

LAND TO THE REAR OF BROCK COTTAGE

BURFORD ROAD,
BRIZE NORTON,
OXFORDSHIRE,
OX18 3NR

**Landscape and Ecological Management Plan
(LEMP)**

February 2024

This document is intended to be read at A4 size

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1 Introduction

1.1 The Landscape Workshop was instructed on behalf of Albright Dene Ltd to prepare a Landscape and Ecological Management Plan (LEMP) in respect of an application for self-build and/or custom house building plots for two detached dwellings.

1.2 Outline planning consent has been granted on appeal to provide self-build and/or custom housebuilding plots for two detached dwellings (West Oxfordshire District Council Ref: 20/01915/OUT, Appeal Ref: APP/D3125/W/21/3274197).

1.3 The application site, referred to here as the Site, is located at land to the rear of Brock Cottage, Burford Road, Brize Norton, Oxfordshire, OX18 3NR.

1.4 The principal purposes of the LEMP are to support the new development by:

- Recording and analysing the environmental context and assets of the site.
- Establishing principles for, and details of, an appropriate and sustainable management regime for its component landscape and ecological resources; and
- To guide the realisation of new opportunities for maintaining and enhancing the landscape, biodiversity and arboricultural value of these resources.

1.5 Condition 10 states that *before development is commenced, details of an landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. Such a plan shall include:*

(i) Description and evaluation of ecological features to be managed, including locations shown on a location plan;

(ii) Management aims and objectives;

(iii) Management Scheme, including details of how aims and objectives are to be achieved;

(iv) Maintenance regimes, including a work schedule (i.e.an annual work plan or matrix/table) capable of being rolled forward over a 5 to 10 year period);

(v) Details of how the management aims and objectives of the LEMP will be communicated to the occupiers of the development.

All works, including demolitions and site clearance, shall be carried out in accordance with the approved LEMP. The site shall thereafter be managed in accordance with LEMP.

1.6 The following units of measurement and abbreviations have been used for describing

measurements within the report:

- mm Millimetre
- m Metre
- km Kilometre
- Ha Hectare

2 Aims and objectives of the Management Plan

2.1 Aim of the management plan

2.1.1 In accordance with BS 42020:2013 - Biodiversity — Code of practice for planning and development (BSI, 2013), this LEMP includes:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that could influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- Body or organization personnel responsible for implementation of the plan.
- Monitoring and remedial measures.
- Funding resources and mechanisms to ensure sustainable long-term delivery of the proposed management.

2.2 Scope of the management plan

2.2.1 The management period of this plan is five years.

2.2.2 The implementation of this management plan will be the responsibility of the land owners/ development management company. 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.

2.2.3 The organisation 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 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.

- 2.2.4 In order to ensure that the plan continues to remain appropriate, applicable and effective, a review will be undertaken by both the land owners, 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.

2.3 Health and Safety

- 2.3.1 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.
- 2.3.2 As the managing organisation will be the main company involved in on site works, the managing organisation will fulfil the landowners 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.

2.4 Site description

- 2.4.1 The 0.3ha site (Grid Reference SP 29230838) is situated in a former quarry at the northwestern edge of the village of Brize Norton, with the expanding town of Carterton adjacent to the south-west. The quarry bottom was last used as a garden nursery, which is now mainly disused.
- 2.4.2 The habitats on site and the immediate surrounding area are the result of human activity through farming and residential areas. To the north are agricultural fields beyond the B4477 road, which have few connecting hedgerows leading to the A40 dual carriageway. To the east are large arable fields, also with few connecting hedgerows; to the south-east is the village of Brize Norton with low-density housing and mature gardens. Adjacent to the south of the site is plantation woodland with agricultural fields and the Brize Norton airbase beyond. To the west is the Kilkenny Lane Country Park with arable fields beyond, to the south west is the town of Carterton.
- 2.4.3 Within the site the Phase 1 Ecology survey recorded log/brush piles, scrub and ruderal vegetation, shrubs and mature trees along the boundaries, amenity grassland and a dry stone wall.

