

PROPOSED DEVELOPMENT AT BEACONS FARM, WISEMANS GATE, WESTON, SPALDING



LANDSCAPING SCHEME

FINAL

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DOCUMENT HISTORY				
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1.0 INTRODUCTION

BACKGROUND

- 1.1 3D planning have submitted a planning application on behalf of Slater Bros Farm Ltd for the proposed development at Beacons Farm, Weston, Spalding. The local planning authority, South Holland District Council, have granted permission subject to the conditions being discharged. A Biodiversity Net Gain Assessment, Biodiversity Management Plan and Landscaping Scheme have been conditioned (Condition 10 and 11). Philip Parker Associates Ltd were instructed to produce reports to discharge the conditions.
- 1.2 The BNG report (P2023-10 R1) noted a net gain of 185% increase in habitat units on site. The landscaping scheme covered by this report will secure the details of the biodiversity net gain including planting and maintenance advice.

2.0 DESCRIPTION OF THE SITE

SITE DESCRIPTION

- 2.1 The application area is located outside the village of Weston. The site is surrounded by open farmland segmented by ditches. The central Ordnance Survey Grid Reference for the site is TF 28462 25284 as shown on the following Ordnance Survey and aerial photograph extract.



Figure 1 – OS Mapping location plan
Imagery C 2024 DigitalGlobe, Getmapping plc, Intorfera Ltd & Bluesky.

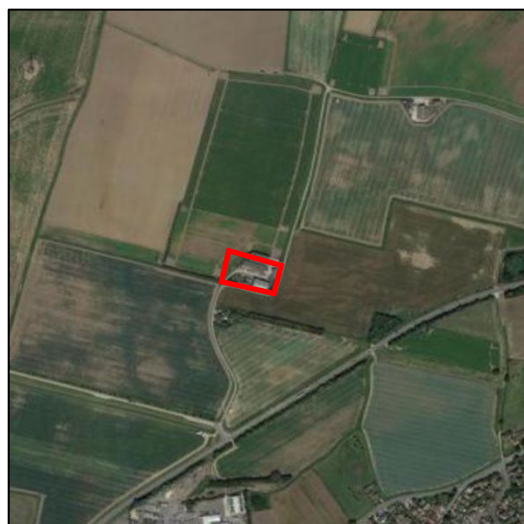


Figure 2 – Aerial photograph location plan prior to site clearance
Imagery C 2024 DigitalGlobe, Getmapping plc, Intorfera Ltd & Bluesky.

- 2.2 The application area itself measures approximately 0.1ha. The site supported a mixture of modified grassland, neutral grassland, artificially unsealed surface and arable cropland,

3.0 LANDSCAPE SCHEME - PLANTING

- 3.1 To produce the number of biodiversity units recommended on site, the establishment of the following habitats as recommended in the BNG reports are as follows. Please refer to landscaping plan LAND 1 for locations.

GRASSLAND

- 3.2 A large area of neutral grassland will be established on site located centrally and covering 520m².

- 3.3 The current site is arable cropland and grassland which still retains the original topsoil. This will need to be removed before sowing can occur.

3.4 Site preparation

The area to be seeded as grassland will be established with a suitable subsoil only, topsoil will not be used in grassland areas to reduce the potential for pernicious weeds to establish and promote diversity. Prior to seeding, the soils within the grassland areas will be cultivated to a depth of 150mm and then rolled with a Cambridge roller to create a firm seedbed but still allowing for some natural variation. Seeds need both warmth and moisture to grow. Therefore, August – September and March – April generally produces the best conditions for sowing.

3.5 Sowing

The local area does contain areas of identified neutral grassland, therefore Emmorsgate EM2 Standard General Purpose Meadow Mixture (including grasses and herbs) has been chosen. The seed will be sown at a rate of 4g/m², therefore 2.08kg of seed will be required to cover 520m². The seed will be mixed with barley meal or dry sand to enable a more even distribution.

Table 1 Emmorsgate EM2 - Herb and Grass percentages

Common Name	Latin name	%
Herbs		
Yarrow	<i>Achillea millefolium</i>	0.75
Agrimony	<i>Aggrimonia eupatoria</i>	0.3
Common Knapweed	<i>Centaurea nigra</i>	1.5
Wild Carrot	<i>Daucus carota</i>	0.9
Lady's Bedstraw	<i>Galium verum</i>	1.5
Field Scabious	<i>Knautia arvensis</i>	0.45
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.27
Musk Mallow	<i>Malva moschata</i>	1.8

