boxes will be at least 5m above ground. These boxes will be placed at the gable ends or beneath the eaves of the dwellings/care home building and should avoid locations above windows and doors.

Bird Boxes

- 2.1.18 A total of twelve swift bricks will be integrated into the new buildings, with six integrated into the brickwork of the new dwellings and six integrated into the brickwork of the new care home building. These boxes will be Istock Eco-habitat for Swifts or similar, depending upon commercial availability. These boxes will be located on the northern to eastern elevations and will be integrated into the fabric of the brickwork. These boxes will be placed at a height of at

¹ <https://www.rhs.org.uk> [Date accessed 21st October 2024]

least 5m above ground level and will not be placed directly above windows or doors. If possible, boxes should be located under the shelter of eaves or overhanging roofs.

Habitat piles

- 2.1.19 Two habitat piles will be created, using woody cut material (brush) from vegetation clearance. These will be located within the garden of the care-home (western parcel) and will be stacked to form piles measuring approximately 2m x 1m x 0.5m (height).

Hedgehog Highways

- 2.1.20 Creation of hedgehog highways through fences; a gap of 13cm x 13cm will be cut out of the base of close-board fences within the residential development (eastern parcel) to allow hedgehogs to move through the site after construction is complete. Alternatively, two Hedgehog Friendly Concrete Gravel Boards² or similar per property.

2.2 Extent and location of proposed works

- 2.2.1 Please refer to Appendix 3 for locations of ecological enhancement species features and for the locations of the proposed habitats.

2.3 Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction

Timetable for implementation

- 2.3.1 The timescale of the implementation is described in the table below:

Timescales	Operation
Shortly prior to commencement of construction works	Ensure retained trees and hedgerow are suitably protected.
During construction	Ensure retained trees and hedgerow are suitably protected. Installation of swift boxes and bat boxes at appropriate time during the construction of the building. Installation of habitat piles once landscaping in that area has been completed. Creation of hedgehog highways when erecting close-board fencing throughout the residential development.
First available planting season after construction.	Tree, hedgerow and shrub planting Sowing of wildflower once construction has been completed within that area.
Post-construction	Check ecological enhancement features are still fit for purpose and have not been damaged or are not missing. Details of ongoing management of habitats and ecological features are detailed below.

2.4 Persons responsible for implementing the works

- 2.4.1 GCH (Eight) Limited is responsible for implementing the ecology works, including installation of the swift and bat boxes and hedgehog highways, and for appointing a suitably licenced ecologist. GCH (Eight) Limited and/or developer's planning consultant are responsible for coordinating communication to and from the Local Planning Authority. If the site is sold to another developer, then the purchaser will assume responsibility from the time of purchase.

² <https://www.kebur.co.uk/product/hedgehog-concrete-gravel-board/> or https://www.jacksons-fencing.co.uk/product/sc_667610/hedgehog-gravel-board-for-use-with-slotted-posts-1.83m-x-140-x-28mm-incl.1-x-end-packer-1-x-length-packer-jakcured

2.5 Initial aftercare and long-term management

- 2.5.1 Full management prescriptions can be found in the Landscape and Ecological Management Plan for this project³.

Existing trees/hedgerows

- 2.5.2 Existing trees are to be inspected every other year to ensure there are no health and safety implications such as hanging branches. Any works to be undertaken are to be guided by a suitably qualified, experienced Arboriculturist and in accordance with the guidance set out within BS 5837:2012.
- 2.5.3 Management for the existing hedgerow should be undertaken on an annual basis. Trim to desire height and width after the nesting bird season (from September until February). This is to ensure that the site frontage remains neat and trim.
- 2.5.4 Ensure hedgerow area is free from litter, and programme the maintenance activities to avoid disturbance to nesting birds.
- 2.5.5 Tree or hedgerow removal or management will avoid the nesting bird season, between 1st March and 31st August (inclusive).

Proposed trees

- 2.5.6 The contractor/management company shall allow for adequate watering in of all newly planted trees and keep the plant material well-watered to achieve field capacity, as necessary, via watering tube during the first growing season and then as required to maintain their vigour. Native tree species should not need to be watered but re-assess this situation if there are prolonged periods of drought.
- 2.5.7 All vandalised, damaged, dead, dying or diseased trees are to be replaced in the immediately following planting season for the duration of the five-year establishment maintenance period, within public areas. This will be undertaken in residential gardens until the properties have been sold.
- 2.5.8 Inspection twice a year in April and November, re-firming and adjusting ties where necessary and ensuring trees are vertical. In Year 5, tree stakes should be carefully removed if trees have established sufficiently to support themselves with stakes disposed of to a licensed waste facility for recycling.
- 2.5.9 All trees are to be formative pruned, every five years, to maintain their shape and remove any dead wood, crossing branches and suckers. Pruning operations must not affect the vertical growth or spread of the establishing trees, or remove more than 25% of the expected canopy for their age and height. Fruit trees should be pruned during the winter months to avoid the fruiting season.
- 2.5.10 Tree management will avoid the nesting bird season, between 1st March and 31st August (inclusive).
- 2.5.11 Responsibility of maintaining planting within residential gardens to be transferred to homeowners once the properties have been sold.

Proposed hedgerow planting

- 2.5.12 The hornbeam hedgerows and the privet hedgerows would be managed, once established, to a height of 1.4m and 1m, respectively. The ornamental spindle hedgerows would be managed, once established, to a height of 0.6-0.9m, depending on location.
- 2.5.13 The hedgerows will be managed on an annual basis to the desired height listed above. Ensure hedgerow area is free from litter, and programme the maintenance activities to avoid disturbance to nesting birds (nesting bird season between 1st March and 31st August (inclusive)).

³ The Landscape Partnership (October 2024) Landscape and Ecological Management Plan for Land at Hart Plain Avenue, Waterlooville

- 2.5.14 The base of the hedge line will be kept weed free, for a width of one metre. The hedge line will be kept clear of weeds, by hand digging.
- 2.5.15 All vandalised, damaged, dead, dying or diseased hedgerow plants are to be replaced in the immediately following planting season for the duration of the five-year establishment maintenance period.
- 2.5.16 Biodegradable spiral guards to be checked annually to ensure they are present and functioning effectively and repaired/positioned upright, as required. Any remaining spiral tubes will be removed in Year 5 and taken to a composting facility, as per manufacturers recommendations.

Proposed native shrub planting

- 2.5.17 For the native shrub planting, minimal control will be applied in managing shape and form to encourage natural form to be established.
- 2.5.18 Ensure planting area is free from litter, and time maintenance activities to avoid disturbance to nesting birds.
- 2.5.19 Shrubs to be trimmed in the second year of the establishment period and every other year thereafter to encourage bushy growth.
- 2.5.20 The base of the shrubs will be kept weed free, for a width of one metre. The shrub area will be kept clear of weeds, by hand digging or spot treatment.
- 2.5.21 The contractor/managing authority shall allow for adequate watering of all shrub plants and keep the plant material well-watered during the management period to maintain their vigour. Native shrub species should not need to be watered but re-assess this situation if there are prolonged periods of drought.
- 2.5.22 All vandalised, damaged, dead, dying or diseased plants to be replaced after each growing season following planting for a period of five years.
- 2.5.23 Biodegradable spiral guards to be checked annually to ensure they are present and functioning effectively and repaired/positioned upright, as required. Any remaining spiral tubes will be removed in Year 5 and taken to a composting facility, as per manufacturers recommendations.

Ornamental planting

- 2.5.24 The contractor shall allow for adequate watering in of all shrubs and keep the plant material well-watered during the five-year establishment maintenance period to maintain their vigour.
- 2.5.25 All vandalised, damaged, dead, dying or diseased plants to be removed immediately and replaced in the following planting season during the five-year establishment maintenance period.
- 2.5.26 Ornamental shrub species are to be pruned as appropriate to ensure a good form and shape appropriate to the species. Blanket strimming of plant material to an easy, convenient, uniform rectangular block/height irrespective of species or design intent is not acceptable. Management of shrubs will be undertaken outside the nesting bird season.
- 2.5.27 All shrub beds will be kept weed free by hand digging.
- 2.5.28 Responsibility of maintaining planting within residential gardens to be transferred to homeowners once the properties have been sold.

Proposed wildflower meadow grass

Ground preparation

- 2.5.29 Remove weeds using repeated cultivation. Then turn to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Sowing

- 2.5.30 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution divide the seed into two or more parts and sow in overlapping sections. Regularly mix the seed when sowing, as seeds will naturally separate due

to variations in size and weight. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Year 1 management

2.5.31 Most of the sown meadow species are perennial and slow to establish.

2.5.32 During the first year remove any weeds which grow by topping, mowing or by hand in smaller areas. The nurse grasses are the first to grow and require mowing in March and again in May. Remove all clippings to ensure the grass canopy does not interfere with the germination and spring growth of the wildflowers.