2.5 Proposal description

- 2.5.1 The illustrative layout plan submitted with the application shows proposed two plots with an access drive, parking and turning area could be laid out, which would enable the erection of two

self-build or custom-built homes.

2.5.2 The existing structures on the site would be removed to allow ample space for landscaping, details of which are reserved for later determination. It is envisaged that trees along the boundaries would be retained, and the illustrative layout takes account of the well-established trees on the site.

2.6 Information Gathering

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

- Extended Phase 1 Ecology Survey, 18/06/2020
- Construction Environmental Management Plan/Biodiversity Enhancement Strategy, 9/11/2022

2.6.2 The Phase 1 Ecology Survey recommended the following as part of a Landscaping Strategy:

2.6.3 *Planting shrubs in the grounds should be flower bearing to encourage insects that provide food for bats. Shrubs and plants such as Aubretia, Alyssum, hazel Hawthorn, Heather, Primrose, Crab Apple, Ornamental Cherry, Hebes and Flowering Currant can be used.*

2.6.4 *Placement of hedgehog holes within any boundary fences will allow any hedgehogs within the local area to continue to utilise the site. These holes do not need to be any larger than 13x13cm or 5 inches square and are too small for most domestic pets.*

2.6.5 The Construction Environmental Management Plan/Biodiversity Enhancement Strategy includes the following measures:

2.6.6 *An integrated sparrow nesting box (e.g. Vivara Pro Woodstone House Sparrow Nest Box or 1SP Schwegler Sparrow Terrace) will be built into the north wall of one of the dwellings and a swift box (PRO UK Rendered Build-In Swift Box) will be built into the north wall of the other dwelling. Boxes will be installed as high up the wall as possible.*

2.6.7 *An in-wall bat box (e.g. Build-in WoodStone Bat Box) will be installed within the east facing wall of each dwelling. Boxes will be positioned just under the top of the wall away from windows.*

2.6.8 *In addition, two Vivara Pro Seville 28mm WoodStone Nest Box will be erected on retained trees.*

2.6.9 *sTrees will be protected throughout any development by a no-disturbance Root Protection Area (RPA) following the Tree Protection Area Plan submitted to the LPA and in accordance with British Standard 5837. These areas will be fenced off using Heras-style fencing or similar, and no personnel access or storage of equipment or materials will be permitted within this area. The RPA is the minimum area that should be left undisturbed during construction and is designed to prevent any significant longterm damage to the tree by protecting the root plate and to some*

extent the lower branches of the tree. HERAS fencing should be erected to prevent disturbance and damage to the boundary trees and woodland.

2.7 Aims and objectives

2.7.1 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 and adjacent biodiversity enhancement area, based on an integrated and complementary approach where possible.

2.8 Biodiversity

2.8.1 With respect to geographical coverage, the management plan covers the red line boundary submitted with the planning application. With regards to the focus of the management prescriptions, the scope is defined by the existing landscape that is proposed for retention, along with the proposed habitat that forms part of the proposals.

2.8.2 The biodiversity receptors are therefore as follows:

- Amenity grassland
- Existing trees
- Bats
- Birds
- Hedgehogs

2.8.3 In respect of biodiversity, the supporting aims are;

- To promote the health and longevity of the existing vegetation
- To control the growth of bramble scrub and invasive non-native species;
- To promote the use of the site by bats; and,
- To promote the use of the site by target bird species.

2.9 Landscape

2.9.1 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 created as part of the proposals.

2.9.2 In respect of landscape, the supporting aims reflect those outlined above. With particular reference to: the enhancement of the existing vegetation; and the control of bramble scrub and invasive non-native species

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

- Conserve and enhance the ecological and landscape value of the site through safeguarding

and enhancing the ecological and physical integrity of the site.

- Creation of species rich 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.
- 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.
- Maintains a flexible management approach which responds to the changing needs of the landscape and ecology of the site.

3 Landscape and Ecological Management Plan

3.1 Features and habitats to be created and managed

3.1.1 Ecological features to be created on the site include:

Shrub planting

3.1.2 Guidelines: shrub local provenance will be planted where possible. The following species/cultivars will be planted: Plants: Aubretia, Alyssum, hazel Hawthorn, Heather, Primrose, Crab Apple, Ornamental Cherry, Hebes and Flowering Currant.