Common Name	Latin name	%
Ribwort Plantain	<i>Plantago lanceolata</i>	1.8
Salad Burnet	<i>Sanguisorba minor</i>	0.9
Cowslip	<i>Primula veris</i>	0.3
Yellow Rattle	<i>Rhinanthus minor</i>	0.98
Common Sorrel	<i>Rumex acetosa</i>	0.3
Red Campion	<i>Silene dioica</i>	1.5
Meadow buttercup	<i>Ranunculus acris</i>	0.75
Grasses		
Crested Dogstail	<i>Cynosurus cristatus</i>	29.7
Slender-creeping Red-fescue	<i>Festuca rubra</i>	25.5
Smaller Cat's-tail	<i>Phleum bertolonii</i>	4.25
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	17
Common Bent	<i>Agrostis capillaris</i>	8.5

SCRUB

3.6 The mixed scrub sections will be separated into two sections

- Mixed scrub section A will be located in the north-western corner of the site and will measure 50m².
- Mixed scrub section B will be located in the south-western corner of the site and will measure 50m².

3.7 Preparation

To encourage establishment of the shrub areas, the shrubs will be planted in an area of topsoil graded to a maximum of 0.5 m in depth. The topsoil scraped off the proposed grassland area could be used to create small mounds for the scrub planting.

3.8 All shrubs will be pit planted (pits being a minimum of 30cm cubed) to allow the roots to be fully spread out. Each planting pit will incorporate Broadleaf P4 at a rate of 1g per litre of backfill, thoroughly incorporated. Two 5g Osmocote slow release fertiliser tablets will be incorporated into the pit, one each side of the roots, at half of the depth of the pit. Planting will take place in single species groups of 3-5 per species to assist in the long term management.

3.9 The scrub planting will be protected against rabbits using 60cm green Tubex tree shelters to aid establishment and maintenance. This form of shelter incorporates a laser line to allow the shelter to split for easy removal as the plant inside develops.

- 3.10 Table 2 details the percentage and number of plants required for the total area. The scrub plants will be planted at a density of 1 plant per m² therefore in total 100 plants will be required.

Table 2 Composition of mixed scrub

Latin Name	Common Name	%	Number of plants required	Stock size and type
<i>Corylus avellana</i>	Hazel	12.5	13	60-90cm 1+1
<i>Crataegus monogyna</i>	Hawthorn	40	40	60-90cm 1+1
<i>Ilex aquifolium</i>	Holly	7.5	7	45-60cm CG
<i>Prunus spinosa</i>	Blackthorn	25	25	60-90cm 1+1
<i>Rosa canina</i>	Dog rose	5	5	60-90cm 1+1
<i>Viburnum opulus</i>	Guelder rose	10	10	60-90 1+1

- 3.11 Following planting, the area will be over sown with the Emmorsgate EM2 mix which will help reduce the establishment of weed species in the planted area
- 3.12 To meet the condition requirements in the biodiversity net gain report, the scrub should be sown to create a small glade in each patch of scrub as shown on Drawing LAND 1.

TREE PLANTING

- 3.13 Ten trees will be planted along the northern and western boundary on site.
- 3.14 **Planting**
The tree species have been chosen to benefit wildlife by producing berries or fruits.
- Five bird cherry *Prunus padus*
 - Five rowan *Sorbus aucuparia*
- 3.15 Trees will be provided as rootballed 14-16cm extra heavy standards.
- 3.16 The holes will be dug 300mm wider and deeper than the root ball and backfilled with a 50/50 mixture of imported topsoil and peat free tree planting compost. It is important that the root balls are teased out and the topsoil stays in the pit for the trees and not spread in the grassland. Broadleaf P4 will be incorporated into the backfill at a rate of 1g/litre of backfill and four no 5g Osmocote slow release fertiliser tablets placed into each pit, spaced around the rootball.

- 3.17 All trees will be protected using spiral tree guards to protect the trunks from rabbits. The trees will also be double staked with the tree attached to a horizontal bar using a tree tie at a height of 500mm.

PLANT STOCK, PROVENANCE AND PLANTING TIMINGS

- 3.18 Tree and shrub planting will be undertaken between the end of November and the end of February. Shrub stock will either be 45-60cm or 60-90cm transplants or container grown (as shown in the relevant tables). Large trees will be 14-16m diameter (extremely heavy standard).
- 3.19 Trees will be obtained from a reputable source and generally be of local origin. Plant handling at the nursery and during transit up to delivery shall be in accordance with 'Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSE) and the contractor shall include the relevant clauses (pages 2-9) in his contract with the plant supplier. On site, the contractor shall comply with clauses 3 and 4 of the above booklet which refers to receipt, unloading and temporary storage of plants.

4.0 LANDSCAPE SCHEME – AFTERCARE AND MAINTENANCE

GRASSLAND

4.1 Maintenance

In year 1, the grassland will be cut in early August to allow any annuals in the soil to grow as these can give protection to the sown seeds. Any cuttings will be removed from site. Thereafter in Year 1, the sward will be cut to 100mm when it reaches 300mm and any cuttings removed from the site. This will promote the slower growing species.