2.5.33 In October cut the area to 10cm using a scythe, strimmer or mower, leaving the cuttings for 1-7 days before removing arisings. Mow the re-growth through autumn/winter and again in early spring if required.

Year 2 and onwards

2.5.34 After 12 months the sward should be well established and then mow in March and then again in October. Avoid cutting from mid-spring to summer. Remove any weeds which establish.

Bat boxes

2.5.35 It is important to note that bats and their roosts are protected by law, and these bat boxes should not be checked internally or altered by any persons that does not hold the correct bat licence to do so. The integrated boxes are built into the building and do not need maintenance. Bat droppings would fall out the bottom of the box thus keeping it clean inside. They are also inaccessible without scaffolding or a MEWP.

Bird boxes

2.5.36 The integrated boxes do not need maintenance as they are built into the building. They are also inaccessible without scaffolding or a MEWP. They are maintenance-free items and need no cleaning.

Habitat piles

2.5.37 The habitat piles (hibernaculum) will be maintained, by the adopting authority, as effective habitat by the occasional addition of suitable woody arisings from soft landscape maintenance operations. Annual inspection for the first 10 years and then every 2 years after will identify the need for any additions.

Hedgehog highways

2.5.38 The homeowners will be encouraged to check these 'Hedgehog Highways' on a regular basis to ensure that they have not been blocked up with debris.

2.6 Disposal of wastes arising from works

2.6.1 Waste arising from removing of any vegetation will be disposed of appropriately such as being transported by a licenced waste carrier to a green waste recycling facility or composted on site.

2.6.2 Waste arising from bird and bat box packaging will be recycled.

2.6.3 The biodegradable spiral tubes will be removed after five years, if still present, and will be taken to a composting facility as per manufacturers guidance.

Appendix 1

Legislative and policy context

There is a number of pieces of legislation, regulations and policies specific to ecology which underpin this assessment. These may be applicable at a National or Local level. References to legislation are given as a summary for information and should not be construed as legal advice.

Birds Directive

The European Community Council Directive on the Conservation of Wild Birds (79/409/EEC), normally known as the Birds Directive, sets out general rules for the conservation of all naturally occurring wild birds, their nests, eggs and habitats. It was superseded by the 'new' Birds Directive (2009/147/EC) which generally updated the previous directive.

Since the end of the Brexit transition period on 31st December 2020 the Birds Directive no longer is part of the UK legal system.

Habitats Directive

The European Community Council Directive on the Conservation of Natural Habitats of Wild Fauna and Flora (92/43/EEC), normally known as the Habitats Directive, aims to protect the European Union's biodiversity. It requires member states to provide strict protection for specified flora and fauna (i.e. European Protected Species) and the registration and regulation of Special Areas of Conservation.

Since the end of the Brexit transition period on 31st December 2020 the Habitats Directive no longer is part of the UK legal system.

Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 generally follow the Birds Directive and Habitats Directive but unlike the Directives there is no role for the European Union; the UK Government has taken that role following the end of the Brexit transition period on 31st December 2020. For clarity, the following paragraphs consider the case in England only, with Natural England given as the appropriate nature conservation body. In Wales, the Countryside Council for Wales is the appropriate nature conservation body.

Special Protection Areas and Special Areas of Conservation are defined in the regulations as forming a national network of 'European sites'. The Regulations regulate the management of land within European sites, requiring land managers to have the consent of Natural England before carrying out management. Byelaws may also be made to prevent damaging activities and if necessary land can be compulsorily purchased to achieve satisfactory management.

The Regulations define competent authorities as public bodies or statutory undertakers. Competent authorities are required to make an appropriate assessment of any plan or project they intend to permit or carry out, if the plan or project is likely to have a significant effect upon a European site. The permission may only be given if the plan or project is ascertained to have no adverse effect upon the integrity of the European site. If the competent authority wishes to permit a plan or project despite a negative assessment, imperative reasons of over-riding public interest must be demonstrated, and there should be no alternative to the scheme. The permissions process in that case would involve the Secretary of State. In practice, there will be very few cases where a plan or project is permitted despite a negative assessment. This means that a planning application has to be assessed by the Local Planning Authority, based on information provided by the applicant, and the assessment must either decide that it is likely to have no significant effect on a European site or ascertain that there is no adverse effect upon the integrity of the European site.

Government policy is for Ramsar sites (wetlands of global importance) to be treated as if they were European sites within the planning process.

Appropriate Assessment

Appropriate Assessment is required in certain instances under the Conservation of Habitats and Species Regulations 2017. Regulation 63 says that:

63.— (1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which-

(a) is likely to have a significant effect on a European site or a European offshore marine site

(either alone or in combination with other plans or projects), and
(b) is not directly connected with or necessary to the management of the site,
must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

(2) A person applying for any such consent, permission or other authorisation shall provide such information as the competent authority may reasonably require for the purposes of the assessment or to enable them to determine whether an appropriate assessment is required.

(3) The competent authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.

(4) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.

(5) In the light of the conclusions of the assessment, and subject to regulation 64 (considerations of overriding public interest), the competent authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

(6) In considering whether a plan or project will adversely affect the integrity of the site, the authority must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which they propose that the consent, permission or other authorisation should be given.

The competent authority is typically the local planning authority. The appropriate assessment contains the information the council requires for the purposes of its assessment under the Habitat Regulations.

The Habitats Regulations also are applicable to local authority land use plans and policies. If a policy or plan is likely to have a significant effect upon a European site, the permission may only be given if the policy or plan is ascertained to have no adverse effect upon the integrity of the European site. This approach gives rise to a hierarchy of plans each with related appropriate assessments. For example, the appropriate assessment of a Regional Spatial Strategy will affect policies within a Core Strategy, which will then need its own appropriate assessment, and so on.

European Protected Species

European Protected Species of animals are given protection from deliberate capture, injury, killing, disturbance or egg taking/capture. Their breeding sites or resting places are also protected from damage or destruction, which does not have to be deliberate. A number of species are listed as European Protected Species, with those most likely to be considered in planning applications being bats, dormouse, great crested newt and otter. Natural England may give a licence for actions that are otherwise illegal, subject to them being satisfied on the three tests of no alternative, over-riding public interest, and maintenance of the species in favourable condition.

European Protected Species of plant are also listed and given protection. These species are generally very rare and unlikely to be present in proposed development sites.

Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 has been amended many times, including by the Countryside and Rights of Way Act 2000. It contains provisions for the notification and regulation of Sites of Special Scientific Interest, and for protected species.

The Regulations regulate the management of land within Sites of Special Scientific Interest, requiring land managers to have the consent of Natural England before carrying out management.

All public bodies are defined as 'S28G' bodies, which have a duty to further the nature conservation of Sites of Special Scientific Interest in the undertaking of their functions. In practice, this prevents planning applications being permitted if they would harm Sites of Special Scientific Interest, as it would be a breach of that duty.

The Act makes it an offence intentionally to kill, injure, or take any wild bird, take, damage or destroy the nest of any wild bird, while that nest is in use or being built, or take or destroy an egg of any wild bird. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young.

The Act makes it an offence intentionally to kill, injure or take any wild animal listed on Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. Some species have lesser protection under this Act, for example white-clawed crayfish, common frog and toads are only protected from sale, and reptile species, other than smooth snake and sand lizard, are protected from intentional killing or injury, but they are not protected from disturbance and their habitat is not protected. It is also an offence intentionally to pick, uproot or destroy any wild plant listed in Schedule 8.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) dated February 2019 replaces previous Government Policy in relation to nature conservation and planning expressed in the NPPF dated March 2012.

Chapter 15 paragraph 170(d) of the NPPF 2018 says that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Paragraphs 171 and 172 relate to policy for designated sites of biodiversity or landscape importance. Proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged against Local Plans policies which will distinguish between the hierarchy of international, national and locally designated sites and allocate land with the least environmental or amenity value and maintain and enhance networks of habitats and green infrastructure. Further policy is within paragraph 174, where Local Planning Authorities should within their Local Plans aim to protect and enhance biodiversity by:

- Identifying, mapping and safeguarding components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications Local Planning Authorities should apply the following principles:

- If significant harm resulting from a development cannot be avoided (through locating it on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused,
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Paragraph 176 adds protection to candidate sites of European or International importance (Special Protection Areas, Special Areas of Conservation and Ramsar sites) and also to those sites identified or required as compensatory measures for adverse effects on habitats sites, potential SPA, possible SAC listed or proposed Ramsar sites.

