



Saint-Gobain

**Proposed temporary outside storage facility,  
at British Gypsum Works, East Leake, Notts**

**LANDSCAPE MANAGEMENT PLAN**

April 2024

**FPCR Environment and Design Ltd**

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## 1.0 INTRODUCTION

1.1 The following Landscape Management Plan has been prepared by FPCR Environment and Design Ltd on behalf of Saint-Gobain / British Gypsum. It sets out the proposed landscape management for the retained boundary vegetation associated with the creation of a temporary stockpile of locally mined rock for a period of 5 years at British Gypsum Ltd Gotham Road, East Leake Nottinghamshire, LE12 6JQ.

1.2 The Management Plan has been prepared as a guide for the Management Company who is responsible for the maintenance of the landscape areas. It sets out the management prescriptions to be adopted.

1.3 The Management Plan has been prepared in order to discharge condition 6 for planning application reference 23/02277/FUL (Decision Notice 21.03.2024). Condition 6 is worded as follows:

*“Within 6 weeks of the date of this permission a Landscape Management Plan in line with paragraph 5.4 of the Landscape Visual Impact Assessment, October 2023 by FPCR, including confirmation of the retained boundary vegetation around the proposed stockpile, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then comply with the approved Landscape Management Plan for its lifetime.*

*[To conserve the appearance and character of the landscape in accordance with Policy 22 of the Rushcliffe Local Plan Part 2.]”*

1.4 The Site is approximately 0.5ha in area, located within the eastern edge of the British Gypsum Works at East Leake. Surrounding land-use includes the operational British Gypsum works to west and a wider expanse of neutral unimproved grassland with stands of scrub and associated fringes of tall ruderal herbs to the north, east and south, beyond which lies pasture and arable farmland.

1.5 Appendix A is a plan of the site showing the boundary vegetation covered by this Landscape Management Plan. Habitats present within the Site reflect its recent informal use for material storage and comprises an area of largely bare ground, fringed by ephemeral / short perennial vegetation. Scrub, including some semi-mature hawthorn trees, is located along the site's eastern, western and southern boundaries. This scrub encroaches partially into the eastern and southern edges of the Site. Habitats adjacent to the Site include areas of base-rich / neutral grassland and dense hawthorn and bramble scrub. The adjacent scrub and grassland habitats form part of a more extensive area of such habitats extending to north, east and south of the Site.

1.6 This Landscape Management Plan should be read in conjunction with the Ecological Appraisal for the Site (FPCR, October 2023) which states that to ensure planning policy and legal compliance and no impacts to protected species, the following actions are required:

- Clearance of suitable nesting habitat outside of the breeding bird season or where this is not possible, undertaking of pre-commence checks to confirm absence;
- Adoption of pre-cautionary mitigation for reptiles to avoid killing or injury of any individuals present; and
- Implementation of a District Level Licence (DLL) in respect of Great Crested Newt (GCN).

- 1.7 This Landscape Management Plan sets out the design objectives and management tasks over a 5-year period and includes a maintenance schedule. All landscape areas and management regimes will be monitored by Saint-Gobain / British Gypsum to allow for an appropriate refinement or revision of the Plan, so long as the modifications are in accordance with the Key Objective and Overall Design Aim set out in Section 2.0.

## 2.0 LANDSCAPE DESIGN OBJECTIVES

### Key Objective

- 2.1 The key objective is to retain and maintain the existing vegetation (scrub including semi-mature Hawthorn trees) at the boundaries of the temporary stockpile site, as identified in Appendix A.
- 2.2 To achieve this, it will be important to use appropriate management of the boundary vegetation and monitor the efficacy of this Management Plan.

### Overall Design Aim

- 2.3 The overall landscape design aim is as follows:
- Conserve and maintain the **Retained Boundary vegetation** through appropriate low-intervention management.
  - Maintain appropriate screening to the temporary stockpile.
  - Ensure the vegetation are suitably managed to conserve and enhance the biodiversity value of the site.

## 3.0 LANDSCAPE MANAGEMENT PROPOSALS

- 3.1 The existing boundary vegetation of the site covered by this Landscape Management Plan is as set out at **Appendix A**. Management principles are devised for the existing retained boundary vegetation, with the management approach defined below.

