
LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Mount Ephraim Walled Garden, Hernhill



MARCH 18, 2024

OAKMORE GREEN LANDSCAPE DESIGNERS

Landscape and Ecological Management Plan

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1.0 Introduction

- 1.1 Oakmore Green Landscape Designers have been commissioned by Joachim Smith. to undertake the Landscape & Ecological Management Plan (LEMP) has been prepared to inform the on-going landscape management and maintenance operations for proposed residential development on land at Mount Ephraim walled Garden, Hernhill.
- 1.2 Oakmore Green Landscape Designers ere appointed in March 2024 to progress the condition 8 of the Planning Decision Notice on 11 March 2022. Application 21/503441/Full.
Notwithstanding the submitted drawings and other documentation, **a Landscape and Ecological Management Plan (LEMP) following the principles set out in British Standard 42020:2013 Biodiversity – Code of Practice for planning and development** shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The content of the LEMP shall include the following:
- (a) Description and evaluation of the landscape and ecological features to be managed.
 - (b) Ecological trends and constraints on site and wider environmental issues that might influence management and the likely effects of climate change.
 - (c) Landscape and ecological aims and objectives of the management.
 - (d) Appropriate management options for achieving aims and objectives.
 - (e) Prescriptions for management actions for each identified habitat and feature covered.
 - (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) with recommendations for periodic review.
 - (g) Details of the body or organization responsible for implementation of the plan and the resources both financial and personnel by which the LEMP will be implemented. This shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured post development with the management body(ies) responsible for its delivery.
 - (h) Ongoing monitoring and remedial measures including regular review by accredited professionals including setting out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning landscape and biodiversity objectives of the originally approved scheme.
- The approved plan shall thereafter be implemented in accordance with the approved details.
- 1.3 This LEMP describes the range of proposed mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare required to safeguard future establishment and will cover the initial five-year establishment maintenance of the scheme and beyond.

- 1.4 The landscape planting strategy according with the recommendations made by the project ecologist (Native Ecology) as set out in the Preliminary Ecological appraisal document appended to this report. The key mitigation that has been integrated into the landscape planting design are summarised below:

There are no habitats of principal importance present within the application site.

The majority of habitat within the site comprises short, regularly cut amenity grassland.

Species include

perennial rye grass (*Lolium perenne*), dandelion (*Taraxacum officinale*), red dead-nettle (*Lamium*

purpureum), yarrow (*Achillea millefolium*), bristly oxtongue (*Helminthotheca echiooides*), cranesbill

geranium (*Geranium sp.*), common nettle (*Urtica dioica*), ribwort plantain (*Plantago lanceolata*), daisy

(*Bellis perennis*), spear thistle (*Cirsium vulgare*) and ragwort (*Senecio jacobaea*).

Works that impact trees, the outbuilding or ivy within the site are undertaken between September and February inclusive (outside of the bird breeding season).

The trees, outbuilding and ivy within the site should be checked for the presence of nesting birds prior to removal by a suitably experienced ecologist.

Planting plans around the new building will include native, flower rich species, including those that flower in the late and early seasons to enhance the biodiversity value of the site.

The inclusion of climbing plants will add sheltering opportunities for invertebrates and birds. They can also produce nectar rich flowers for butterflies, bees and hoverflies and fruit for birds and small mammals.

The inclusion of herbs will provide nectar for an array of invertebrate species, including bees, butterflies, and moths. Providing a range of herb plants will ensure flowering throughout the seasons.

The inclusion of plants that produce scent at night will attract night flying invertebrates and as such will also provide foraging opportunities for bats.

3no. boxes suitable for garden birds (1B Schwegler nest box), at a height of at least 2m. Boxes with different sized holes should be purchased and placed apart to encourage different species to occupy the boxes; and

1no. box suitable for house sparrows (Schwegler Sparrow Terrace 1SP), at a height of at least 2m.

1.5 Landscape character context

The application site comprises a walled garden that was once associated with the *Grade II* listed Mount Ephraim House, a large manor house situated 0.2km to the north-west of the site on the opposite side of Staplestreet Road. The site is situated on the south-west side of Staplestreet Road and embraces the adjacent Mount Ephraim Bungalow, a circa 1960s dwelling.