Paragraph 177 clarifies that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a 'habitats' site, i.e. a European site, (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Government circular 'Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System' referenced ODPM 06/2005 has not been replaced and remains valid. It sets out the legislation regarding designated and undesignated sites and protected species and describes how the planning system should take account of that legislation. It does however pre-date the NERC Act 2006 (see below), which includes a level of protection for a further list of habitats and species regardless of whether they are on designated sites or elsewhere.

Natural Environment and Rural Communities (NERC) Act 2006

This Act includes a list of habitats and species of principal importance in England. Local Authorities are required to consider the needs of these habitats and species when making decisions, such as on planning application.

Local Planning Authority's planning policy

The Local Planning Authority will have policies relating to biodiversity conservation.

Species Legislation

The following table provides an overview of legislation with regard to species.

Protected Species	Legislation			
	Wildlife & Countryside Act, 1981	The Conservation of Habitats and Species Regulations, 2017	Natural Environment & Rural Communities (NERC) Act, 2006	Protection of Badgers Act, 1992
Plants (certain 'rare' species)	✓	✓ ⁴	✓	
Invertebrates (certain 'rare' species)	✓	✓ ⁵	✓	
White-clawed crayfish	✓		✓	
Great crested newt, natterjack toad, pool frog	✓	✓	✓	
Other amphibians	✓ ⁶		✓	
Sand lizard, smooth snake	✓	✓ ⁷	✓	
Other reptiles	✓ ⁸		✓	
Breeding birds	✓	✓	✓	
Wintering birds (certain 'rare' species)	✓	✓	✓	
Bats	✓	✓	✓	
Dormouse	✓	✓	✓	
Water vole	✓		✓	
Otter	✓	✓	✓	
Badger				✓

⁴ Nine species present in the UK, with very specialised habitat requirements, are European Protected Species.

⁵ Fisher's estuarine moth, large blue butterfly and lesser whirlpool ram's-horn snail are European Protected Species.

⁶ The four other native amphibian species (smooth and palmate newts, common frog and common toad) are only protected against trade under this act.

⁷ Smooth snake and sand lizard are European Protected Species.

⁸ The four other native reptile species (common lizard, slow worm, grass snake and adder) are protected against intentional killing, injury and trade under this act.

Appendix 2

DO NOT SCALE FROM THIS DRAWING

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Use annotated dimensions in all instances. Dimensions to be site checked prior to commencement of works on site or prior to any prefabrication. WR Dunn & Co Ltd. is to be notified of any discrepancies in all instances.

This information contained must be read in conjunction with any relevant specifications, building regulations, British and European standards and checked against all additional consultee and specialist manufacturers information.

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62.5

25

12.5

0

12.5

25

62.5

125 m

N

Scale 1 : 1250

Site boundary

Plot 2 Area:
2176.4 m²
0.52 acres
0.21 hectares
0.53 hectares

Ownership boundary

Ownership boundary based on HM Land Registry REF: SU6810NE

A detailed site location plan showing two plots, Plot 1 and Plot 2, outlined in red. Plot 1 is a large, irregularly shaped area labeled 'PLOT 1' and 'School Field'. Plot 2 is a smaller, rectangular area labeled 'PLOT 2'. The plan also shows the 'Cowplain Community School' and surrounding residential areas with street names like 'Hart Plain Avenue' and 'Waterloo Avenue'. A blue line indicates the 'Ownership boundary'.

Site Location Plan
1 : 1250

P01	First Issue		
P02	Planning Issue	EH	28.06.22
P03	Updated to show ownership boundary	EH	18.07.22
P04	RLB updated along eastern boundary to align with Tile Plan SH35255 as per client request	EH	23.08.22
P05	Ownership boundary updated	EH	23.08.22
REV	AMENDMENTS	DWN	DATE

PLANNING

wrdunn.

27 FRONT STREET ACOMB YORK YO24 3BW
01904 784421

info@wrdunn.co.uk

CLIENT

FRONTIER

PROJECT
Land at Cowplain Community School
Hart Plain Avenue
Waterlooville
PO8 8RY

DRAWING TITLE
Site Location Plan

SCALE @ A1	DATE	DRAWN	CHECKED
As indicated	22/06/22	EH	JD

DRAWING NUMBER	REVISION	SUITABILITY
4528-WRD-XX-00-DR-A-0081	P05	S3

Appendix 3

Planting Schedule									
Trees									
Species	Girth	Height	Pot Size	Specification					Number
Acer campestre	14-16cm	425-600cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .4 brks .3x .C	5				
Acer saccharum	14-16cm	500-550cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .4 brks .3x .C	1				
Amelanchier x grandiflora 'Robin Hill'	10-12cm	300-350cm	45-65L	Selected Standard -Clear Stem 150-175 .5 brks .3x .C	6				
Betula pendula	14-16cm	500-550cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .4 brks .3x .C	9				
Carpinus betulus	14-16cm	500-550cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .4 brks .3x .C	8				
Liquidambar styraciflua	14-16cm	500-550cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .5 brks .3x .C	1				
Malus domestica 'Bramley's Seedling'	8-10cm	200-250cm	15-25L	Selected Standard -Clear Stem 150-175 .3 brks .C	1				
Malus domestica 'Cox's Orange Pippin'	8-10cm	200-250cm	15-25L	Selected Standard -Clear Stem 150-175 .3 brks .C	2				
Malus sylvestris	8-10cm	200-250cm	15-25L	Selected Standard .C	2				
Prunus 'Amanagawa'	14-16cm	425-600cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .4 brks .3x .C	2				
Prunus domestica 'Victoria'	8-10cm	200-250cm	15-25L	Selected Standard -Clear Stem 150-175 .3 brks .C	3				
Pyrus communis 'Conference'	8-10cm	200-250cm	15-25L	Selected Standard -Clear Stem 150-175 .3 brks .C	1				
Tilia cordata	14-16cm	500-550cm	70-90L	Extra Heavy Standard -Clear Stem 175-200 .4 brks .3x .C	3				

Shrubs									
Species	Specification	Density	Height	Number					
Brachyglottis 'Sunshine'	Bushy: 4 brks .C	3/m ²	30-40cm	42					
Choisya 'Aztec Pearl'	Bushy: 3 brks .C	3/m ²	20-30cm	19					
Cornus alba 'Sibirica'	Bushy: 4 brks .C	1.5/m ²	40-60cm	17					
Cornus sanguinea 'Midwinter Fire'	Branched: 5 brks .C	3/m ²	20-30cm	14					
Cornus stolonifera 'Flaviramea'	Bushy: 4 brks .C	1.5/m ²	40-60cm	28					
Cytisus 'Lena'	Branched: 5 brks .C	Counted	30-40cm	3					
Cytisus praecox 'Allegoli'	Branched: 3 brks .C	4/m ²	30-40cm	3					
Euonymus fortunei 'Emerald Gaiety'	Bushy: 5 brks .C	0.5/Ctr	15-20cm	18					
Euonymus fortunei 'Silver Queen'	Bushy: 5 brks .C	0.5/Ctr	20-30cm	18					
Fatsia japonica	Branched: 4 brks .C	Counted	80-100cm	10					
Foraythia intermedia 'Lynwood'	Several shoots .Branched: 5 brks .C	Counted	100-120cm	2					
Hebe 'Red Edge'	Bushy: 5 brks .C	4/m ²	30-40cm	3					
Hebe pinguifolia 'Page'	Bushy: 5 brks .C	0.45/Ctr	25-30cm	3					
Hebe x franciscana 'Blue Gem'	Bushy: 5 brks .C	0.6/Ctr	20-30cm	67					
Hypericum 'Hidcote'	Bushy: 4 brks .C	No.	30-40cm	6					
Ilex crenata	Clipped Topiary Ball .C	Counted	40-60cm	12					
Jasminum officinale	Several Shoots: 3/5 brks .Caned	Counted	80-100cm	4					
Lavandula angustifolia 'Rosa'	Bushy: 5 brks .C	0.45/Ctr	15-20cm	83					
Lavandula angustifolia 'Rosa'	Bushy: 5 brks .C	No.	15-20cm	3					
Lavandula angustifolia 'Vera'	Bushy: 5 brks .C	0.45/Ctr	15-20cm	279					
Lonicera nitida 'Maigrun'	Bushy: 6 brks .C	0.5/Ctr	30-40cm	91					
Lonicera periclymenum 'Cragham Thomas'	Several Shoots: 3/4 brks .Caned	Counted	80-100cm	3					
Pittosporum tenuifolium 'Tom Thumb'	Bushy: 3 brks .C	0.5/Ctr	20-30cm	33					
Potentilla fruticosa 'Abbotswood'	Bushy: 4 brks .C	0.5/Ctr	20-30cm	63					
Potentilla fruticosa 'Abbotswood'	Bushy: 4 brks .C	No.		3					
Prunus incisa 'Kojo-no-mai'	Bushy: 5 brks .C	Counted	30-50cm	3					
Prunus laurocerasus 'Otto Luyken'	Bushy: 5 brks .C	0.5/Ctr	40-60cm	10					
Ribes nigrum	Branched: 3 brks .C	1.5/m ²	30-40cm	3					
Ribes rubrum	Branched: 3 brks .C	1.5/m ²	30-40cm	7					
Rosmarinus officinalis 'Miss Jessopp's Upright'	Bushy: 4 brks .C	0.4/Ctr	30-40cm	28					
Rubus idaeus	Branched: 3 brks .C	1.5/m ²	30-40cm	8					
Sarcococca hookeriana digyna	Bushy: 6 brks .C	0.6/Ctr	20-30cm	18					
Symphoricarpos chenaultii 'Hancock'	Bushy: 4 brks .C	3/m ²	25-30cm	19					
Syringa vulgaris 'Charles Joy'	Bushy: 3 brks .C	2/m ²	25-30cm	10					
Viburnum opulus 'Roseum'	Several shoots .Branched: 5 brks .C	Counted	100-120cm	4					
Viburnum x burkwoodii	Branched: 6 brks .C	0.4/Ctr	80-100cm	26					
Vinca minor	Several Shoots: 3 brks .C	0.35/Ctr	15-20cm	238					
Vinca minor 'Alba'	C	No.	15-20cm	7					

