# PROPOSED RESIDENTIAL DEVELOPMENT, FORMER IVANDA NURSERY, MONKS HOUSE LANE, SPALDING

## Landscape Phasing

Seagate Homes Ltd

February 2025

**Seagate Homes**
Pudding Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3TJ
Tel: 01406 365533

## Introduction

1.1 This Landscaping Phasing document has been prepared in response to South Holland District Council`s planning approval H16-0136-23 to satisfy Condition 24 relating to the proposed residential development at former Ivanda Nursery, Monks House Lane, Spalding.

Condition 24
*Prior to the commencement of the development hereby permitted beyond oversite, a plan illustrating all areas of publicly accessible open space, that is to be managed in line with the Biodiversity Metric 4 calculations submitted as part of the development hereby approved, and in conjunction with conditions 11 and 14 and shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.*

1.2 The drawings on which this management plan is based on:
*20015-SGH-AR-9000 – P01 - Maintenance Responsibilities Plan*
*MHL-SH-LEWE-AR-1005 - F Landscaping, External Works and ecological layout*
*MHL-SH-LEWE-AR-1006 - G Landscaping, External Works and ecological layout*
*MHL-SH-LEWE-AR-1007 - F Landscaping, External Works and ecological layout*

## 2.0 Phasing of Landscaping

2.1 Attenuation Basin

The surface water attenuation basin is to be installed with the drainage infrastructure as this forms an integral function for the discharge of Surface Water from the development site into the Edward Road Dyke. The banks of the attenuation basin are to be seeded by the end of the next growing season once the banks are formed.

2.2 Grassland / IDB Easement

The IDB Easement, from the bank top of the Edward Road Dyke for a distance of 6m, will be temporarily fenced off with Heras fencing during our Construction period and prior to the installation of the knee rail fencing. During the period of the temporary fencing being in place, the area is to be over seeded to maximise grass coverage.

2.3 Incidental Public areas and Private landscaping

The areas of the development site that fall into the Incidental Public areas and the Private landscaping will be installed to coincide with the completion of the relevant properties. This is to ensure that all areas are fully complete and the environment is suitable for occupation.

## 3.0 Habitat Management

3.1 Maintenance years 1 to 4.

In the first 4 years, emphasis is on the control of competitive weed vegetation around tree and shrubs, the eradication of weeds in general, the need to water to ensure establishment without losses of both plants and grass together with making good of any damage due to vandalism or accident.

3.2 Maintenance years 5 to 7.

In the last three years of the establishment period, the emphasis on the maintenance approach changes from the need to avoid plant losses to the need to control and develop vegetation, although most maintenance operations included in years 1-4 will be relevant in years 5-7.

3.3 Maintenance years 8 to 15.

It should be assumed that by year 8 all planting is well established with closed canopies within both structure and ornamental plantings, herbicide treatments within plantations should no longer be necessary. The objective for the areas of structural planting is to develop plantations with as wide an age distribution of trees and shrubs as possible. This will be achieved by coppicing and a management regime which allows for natural regeneration. A wide age distribution of trees and shrubs encourages a more stable and self-perpetuating plant population and reduces the overall need for management. Plantations with a well-developed branch system at all levels, which results from a wide age distribution, also provide good screening as well as good wildlife habitats. Management Plan 10 The management of ornamental shrub planting tends to be less dynamic and concentrates more on maintaining the status quo after the establishment period. The principle of coppicing or hard pruning is applicable to rejuvenate shrubs and reduce specimens which have outgrown their space, but natural regeneration is generally not desirable, except for when related to herbaceous plants.

3.4 Maintenance years 15 +.

The maintenance and management beyond year 15 continues as previous years with the level of work needed to planted areas dependent on localized growth rates, re-generation and general wear and tear. Grass areas should continue to be managed as before, with repair work such as reseeding and re-turfing carried out as necessary, allowing for temporary protective fencing to ensure establishment.

