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Landscape and Ecological Management Plan prepared for:

For the Site of: Westmead Cow Lane Edlesborough Bucks LU6 2HT

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Ecological reports are limited in shelf life, Natural England usually expect reports for licenses to be no more than 12 months old and therefore should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site.

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Landscape and Ecological Management Plan

Westmead Cow Lane Edlesborough Bucks LU6 2HT

1.0 Introduction

1.1 Background to the Scheme

The proposals for the site relate to construction of a dog kennels for the housing and training of greyhounds, training run, storage and staff facilities. External works include a new vehicle access and turning area, parking and fencing. Furthermore, there is additional soft landscaping that is proposed including the planting of new hedgerows.

1.2 Site Context

The site is located at Grid Reference SP96972011 and comprises a total area of 1.305 ha (Figure 1). The site consists of modified grassland, tall ruderal vegetation and native hedgerow with trees. The River Ouzel is located on the northern boundary of the site. The wider landscape consists of pasture and arable fields, with commercial buildings and dwellings found to a lesser extent.

The red line (Figure 1) indicates the proposed development area.



Figure 1: Site context

1.3 Purpose of this Management Plan

As stated in the introduction, this management plan has been produced for the purpose of promoting landscape and biodiversity net gains as a result of the proposed development.

1.3.1 Planning condition details

The following planning condition was stated by Buckinghamshire Council:

“7. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. This is required in the 9m ecological buffer adjacent to the River Ouzel

to ensure the long term maintenance of this buffer area. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*
- i) If the monitoring shows that the aims and objectives of the LEMP are not being met how this will be addressed so that it continues to deliver the ecological objectives.*
- j) How the long term implementation of the plan will be secured”*

2.0 Aims and Objectives of the Management Plan

2.1 Scope of the Management Plan

2.1.1 Management Period

The management period of this plan is five years, at which time it will be checked and renewed for up to 30 years.

2.1.2 Management Responsibilities

The implementation of this management plan will be the responsibility of the landowner. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.

The organisation of implementing this plan will be undertaken by a management company with the necessary certificates of competence to implement landscape management operation on site. The management organisation will ensure that site management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

2.1.3 Document Review

In order to ensure that the plan continues to remain appropriate, applicable and effective, a review will be undertaken by both the landowner, and the controlling authority, to ensure that all information contained within the document remains relevant. This review will be undertaken once every 5 years. Should it be determined that the conservation aims of the management plan are not being met, remedial action will then be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

2.1.4 Controlling Authority

The controlling authority are Buckinghamshire Council, who should be consulted on any matters relating to the existing trees and the approved proposals for the scheme.

Walton Street Offices

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Aylesbury

HP20 1UA

2.1.5 Health and Safety

The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP's) and Health and Safety Executive (HSE) guidance. As the managing organisation will be the main company involved in onsite works, the managing organisation will fulfil the landowner's role and the work managers role. This places an obligation on the managing company to ensure that any contractor understands and fulfils their health and safety role and any work undertaken on the site will follow the guidelines of the HSE.

2.1.6 Biodiversity

With respect to geographical coverage, the management plan covers the red line boundary shown in Figure 1. With regards to the focus of the management prescriptions, the scope is defined by the existing landscape that is proposed for full retention, along with the proposed habitat that forms part of the proposals.

The biodiversity receptors are therefore as follows:

- Modified grassland
- Native Hedgerow with trees
- Water courses
- Tall ruderal
- Birds
- Bats

2.1.7 Landscape

With respect to landscape considerations for the area in question, as described above, the scope of the proposals and the associated management prescriptions are defined by what is already present on site, and habitats that will be retained as part of the proposals.

2.2 Aims and Objectives

The overarching aim of this Management Plan is:

To set out management and enhancement prescriptions to promote the landscape and ecological biodiversity value of the site.

2.2.1 Biodiversity

In respect of biodiversity, the supporting aims are;

1. to promote the use of the site by bats; and,
2. to promote the use of the site by target bird species.