The site is enclosed by a tall brick wall on all boundaries and adjoins Staplestreet Road to the north, Mount Ephraim Bungalow to the east and agricultural fruit growing land to the south and west. The site is occupied by a single storey brick building whose north-east elevation forms part of the brick wall along the site boundary. Access into the walled garden is currently through a large gate directly from Staplestreet Road.

- lies in an isolated location outside of the defined settlement boundary of Boughton and within the open countryside.
- is accessed along Staplestreet Road which is a designated Rural Lane.
- lies within an Area of High Landscape Value within the Swale district.
- lies within the Staplestreet Conservation Area.
- is within the small, distinct predominantly fruit producing Hernhill and Boughton Landscape Character Area.
- adjacent to Mount Ephraim Registered Park & Garden.

1.6 The landscape strategy responds appropriately to the inherent site character, topography.

1.7 Tree planting will be used carefully to enhance the green infrastructure, soften key routes within the development and enhance the settlement boundary through native planting and habitat creation.

1.8 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:

The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents.

1.9 It should be noted that as the establishment of the new planting progresses, the operation and management may be altered from that included within the document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

2.0 Preliminaries

- 2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest recommendations provided by the appointed ecologist.
- 2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private garden will be the responsibility of the domestic owners.
- 2.3 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:
 - Dead, diseased or dying
 - Are missing or not in accordance with the specification
 - Lack any vigour.
- 2.4 Replacements must be carried out immediately, or in the next planting season.
- 2.5 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.6 Inspection checks shall be carried out by a competent person, either a current member of BALI or the APL/HTA member, at regular intervals and as appropriate work is carried out.

3.0 Soft Landscape Maintenance - General

- 3.1 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.
- 3.2 The enhancement of the vegetation will create a green swathe over the development and opportunity to create an enhanced habitat corridor including:

To reinforce movement corridors and maintain a varied structure and protection for foraging birds and insects;

 - Wildflower meadow and grasslands to support wildlife corridors;
 - Provision of bat boxes, nesting boxes and hibernacula's to increase ecological enhancements.
- 3.3 Swathes of wildflower / grass seed mix will be sown to maximise their biodiversity potential and provide a higher quality habitat than amenity grass seeding. The seed mix will be a general-purpose meadow mix, e.g.

Emorsgate Seeds EM2 'Standard General Purpose Meadow Mixture' (or equivalent and approved), as detailed below:

Wild Flowers		
%	Latin name	Common name
0.3	<i>Achillea millefolium</i>	Yarrow
3.5	<i>Centaurea nigra</i>	Common Knapweed
1.3	<i>Daucus carota</i>	Wild Carrot
3	<i>Galium verum</i>	Lady's Bedstraw
0.5	<i>Knautia arvensis</i>	Field Scabious
0.2	<i>Leontodon hispidus</i>	Rough Hawkbit
0.5	<i>Leucanthemum vulgare</i>	Oxeye Daisy
0.5	<i>Lotus corniculatus</i>	Birdsfoot Trefoil
2.5	<i>Malva moschata</i>	Musk Mallow
1	<i>Plantago lanceolata</i>	Ribwort Plantain
1	<i>Primula veris</i>	Cowslip
1.7	<i>Prunella vulgaris</i>	Selfheal
1.5	<i>Ranunculus acris</i>	Meadow Buttercup
2.5	<i>Rhinanthus minor</i>	Yellow Rattle
20		
Grasses		
%	Latin name	Common name
8	<i>Agrostis capillaris</i>	Common Bent
40	<i>Cynosurus cristatus</i>	Crested Dogstail
28	<i>Festuca rubra</i>	Slender-creeping Red-fescue
4	<i>Phleum bertolonii</i>	Smaller Cat's-tail
80		

- 3.4 Ground preparation and seeding will be carried out according to the landscape specification and schedules of work. This will include treating areas to be seeded with a suitable non-residual herbicide, to ensure they are completely cleared of vegetation, and cultivating to a minimum depth of 150mm to produce a fine, friable seed bed.

3.5 The following maintenance activities should be carried out during the construction phase.

Item	Activities	Suggested Frequency
Clearing of Services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings.	Once a month.
Debris and Litter	Keep ground clear of litter, leaves, and debris.	Once a month.
Weed Control	Always keep grounds free from weeds. Remove weeds entirely, including roots. Remove the minimum quantity of soil. Rake area to a neat and tidy condition.	Once a month, or more over the growing season.
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off.	Once every 2 months
Digging Over	All softscape areas should be lightly forked over to maintain health soil condition to a depth of 75mm.	During ground preparation.