3.5 New Trees

- All new trees are to be watered as necessary to ensure their healthy establishment.
- Tree stakes and ties are to be regularly inspected and adjusted as necessary.
- All tree stakes and ties are to be removed after two years or when the tree is stable.
- Trees shall be pruned as necessary to retain good form and shape. Any dead, dying, diseased or dangerous branches shall also be removed.
- Any trees which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

3.6 New Hedges

- New hedge planting shall be pruned regularly to promote dense, neat, and bushy growth.
- New hedges shall generally be pruned to remove half of the previous season's growth such that the desired height is gradually reached.
- Hedge trimming shall be carried out using appropriate shears.
- Arisings shall be removed from site.
- Any plants which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

3.7 New Shrubs

- Shrubs generally are to be allowed to attain their natural height and form.
- Overhanging shrubs shall be pruned away from roads and footways.
- All shrubs are to be watered as necessary to ensure healthy establishment.
- Shrub beds are to be kept free of weeds either through hand weeding or the use of appropriate herbicide.
- Any shrubs which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

3.8 Wildflower Grassland

- In the first year after sowing, regular cutting will be undertaken, cutting when the sward reaches an average height of 15cm, reducing sward height to approximately 5cm, with cuttings removed.
- Long-term maintenance will involve an annual cut in late summer.
- Additional cuts throughout the year will be up to the discretion of the developers/ appointed management company's discretion.
- Uncut margins of 2m to 5m around hedgerows, woodland and areas of scrub are acceptable.

3.9 Amenity Grassland

- Amenity grassland will be cut to a height of between 25-30mm and arisings spread on site if possible.

- Generally, the amenity grassland will be mown weekly during the growing season.
- The height of growth must not exceed 75mm at any time. Trim all edges/ obstructions prior to general cut and sweep adjacent hard surfaces.
- Bare areas, and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding/ turfing as required.

3.10 Swirls and Scallops Grassland

- ‘Swirls/ scallops’ of grass being allowed to reach a height to set seed, before being mowed where appropriate at the end of the season.
- The grass being kept short near the footpaths to reduce any fire hazard.

# MONKS HOUSE LANE, SPALDING

**LEGEND**

- Site Extents
- Areas proposed for adoption by County Council Under a Section 38 Agreement
- Public Open Space/Landscaped Areas (To be maintained by Accent Housing's Groundwork's Contractor)
- Shared Private Drive/Parking Court - Impermeable Block Paving (To be maintained by Accent Housing's Groundwork's Contractor)
- Right of Way Access Paths (Please refer to individual conveyance plans for maintenance)
- 6m/9m IDB Easement
- Conveyed Boundary
- Conveyed Physical Boundary / Fenceline
- Tree Positions (To be maintained by Accent Housing's Groundwork's Contractor / Property Occupier - conveyance dependent)




| Rev | Notes | Date | By |
|---|---|---|---|
| P01 | First Issue | | |

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT,
MONKS HOUSE LANE, SPALDING, LINCS

Drawing:
MAINTENANCE AND CONVEYANCE PLAN

| | | | |
|---|---|---|---|
| Drawn: | WK | Date: | JULY 2024 |
| Status: | PRELIMINARY | Scale: | 1:50 & 1:100 @ A1 |
| Drawing Number: | 20015-SGH-AR-9000 | Issue: | P01 |

# MONKS HOUSE LANE, SPALDING

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IF IN DOUBT ASK !

