Report

Biodiversity Net Gain Assessment

Hybrid Application (Whole Site)

Landwades Woodland Park

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C01	08.05.25	Final	EB	CF	JS

This report and its findings should be considered in relation to the terms and conditions proposed and scope of works agreed between Sweco and the client.

Interpretations and recommendations contained in the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based on current legislation in force at that time.

This report is prepared and written in the context of the proposals stated in the introduction to this report and should not be used in a differing context. Furthermore, alterations to the initial proposals or changes in conditions on site over time may necessitate an alteration to the report in whole or in part after its submission. Therefore, in the event of any change in proposals or lapse of one year or more from the date of the report, the content of the report should not be relied upon unless referred to Sweco for validation and, if necessary, re-appraisal.

Scientific survey data will be shared with local biological records centre in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) professional code of conduct.

This report was prepared only for our client and is not intended to be relied on by any other party. Third parties should not rely on the facts, matters or opinions set out in this report without the express written permission of Sweco.

Please note that Sweco does not purport to provide specialist legal advice.

Unless stated specifically, drawings and plans are indicative only. As such, the position of features marked on the plans or drawings should not be taken as 100% accurate.

Ecology reports are considered valid for 12 to 36 months after the survey date(s) depending on survey type and findings. Should the development not commence within the validity period, the survey(s) should be repeated, and the report updated.

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1 Introduction

1.1 Purpose

This Biodiversity Net Gain (BNG) report has been prepared by Sweco for Lochailort Investments Ltd, and relates to the proposed development, hereafter referred to as 'the Project', of the former Animal Health Trust Research Centre, Kentford, CB8 7UA, hereafter referred to as 'the Project Site', for which detailed planning permission will be sought.

A UK habitat classification system (UKHab) survey and associated condition assessment was undertaken for the site on 04 and 05 April 2024 and the findings are presented in the Ecological Impact Assessment (EcIA) [1] are discussed herein.

The purpose of this report is to:

- Provide baseline ecological conditions at the site.
- Provide information to determine whether the project accords with relevant nature conservation policies and legislation and, where appropriate, to allow conditions or obligations to be proposed by the relevant authority.
- Detail the results of the biodiversity metric calculations to demonstrate whether the site will result in the target 10% net gain for biodiversity.
- Outline aims and objectives of agreed ecological enhancement and habitat creation to achieve biodiversity net gain as a result of the proposed development.

The process follows the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore / rehabilitate losses of biodiversity on site. If not possible and only as a last resort, residual losses are compensated for using offsite habitat enhancement or creation.

1.2 Project Site Description

The Application Site has been split into two separate parts, the Project Site (red line) which envelopes 16.54 ha of land upon a wider ownership (blue line) of 48.55 ha as shown in Figure 1.1 below. For the purpose of this report, only areas within the red boundary will be considered.

The separate outline application for the wider area is addressed in the Sweco Environmental Statement (ES) Chapter – Biodiversity [2].

Figure 1.1. Indicative red line boundary of the Project site (Detailed Element of Hybrid Application) and blue line boundary of the wider survey area.

Map data from Google 2025. Bluesky, CNES / Airbus, Getmapping plc, Infoterra ltd & Bluesky, Maxar Technologies.

The Project Site for this Hybrid application occupies the whole land ownership area of approximately 48.54 ha, and is located around national grid reference TL 69792 66288, to the west of Kentford.

Habitats on-site include modified grassland, scattered trees, lowland beech and yew mixed woodland, broadleaved mixed and yew woodland, other native hedgerows, introduced shrub, hardstanding and buildings.

The site is surrounded by predominantly arable land with woodland strips and hedgerow boundaries, with the residential town of Kentford to the east.

1.3 Proposed Development

The Project consists of demolition of existing buildings on site, and phased redevelopment to provide residential units alongside a retail/commercial building (Use Class E), conversion of the existing listed stable block to community/ commercial use (Use Class F2/ E), provision of open space, play space, and associated infrastructure and car parking, as shown on Woods Hardwick drawing 19400/1009-G.

The construction phase will comprise of the following:

- Clearance of grassland habitats on site.
- Demolition of existing buildings.
- Conversion of the existing listed stable block.
- Retention and protection of woodland blocks and some hedgerows.