Herbaceous									
Species	Specification	Density	Pot Size	Height	Number				
Allium sphaerocephalon	C	5/m ²	1L	15-20cm	111				
Dicentra spectabilis	Full Pot	3/m ²	2L	20-30cm	6				
Dicentra spectabilis 'Alba'	C .Full Pot	3/m ²	2L	20-30cm	15				
Erysimum 'Bowles Mauve'	C .Full Pot	1/m ²	1-2L	15-20cm	2				
Hemerocallis 'Cream Drop'	C .Full Pot	8/m ²	2L	20-30cm	3				
Heuchera 'Lime Rickey'	Full Pot .C	0.35/Ctr	2L		16				
Heuchera micrantha 'Palace Purple'	C .Full Pot	No.	2L		7				
Liriope muscari 'Monroe White'	C .Full Pot	8/m ²	2L	20-25cm	6				
Nepeta 'Six Hills Giant'	C	0.5/Ctr	2L	20-25cm	30				
Salvia nemorosa 'Caradonna'	C	3/m ²	1L	25-30cm	13				
Salvia officinalis 'Purpurascens'	Full Pot .C	0.45/Ctr	3L		3				
Sedum 'Autumn Joy'	C	3/m ²	2L	20-25cm	3				
Thymus 'Doone Valley'	C .Full Pot	1/m ²	1-1.5L	15-20cm	7				

Bulbs									
Species	Specification	Density	Number						
Crocus chrysanthus 'Blue Pearl'	Grade 3/+	15/m ²	158						
Crocus tommasinianus 'Ruby Giant'	Grade 3/+	25/m ²	148						
Galanthus nivalis	Grade 3/+	25/m ²	224						
Narcissus 'Tête-à-Tête'	Grade 3/+	25/m ²	224						
Narcissus pseudonarcissus	Grade 4/6	20/m ²	418						

Native Shrub Mix									
Species	Specification	Density	Percentage	Pot Size	Height	Number			
Cornus sanguinea	Branched: 4 brks .C	1/Ctr	30%	3L	40-60cm	37			
Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks .B	1/Ctr	25%		60-80cm	33			
Ilex aquifolium	Leader with Laterals	1/Ctr	10%	2L	40-60cm	14			
Ligustrum vulgare	0/2: Cutting	1/Ctr	10%		60-80cm	14			
Viburnum lantana	1+2: Transplant - seed raised: Branched: 3 brks .B	1/Ctr	10%		60-80cm	8			
Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks .B	1/Ctr	20%		60-80cm	26			
						Total	:132		

Euonymus Hedgerow									
Species	Specification	Density	Pot Size	Height	Number				
Euonymus japonicus 'Jean Hugues'	Bushy: 7 brks .C	4/m	7.5L	40-60cm	736				
					Total	:211			

Hornbeam Hedgerow									
Species	Specification	Density	Height	Number					
Carpinus betulus	1+2: Transplant - seed raised: B	0.4/Ctr	Double Staggered at 400m offset	100-125cm	736				
					Total	:736			

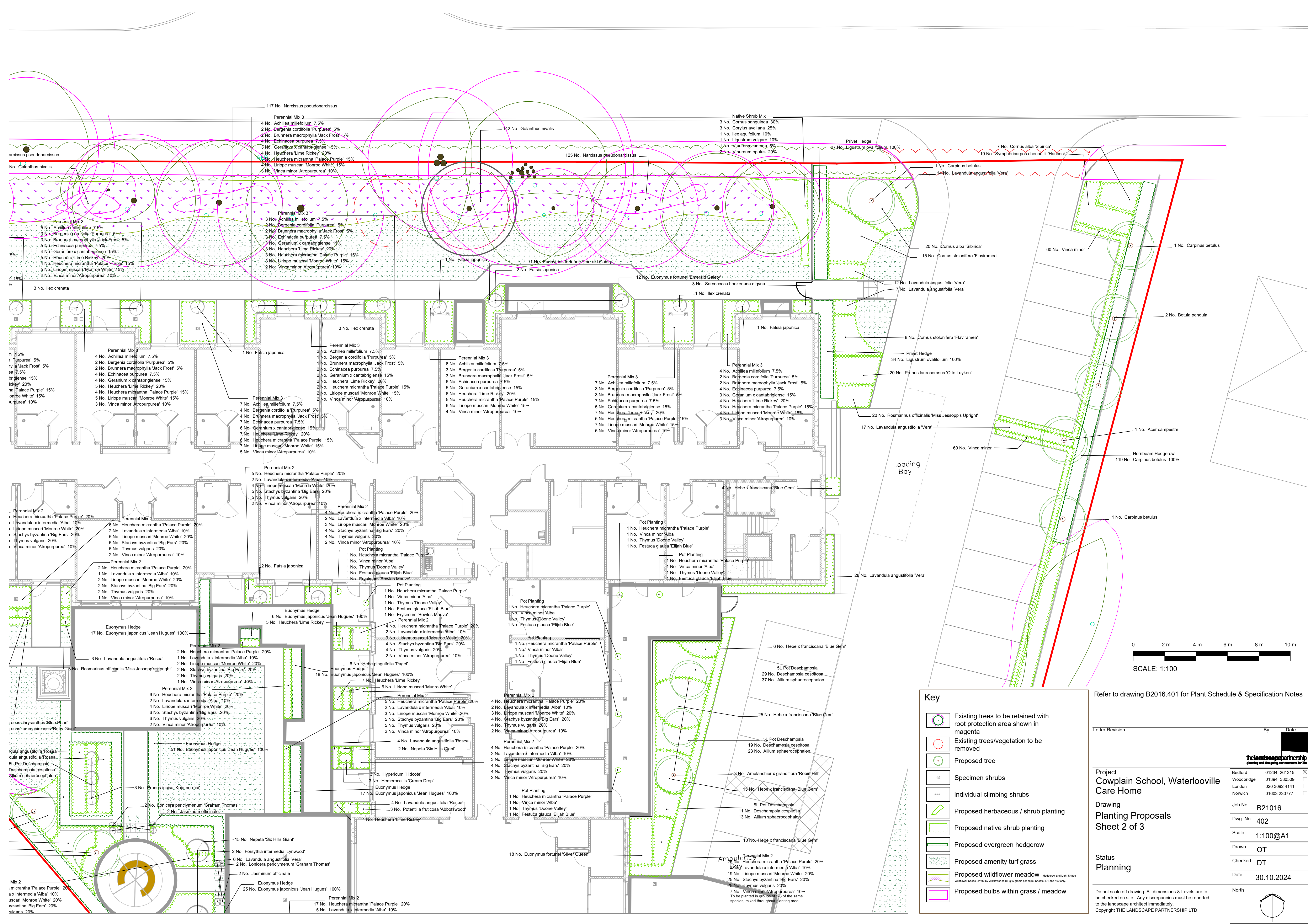
Privet Hedgerow									
Species	Specification	Density	Height	Number					
Ligustrum ovalifolium	0/2: Cutting, Branched: 5 brks .B	0.4/Ctr	Double Staggered at 0.3m offset	80-100cm	272				
					Total	:272			

