PLANNING APPLICATION DRAWING

Rewilding (returning the landscape to a wilder state) of the identified meadow land to comprise ;

- To encourage as much natural diversity as possible to enable natural processes to develop and natural ecosystems
- Restore indigenous hedgerows to all boundaries
- Minimise interventions
- Limit tree planting to several fruit trees
- Create a shallow pond as indicated
- Encourage the natural regeneration of scrub and woodlands
- Avoid grazing
- Install beehives
- Introduce a small number of tree trunks to enable insect diversity
- Avoid the use of chemicals, antibiotics and fertilisers

Wild Flower/Grassland Specification

Only sow in Spring or Autumn. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Wild flowers to include :

Achillea millefolium - Yarrow
Ranunculus bulbosus - Bulbous Buttercup
Primula veris - Cowslip
Lotus corniculatus - Birdsfoot Trefoil
Leucanthemum vulgare - Oxeye Daisy - (Moon Daisy)
Centaurea nigra - Common Knapweed
Lotus corniculatus - Birdsfoot Trefoil
Medicago lupulina - Black Medick
Ranunculus acris - Meadow Buttercup
Tragopogon pratensis - Goat's-beard
Daucus carota - Wild Carrot
Pastinaca sativa - Wild Parsnip
Origanum vulgare - Wild Marjoram
Taraxacum officinale - Dandelion

Re-Graded Grassland

Landscape Contractor to ensure that the top 600mm of re-graded grassland is formed using a Limestone Grassland Meadow Mix EM6 from seed supplier Emorsgate Seeds (accredited by Flora Locale) - 80% grass seed and 20% wildflower seed by weight. All subsequent management should involve grazing and/or hay cutting.
Remove weeds using repeated cultivation or an herbicide. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.
Only sow in Spring or Autumn. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
Ongoing management once established - meadow management based around a main summer hay cut in combination with autumn and spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.

After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.



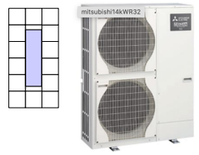
Stabalised Gravel

Solar Panel



Paths, steps, ramps and patios
450 x 450mm and 450mm x 900mm paving slabs - Fairfield Old Gold

new hedgerow



Mitsubishi 14kW R32 ASHP

Tree planting:
Tree planting should ideally be carried out between October and March.
Mark out the estimated spread of roots, adding an extra 30-60cm (1-2ft). Excavate to the depth of the root ball and
fork over the base and sides. Place the plant in the hole, checking that the roots can be spread out fully. Where necessary,
adjust the size of the planting hole. The correct planting depth will place the soil around the tree level with the planting site.
Firm around the plant carefully to eliminate air pockets as the planting hole is filled.
Specimen trees will require staking or
guying for a year or two after planting until established to prevent wind rock.

1. Acer campestre Field Maple Ac.ca 8-10cmg CG
2. Betula pendula Silver Birch Be.pe 8-10cmg CG
3. Malus sylvestris Crab Apple Ma.sy 8-10cmg CG Rootstock M29
4. Prunus avium Wild Cherry Pr.pa 8-10cmg CG Rootstock M29
5. Sorbus acuparia Rowan So.ac 8-10cmg CG
6. Pyrus sp. Pear Py.sp 8-10cmg CG
7. Fagus sylvatica Beech Fa.sy 8-10cmg CG
8. Populus tremula Aspen Po.tr 8-10cmg CG
9. Quercus robur Oak Qu.ro 8-10cmg CG
10. Sorbus aria Whitebeam So.ar 8-10cmg CG
11. Acer davidii (Pere David's Maple) 8-10cmg CG
12. Acer rubrum (Red Maple) 8-10cmg CG
13. Crataegus Laevigata (Paul's Scarlet) 8-10cmg CG
14. Malus sylvestris _(Wild Crab Apple) 8-10cmg CG
15. Prunus avium (Wild Cherry)_ 8-10cmg CG Rootstock M29
16. Pinus sylvestris (Scots Pine) 8-10cmg CG
17. Quercus ilex (Evergreen Oak) 8-10cmg CG
18. Quercus robur (English Oak) 8-10cmg CG
19. Sorbus aucuparia 'Joseph Rock' 8-10cmg CG
20 AJG Apple 'James Grieve'_ 8-10cmg CG
21 AWP Apple 'Worcester Pearmain' 8-10cmg CG
22 CS Cherry 'Stella'_ 8-10cmg CG
23 DM Damson 'Merryweather' 8-10cmg CG
24 PBH Pear 'Beurre Hardy'_ 8-10cmg CG
25 PC Pear 'Conference'_ 8-10cmg CG
26 PWB Pear 'Worcester Black' 8-10cmg CG
27 PIPE Plum 'Pershore Emblem' 8-10cmg CG
28 PIPP Plum 'Purple Pershore 8-10cmg CG
All fruit trees to have M9 Rootstock unless otherwise notes