The operational phase will comprise the following:

- Residential homes and associated car park and private gardens.
- Community hub, shops and associated infrastructure.
- Green infrastructure comprising sustainable drainage systems (SuDS), play area including Neighbourhood Equipped Area for Play (NEAP) and Multi-Use Games Area (MUGA) facilities
- Semi-natural areas comprising additional hedgerows and trees, ornamental planting, shrubs, amenity and meadow grasslands.

2 Legislation and Policy Context

2.1 Current UK Legislation

The main pieces of legislation relating to BNG within England are:

- The Environment Act 2021

According to the Act, if activities are carried out on a specific site on or after 30 January 2020, which result in a lower biodiversity value than otherwise would have been achieved (e.g. site clearance), then the biodiversity value should be calculated based on the value of the site prior to the activity commencing.

The reader is referred to the original legislation for definitive interpretation.

2.2 Planning Policy

The recommendations of this report are in line with the key principles of the National Planning Policy Framework [3] and Government Circular 06/05 [4].

Local planning policies relating to ecology are invariably based on the conservation of species protected under the above legislation, including species and habitats of principal importance listed under Section 41 of the NERC Act 2006; and the protection of designated sites. All of these features are considered within the scope of this ecological impact assessment and therefore any recommendations made herein are likely to be in line with this policy.

2.2.1 Suffolk Local Biodiversity Action Plan

The Suffolk Local Biodiversity Action Plan [5], developed by the Suffolk Biodiversity Partnership, sets out eight strategic actions to guide and assess county wide policy and strategic plans, monitoring of planning applications, and share information through seminars and training sessions. Following the publication of the UK Post-2010 Biodiversity Framework (2012), the UK BAP has been replaced by priority habitats and species; a full list of priority habitats and species for Suffolk has been published for consideration for conservation and enhancement at the local level [6].

2.2.2 West Suffolk Local Plan – Draft

The Emerging West Suffolk Local Plan [7] is currently under review and is expected to supersede the current legislation once adopted.

Paragraph 4.2.35 of the West Suffolk Local Plan Submission Draft (Regulation 19) 2024 states that *“Development proposals should seek to conserve and enhance the biodiversity and geological interests of the area and in particular ensure that protected species and habitats including those of principal importance in the UK and locally (priority habitats and species) will be protected and, where possible, enhanced”.*

West Suffolk Council has merged with the former Forest Heath District Council and St Edmundsbury Council (FHDC). As such the adopted Local Plan comprises:

- Forest Heath Core Strategy (2010).
- Site Allocations Local Plan (2019).

- Joint Development Management Policies (2015).

Policy CS 2 of the former FHDC Core Strategy addresses the natural environment and states that *"Areas of landscape, biodiversity and geodiversity interest and local distinctiveness within the District will be protected from harm and their restoration, enhancement and expansion will be encouraged and sought through a variety of measures".*

Policies DM10, 11, 12, 13 and 14 of the Joint Development Management Policies (2015) address the natural environment and protected species, with paragraph 4.1 stating *"Development proposals should seek to conserve or enhance the biodiversity and geological interests of the area and in particular ensure that protected species and habitats including those set out in UK and local Biodiversity Action Plans (BAPs) will be protected and, where possible, enhanced".*

3 Methods

3.1 Technical Approach

This assessment has been produced following the CIEEM guidelines for BNG [8]. As such, the work required has been carried out in accordance with the key principles of the National Planning Policy Framework [3] and Government Circular 05/06 [4]. Common names and binomial scientific names of plant species identified are as they appear in Stace [9].

Any provision of biodiversity net gain should demonstrate compliance with the Good Practice Principles for Development [10], including the mitigation hierarchy.

The conclusions and recommendations are in accordance with current legislation and guidance.

3.2 Personnel

All surveyors used to establish baseline information have been trained or were supervised by experienced surveyors with extensive knowledge in the particular survey being undertaken. Surveyor names and qualifications are stated under each survey heading below.