Perennial Mix 1									
Species	Specification	Pot Size	Mix Species	Density	Percentage Contribution	Number			
Achillea millefolium	Full Pot .C	2L	0.35/Ctr	5%		21			
Alchemilla mollis	Full Pot .C	1L	0.4/Ctr	2.5%		9			
Aquilegia McKana Hybrids	Full Pot .C	2L	0.45/Ctr	5%		14			
Brunnera macrophylla 'Jack Frost'	Full Pot .C	2L	0.4/Ctr	5%		148			
Chamaemelum nobile	Full Pot .C	1L	0.45/Ctr	5%		14			
Deschampsia cespitosa	Full Pot .C	2L	0.5/Ctr	7.5%		16			
Echinacea purpurea 'White Swan'	Full Pot .C	2L	0.4/Ctr	2.5%		9			
Geranium sanguineum 'Album'	Full Pot .C	2L	0.4/Ctr	5%		17			
Geranium x cantabrigiense	Full Pot .C	2L	0.4/Ctr	5%		23			
Geum rivale	Full Pot .C	1L	0.5/Ctr	5%		11			
Leucanthemum vulgare	Full Pot .C	0.5L	0.4/Ctr	5%		17			
Nepeta racemosa 'Walker's Low'	Full Pot .C	2L	0.5/Ctr	7.5%		16			
Penstemon 'Apple Blossom'	Full Pot .C	2L	0.45/Ctr	7.5%		19			
Polystichum setiferum	Full Pot .C	3L	1/Ctr	5%		9			
Primula vulgaris	Full Pot .C	0.5L	0.3/Ctr	5%		28			
Salvia nemorosa 'Caradonna'	Full Pot .C	2L	0.4/Ctr	2.5%		9			
Salvia x sylvestris 'Mainacht'	Full Pot .C	2L	0.4/Ctr	2.5%		9			
Scabiosa caucasica 'Alba'	Full Pot .C	0.5L	0.3/Ctr	2.5%		15			
Stachys byzantina 'Big Ears'	Full Pot .C	2L	0.35/Ctr	5%		23			
Tellima grandiflora	Full Pot .C	1L	0.45/Ctr	2.5%		7			
Verbena bonariensis	Full Pot .C	2L	1/Ctr	5%		5			
						Total	:302		

Perennial Mix 2									
Species	Specification	Pot Size	Mix Species	Density	Percentage Contribution	Height	Number		
Heuchera micrantha 'Palace Purple'	Full Pot .C	2L	0.3/Ctr	20%		15-20cm	197		
Lavandula x intermedia 'Alba'	Bushy: 5 brks .C	2L	0.4/Ctr	10%			67		
Liriope muscari 'Monroe White'	Full Pot .C	2L	0.35/Ctr	20%			148		
Stachys byzantina 'Big Ears'	Full Pot .C	2L	0.3/Ctr	20%			197		
Thymus vulgaris	Full Pot .C	2L	0.3/Ctr	20%			197		
Vinca minor 'Atropurpurea'	Several Shoots: 3 brks .C	2L	0.4/Ctr	10%			67		
						Total	:873		

Perennial Mix 3									
Species	Specification	Pot Size	Mix Species	Density	Percentage Contribution	Number			
Achillea millefolium	Full Pot .C	2L	0.25/Ctr	7.5%		29			
Bergenia cordifolia 'Purpurea'	Full Pot .C	2L	0.3/Ctr	7.5%		29			
Brunnera macrophylla 'Jack Frost'	Full Pot .C	2L	0.3/Ctr	5%		29			
Echinacea purpurea	Full Pot .C	2L	0.25/Ctr	7.5%		29			
Geranium x cantabrigiense	Full Pot .C	2L	0.4/Ctr	15%		46			
Heuchera 'Lime Rickey'	Full Pot .C	2L	0.4/Ctr	20%		46			
Heuchera micrantha 'Palace Purple'	Full Pot .C	2L	0.4/Ctr	15%		46			
Liriope muscari 'Monroe White'	Full Pot .C	2L	0.35/Ctr	15%		57			
Vinca minor 'Atropurpurea'	Several Shoots: 3 brks .C	2L	0.35/Ctr	10%		41			
						Total	:417		

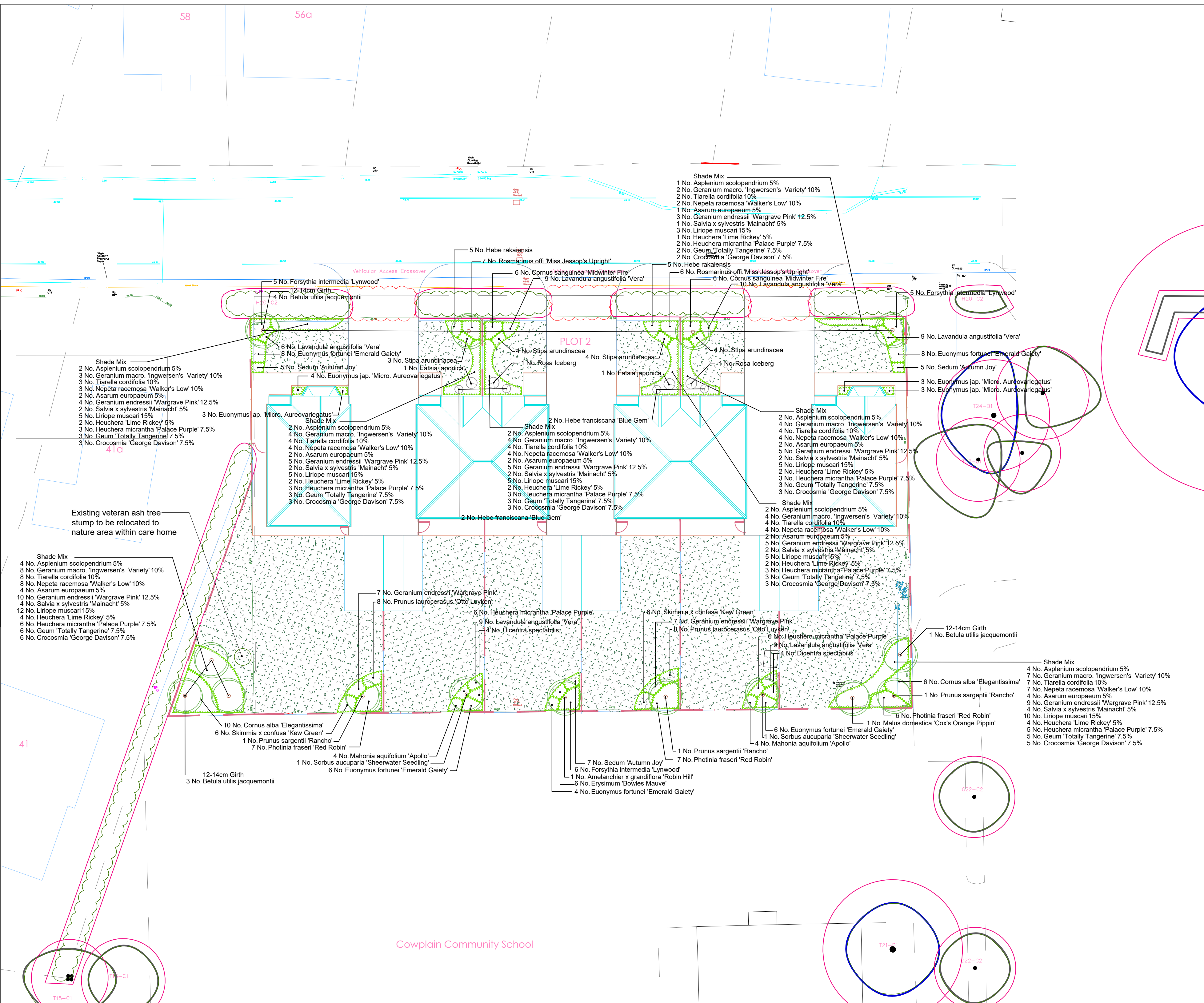
Shrub Edge Mix							
Species	Specification	Pot Size	Mix Species Density	Percentage Contribution	Height	Number	
Lonicera nitida 'Maigrun'	Bushy: 6 brks: C	3L	0.5ctr	20%			44
Philadelphus 'Belle Etoile'	Branched: 3 brks: C	2L	0.5ctr	20%	20-30cm	2tr	44
Spiraea japonica 'Little Princess'	Bushy: 5 brks: C	2L	0.5ctr	20%	20-30cm	44	
Symphoricarpos x chenaultii 'Hancock'	Branched: 3 brks: C	2L	0.5ctr	20%	40-60cm	44	
Viburnum opulus 'Compactum'	Bushy: 3 brks: C	2L	0.5ctr	20%	20-30cm	44	



Refer to drawing B2016.401 for Plant Schedule & Specification Notes

Letter Revision	By	Date
Project Cowplains School, Waterlooville Care Home		
Drawing Planting Proposals Sheet 2 of 3		
Status Planning		
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North		

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Norwich	01603 230777	☐
Job No. B21016		
Dwg. No. 402		
Scale 1:100@A1		
Drawn OT		
Checked DT		
Date 30.10.2024		