3.6 Bird and bat boxes

Bird boxes will be installed on the boundary wall, as follows:

- 3no. boxes suitable for garden birds (1B Schwegler nest box), at a height of at least 2m. Boxes with different sized holes should be purchased and placed apart to encourage different species to occupy the boxes; and

- 1 no. box suitable for house sparrows (Schwegler Sparrow Terrace 1SP), at a height of at least 2m.

3.7 Other Habitats


Hibernacula and log piles will be created, particularly close to pond and wildflower meadow. These provide shelter and hibernation opportunities for reptiles and amphibians, but also house invertebrates.


4.0 Planting

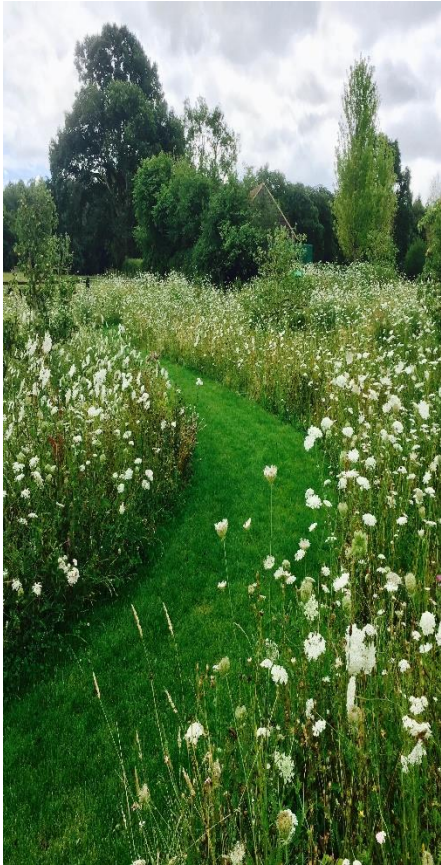
- 4.1 Native tree planting has been proposed on site where possible.
- 4.2 Management operations will include thinning to remove any deadwood and promote growth.
- 4.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 4.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter.
- 4.6 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball through an irrigation pipe to encourage even root development.
Watering is advised for the first 2 summers after planting at a rate of 10L per day during extreme dry periods.
- 4.7 Native planting varieties will be chosen for their native provenance, aesthetic value, and their suitability to the wet and dry conditions. The proposed species will attract wildlife with shelter and food.
- 4.8 Appropriate to the Site's semi-rural setting, native hedging has been proposed to divide areas.
The use of native species will assist in tying the character of the newly formed space, acting as a green corridor for wildlife to migrate around the site and seek refuge.
- 4.9 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar, and berrying fruits for wildlife. Hedges should be trimmed on a three-year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.
- 4.10 Herbaceous plants will provide seasonal interest to the planting. Proposed species will provide flowers and attractive leaf structure.


- 4.11 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.
- 4.12 Continuing the fluid nature of the landscape design provision has been made for amenity lawn areas, which will provide open space for informal and passive recreation. Seeded with an amenity lawn grass mixture (Emorsgate EG22 - strong lawn grass mixture) this will provide a robust grass mix capable of withstanding a variety of uses and footfall and associated mowing regimes and seasonal use demands.
- 4.13 Bulb planting will be utilised within the residential area of the site to create a swathe of colour amongst the grassland and borders throughout the winter months and early spring whilst other areas of the site are dormant. Once established they require little maintenance but will need to be factored into the mowing regime for the lawn areas to encourage growth and avoid damage before and during flowering periods.
- 4.14 All plants and planting operations are to comply with the requirements and recommendations of all current relevant British Standard specification including but not limited to:
- BS 8545. Trees: From Nursery to Independence in the Landscape;
 - BS 3936-1:1992. Nursery stock. Specification for trees and shrubs;
 - BS 4428:1989. Code of practice for general landscape operations (excluding hard surfaces) (AMD 6784);
 - BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations; and
 - BS 3998:2010: Tree Work – Recommendations
- 4.15 In the interest of biodiversity protection, the use of herbicides should be kept to a minimum in the preparation or management of the planted or seeded areas.