This report was produced by Charlotte Hoskyns BSc (Hons) Graduate Ecologist and Elliott Burns BSc MSc, Senior Ecologist. This report was reviewed by Claudia Ferreira BSc (Hons) Senior Ecologist, and approved by Joshua Stafford BSc (Hons) MRSB, Principal Ecologist who has over 14 years' experience in ecological consultancy and production of ecological impact assessments.

3.3 UK Habitat Classification Survey

A UKHab of the site was undertaken on 04 and 05 April 2024 by Sophie Barrell, Senior Ecologist, MEcol (Hons) MCIEEM FISC level 4. Weather conditions at the time of the survey ranged from overcast with intermittent rain showers to clear, sunny and breezy, with an ambient temperature of approximately 10 to 14°C.

A list of plant species was compiled in accordance with methodology required to establish UK habitat classification types [11] up to level 4. Level 5 was recorded wherever possible, with care to accurately record all habitats of priority importance (if present). Secondary codes were added to polygons where deemed appropriate, taking special care to map mandatory codes for habitat mosaic, complex and origin. Survey was undertaken at the fine scale minimum mapping unit (MMU) of 25 m^2 (polygons) and 1 m width / 5 m long (lines). Key ecological features below the MMU in either area or length were mapped as points.

Habitats were classified and assessed in terms of their conservation importance. The habitat classification highlights the habitat distinctiveness and whether they reach the criteria for a priority habitat.

These habitats were also assessed using the Statutory Biodiversity Metric condition assessments to determine whether they are in poor, moderate or good condition [12].

Whilst April is generally considered slightly early for grassland identification under UKHab, habitats categorised were verified as correct during follow on surveys conducted throughout the survey season of 2024 when completing phase 2 ecology surveys [1].

3.4 Biodiversity Metric Calculations

The Statutory Biodiversity Metric (hereafter the 'Metric') was used to calculate whether the site will achieve a 10% biodiversity net gain. This was completed following the guidance within the Metric user guide [13].

The information entered into the Metric calculator comprised:

- Broad Habitat.
- Habitat Type (used to determine Distinctiveness).
- Area (ha) OR Length (km).
- Condition (N/A, Poor, Moderate, Good).
- Strategic Significance (whether the location is within the local plan (e.g. within a Biodiversity Opportunity Area) or not).

These data then provided a calculation of the Biodiversity Units (BU) for each habitat parcel which when summed gives the total BU of the site as a whole. The formula is set out below:

Baseline Biodiversity Unit = (Area x Distinctiveness x Condition) x (Strategic Significance)

The site baseline was taken to be the habitat types, areas and conditions on site during the UKHab survey and condition assessment undertaken on 04 and 05 April 2024 as described above.

Individual trees are recorded in the Metric in addition to the habitat underneath their canopy. The areas of individual trees have been calculated using the Tree Helper within the Metric.

The metric is divided into three sections: area-based habitats, hedgerow linear habitats, and watercourse linear features. The overall biodiversity score of the project is taken as the lowest-scoring change of these different habitat groups. There are no watercourses within the development boundary nor are any expected to be impacted by the works in the immediate surroundings and as such, watercourses do not feature within the BNG calculations for this site.

A review of publicly available aerial imagery was undertaken to ensure that site condition appear similar to those after the 30 January 2020.

The habitats to be retained, created and/or enhanced were taken to be the proposed habitats as shown on Woods Hardwick drawing 19400/1009-E and Kirsten Bowden drawings 2025_01_20_Landwades_Landscape Proposals_002_RevB to 2025_01_20_Landwades_Landscape Proposals_007_RevB (see Drawings section). These habitats were also assessed using the Metric condition assessments to determine whether they will reach poor, moderate or good condition post development [12].

3.4.1 Strategic Significance

To establish the site's strategic significance a search of West suffolk Council's website [14] was undertaken to assess whether a Local Nature Recovery Strategy for Kentford is available. The Multi-Agency Geographic Information for the Countryside (MAGIC) [15] was also used to look at the location of priority habitats on or adjacent to the site and the data search returned by Suffolk Biodiversity Information Services (SBIS) as part of the PEAR, was reviewed for information on statutory or non-statutory designated sites on or adjacent to the site. A combination of all of the above sources was used to ascertain whether the site is likely to be within the future local strategy for habitat creation.