## Key

- Site Boundary
- Proposed Housing
- Existing Surrounding Buildings
- Private Rear/Front Garden Areas unless noted otherwise
- Public Open / Green Spaces — Wildflower mix, Emorsgate EM2
- BM — Ornamental Bark Chipping + Membrane
- Adoptable Highway / Road / Footpaths - Tarmacadam - See Civil Drawings for specification details
- Parking Courts - Tarmacadam - See Civil Drawings for specification details
- Private/Shared Drives / Car Parking Spaces - Block Paving — Marshalls or equivalent keyblock in natural with charcoal paving denoting parking spaces. - To specification details see Civil Drawings. Shared/communal parking to include numbering - (details TBC)
- Footpaths adjacent to Parking Spaces - Block paving in Charcoal (To be suitable to take light/occasional vehicle use - 50mm thick concrete paving blocks).
- Footpaths - 600x600mm Riven Peak Grey Paving Slabs Principle entrances require 4x 600x600 slabs to create 1200mm² landing (Bradstone or equivalent)
- Footpaths - 450x450mm Riven Peak Grey Paving Slabs (Bradstone or equivalent)
- Natural wildflower/ Fern and grasses (multiple heights)
- Off site Land (Additional trees to be planted by SH to enhance current woodland)

- CBF — 1.8m Close-boarded Timber Fencing (Concrete posts and 1Nr 6" Concrete Gravel Board)
- HT — 0.9m High Metal Hoop Top Fence to Attenuation Pond (to Anglian Water Standard)
- BW — 1.8m Facing Brick Wall
- KR — 0.45m Timber Knee Rail Fence
- TPR — 1.2m Timer Post and Rail Fence
- Bicycle Rack — Fixed across 2 x 450mm slabs
- Gates (FLB Square top timber fitted with galvanized hinges and latch)
- Proposed Tree Planting
- Existing Tree Planting
- Extensive 'Woodland' planting — Tree planting to replace existing trees that become removed from site frontage. Existing trees classed as low quality and planned for removal.
- Proposed Hedge
- Proposed Shrubs
- Swift Box — Integrated boxes to be installed to elevations at height of 4-5m, ideally facing N/NE/NW. In groups of 3 within 500mm of each other (To be installed in accordance with the scheme of Ecological enhancement measures)
- Log Pile — To be installed away from living trees and shrubs so as they are not impacted by the decay process of the deadwood (To be installed in accordance with the scheme of Ecological enhancement measures)
- Hedgehog Box — (To be installed in accordance with the scheme of Ecological enhancement measures)
- Hedgehog Highway
- Sparrow Box - Integrated into masonry wall — min 2m above ground (To be installed in accordance with the scheme of Ecological enhancement measures)
- House Martin Box - Intergrated — inserted underneath the eaves at a min height or 2m (To be installed in accordance with the scheme of Ecological enhancement measures)
- Bat Box - Intergrated — 3-4m above ground away from artificial light & not above windows
- Sandy Bank

N

existing close board timber fencing to boundary
approx route of existing sw sewer (450 dia)
approx route of existing sw sewer (450 dia)
existing close board timber fencing to boundary
approx route of existing sw sewer (450 dia)
Hedgehog Highway Scheme
parking court
Retained Grassland for Biodiversity Net Gain
Mix of Alder, Hazel, Silver Birch, Ash, Lime, Oak and Whitebeam trees
Edward Road Dyke
existing footpath
existing grass/wildflower (Outside Seagate Homes Ownership)
Existing Vehicular Access
MONKS HOUSE LANE
Existing House (Ivanda Nursery - PE11 3LH)
outbuildings to be demolished
Edward Road Dyke