5.0 maintenance Schedule

Area Type	Aims	Objectives	Post Construction years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
<p data-bbox="185 272 367 296">Specimen Trees</p> 	<p data-bbox="607 272 857 384">To ensure the successful establishment of new standard trees.</p>	<p data-bbox="898 272 1167 536">Establish tree canopy and good root system. Control completion from weeds. Provide conditions that will ensure survival of trees. Provide visual variety and wildlife benefits.</p>	<p data-bbox="1193 272 1480 1326">Check for dead or dying trees and replace with like for like (species/ specification). Water regularly using the irrigation pipe during establishment (first 24 months) and in drought conditions in first 5 years to ensure establishment and continued thriving of planting. Check tree and remove dead or damaged branches. Formative prune Years 3 & 5 Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree ties & adjust if required annually. Check tree guards and maintain tree integrity Maintain weed free 1m diameter area at base of tree. Apply mulch and top up as required thereafter. During spring apply fertiliser and top up bark mulch ring to tree to maintain a max of 50mm depth.</p>	<p data-bbox="1503 272 1783 903">Remove stakes & ties after five years. Pruning when required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth.</p>	<p data-bbox="1812 272 2092 839">Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth.</p>

Area Type	Aims	Objectives	Post Construction years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
<p>Proposed Hedging</p> 	<p>To maintain a healthy hedge. To define boundaries and offer privacy / screening.</p>	<p>To ensure vigorous growth and effective screening Provide an attractive boundary feature Increase opportunities for biodiversity.</p>	<p>Check for dead or dying hedging plants and replace with like for like (species / specification). Check hedging support fencing and repair if damaged. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental & 1.5-2.0m for native) after bird nesting season. Cut back to previous seasons growth. Maintain weed free area 500mm width to each side of hedge centreline. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth.</p>	<p>Check hedge for damaged limbs and remove and treat wounds where necessary. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. Maintain weed free area 500mm width to each side of hedge centreline. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth.</p>	<p>Check hedge for damaged limbs and remove and treat wounds where necessary. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. Maintain weed free area 500mm width to each side of hedge centreline. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth.</p>

Area Type	Aims	Objectives	Post Construction years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
<p>Wildflower meadow</p> 	<p>Provide a range of ecological rich and diverse habitats to support priority species. To establish attractive, diverse and locally appropriate wildflower areas to enhance character and biodiversity.</p>	<p>Control competition from weeds and invasive species. To benefit biodiversity. Final selection of wildflower and grass seed mix to be taken following soil testing of site. The maintenance regime adopted will be in accordance with the supplier's recommendations. Typical activities may include those identified in this schedule. To establish an even wildflower and grass sward quickly, that will provide a visual contrast to the adjacent amenity grass and hard surfaced areas. To maintain a healthy and safe habitat area To maximise opportunities for biodiversity and priority species.</p>	<p>Water for the first three weeks of establishment and then throughout the year as and when required. The cut should take place between mid-September and early October each year. Remember: This should not be completed any later than the last week of October. This is to allow the meadow to recover from the cut before the winter frost sets in. In some instances, you will be cutting the last remaining flowers, but this will increase the longevity of the meadow for future years. Collect all cuttings. If the cuttings aren't removed, they will act as a barrier for the regrowth of the parent plant and seedlings, and also reintroduce a level of nutrients that is best avoided.</p>	<p>Water throughout the year as and when required. The cut should take place between mid-September and early October each year. Remember: This should not be completed any later than the last week of October. This is to allow the meadow to recover from the cut before the winter frost sets in. In some instances, you will be cutting the last remaining flowers, but this will increase the longevity of the meadow for future years. Collect all cuttings. If the cuttings aren't removed, they will act as a barrier for the regrowth of the parent plant and seedlings, and also reintroduce a level of nutrients that is best avoided.</p>	<p>Water throughout the year as and when required. The cut should take place between mid-September and early October each year. Remember: This should not be completed any later than the last week of October. This is to allow the meadow to recover from the cut before the winter frost sets in. In some instances, you will be cutting the last remaining flowers, but this will increase the longevity of the meadow for future years. Collect all cuttings. If the cuttings aren't removed, they will act as a barrier for the regrowth of the parent plant and seedlings, and also reintroduce a level of nutrients that is best avoided.</p>