2.2.2 Landscape

In respect of landscape, the supporting aims reflect those outlined above. With particular reference to:

1. The enhancement of the existing hedgerow; and
2. the mitigation of the proposed developments effects on the water courses

In addition, the following aims guide the basis for specific management operations;

3. Conserve and enhance the ecological and landscape value of the site through safeguarding and enhancing the ecological and physical integrity of the site.
4. Creation of species habitats for UK wildlife which include UK protected species, through providing appropriate planting and management of habitat friendly

maintenance methods and applications which do not cause harm or injury to flora or fauna.

5. To provide a safe and secure site which establishes and maintains health and safety procedures for management and maintenance of the site complying with all statutory legislation and best practice.

6. Maintains a flexible management approach which responds to the changing needs of the landscape and ecology of the site.

3.0 Information Gathering

3.1 Information Sources

Sources of information considered in the production of this management plan are set out in Table 1 below.

Table 1 - Desk study sources of information.

Source	Date	Information obtained
Google Earth	September 2023	Contextual information for the site and surroundings
National and Local Landscape Character Assessments	September 2023	Contextual information for the site and surroundings

3.2 Results

3.2.1 Site Baseline - Biodiversity

The site consists of modified grassland, tall ruderal and native hedgerow with trees.

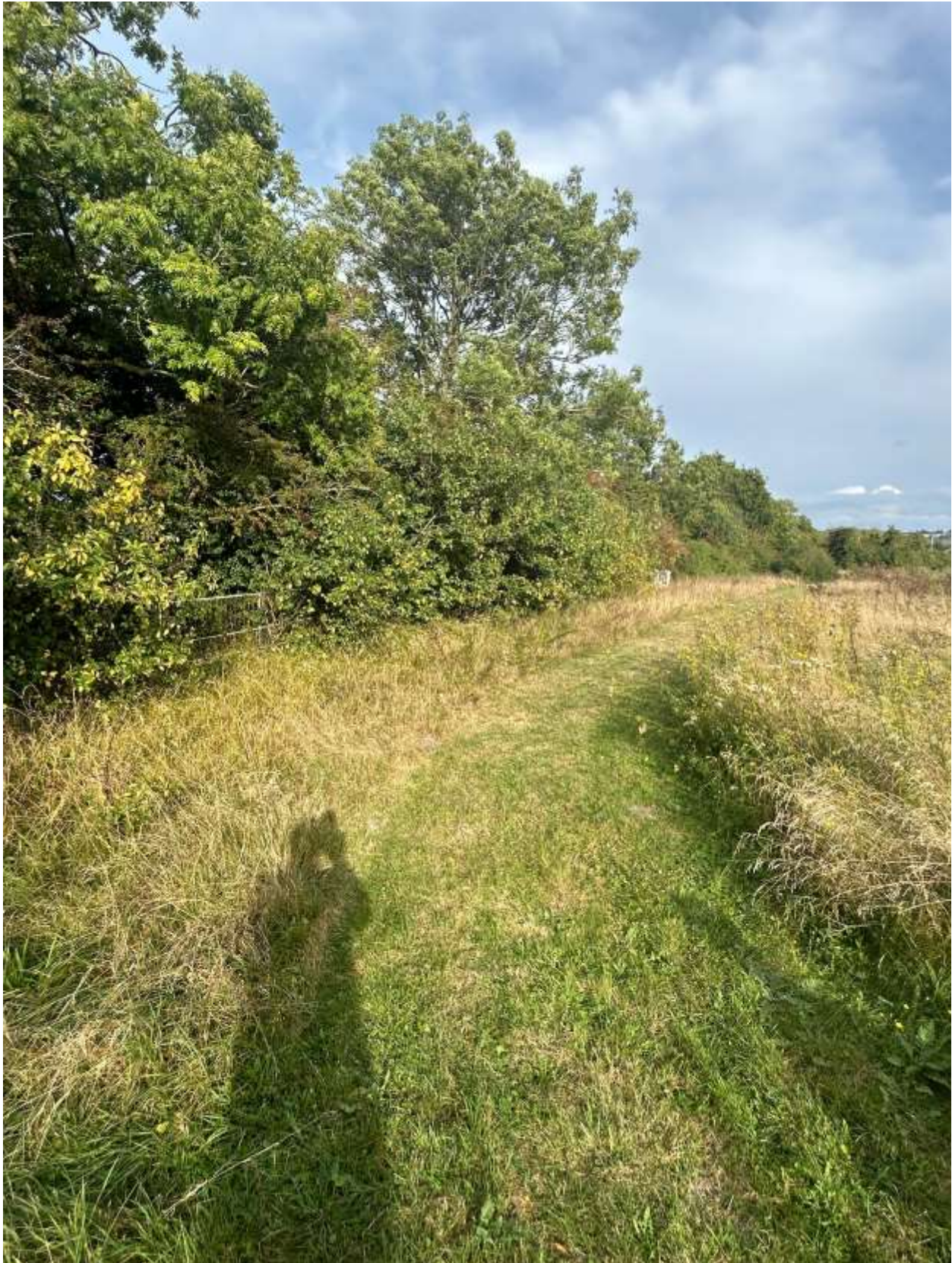


Figure 2: photo of site provided by client (2023)

3.2.1 Site Baseline - Landscape

The site falls within National Character Area 110 - Chilterns

At the local level the site falls on the border of the settlement of Edlesborough. The site is bordered by the River Ouzel to the north, with pasture and arable fields within the wider landscape.

The National Character Area profile describes the Chilterns as:

“The extensively wooded and farmed Chilterns landscape is underlain by chalk bedrock that rises up from the London Basin to form a north-west facing escarpment offering long views over the adjacent vales. From the vales, the River Thames breaches the escarpment in the south at the Goring Gap and flows on past riverside towns such as Henley. Small streams flow on chalk down some of the dip slope valleys or from the scarp foot, passing through numerous settlements. The major sources of public water supply for the Chilterns and the London area are the chalk aquifer and the Thames. The countryside is a patchwork of mixed agriculture with woodland, set within hedged boundaries. Furthest from London, the natural and built features of the countryside are recognised as special and attractive in approximately half the National Character Area (NCA) by the designation of the Chilterns Area of Outstanding Natural Beauty (AONB) and, in a small area south of the River Thames, by the North Wessex Downs AONB. Outside the AONBs there are major settlements that incorporate extensive urban fringe and growth areas, including Luton, Hemel Hempstead and High Wycombe. Motorways and railways make the area very accessible to visitors and connect the Chilterns to nearby London. Opportunities for residents and visitors to enjoy the outdoors are wide-ranging, including extensive rights of way; open access commons, woods and downland; Registered Parks and Gardens open to the public; golf courses; shooting estates; and urban green spaces. The Ridgeway and the Thames Path National Trails pass through the Chilterns, and the River Thames and Grand Union Canal are major waterbased recreation corridors.”

4.0 Management Prescriptions

4.1 Landscape and Biodiversity

The management prescriptions are summarised in Table 2 below. These are fully described in the text below. The management prescriptions below reflect the retained vegetation.

Table 2. Summary of management prescriptions, receptors and aims of the management plan

Management Prescription Reference	Relevant Receptors	Relevant Aims
A	Site vegetation	1
B	Water course	2
C	Bats	1
D	Birds	1
E	Hedgerow	2

A - Retention and enhancement of the existing vegetation on the site

All vegetation currently on site, including the modified grassland, tall ruderal vegetation and native hedgerow with trees, will be retained as far as is possible. It should be managed as it currently is providing a long-term stable habitat, thus preventing sudden changes in habitat and resources available for use by wildlife.