1 S301 V4 — 2 No PC, 120 Ps/Pp/Ac, 1 No Sa, 2 No Bp
2 S303 V4 — 1 No PC, 2 No Ag, 2 No PC
3 S303 V4 — 2 No PC, 1 No PC, 2 No PC
4 S303 V4 — 1 No PC, 16 Cb, 2 No PC, 60 Ps/Pp/Ac
5 S303 V4 — 350 Ps/Pp/Ac
6 S319 V2 — 9 Lm, 9 Lm, 6 Mws, 6 Bt, 4 Fr, 6 Hgg
7 S318 V2 — 9 Lm, 9 Lm
8 S312 V2 — 1 No Ag, 1 No Bp, 1 No Bp, 1 No Ag, 1 No Ag
9 10 11 12 — 2 No Ag, 1 No PC, 9 Bt, 8 Fr, 12 Hgg, 15 Lm, 30 Mws, 15 Po
13 S213 V3 — 1 No PC
14 S213 V3 — 6 Lm, 3 Mws
15 S213 V3 — 6 Lm, 3 Mws
16 S213 V3 — BM
17 S312 — 1 No PC, 2 No Bp
18 S319 V2 — 64 Cb, 1 No PC
19 S318 V2 — 9 Lm, 32 Cb
20 S213 V3 — 1 No PC, 1 No PC
21 S213 V3 — 1 No PC, 6 Bt, 2 Fr, 40 Cb, 1 No Mr, 1 No PC, 1 No Mr
22 S213 V3 — 1 No PC, 3 Lm, 9 Mws, 3 Po, 15 Ps/Pp/Ac
23 S213 V3 — 1 No PC, 6 Bt, 2 Fr, 45 Ps/Pp/Ac
27 S312 V2 — 1 No PC, 50 Ps/Pp/Ac, 30 Ps/Pp/Ac, 18 Mws, 1 No Ac, 20 Ps/Pp/Ac, 1 No PC



2 Bike Rack
approx. W400 x D330 x H265

or similar design

| TREES | | | | |
|---|---|---|---|---|
| REF | SPECIES | GIRTH | Min HEIGHT | QUANTITY |
| Ag | Alnus Glutinosa (Alder) | 80-100mm | 2m+ | 11 |
| Ac | Acer Campestre (Field Maple) | 80-100mm | 2m+ | 6 |
| Bp | Betula Pendula (Silver Birch) | 80-100mm | 2m+ | 25 |
| Me | Malus Evereste (Flowering Crab) | 80-100mm | 2m+ | 2 |
| Mr | Malus Rudolph | 80-100mm | 2m+ | 13 |
| Sa | Sorbus Aucuparia (Rowan/Mountain Ash Tree) | 80-100mm | 2m+ | 4 |
| Ca | Corylus Avellana (Hazel Tree) | 80-100mm | 2m+ | 2 |
| Tc | Tillia cordata (small leaved lime) | 80-100mm | 2m+ | 0 |
| SbA | Sorbus Aria (Whitebeam) | 80-100mm | 2m+ | 17 |
| PC | Prunus campanulata (Flowering Cherry) | 80-100mm | 2m+ | 44 |
| Mixture of Natives etc for woodland - see plan | | | | |

NOTE: Where medium sized tree identified(M), tree supplier to confirm variety/size to reach 300mm dia within 30yrs before order. Tree girth to be supplied to suit this requirement otherwise.

| SHRUBS | | | | | |
|---|---|---|---|---|---|
| REF | SPECIES | HEIGHT | POT SIZE | DENSITY | QUANTITY |
| Bt | Berberis Thunbergii Atro Nana | 150-300mm | 3L | 3/m2 | 117 |
| Fr | Fuchsia Riccartoni | 300-400mm | 3L | 2/m2 | 108 |
| Mws | Mahonia Winter Sun | 600-900mm | 5L | 3/m2 | 207 |
| Po | Prunus Otto Luyken | 300-400mm | 3L | 3/m2 | 108 |
| Hgg | Hebe 'GreenGem' | 200-300mm | 3L | 3/m2 | 66 |
| Lm | Lavandula 'Munstead' | 200-300mm | 3L | 3/m2 | 324 |

| HEDGES | | | | | |
|---|---|---|---|---|---|
| REF | SPECIES | HEIGHT | POT SIZE | DENSITY | QUANTITY |
| Cb | Carpinus Betulus (Hornbeam Hedging) | 0.4-0.6 m | 2L | 4/m/run | 404 |
| Ps Pp Ac | Mixed thorn bushes / hedging specimens (3 Native) (Prunus spinosa, Prunus padus, Acer Campestre) | 0.8-1 m | 2L | 5/m2 | 1125 |