Area Type	Aims	Objectives	Post Construction years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
<p>Ornamental Shrub planting</p> 	<p>Provide softening of the built environment and enhance character and distinctiveness.</p>	<p>Establish plant cover quickly. Control competition from weeds. Provide conditions that will ensure survival, persistence and natural spread of ground cover plants. Provide visual variety in the terms of height, colour, form and texture appropriate to local character.</p>	<p>Check for dead or dying ornamental plants and replace with like for like (species/ specification) in the next available planting season. Maintain shrub planted areas free of weeds using combination of cultivation, mulching and suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance Remove debris. Water as necessary to ensure establishment and continued thriving of planting.</p>	<p>Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting. Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth.</p>	<p>Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting. Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth.</p>

Area Type	Aims	Objectives	Post Construction years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
<p>Amenity Grass Area</p> 	<p>Provide softening of the built environment and enhance character Provide lawn areas to support a variety of informal recreation activities.</p>	<p>Establish plant cover quickly. Control competition from weeds. Provide conditions that will ensure survival, persistence of grasses. Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm. Provide usable open space.</p>	<p>Throughout year and as/ when required: Replace/ repair failed areas of turf and ensure sufficient watering is carried out to maintain thriving grass sward. Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm. Trim edges to footpaths/ hard landscape. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.</p>	<p>Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.</p>	<p>Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.</p>

6.0 Ecological trends & constraints that might influence management.

- 6.1 **Water** – the sustainable and responsible use of water is a key consideration in landscape management. A balance must be struck between watering plants to help them establish and conserving water in times of drought. Close liaison between Oakmore Green and grounds maintenance team will ensure a satisfactory outcome is achieved.
- 6.2 **Plant pests and diseases** – an increase in pests and diseases has become apparent in recent years, due in part to greater globalisation of trade and the impact of climate change. Biosecurity measures will be put in place, such as planting a range of different plant genera and species, specifying British provenance stock and requesting full documentation of plant origin, consignment details, impact of pest / disease and/or plant passports.
- 6.3 **Timing of operations** – hedgerow and tree works will take place outside of the bird nesting season, i.e. from October to February. To maximise the opportunity for birds to eat berries, hedgerow trimming will ideally take place in January / February. Removal of aquatic plants will take place during the winter months (October – January) to avoid the amphibian breeding season.
- 6.4 **Presence of invasive species** – If invasive species occur in the future, then appropriate management regimes will be put in place. Techniques for managing invasive species will be appropriate for the species in question and will minimise risk to non-target species. Herbicides must be approved for use near water. New biological controls for invasive species are being trialled and may be utilised in future if they are proven to be effective.

7.0 Monitoring and ongoing review

- 7.1 The landscape management will be monitored by Oakmore Green & Ecology team at Native Ecology. This will include site visits and meetings with the contractor to ensure that the work is being carried out as per the specification and schedules. Monitoring will also assess whether any changes are needed to the specified management regime and, if required, these will be dealt with by a Variation Order or Site Instruction. The client/owner of the residential property will be responsible for all costs of implementation in accordance with the Landscape plan issued to planning and ongoing maintenance schedule.
- 7.2 As part of the monitoring, Oakmore Green Team will prepare a 'snagging list' and any failures of planting or seeding during the first 12 months will be rectified by the contractor during the next suitable planting season.

7.3 Ecological monitoring will also be carried out in line with the Ecological Impact Assessment, which states that: An ecological monitoring programme will be undertaken by a suitably qualified ecologist as part of the LEMP to monitor impacts upon the flora of the site in line with NE licensing requirements and in order to ensure ecology team duty under the NERC Act is upheld. Monitoring will be carried out by a suitably appointed ecologist from Native Ecology, as detailed in the relevant Licence Application.