3.1.3 Biodiversity and Landscape Management Objectives: Create and then maintain species-rich native shrub planting in areas where this is appropriate.

Retain existing tree planting

3.1.4 Guidelines: Trees will be protected throughout any development by a no-disturbance Root Protection Area (RPA) and in accordance with British Standard 5837.

3.1.5 Biodiversity and Landscape Management Objectives: Protect and maintain existing trees. Replace trees as needed.

Birds

3.1.6 Guidelines: Install box and then maintain in a functioning condition.

3.1.7 Biodiversity Management Objectives: Provide an increase in bird nesting habitat resource on the site.

Bats

3.1.8 Guidelines: Install nest box and then maintain in a functioning condition.

3.1.9 Biodiversity Management Objectives: Provide an increase in bat roosting habitat resource on the site.

3.2 Management measures

Shrub planting

3.2.1 Aims: Ensure that new shrub planting becomes established and that planting is managed to provide good quality habitat for a range of wildlife species.

3.2.2 Objectives: Ensure the successful establishment of new shrub planting, manage shrubs so that they provide valuable habitat for a range of wildlife species, including birds and invertebrates.

3.2.3 Establishment: The new shrub planting will be managed to ensure successful establishment. Management will include the following:

- Mulching - mulch will be applied to the base of shrubs once or twice a year (as required) to minimise weeds and retain soil moisture.
- Watering - shrubs will be watered during dry periods as required to maintain soil moisture.
- Weeding - the base of shrubs will be weeded by hand or trimmed as required to reduce competition.
- Plant protection - guards and stakes will be inspected every six months by the site management to ensure that guards aren't too tight and to identify if any guards need replacement. Protection will be removed in year 5 after planting if the shrubs are sufficiently established.

3.2.4 Remediation: The new shrub planting will be monitored by the site management or appointed contractor to ensure it successfully establishes. The site management will be responsible for commissioning any required planting of replacement shrubs. In addition, the site management will be responsible for ensuring that plant protection guards are regularly checked and replaced where necessary.

3.2.5 If any new shrub planting fails then replacement planting will be undertaken during the period between November and March inclusive using the same native species of local provenance.

3.2.6 Monitoring: Shrubs will be monitored every six months for the first five years after planting, or until shrubs are confirmed to be successfully established, to check for successful establishment and identify any requirements for mulching, weeding and any required replacement of protection guards and stakes.

3.2.7 Maintenance: Shrubs will be lightly trimmed between December and February as necessary, until established.

Existing and Proposed Tree planting

- 3.2.8 Aims: Ensure that existing trees thrive and continue to grow and develop successfully. Ensure that newly planted trees are successfully established
- 3.2.9 Objectives: Ensure that trees provide suitable habitat for a range of wildlife species, including birds and invertebrates. Ensure the successful establishment of trees.
- 3.2.10 Establishment: The new tree planting will be managed to ensure successful establishment. Management will include the following:
- Mulching - mulch will be applied to the base of trees once or twice a year (as required) to minimise weeds and retain soil moisture.
 - Watering - trees will be watered during dry periods as required to maintain soil moisture.
 - Weeding - the base of trees will be weeded by hand or trimmed as required to reduce competition.
 - Plant protection - guards and stakes will be inspected every six months by the site management to ensure that guards aren't too tight and to identify if any guards need replacement. Protection will be removed in year 5 after planting if the trees are sufficiently established.
- 3.2.11 Remediation: The new tree planting areas will be inspected every six months by the site management or appointed contractor to ensure it successfully establishes. The site management will be responsible for commissioning any required replacement tree planting. In addition, the site management will be responsible for ensuring that tree protection guards are regularly checked and replaced where necessary.
- 3.2.12 If any new tree planting fails then replacement planting will be undertaken during the period between November and March inclusive using the same native species of local provenance.
- 3.2.13 Monitoring: Trees will be monitored every six months for the first five years after planting or until trees are confirmed to be successfully established to check for successful establishment and identify and requirements for mulching, weeding and any required replacement of tree protection or stakes.
- 3.2.14 Additionally, trees will be inspected every six months by the site management or appointed contractor to check for any mulching, watering, weeding, and plant protection requirements for the first five years after planting or until the trees are established and these measures are no longer necessary.