Planting Schedule - Drawing B21016-404 Only

Trees					
Species	Height	Girth	Specification	Pot Size	Number
Amelanchier x grandiflora 'Robin Hill'	350-425cm	12-14cm	Heavy Standard :Clear Stem 175-200 :5 brks	45-85L	1
Betula utilis jacquemontii	350-425cm	12-14cm	Heavy Standard :Clear Stem 175-200 :5 brks	45-85L	8
Malus domestica 'Cox's Orange Pippin'	200-250cm	8-10cm	Selected Standard :Clear Stem 150-175 :3 brks :C	15-25L	1
Prunus sargentii 'Rancho'	350-425cm	12-14cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks	45-85L	3
Sorbus aucuparia 'Sheerwater Seedling'	350-425cm	12-14cm	Heavy Standard: 5 brks: C: Clear Stem 175-200cm	45-85L	2

Shrubs

Species	Specification	Height	Pot Size	Density	Number
Cornus alba 'Elegantissima'	4 brks :C :Bushy	20-30cm	3L	1/m ²	16
Cornus sanguinea 'Midwinter Fire'	Bushy :3 brks :C	20-30cm	3L	3/m ²	12
Euonymus fortunei 'Emerald Gaiety'	Bushy :3/4 brks :C	15-20cm	2L	3/m ²	32
Euonymus jap. 'Micro. Aureovariegatus'	Bushy :4 brks :C	25-30cm	3L	5/m ²	13
Fatsia japonica	Bushy :3 brks :C	40-60cm	5-7.5L	Counted	2
Forsythia intermedia 'Lynwood'	Bushy :3 brks :C	30-40cm	3L	2/m ²	16
Hebe franciscana 'Blue Gem'	Bushy :3 brks :C	25-30cm	5L	Counted	4
Hebe rakaiensis	Bushy :C	15-20cm	3L	3/m ²	10
Lavandula angustifolia 'Vera'	Bushy :C	15-20cm	2L	6/m ²	52
Mahonia aquifolium 'Apollo'	Bushy :3 brks :C	20-30cm	2L	3/m ²	8
Photinia fraseri 'Red Robin'	Bushy :3 brks :C	40-60cm	3L	1.5/m ²	20
Prunus laurocerasus 'Otto Luyken'	Bushy: 5 brks :C	40-60cm	5-7.5L	4/m ²	16
Rosa Iceberg	Bushy :4 brks :C	30-40cm	4L	Counted	2
Rosmarinus off. 'Miss Jessop's Upright'	Bushy :2/4 brks :C	30-40cm	3L	3/m ²	13
Skimmia x confusa 'Kew Green'	Bushy: 3 brks: C	30-40cm	3L	3/m ²	12

Herbaceous

Species	Specification	Height	Pot Size	Density	Number
Dicentra spectabilis	C :Full Pot	15-20cm	2L	3/m ²	8
Erysimum 'Bowles Mauve'	C :Full Pot	20-25cm	2L	5/m ²	6
Geranium endressii 'Wargrave Pink'	C :Full Pot		2L	4/m ²	14
Heuchera micrantha 'Palace Purple'	C :Full Pot	15-20cm	2L	5/m ²	12
Sedum 'Autumn Joy'	C :Full Pot	15-20cm	2L	5/m ²	17
Stipa arundinacea	C :Full Pot	25-30cm	5-7.5L	3/m ²	15

Shade Mix

Species	Specification	Density	Percentage	Pot Size	Number
Asarum europaeum	C	5/m ²	5%	2L	19
Asplenium scolopendrium	Full Pot: C	5/m ²	5%	2L	19
Crocsmia 'George Davison'	C :Full Pot	5/m ²	7.5%	2L	28
Geranium endressii 'Wargrave Pink'	C :C	5/m ²	12.5%	2L	46
Geranium macro. 'Ingwersen's Variety'	C :Full Pot	5/m ²	10%	2L	36
Geum 'Totally Tangerine'	C :Full Pot	5/m ²	7.5%	2L	28
Heuchera 'Lime Rickey'	C :Full Pot	5/m ²	5%	2L	19
Heuchera micrantha 'Palace Purple'	C :Full Pot	5/m ²	7.5%	2L	28
Liriope muscari	C :Full Pot	5/m ²	15%	2L	50
Nepeta racemosa 'Walker's Low'	C :Full Pot	5/m ²	10%	2L	36
Salvia x sylvestris 'Mainacht'	C :Full Pot	5/m ²	5%	2L	19
Tiarella cordifolia	Full Pot: C	5/m ²	10%	2L	36
Total :					364

PLANTING SPECIFICATION NOTES

General:

- Before planting the Landscape Contractor is to ascertain the exact location of existing or as-built services and is responsible for ensuring that services are not damaged. If necessary, planting locations may need to be adjusted locally.
- No plant species, size or location should be altered without prior approval of the Landscape Architect.

Foundations:

- Foundations must be designed to take into account the potential effect of existing and proposed trees and shrubs, and not be over-sized during construction.

Clearance:

- All areas of proposed planting/hurling/seedling to be cleared of: building debris, stones, brick and concrete over 50mm in diameter; contamination; and soils unsuitable for landscape purposes on a residential development. These should be removed from site. All areas of proposed planting/hurling affected by construction works are to be relieved of compaction, except below the canopies or within the Root Protection Areas (RPAs) of existing trees and where underground services exist or where directed/ advised against, by main contractor or engineers.
- Clearance of obstructions (including lime-stabilised earth, over-sized foundations or haunching, granular fill, and obsolete foundations, manholes, drains etc, disused pipes) and any contaminated earth to be carried to the following depths:
 - 400mm for amenity grass areas;
 - 800mm for shrub and perennial planting areas;
 - 1500mm for tree pits and, where possible, for an area extending min 2m from each tree pit and levels to be made up with good quality subsoil or approved 'as-dug' ballast, leaving room, below finished levels, for the topsoil requirements in 6. below.This does not apply to Root Protection Areas of existing trees.

Topsoil:

- Existing topsoil to be utilised, where available with imported topsoil to make up any deficit.
- Imported topsoil shall be in accordance with BS 3882:2015 and of multi-purpose grade, from a local source or similar in type, easily moulded when wet, with a pH equivalent to the soils in the local area, and free of chemical and other pollution, stones of greater size than 50mm, weed seeds, roots of perennial weeds, vegetation (including material from plants prohibited under the Wildlife and Countryside Act 1981) subsoil and other foreign matter. Soil to be free of concentrations of contaminants that would cause a significant risk to human, flora or fauna health and the environment and to be tested and assessed by a competent testing laboratory for its suitability for use in a residential development.

Supply of plants

- All plants shall be supplied in accordance with the National Plant Specification or as per the planting schedule, by nurseries accredited by the Horticultural Trade Association.

10. All plants are to be grown and supplied within the local provenance to the site or as approved by the Clerk of Works or Project Landscape Architect.

11. Use of peat is not permitted.

12. The Contractor is to provide copies of Plant Passports to the Client, Principal Designer, Clerk of Works and Landscape Architect upon purchase of plants, prior to planting.

13. It is the Contractor's responsibility to ensure all provided plants are pest and disease free, and with plant passports provided (as per above points)

If the contractor suspects any newly planted trees or any existing trees are contaminated with any notifiable pest or disease, they should report it immediately to <https://treealert.foresightresearch.gov.uk/> as well as the Client, project Landscape Architect and Main Contractor (if appropriate). The contractor should not attempt to destroy or move infected material. For additional information relating to reporting a notifiable pest or disease additional information can be found at the following link: <https://www.gov.uk/guidance/report-a-tree-pest-or-disease-overview>.

DEFRA Xylella recommendations can be found at the link below: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/686156/xylella-fastidious-imp-1-trade.pdf

Ground Preparation and Planting:

- All groundworks and planting operations shall be in accordance with the following British Standards:
 - BS 3956;
 - Part 1 (1992) Nursery Stock - Specification for Trees and Shrubs;
 - Part 2 (1990) Nursery Stock - Specification for Roses;
 - Part 3 (1990) Nursery Stock - Specification for Fruit Plants;
 - Part 9 (1998) Nursery Stock - Specification for Bulbs, Corms and Tubers;
 - Part 10 (1990) Nursery Stock - Specification for Ground Cover Plants;
 - BS 4428 (1989) Code of Practice for General Landscape Operations (excluding Hard Surfaces);
 - BS 3882 (2015) Specification for Topsoil;
 - BS 3969 (1998+A2: 2013) Recommendations for Turf for General Purposes; and
 - BS 8545 (2014) Trees: from nursery to independence in the landscape. Recommendations.
- Effective weed control shall be carried out prior to cultivation. All planting areas are to be cultivated to a depth of 300mm except within the RPAs of existing trees where pits should be hand dug.
- Topsoil to be fully cultivated to a depth of 300mm to produce an even tilth, free of stones and debris greater than 50mm diameter.
- For all areas of planting including trees, except for native hedgerows, grass areas, of native shrub/tree mixes and within root protection areas, spread 100mm layer of soil improver with slow release fertiliser (including trace elements) eg Vitax Q4, over all planting areas and cultivate to incorporate thoroughly with topsoil. Soil improver to be spent compost or peat-free tree and shrub compost or similar material, in accordance with PAS 100, to improve organic content of soil.