| GRASS | | |
|---|---|---|
| REF | SPECIES | DENSITY |
| EM2 | Wildflower mix (Emorsgate EM2) | 4g/m² |

| Rev | Notes | Date | By |
|---|---|---|---|
| F | Shrubs density revised, planting quantity & cycle racks added, patios, footpaths and legend updated, trees in easement area removed and log piles relocated | 20.01.25 | WK |
| E | Landscaping updated around S213 terrace plots following layout changes. | 24.07.24 | WK |
| D | Details updated following housing layout changes. Additional plots included. Revised ecological enhancement, added bark mulch & sandy banks. | 02.01.24 | WK |
| C | Details updated following housing layout changes. Additional trees and planting incorporated as per planners request and updated BNG 4 Matrix | 06.12.23 | WK |
| B | Hedgehog highways added, wildflower mown path removed, Existing trees hatch made darker, retained grassland note added on wild flower hatch | 08.09.23 | AC |
| A | New grass hatching added as well as extra trees | 15.08.23 | AC |

SEAGATE HOMES

Project: PROPOSED RESIDENTIAL DEVELOPMENT, OFF MONKS HOUSE LANE, SPALDING, LINCS

Drawing: Landscaping, External Works and Ecological Layout 1/3

Drawn: AC/WK Date: 02.01.2024

Status: PLANNING Scale: 1:200 @A1

Drawing Number: MHL-SH-LEWE-AR-1005 F

# MONKS HOUSE LANE, SPALDING

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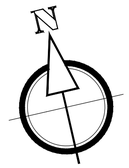
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2 Bike Rack
approx. W400 x D330 x H265

or similar design

TREES

| REF | SPECIES | GIRTH | Min HEIGHT | QUANTITY |
|---|---|---|---|---|
| Ag | Alnus Glutinosa (Alder) | 80-100mm | 2m+ | 11 |
| Ac | Acer Campestre (Field Maple) | 80-100mm | 2m+ | 6 |
| Bp | Betula Pendula (Silver Birch) | 80-100mm | 2m+ | 25 |
| Me | Malus Evereste (Flowering Crab) | 80-100mm | 2m+ | 2 |
| Mr | Malus Rudolph | 80-100mm | 2m+ | 13 |
| Sa | Sorbus Aucuparia (Rowan/Mountain Ash Tree) | 80-100mm | 2m+ | 4 |
| Ca | Corylus Avellana (Hazel Tree) | 80-100mm | 2m+ | 2 |
| Tc | Tillia cordata (small leaved lime) | 80-100mm | 2m+ | 0 |
| SbA | Sorbus Aria (Whitebeam) | 80-100mm | 2m+ | 17 |
| PC | Prunus campanulata (Flowering Cherry) | 80-100mm | 2m+ | 44 |
| Mixture of Natives etc for woodland - see plan | | | | |

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| Ps Pp Ac | Mixed thorn bushes / hedging specimens (3 Native) (Prunus spinosa, Prunus padus, Acer Campestre) | 0.8-1 m | 2L | 5/m2 | 1125 |

GRASS

| REF | SPECIES | DENSITY |
|---|---|---|
| EM2 | Wildflower mix (Emorsgate EM2) | 4g/m² |

| Rev | Notes | Date | By |
|---|---|---|---|
| G | Shrubs density revised, planting quantity & cycle racks added, patios, footpaths and legend updated, trees in easement area removed and log piles relocated | 20.01.25 | WK |
| F | 1no. tree removed and 4no. trees around attenuation basin repositioned | 06.08.24 | WK |
| E | Landscaping updated around S213 terrace plots following layout changes. | 24.07.24 | WK |
| D | Details updated following housing layout changes. Additional plots included. Revised ecological enhancement, added bark mulch & sandy banks. | 02.01.24 | WK |
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SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT,
OFF MONKS HOUSE LANE, SPALDING, LINCS