Some areas will be allowed to stand uncut through the winter and will be cut down with clippings removed in March the following year; this will provide a habitat for invertebrates many of which spend part of their life cycles in dead stems, grass sheaths and seed heads. The area left uncut will be rotated each year. This more closely replicates the grazing of animals which would leave some small areas ungrazed. In addition, a 9m vegetation buffer will be maintained along the River Ouse (along with a specie rich native hedgerow) to ensure the protection of said river.

B - water courses

The River Ouzel runs along the northern boundary of the site.

Therefore, it is recommended to have a 9m buffer zone from the proposed development (8m is the Environment Agency recommended buffer, however the LPA ecologist has asked for a 9m buffer). Should works be intended within 9m of the riverbank, then as the River Ouzel is currently classified as a main river (Environment Agency, 2022), consent from the Environment Agency may be required before works can commence. It is also recommended to erect screening barriers during works to minimize any potential impacts to the river from dust or other pollutants. Once works are completed these screening barriers can be removed. A buffer strip will be maintained following works to ensure the protection of the River Ouzel. This will consist of a native species rich hedgerow and grassland that is allowed to reach a height of 20cm.



Figure 3: 9m buffer zone

C - Installation of bat boxes

Bats are protected throughout Europe, and while the site represents good foraging habitat, there are no notable roosting locations. Therefore, the value of the site may be enhanced by providing artificial roosting sites. Bat boxes will be installed, there are trees on site that can be used for this, these should be no less than 3m above ground level and away from any neighbouring ledge to prevent local cats from preying on bats using the boxes. A minimum of two Schweglar 1FF boxes (see figure 3) should be hung on the trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void dwelling species.

Once installed, the bat boxes need not be monitored, but should be checked annually to ensure that they have not been damaged, vandalised, or become unstable. Any such problems should be corrected by a licensed bat worker, and replacement within the management period should be undertaken, as necessary.



Figure 4: Chillon Woodcrete Bat Box.

D - Installation of bird boxes

Bird boxes provide excellent, safe opportunities for species which may be present in the area. They are frequently used and therefore provide significant benefits to the

bird assemblage. Bird boxes for a variety different species will be installed. A selection of open fronted boxes, and songbird boxes (see Figures 4 and 5) will be installed by a contractor, with a minimum of two of each of the boxes to be installed. These will be placed at a minimum height of 2 meters and will be placed to face between north and east.



Figure 5: Robin box.



Figure 6: Songbird box.

All boxes installed on site will be checked annually by a suitable licensed ecologist. This is to ensure all boxes are in good condition, clear of debris and clear of any disused nests.

E - hedgerow enhancement and creation

Hedgerows provide excellent corridors for wildlife and are extremely important to many species of wildlife. Native species-rich hedgerow will be planted along most of the site boundary. These enhancements should be performed post completion of the works. The ongoing management of the hedgerow will be the landowner's responsibility to maintain and requires the appropriate management for wildlife (Figure 6). Any management works undertaken will be outside of the main breeding bird season and ideally in January and February in order to provide fruits and berries for birds and small mammals. The proposed landscaping will create native species-rich hedgerow along all boundaries of the site; "Species-rich" is defined as having at least 5 woody species within a 30m stretch of hedgerow.

Additionally, the existing hedgerows will be enhanced with the planting of further native species.

Examples of native species that can be used for the enhancement of existing hedgerows and the creation of new hedgerows includes the following:

- Field Maple *Acer campestre*
- Guelder-Rose *Viburnum opulus*
- Hazel *Corylus avellana*
- Spindle *Euonymus europeus*
- Wild Privet *Ligustrum vulgare*
- Wayfaring Tree *Viburnum lantana*
- Whitebeam *Sorbus aria*
- Wild cherry *Prunus avium*
- Yew *Taxus baccata*