### Retained boundary vegetation (Scrub including semi-mature hawthorn trees)

- 3.2 The existing, retained boundary vegetation consists of scrub, including some semi-mature hawthorn trees, sited along the southern, eastern and western boundaries of the Site. This vegetation is described in the Ecological Appraisal (FPCR, October 2023) as follows:

*Areas of scrub encroach partially into the eastern and southern edges of the Site from adjacent areas of more substantive scrub cover. Along the western aspect of the Site the scrub is formed by Bramble Rubus fruticosus agg. with Hawthorn Crataegus monogyna, Gorse Ulex europaeus, Dog-rose Rosa canina agg. and Grey Willow Salix cinerea present. To the south the scrub is formed by a dense stand of semi-mature Hawthorn, fringed by Dog-rose and Bramble which fall within the bounds of the Site.*

- 3.3 The following management approach is required for the site's retained boundary scrub shown on Appendix A throughout the period of this Management Plan:

- The existing retained boundary vegetation (scrub including semi-mature hawthorn trees) will be inspected annually for five years. Management prescriptions will be amended as necessary to ensure the existing, retained boundary vegetation and associated habitats maintain their quality over time and retain the presence of fauna using these habitats.
- Check the retained boundary vegetation after major storms for necessary remedial works, with works undertaken as advised by a suitably qualified tree person.
- The retained boundary vegetation includes semi-mature Hawthorn. Therefore, all works will be undertaken according to best practice as set out in the relevant standards 'BS 5837 Trees in Relation to Design, Demolition and Construction – Recommendations' in order to satisfy a duty of care and 'BS 3998 Tree Work – Recommendations' and using qualified tree surgeons/or arborists.
- All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the main bird-breeding season (March - July inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds by a suitably qualified person.
- Arisings from woody vegetation will, where practical, be used to create dead wood piles (suitable locations to be agreed with Saint-Gobain / British Gypsum Ltd and/or the management company). Alternatively, where dead wood piles are not possible, they will be removed from site.
- Standing dead wood will be retained *in situ* where possible. Where it is not safe to retain this, the dead wood piles and recumbent logs will be created and placed at marginal areas of the site, providing habitat for a range of fauna including saproxylic invertebrates and fungi, plants, small mammals, common reptiles and amphibians.

3.4 The following table provides an overview of works required during the 5-year period of this Landscape Management Plan, including annual monitoring.

Description of works	Years Active				
	1	2	3	4	5
<b>Existing Retained Boundary Vegetation of Scrub, including semi-mature hawthorn trees</b>					
Inspect boundary vegetation annually and after storms.	√	√	√	√	√
Undertake any resultant scheduled landscape management works outside of the bird breeding season as appropriate.	√	√	√	√	√
Retain arisings from woody vegetation, where practical, to create dead wood piles.	√	√	√	√	√
Standing dead wood will be retained in situ where possible. Where it is not safe to retain this, dead wood piles and recumbent logs will be created and placed at marginal areas of the site.	√	√	√	√	√

#### **4.0 SUMMARY**

- 4.1 This report provides information on the management of the existing, retained boundary vegetation for the site. It sets out the management principles, before describing the management operations required in order to maintain the existing, retained boundary vegetation.
- 4.2 It is envisaged that the Saint-Gobain / British Gypsum appointed landscape contractor would carry out the required maintenance operations.
- 4.3 At any reviews, which are undertaken, findings and recommendations arising may be provided to Saint-Gobain / British Gypsum for approval. Should the Landscape Management Plan be the subject of a planning condition, these would then be submitted to the Local Planning Authority for comment and any agreed changes to the management plan can then be put into effect.

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**APPENDIX A:** Boundary Vegetation covered by Landscape Management Plan




NOTES

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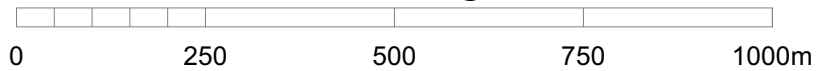
KEY

 Site Boundary

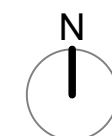
 Approximate Stockpile area



Scale : 1:10000 @ A3



client  
Saint-Gobain  
project  
Proposed temporary outside  
storage facility, East Leake  
drawing title  
Landscape Management Plan



scale  
1:1000 @ A3  
dm  
RC  
chk  
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