Drawing:
Landscaping, External Works and Ecological Layout 2/3

Drawn: AC/WK Date: 02.01.2024

Status: PLANNING Scale: 1:200 @A1

Drawing Number:
MHL-SH-LEWE-AR-1006 G

# MONKS HOUSE LANE, SPALDING

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| Mr | Malus Rudolph | 80-100mm | 2m+ | 13 |
| Sa | Sorbus Aucuparia (Rowan/Mountain Ash Tree) | 80-100mm | 2m+ | 4 |
| Ca | Corylus Avellana (Hazel Tree) | 80-100mm | 2m+ | 2 |
| Tc | Tillia cordata (small leaved lime) | 80-100mm | 2m+ | 0 |
| SbA | Sorbus Aria (Whitebeam) | 80-100mm | 2m+ | 17 |
| PC | Prunus campanulata (Flowering Cherry) | 80-100mm | 2m+ | 44 |
| Mixture of Natives etc for woodland - see plan | | | | |

NOTE: Where medium sized tree identified(M), tree supplier to confirm variety/size to reach 300mm dia within 30yrs before order. Tree girth to be supplied to suit this requirement otherwise.

| SHRUBS | | | | | |
|---|---|---|---|---|---|
| REF | SPECIES | HEIGHT | POT SIZE | DENSITY | QUANTITY |
| Bt | Berberis Thunbergii Atro Nana | 150-300mm | 3L | 3/m2 | 117 |
| Fr | Fuchsia Riccartoni | 300-400mm | 3L | 2/m2 | 108 |
| Mws | Mahonia Winter Sun | 600-900mm | 5L | 3/m2 | 207 |
| Po | Prunus Otto Luyken | 300-400mm | 3L | 3/m2 | 108 |
| Hgg | Hebe 'GreenGem' | 200-300mm | 3L | 3/m2 | 66 |
| Lm | Lavandula 'Munstead' | 200-300mm | 3L | 3/m2 | 324 |

| HEDGES | | | | | |
|---|---|---|---|---|---|
| REF | SPECIES | HEIGHT | POT SIZE | DENSITY | QUANTITY |
| Cb | Carpinus Betulus (Hornbeam Hedging) | 0.4-0.6 m | 2L | 4/m/run | 404 |
| Ps Pp Ac | Mixed thorn bushes / hedging specimens (3 Native) (Prunus spinosa, Prunus padus, Acer Campestre) | 0.8-1 m | 2L | 5/m2 | 1125 |

| GRASS | | |
|---|---|---|
| REF | SPECIES | DENSITY |
| EM2 | Wildflower mix (Emorsgate EM2) | 4g/m² |



2 Bike Rack
approx. W400 x D330 x H265

or similar design

| Rev. | Notes | Date | By |
|---|---|---|---|
| F | Shrubs density revised, planting quantity & cycle racks added, patios, footpaths and legend updated, trees in easement area removed and log piles relocated | 20.01.25 | WK |
| E | Landscaping updated around S213 terrace plots following layout changes. | 24.07.24 | WK |
| D | Details updated following housing layout changes. Additional plots included. Revised ecological enhancement, added bark mulch & sandy banks. | 02.01.24 | WK |
| C | Details updated following housing layout changes. Additional trees and planting incorporated as per planners request and updated BNG 4 Matrix | 06.12.23 | WK |
| B | Hedgehog highways added, wildflower mown path removed, Existing trees hatch made darker, retained grassland note added on wild flower hatch | 08.09.23 | AC |
| A | New Grass added as well as extra trees | 15.08.23 | AC |

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT,
OFF MONKS HOUSE LANE, SPALDING, LINCS

Drawing:
Landscaping, External Works and Ecological Layout 3/3

Drawn: AC/WK Date: 02.01.2024

Status: PLANNING Scale: 1:200 @A1

Drawing Number:
MHL-SH-LEWE-AR-1007 F