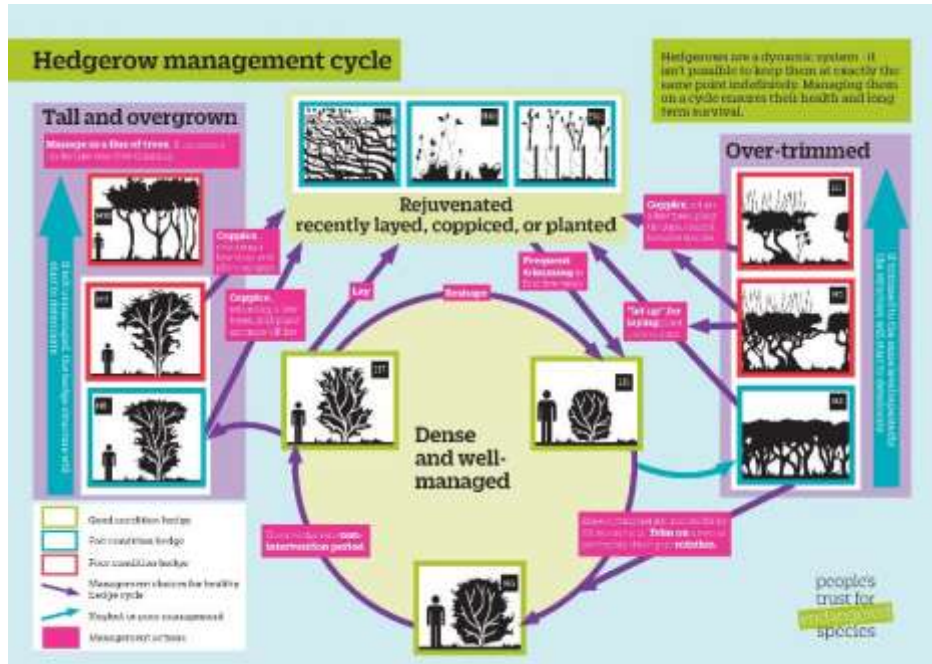


Figure 7: Hedgerow management cycle (<https://hedgerowsurvey.ptes.org>)

F: Vegetation in the Proposed Amenity Areas

Border plants that will attract insects, including butterflies and bumblebees should be incorporated into any planted areas. These include a mix of native and garden plants that are known to provide insects with a food source, thus providing a food-web for larger animals:

The following is a list taken from the planting schedules:

Flowers for borders -

*Aubretia (spring to early summer) Aubretia sp.

*Candytuft (summer to autumn) Iberis sp.