Bird boxes

- 3.2.15 Aims: Maintain bird nest boxes.

- 3.2.16 Objectives: Ensure that bird nest boxes are maintained in good condition or replaced, to maintain enhanced nesting opportunities for bird on the site.
- 3.2.17 Management & Maintenance Methodology: The bird box will be checked annually by the site management or appointed contractor between October and February inclusive to check that it is fitted securely in place and undamaged. If box fittings have become loose or the branch or main stem to which the box has been attached to have been damaged then the box will be moved to a suitable location at least 3m above ground level on the same tree.
- 3.2.18 Old nesting material and debris will be removed from the nest box annually by the site management or appointed contractor between October and February inclusive to prevent the spread of disease and parasites and to ensure that the box can continue to be used by birds. If the nest box is no longer functioning then it will be replaced with a Vivara Pro Seville 28 mm box, or similar box if this model is no longer available, which will be attached to the same tree.
- 3.2.19 If boxes are found to be damaged and non-functioning then replacement boxes will be installed in the same locations on the site.
- 3.2.20 The site management will be responsible for commissioning any required maintenance or replacement of boxes.

Bat Boxes

- 3.2.21 Aims: Maintain bat box.
- 3.2.22 Objectives: Ensure that the bat box is maintained in good condition or replaced, to maintain enhanced roosting opportunities.
- 3.2.23 Management & Maintenance Methodology: The bat box will be checked annually by the site management or appointed contractor between October and February inclusive to check that it is fitted securely in place and undamaged.
- 3.2.24 If the box is found to be damaged and non-functioning then a replacement box will be installed in the same tree. The damaged box will be left in-situ. The site management will be responsible for commissioning any required maintenance or replacement of the box.

Fence holes

- 3.2.25 Aims: Ensure two holes will be created at the base of the fence along the east and west boundaries measuring 130mm x 130mm are kept open. Management & Maintenance Methodology:
- 3.2.26 The holes will be checked annually by the site management or appointed contractor to ensure the holes are clear of obstruction and debris.

4 Works Schedule

4.1 Shrub planting

Activity	Years required	Month of Activity (blue shading)											
		J	F	M	A	M	J	J	A	S	O	N	D
Mulching of planting	Two times a year for the first five years as required or until it is no longer necessary.												
Watering of planting	As required for the first five years or until it is no longer necessary.												
Weeding of planting	As required for the first five years or until it is no longer necessary.												
Repair/replace plant protection	As required for the first five years or until it is no longer necessary.												
Remedial shrub planting as required	As required.												
Once established, plants will be cut during the period between September and February inclusive on a rotation, with only approximately one third of the hedgerow cut in any one year.													

4.2 Tree planting

Activity	Years required	Month of Activity (blue shading)											
		J	F	M	A	M	J	J	A	S	O	N	D
Mulching of planting	Two times a year for the first five years as required or until it is no longer necessary.												
Watering of planting	As required for the first five years or until it is no longer necessary.												
Weeding of planting	As required for the first five years or until it is no longer necessary.												
Remedial tree planting by site management or appointed contractor, as required.	As required for the first five years or until it is no longer necessary.												

4.3 Bird Boxes

Activity	Years required	Month of Activity (blue shading)											
		J	F	M	A	M	J	J	A	S	O	N	D
Inspection of bird box to check it is fitted securely in place, and undamaged. Replacement of box as required.	All years												
Removal of old nesting material and debris in nest boxes.	All years												

4.4 Bat boxes

Activity	Years required	Month of Activity (blue shading)											
		J	F	M	A	M	J	J	A	S	O	N	D
Inspection of bat box to check it is fitted	All years												

4.5 Fence holes

Activity	Years required	Month of Activity (blue shading)											
		J	F	M	A	M	J	J	A	S	O	N	D
Inspection of holes	All years												