Timing/Implementation of Works:

- Planting shall occur within the next planting season after completion of the built development prior to occupation.

Recycling and Reusing

- Where possible the Contractor/Client/Maintenance Company is to use plastic-free or biodegradable products that can be recycled, as long as the life span/functionality of the product is not compromised. Where possible, contained plants are to be grown in recyclable plant pots, reduced plastic plant pots, or containers that can be re-used. Plant storage crates and pallets, used should be either recycled, reused or returned to the plant nursery as part of a recycle scheme. The Contractor/Client/Maintenance Company should seek to recycle as much waste as possible/in appropriate, utilising recycling schemes.

20. Individual Tree Planting:

- Tree pits - tree pits to be 1.0 x 1.0 x 0.6m deep, or 300mm larger than root ball, whichever is larger.
- Prior to planting - All tree leader canes, cane ties and labels must be removed.
- Advanced Nursery Stock - rootballs of advance nursery stock to be rested on good quality subsoil or approved as-dug ballast and the remaining back fill to be topsoil with soil improver.
- Compost - Peat-free tree and shrub planting compost by thoroughly incorporating it with topsoil into planting holes at the ratio of 40 litres per tree.
- Tree Staking - where trees are located in lines, tree stakes to be angled in the same orientation parallel to adjacent roads.
- Angled Staking
- All trees >10cm girth shall be supported by 1No. 75mm dia x 1800mm long stakes angled to avoid rootball with 400mm above ground level, tied with Holdfast Natural Tree Tie 50mm width by Green-tech or similar approved supplier, or
- Double Staking: All trees larger than 10cm girth shall be double staked. Stakes to be 75mm dia. x 1800mm long set 900mm into the ground at 700mm centres. Tree to be attached to stake with Holdfast Natural Tree Tie 50mm width by Green-tech or similar approved supplier. Tie to be attached to timber stakes at c.550mm above ground level. Tie to be wrapped once around tree and tied and nailed using galvanised nails to the timber stakes.
- Tree Irrigation fittings - All trees above 10cm girth to have 600mm dia. irrigation/eration system placed around outer edge of rootball and fitted with a non-removable ring to inlet to prevent ingress of litter and debris. Inlet to be flush with finished mulch level. Length of pipework to be appropriate to size of rootball. System such as 'RootRain Urban' by 'Greenblue Urban' or otherwise approved.
- Mulch - Surface mulching to individual trees in grass shall be 75mm depth of ornamental bark mulch, 300mm diameter around tree.

Shrubs/herbaceous Planting

- Shrubs and herbaceous plants to be planted in pits approximately 150mm greater in diameter than the size of root ball.
- Where located adjacent to kerb/edges, shrubs and herbaceous plants are to be planted no closer than 300mm to the kerb
- Plants are to be positioned/set out in a staggered formation, straight/grid rows of plants are to be avoided.
- Mulch - surface mulching to all plant beds shall be 75mm depth of ornamental bark mulch.

Mulching

- All plant material to be well watered prior to planting and again immediately after planting, prior to the spreading of bark mulch, to ensure the soil is saturated to full planting depth.
- Spread bark mulch over planted areas to a minimum depth of 75mm, ensuring plants are not buried by the mulch. Place upturned pot over herbaceous plants during mulching operations and remove once mulching completed. Mulch to be a medium softwood bark mulch of no greater than 60mm in any direction and composted for a minimum of 6 months.
- Finished level of mulch: 30 mm below adjacent grassed or paved areas.

Grass:

- Turfing is to be laid, and seed mixes are to be sown, onto prepared topsoil.
- Turf to be grown, laid and maintained in accordance with the Turfgrass Growers Association Recommendations.

Defects Liability:

- Any plants which are dead, dying or otherwise defective within five years after practical completion must be replaced. Plants are to be replaced with the same size and species to that originally specified unless otherwise instructed.

Key

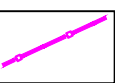
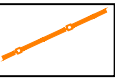
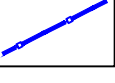
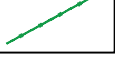
- Existing trees to be retained with root protection area shown in magenta
- Existing trees/vegetation to be removed
- Proposed tree
- Specimen shrubs
- Proposed herbaceous / shrub planting
- Proposed amenity turf grass

Letter Revision	By	Date
the landscape partnership planning and designing environments for life		
Project Cowplain School, Waterloooville Residential		
Drawing Planting Proposals		
Job No. B21016		
Dwg. No. 404		
Scale 1:200@A1		
Drawn OT		
Checked DT		
Date 30.10.2024		
Status Planning		
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North		

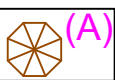
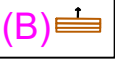
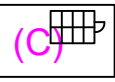
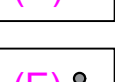
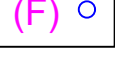
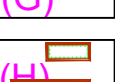
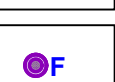
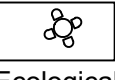
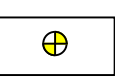
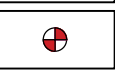
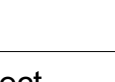


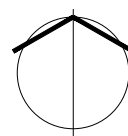
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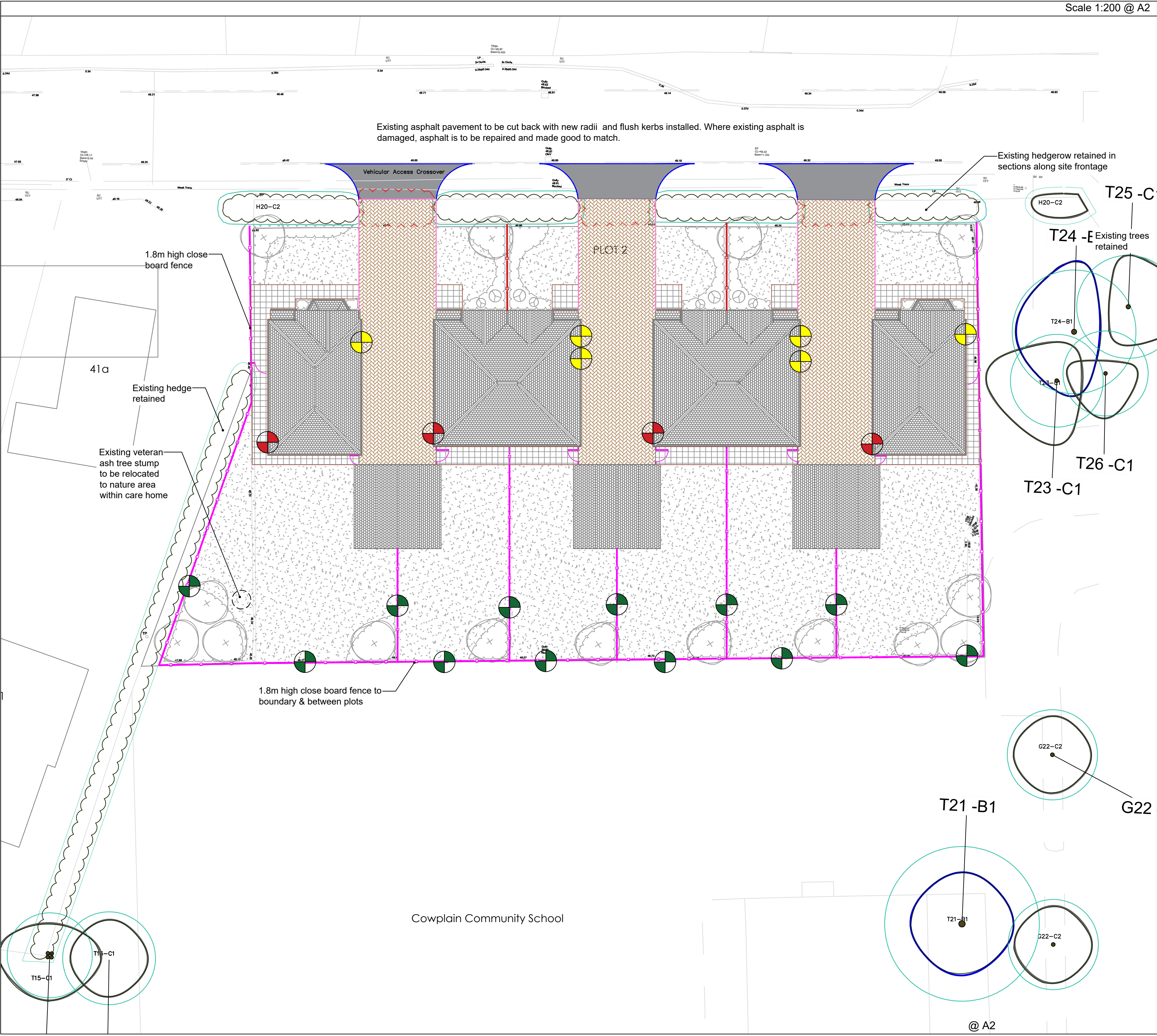
Boundary Treatments