4.2 Should any areas of the grassland fail they will be re-seeded the following autumn.

4.3 In year 2 onwards, annual cutting of grassland areas will take place after the grasses and established flowers have seeded to promote diversity. It is important however that this does not take place before the end of July to prevent disturbance and damage to ground nesting birds (should any occur such as meadow pipits). Cutting will take place from the centre of the area moving outwards to give the opportunity for any small mammals and birds that might be present to escape.

SCRUB AND TREES

4.4 Aftercare

Planting will be managed for a minimum period of 5 years until it has otherwise been shown to be fully established, such that further management is not required.

4.5 Maintenance shall be undertaken using a suitable translocated herbicide on two occasions in each growing season until fully established as follows:

- 1m diameter circle around each shrub and tree

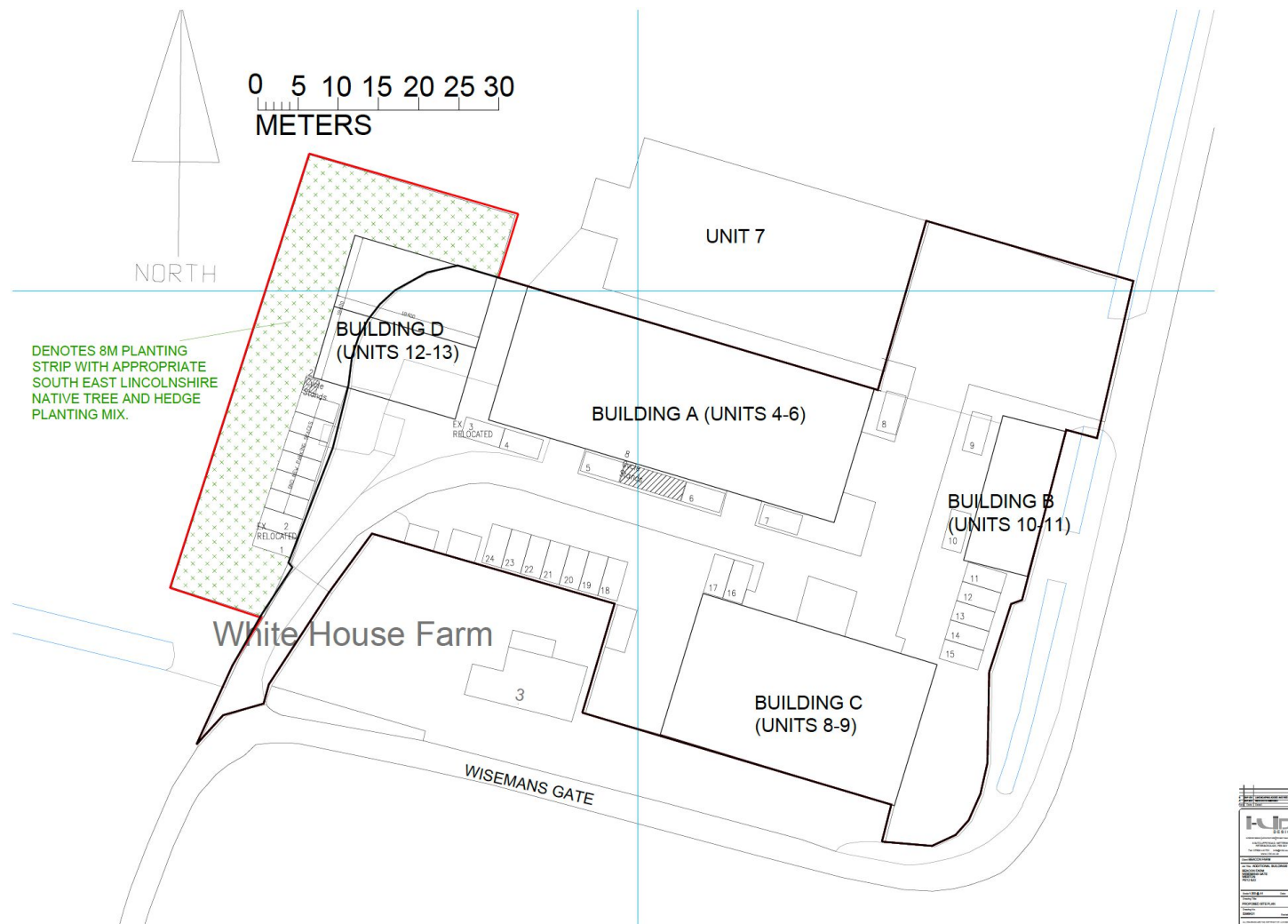
4.6 During the aftercare period, the site will be inspected at the end of each summer during the aftercare period, and the success of the season's growth/management success established. During this inspection, all losses will be marked for replacement with the same species. All losses of shrubs in the scrub planting will be replaced each year so that at least 90% of the small stock and all of the large trees are thriving at the end of a 5-year establishment period.