7.4 **Bird and bat boxes**

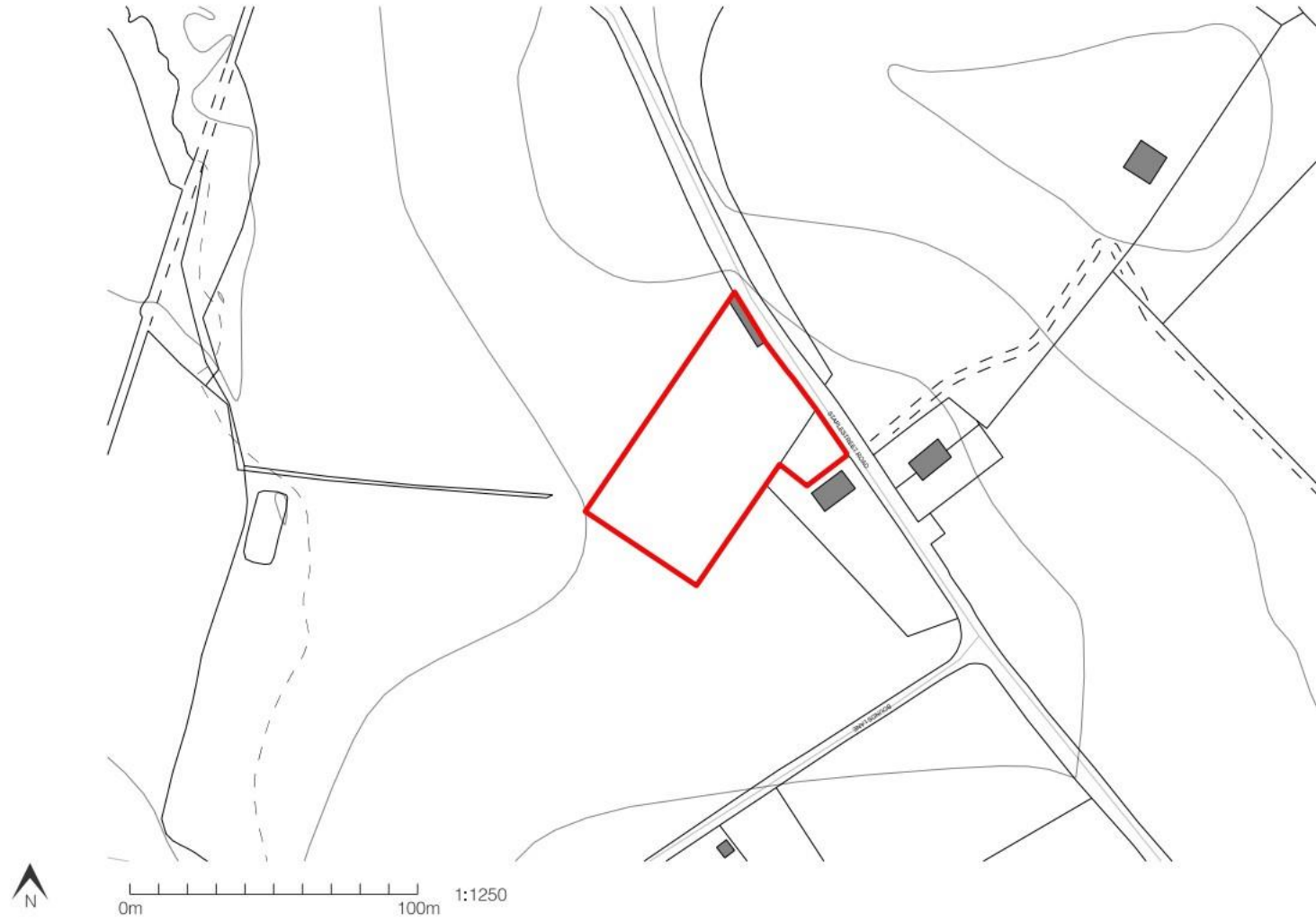
Monitoring will include checks of bird and bat boxes at a suitable time of year, by a licenced bat worker, in years 1, 3 and 5 post construction. Any remedial action will be carried out if deemed necessary. General maintenance checks will be carried out every 2-3 years for a minimum of 10 years.