-  1.8m high traditional featherboard panel fence by Jacksons Fencing or Similar approved with 0.3m high Jacksons Trellis to top of fence (2.1m high combined total), timber to be treated. Timber hedgehog gravel boards to be used.
-  1.2m high Palisade Rounded Pales Fence Panels by Jacksons Fencing or similar approved. All timber to be treated. To be supplied with a 1.2m wide gate. Gate to be supplied with a hasp and staple locking mechanism with combination lock.
-  1.8m high bow top railing by Jacksons Fencing or similar approved. Fencing to be galvanised and powdercoated black. To be supplied with self-closing gates in locations shown, clear opening of 1.0m. Locking mechanism to M&E Engineers specifications.
-  Existing boundary to eastern boundary to be retained - Repaired if required.

Garden Artefacts

-  Proposed timber gazebo - supplier: B and Q (diy.com) or similar approved - Rowlinson Octagonal Gazebo, (W)3.7m (D)3.7m - Note: to be constructed with open side and no base. Support post attached direct to paving with suitable post shoe fittings. Power supply and lighting to be provided within summerhouse.
 -  Proposed timber seat - Traditional Seat by Orchard Street Furniture, 1800mm length, Treated softwood, Surface Fixed using L shaped brackets located to inside legs of seats. With armrest and backrests. Arrow indicated facing direction. 8no. total.
 -  Proposed greenhouse - Gabriel Ash 'Grow and Store', by <https://gabrielash.com/> Classic Grow and Store By 4 panel
 -  Proposed Wheelchair access picnic bench - Wheelchair Access Picnic Tables - Standard, by recycledfurniture.co.uk, H&B Recycled Furniture or similar approved. Recycled plastic picnic bench, freestanding, 2000x1400mm 5 person and 1 wheelchair. Colour: Brown.
 -  Proposed water butt with mini-flo gutter and downpipes fixed to shed - 1no. Water Butt Set 210L by B&Q, Q50:370C
 -  Proposed Sculpture - 'Celtic Stone Sculpture' Aged Cotswold finish, by gardenstatueshop.co.uk or similar approved. Dimensions: 1300mm tall, Base: 330 x 330mm Weight: 132 kg, Brand: Lucas Stone. To be positioned on a buried, level concrete slab, 400x400x50mm. Top of slab to be buried 75mm below adjacent surfacing and top of gravel.
 -  Proposed feature plant pot - 'Tuscan Giant Egg Pot', 700x600mm, by worldpots.com. To be positioned in groups of three pots. To be planted - Refer to planting plans for plants and topsoil requirements.
 -  Proposed plant pots - 'Tuscan Egg Pot Short Set' Set of three pots, 390x300mm, 300mmx240mm and 230mmx200mm by worldpots.com. To be positioned in groups of three pots. To be planted - Refer to planting plans for plants and topsoil requirements.
 -  Proposed timber raised planters. - 600mm height above adjacent surfacing. Planters to be constructed using eco-friendly treated timber sleepers (colour brown), (not reclaimed sleepers) by UKSleepers.co.uk or similar approved. Timber to be of varying lengths, with profile of 100mm width x 200mm height. Joints between sleeper levels to overlap. Timber to be fixed using galvanised plates and screws located on the insides of planters. Two planters, external lengths to be 1000x4500mm and 1000x2500mm. Sides to be lined with non-permeable liner. Ensure base of planter is free draining. Refer to TLP Planting Plans B21016-401-403 for topsoil depths/specification. Planters to be 600mm height against adjacent surfacing. Mulch not required. Top of topsoil within growing area planter to be 50mm below top of raised planter. Topsoil to be 450mm depth over 250mm type 3 stone. With permeable geotextile above Type 3 stone.
 -  Proposed metal arches - Moon Gate Arch - Above Ground Fixing by Harrod Horticultural.com. To be bolted into surfacing, 2.3m H x 2.5m W x 0.6m D. Galvanised and Powdercoated Black.
 -  Proposed circular seats with backrests. - Circular Teak Tree Stump Bench 1.65m as supplied by www.gardenbenches.com or similar approved
 -  Proposed water feature - Stone Mouth SM204 Water Feature or similar approved, by www.waterfeaturewaterfeatures.co.uk. Weight: 150 kg, Dimensions: 350 x 400 x 600mm (H). Material: Granite, Colour: Brown, Cream, Cotswold stone appearance, Diameter 35mm (water flow). To be supplied with an appropriate galvanised mesh covered reservoir, buried below pathe level, with appropriate pump. Electrical power supply required, with control switch integrated into building, or positioned on external facade of building (adjacent communal terrace) Mains water supply not required.
 -  Proposed 1.83m x 0.94m privacy screen - positioned vertically fixed to two upright post supports 60mm planted, 2.4m length buried 500mm into concrete footings. Privacy screen to be greater diameter treble panels by Jacksons fencing.
 -  Proposed non-fixed seating with tables - to be provided by operator
- Ecological enhancement - Refer to Ecologists reports and specifications**
- Bird and bat boxes to be installed at a suitable height and orientation.
-  6 No. Swallow boxes - refer to Architect's/Ecologist's specification for details
 -  2 No. Habitat piles - Collection of logbranches between 75-200mm diameter. To be assembled into a triangular prism, base 2m length, 1 m width, up to 0.8m height. With largest logs located at the base. Q50:350F
 -  4 No. Bat Boxes - refer to Architect's/Ecologist's specification for details

Letter	Revision	By	Date
			
Project		Bedford 01234 261315 ☒	
Cowplain School, Waterlooville		Woodbridge 01394 380509 ☐	
Care Home		London 020 7252 0002 ☐	
		Norwich 01603 230777 ☐	
Drawing		Job No.	B21016
Boundary Treatments and		Dwg. No.	203
Artifacts plan		Scale	1:200@A1
		Drawn	OT
Status		Checked	DT
Planning		Date	30.10.2024
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		North	



Scale 1:200 @ A2

Key

- Proposed asphalt Colour standard blacktop - to engineers design and specification. Existing asphalt pavement to be cut back with new radii and flush kerbs installed. Where existing asphalt is damaged, asphalt is to be repaired and made good to match.
- Proposed flag paving To pedestrian paths. Bradstone Peak River Slab, Colour Buff, 450x450x32mm, laid stack bond. Edged with concealed mortar edging.
- Proposed block paving To driveways. Keyblok Vintage, Colour Burnt Ochre, 200x100x80mm, laid herringbone 90°. Edged with Precast Concrete edging kerbs 150x50mm

Kerbs and Edging

- Proposed PCC flat topped edging 50x150mm - Flush with adjacent surfaces.
- Proposed british standard half battered concrete kerbs. Flush and radii, to curves. Dropper kerbs to be added as required.

Boundary Fences

- 1.8m high traditional featherboard fence by Jacksons Fencing or Similar approved, timber to be treated. Timber hedgehog gravel boards to be used. Gates to be provided as shown, fitted with zinc gate padlock bolt
- 0.9m high traditional featherboard fence by Jacksons Fencing or Similar approved, timber to be treated. Timber hedgehog gravel boards to be used.

Note:

- Drainage features and proposed surfacing levels are to be reviewed and designed by engineers prior to construction. Refer to Architects/Engineers drawing wall levels.
- All inspection chambers to be infill, recessed. Infill with matching paving.

Ecological features - enhancement

- Proposed Hedgehog Gravel Boards
- 6 No. Swift boxes - refer to Architect's/Ecologist's specification for details
- 4 No. Bat Boxes - refer to Architect's/Ecologist's specification for details

0 5 m 10 m 20 m

SCALE: 1:200

Letter Revision By Date

Project
Cowplain School, Waterloooville
Residential

Drawing
External Works

Status
Planning

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Bedford 01234 261315 ☒
Woodbridge 01394 380509 ☐
London 020 7252 0002 ☐
Norwich 01603 230777 ☐

Job No. B21016

Dwg. No. 202

Scale 1:200@A2

Drawn OT

Checked DT

Date 30.10.2024

North