3.5 Limitations

Unless stated specifically, drawings and plans are indicative only. As such, the position of features marked on the plans or drawings should not be taken as 100% accurate.

4 Biodiversity Metric Calculations

Full details of the calculations are provided in the Metric issued with this report (Sweco document reference: 65210959-SWE-XX-XX-C-J-0002-C02-SBM). Baseline habitats are presented within Sweco drawing 65210959-SWE-XX-XX-D-J-0001-C03 (see Drawings).

4.1 Strategic Significance

A Local Nature Recovery Strategy is yet to be developed for West Suffolk council. The site location was determined to be not in an area of the strategic significance and was classified within the category of 'area/compensation not in local strategy/no local strategy'. This was based on searches within the Emerging West Suffolk Local Plan [7],West Suffolk Council's interactive map [14] which did not include the site within a local strategy and a MAGIC [15], which showed no priority habitats on or adjacent to the site.

4.2 Baseline Biodiversity Value

A review of aerial imagery on Google Earth indicated that the Site has been in a similar management regime since 31 January 2020. Table 4.1 and Table 4.2 summarises the baseline area and hedgerow linear habitats present on site respectively, with their assessed conditions and BU. Full condition assessments results, within the condition assessment tables taken directly from the Metric [12], for each baseline habitat are presented in Appendix A with the exception of the habitats for which condition assessments are not applicable.

Table 4.1. Summary of the Baseline Area Habitats

UKHab Classification	BNG Habitat Type	Condition	Biodiversity Units
Modified Grassland (g4)	Grassland – modified grassland	Poor	62.80
		Moderate	0.12
		Good	19.62
Modified grassland with scattered trees (g4 32)	Grassland – modified grassland	Poor	2.74
		Moderate	0.08
		Good	1.02
Introduced shrub	Introduced shrub	NA	0.08
Developed land, sealed surface	Developed land, sealed surface	NA	0.00
Artificial unvegetated, unsealed surface	Artificial unvegetated, unsealed surface	NA	0.00
Broadleaved, mixed and yew woodland	Woodland – other woodland; mixed	Poor	1.56
Lowland beech and yew woodland	Woodland – lowland beech and yew woodland	Poor	48.48
	Urban – Urban tree	Poor	4.58

UKHab Classification	BNG Habitat Type	Condition	Biodiversity Units
Modified grassland with scattered trees (g4 32)		Moderate	8.79
Lowland beech and yew woodland	Urban – Urban tree – Irreplaceable Habitat	Moderate	N/A – Bespoke Compensation Required

Table 4.2. Summary of the Baseline Linear Habitats

UKHab Classification	BNG Habitat Type	Condition	Biodiversity Units
Non-native hedgerow with trees (h2b)	Non-native and ornamental hedgerow	Poor	0.49
Non-native hedgerow (h2b)	Non-native and ornamental hedgerow	Poor	0.13

A review of the Hayden's Arboricultural Consultants Ltd Tree Survey and Arboricultural Impact Assessment [16] confirmed the absence of ancient individual trees and veteran trees (under the arboricultural definition) onsite. However, numerous trees recorded within the onsite woodland blocks are considered to meet the definition of veteran trees detailed within The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, which includes trees that exhibit one or more of the following:

- significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs
- a large girth, depending on and relative to species, site and management history
- a high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates

Of these numerous veteran trees onsite, the tree T330 is situated in close proximity to the development and exhibits a large decaying trunk feature with potential to provide high value habitat for nature. Therefore, tree T330 is considered to comprise irreplaceable habitat.

The Site's baseline biodiversity is 149.86 BU for area habitats and 0.62 BU for linear habitats.

4.3 Post-development Biodiversity Value

Post development habitats have been derived from Woods Hardwick drawing 19400/1009-E and 19400 1009G Parameter Plan - Land Use Plan, as well as Kirsten Bowden drawings 2025_01_20_Landwades_Landscape Proposals_002_RevB to 2025_01_20_Landwades_Landscape Proposals_007_RevB,

2025_01_20_Landwades_Landscape Proposals_001 - Planting Buffer and 2025_05_05_Landwades_Landscape Proposals_Memorial Gdn_011_RevA (see Drawings section).