8.0 Appendix

8.1 Site Location Plan.

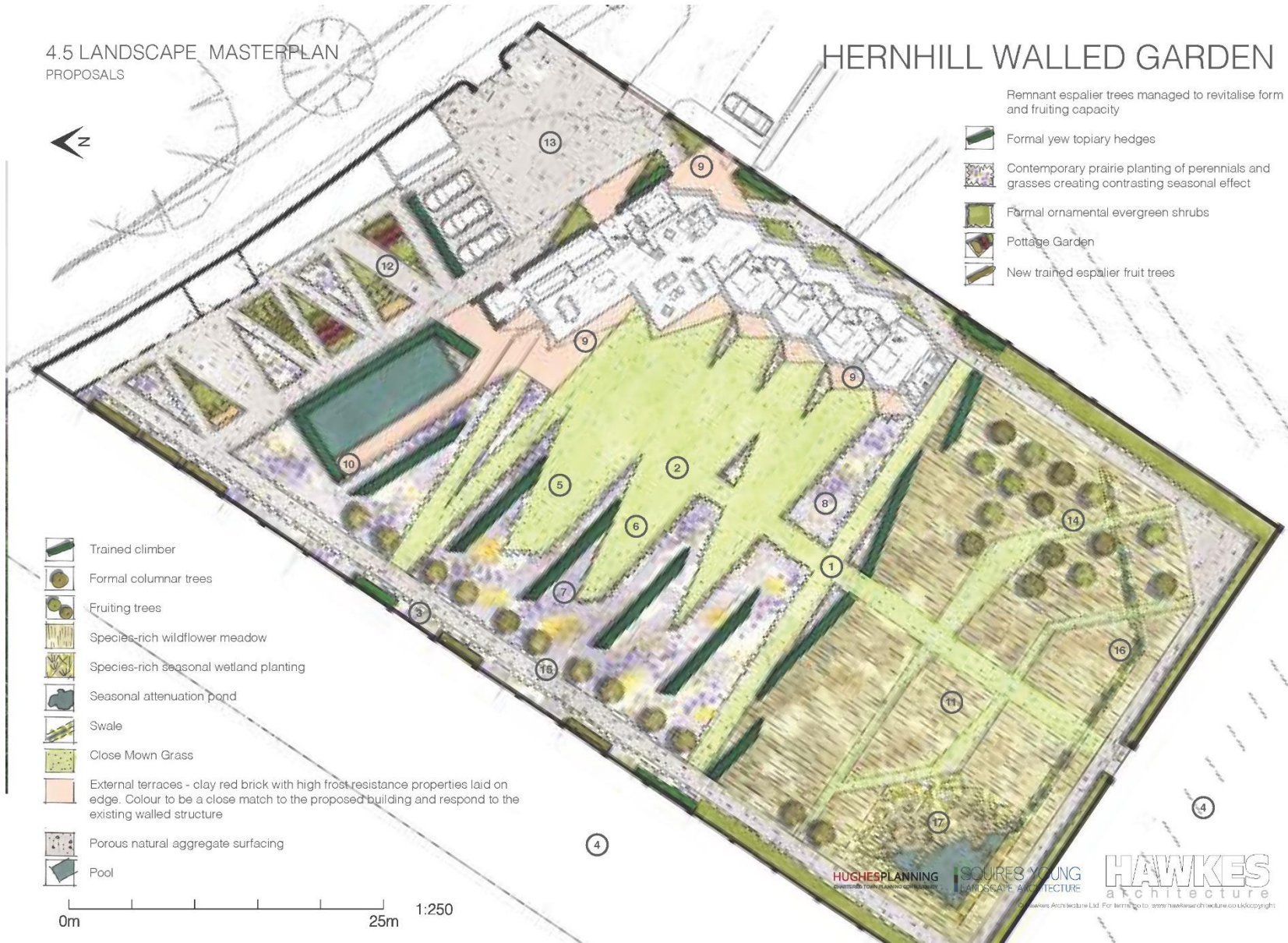
8.2 Plan Hawkes Architecture/Squires Young.

Site Location Plan - REV A
SCALE 1:1250@A3



4.5 LANDSCAPE MASTERPLAN
PROPOSALS

HERNHILL WALLED GARDEN



-  Remnant espalier trees managed to revitalise form and fruiting capacity
-  Formal yew topiary hedges
-  Contemporary prairie planting of perennials and grasses creating contrasting seasonal effect
-  Formal ornamental evergreen shrubs
-  Pottage Garden
-  New trained espalier fruit trees

-  Trained climber
-  Formal columnar trees
-  Fruiting trees
-  Species-rich wildflower meadow
-  Species-rich seasonal wetland planting
-  Seasonal attenuation pond
-  Swale
-  Close Mown Grass
-  External terraces - clay red brick with high frost resistance properties laid on edge. Colour to be a close match to the proposed building and respond to the existing walled structure
-  Porous natural aggregate surfacing
-  Pool

0m 25m 1:250