*Cherry pie (summer to autumn) Heliotropium arborescens

Corncockle Agrostemma githago

Cornflower Centaurea cyanus

Corn marigold *Glebionis segetum*

Corn poppy *Papaver rhoeas*

*Echinacea *Echinaceasp.*

English Bluebell (spring) *Hyacinthoides non-scripta*

*Evening primrose (summer to autumn) *Oenothera biennis*

*Honesty (spring) *Lunaria annua*

*Ice plant 'Pink lady' (early autumn) *Delosperma sutherlandii*

Knapweed (summer to autumn) *Centaurea sp.*

Mallow (summer to autumn) *Malva sp.*

*Mexican aster (summer to autumn) *Cosmos bipinnatus*

*Michaelmas daisy (summer to autumn) *Aster amellus*

*Night-scented stock (summer) *Matthiola longipetala*

Ox-eye daisy (summer) *Leucanthemum vulgare*

*Phacelia (summer to autumn) *Phacelia tanacetifolia*

*Poached egg plant (summer) *Limnanthes douglasii*

Primrose (spring) *Primula vulgaris*

Red campion (spring) *Silene dioica*

*Red valerian (summer to autumn) *Centranthus ruber*

Scabious (summer) *Scabiosa sp.*

St John's wort (spring) *Hypericum perforatum*

*Sweet William (summer) *Dianthus barbatus*

*Tobacco plant *Nicotiana sp.*

*Verbena (summer to autumn) *Verbena officinalis*

*Wallflowers (spring to early summer) *Erysimum sp.*

Wood forget-me-not (spring) *Myosotis sylvatica*

Yarrow (early summer) *Achillea millefolium*

Plants marked * are hybrids or exotics that may be useful in the garden

Herbs -

Hyssop (summer to early autumn) *Hyssopus officinalis*

Lavender *Lavandula sp.*

Lemon balm *Melissa officinalis*

Marjoram (summer) *Origanum majorana*
Rosemary (spring) *Salvia rosmarinus*
Sweet Cicely (spring to early summer) *Myrrhis odorata*
Thyme (summer) *Thymus* sp.
Angelica (summer to early autumn) *Angelica* sp.
Bergamot (summer to early autumn) *Citrus bergamia*
Borage (spring to early autumn) *Borago officinalis*
Coriander (summer) *Coriandrum sativum*
English marigolds (summer to early autumn) *Calendula officinalis*
Fennel *Foeniculum vulgare*
Feverfew (summer to autumn) *Tanacetum parthenium*

Trees, shrubs & climbers -

Bramble (climber) *Rubus fruticosus* agg.
*Buddleia (shrub) *Buddleja davidii*
Common alder (suitable for coppicing) *Alnus glutinosa*
Dog rose (climber) *Rosa canina*
Elder (small) *Sambuca nigra*
English oak (large gardens only) *Quercus robur*
Gorse (shrub) *Ulex europaeus*
Guelder rose (shrub) *Viburnum opulus*
Hawthorn (suitable for coppicing) *Crataegus monogyna*
Hazel (suitable for coppicing) *Corylus avellana*
Honeysuckle (native honeysuckle) *Lonicera periclymenum*
Hornbeam *Carpinus betulus*
Ivy (climber) *Hedera helix*
*Jasmine (night-scented) *Jasminum* sp.
Pussy willow (suitable for coppicing) *Salix* sp.
Rowan *Sorbus fruticosa*
Silver birch *Betula pendula*

All plants that are native or wildlife friendly above should be sourced from a stockist of native and local origin plants. Wild Seed (2020) can provide details of local, native sourced plants and seeds.

As well as being useful for insects, the oak and beech will provide fruits for smaller mammals to utilize in the autumn months.

These native trees are known to be useful on clay soils, they will help reduce moisture and improve soil conditions on site (Gardeners World, 2020).

Further advice, if required, should be sought from a landscape architect regarding planting location and implementation.