Crataegus Laevigata 'Pauls Scarlet' 8 - 10cmg CG
AJG Apple 'James Grieve'_ 8-10cmg CG
1. Acer campestre Field Maple Ac.ca 8-10cmg CG
2. Betula pendula Silver Birch Be.pe 8-10cmg CG
Tilia Cordata - Small Leaved Lime - 8-10cmg CG
Wheelie Bins
Natural Sandstone Paving 600 x 900mm (Terraces and pathways
Fagus sylvatica Beech Fa.sy 8-10cmg CG
Air Source Heat Pumps
Quercus Robur - English Oak - 8-10cmg CG

0m 10 20 30 40 50m

Indicates Estate Fencing
Painted black RAL 9005 Jet Black

CLOSE BOARDED FENCING. - HEDGEHOG FRIENDLY

Existing hedgerows will be maintained and strengthened and gaps infilled with new indigenous hedgerow planting. Hedgerows to be cut on a three year rotation cycle to maximise pollen, nectar and fruit supplies.

Hedgehog Domes
It is recommended that new sheltering opportunities for hedgehogs beincluded within the development proposals. The detail of such measures, including the exactlocation and number of features TBA once the detailed landscaping proposals are finalised. These features would be integrated within sheltered areas of the landscaping proposals, contiguous to off-site connecting habitats where possible.

Tree planting should ideally be carried out between October and March.
Mark out the estimated spread of roots, adding an extra 30-60cm (1-2ft). Excavate to the depth of the root ball and fork over the base and sides. Place the plant in the hole, checking that the roots can be spread out fully. Where necessary,
adjust the size of the planting hole. The correct planting depth will place the soil around the tree level with the planting site.
Firm around the plant carefully to eliminate air pockets as the planting hole is filled. Specimen trees will require staking or guying for a year or two after planting until established to prevent wind rock.

Biodiversity enhancements - native planting and enhancements

Any new (or strengthened) hedgerows to be planted on site must comprise only native species that provide pollen, nectar and fruit in order to provide a food source for birds, as well as those that provide opportunities for invertebrates. Hedgerows will include a mixture of at least five of the following species; hazel (*Corylus avellana)*, holly (*Ilex aquifolium)*, hawthorn (*Crataegus monogyna)*, elder (*Sambucus nigra)*, blackthorn (*Prunus spinosa),* dog rose (*Rosa canina)*, wild cherry (*Prunus avium),* field maple (*Acer campestre)* and guelder rose (*Viburnum opulus). - all to* be planted in double rows to ensure a dense hedgerow.
Refer to Landscaping Specification and the Site Layout for full details.

Any hedgerows must be appropriately managed with traditional techniques where possible to maximise their benefit for wildlife using hedge-laying rather than flailing or trimming. If trimming is necessary, ensure it is carried out every 2 to 3 years and in sections so that not all parts of the hedgerow are cut at the same time (except at visibility splays). Flailing must be avoided.

Any proposed trees to be planted must comprise native species which provide foraging opportunities for various invertebrate and bird species.

Planted borders within any landscaped areas must include some night scented flowers to attract moths and other night flying insects (which will provide foraging opportunities for bats). Species should include evening primrose *Oenothera biennis*, sweet rocket *Hesperis matronalis*, honeysuckle species *Lonicera sp.*, lavender *Lavendula sp.*, white jasmine *Jasmimum officinale*, night-scented catchfly *Silene noctiflora*, night-scented stock *Matthiola longipetala* and soapwort *Saponaria officinalis*.

Nesting Birds – General Safeguarding
All Habitats capable of supporting nesting birds should not be subject to clearance and / or management works during the recognised nesting bird season (March – August inclusive).

Where this is neither practicable nor possible, any habitats capable of supporting nesting birds should only be subject to works following a Nesting Bird Survey. This would aim to establish whether any active bird nests are present, and instate an appropriate buffer to the proposed works. Such a buffer zone should remain in place until the chicks have fledged and the nest becomes inactive. Such surveys must be carried out within three days of vegetation works commencing.

All plants shall conform to BS 3936 and be in accordance with the National Plan Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retained polymer. All stock to be of native provenance. If topsoil depths are inadequate the contractor should inform the contract administrator.

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Demolition of Class Q Consented Agricultural Buildings and
Erection of Three Dwellings
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title : Site Layout
Date : August 2022
Scales 1 to 500 at A3 Portrait

Drawing No JDA/2023/720/SITE/001