4.7 At the end of the second summer, a top dressing of Agroblend controlled-release fertiliser may be applied around each tree in the scrub buffer. This is all aimed to maximise the growth rates.

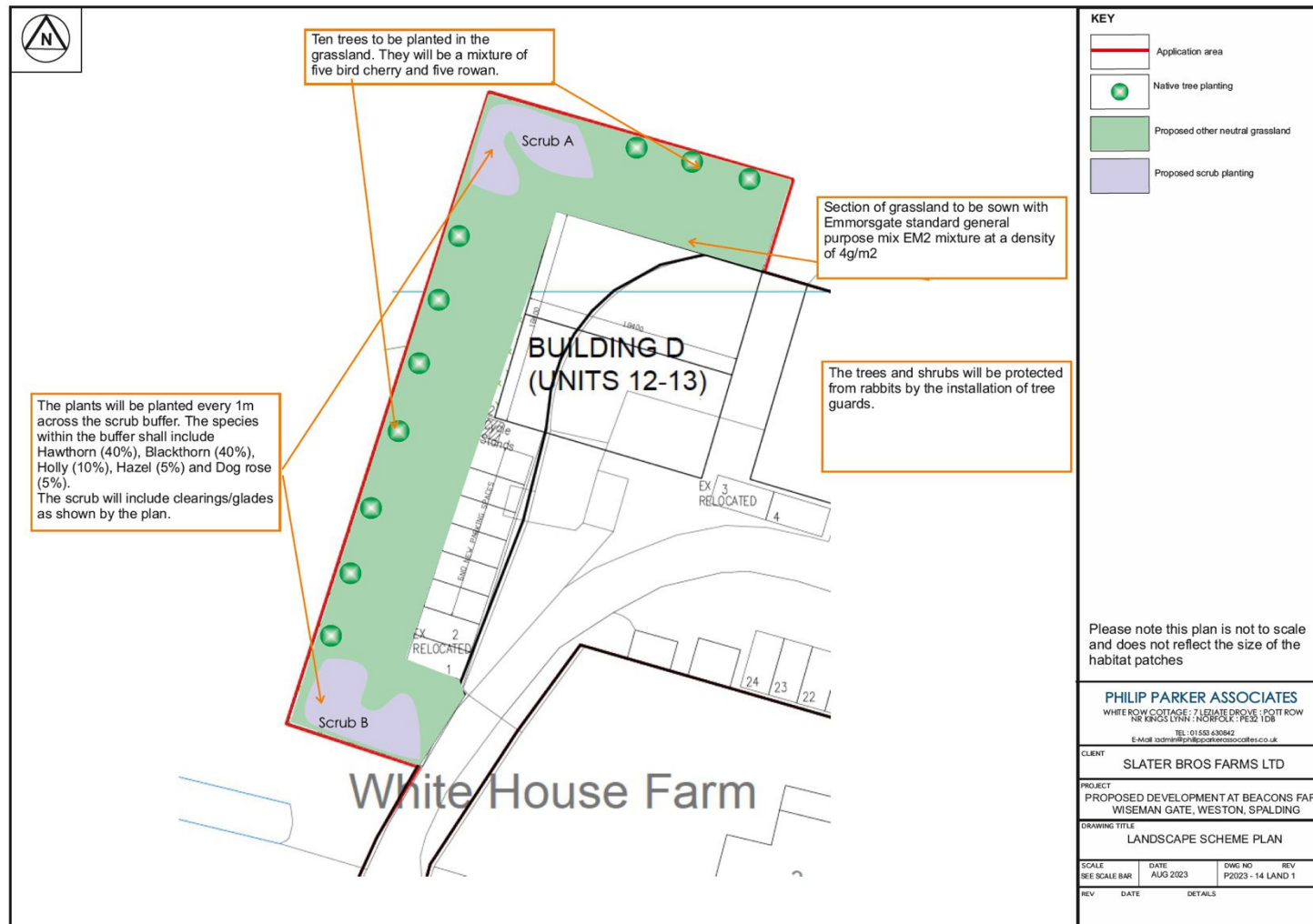
CONCLUSION

- 4.8 The above implementation and management measures have been designed to maximize the biodiversity value of the available areas on site.

APPENDIX A DEVELOPMENT PLAN



DRAWING LAND 1 LANDSCAPING SCHEME PLAN



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