*Plants marked * are native or wildlife friendly

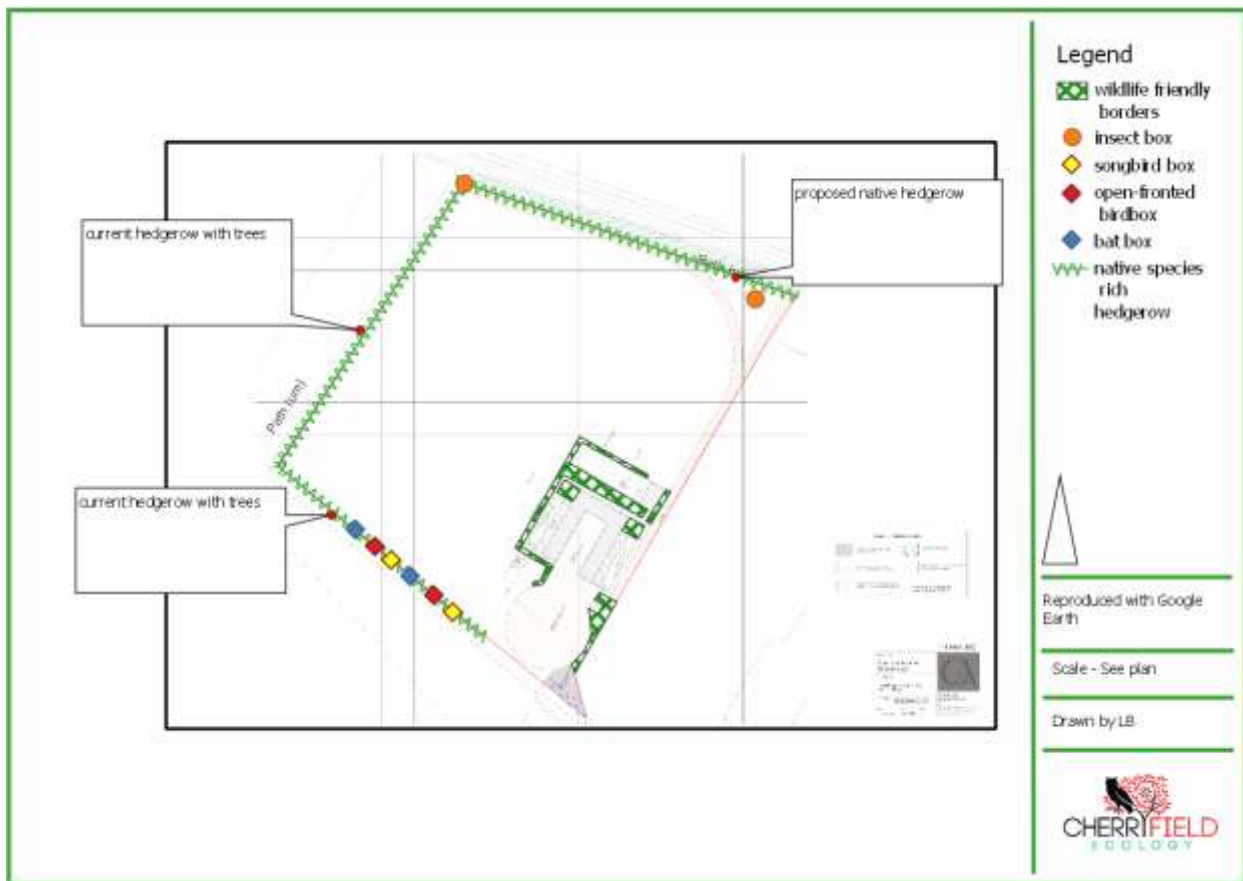


Figure 7: enhancement locations

5.0 Implementation

5.1 Schedule and Management Responsibilities

5.1.1 Landscape and Biodiversity

The schedule for activities is as set out in Table 3 below.

Table 3. Schedule and responsible parties for biodiversity management prescriptions

Management Prescription reference	Contributing activities (as described in Section 4.1)	Timings	Responsible parties
A	Retain all vegetation where possible and manage in the same manner as has previously occur on site.	Year round	Owner or landscape contractor.
	Replace any failures and add additional planting when necessary. Use native species where possible.	Year round	Owner or landscape contractor.
C	Install bat boxes.	At the end of the build	Owner or landscape contractor
	Monitoring (and correction / replacement as necessary).	December / January - Annually	Bat licensed ecologist.
D	Install bird boxes.	At or shortly prior to the commencement of development	Owner or landscape contractor
	Monitor use of bird boxes once a year.	May-June	Owner
E	Retain all vegetation where possible and manage as stated in the hedgerow management cycle.	October to February on a two-year or three-year rotational basis.	Owner or landscape contractor.
	Replace any failures and add additional planting when	Year round	Owner or landscape contractor.

	necessary. Use native species where possible.		
F	Replace any failures.	Year round	Owner or landscape contractor

6.0 References

Google Earth, (2023), Image from site location

National and Local Landscape Character Assessments - NCA 110 Chilterns

Appendix I Relevant Legislation

Bats

All species of bat are listed in Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of the *Conservation of Habitats and Species Regulations 2010*. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- deliberately capture, injure or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely to:
 - impair its ability to survive, breed, or rear or nurture their young;
 - impair its ability to hibernate or migrate.
 - affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*)
- Lesser horseshoe bat (*Rhinolophus hipposideros*)
- Bechstein's bat (*Myotis bechsteinii*)
- Barbastelle (*Barbastella barbastellus*)
- Greater mouse-eared bat (*Myotis myotis*)

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence to:

Appendix III - Proposed Plans