4.3.1 Habitats to be Retained and Enhanced

Post development habitats are presented within Sweco drawing 65210959-SWE-XX-XX-D-J-0014-UKHab Post Dev Results Hybrid App (see Drawings). Throughout the design process efforts have been made to retain and enhance some of the onsite habitats. Details of these areas are provided below:

- A total of 1.53 ha of modified grassland in poor condition will be retained, equating to 3.07 BU.
- A total of 6.31 ha of modified grassland in poor condition will be retained and enhanced to moderate condition, delivering 21.48 BU.
- A total of 0.001 ha of modified grassland in moderate condition will be retained, equating to 0.01 BU.
- A total of 0.20 ha of modified grassland in good condition will be retained, equating to 1.21 BU.
- A total of 1.14 ha of urban tree in poor condition will be retained, equating to 4.58 BU.
- A total of 0.93 ha of urban tree in moderate condition will be retained, equating to 7.46 BU.
- A total of 0.329 ha of other woodland, mixed in poor condition will be retained and enhanced to moderate condition, delivering 1.59 BU.
- A total of 7.58 ha of lowland beech and yew woodland in poor condition will be retained and enhanced to moderate condition, delivering 50.28 BU.
- No linear habitats will be retained as part of the development.

Whilst there are numerous veteran trees within the woodland blocks, the proposed design is considered to avoid direct impacts to all veteran trees and irreplaceable habitat. However, due to the proximity of T330 to the future development and the likelihood of it falling, the tree was categorised as ‘U’ by Hayden’s Arboricultural Consultants Ltd and recommendations have been provided to fell the tree to ground level.

Following discussion with Hayden’s Arboricultural Consultants Ltd and the client, the tree will be retained, however it will be required cutting back of the crown and upper growths to stabilise it; whilst tree T330 will not be entirely removed, as the works required will impact an irreplaceable habitat tree T330 has not been considered retained.

Overall, 16.32 BU in area habitats and 0.00 BU in linear habitats will be retained and 59.43 BU in area habitats will be enhanced.

4.3.2 Habitats to be Created

Post development habitats are presented within Sweco drawing 65210959-SWE-XX-XX-D-J-0014 (see Drawings).

The created post-development habitats are detailed within Table 4.3 and 4.4 for area and hedgerow linear habitats respectively.

It has been necessary to make assumptions about the condition and distinctiveness of created habitats to complete the Metric. Habitat creation in the Metric is based on a realistic and achievable scenario.

Table 4.3. Summary of the Post-Development Area Habitats

Metric Habitat Type	Target Condition	Biodiversity Units
Urban tree	Moderate/Poor	4.31
Introduced shrub	Condition Assessment N/A	0.35
Sustainable drainage system	Good	2.16
Other neutral grassland	Good	5.36
Vegetated garden	Condition Assessment N/A	14.78
Modified grassland	Moderate	7.92
Modified grassland	Good	0.61
Developed land; sealed surface	N/A - Other	0.00
Artificial unvegetated, unsealed surface	N/A - Other	0.00
Mixed scrub	Moderate	2.10

Table 4.4. Summary of the Post-Development Linear Habitats

Metric Habitat Type	Target Condition	Biodiversity Units
Non-native and ornamental hedgerow	Poor	0.32
Native hedgerow	Poor	0.26
Non-native and ornamental hedgerow	Poor	0.06
Native hedgerow	Poor	0.59
Native hedgerow	Poor	0.33
Non-native and ornamental hedgerow	Poor	0.07
Native hedgerow	Poor	0.06
Species-rich native hedgerow	Poor	0.89

Metric Habitat Type	Target Condition	Biodiversity Units
Non-native and ornamental hedgerow	Poor	0.30

Woods Hardwick drawing 19400 1009G Parameter Plan - Land Use Plan details the areas within the western area of site designated for roadways/paths as well as development. In absence of detailed landscape plans, these proposed development areas were split 70:30 between hardstanding and vegetated garden as per User Guide [13].

Overall, 37.58 BU in area habitats and 2.88 BU in linear habitats will be created.

4.4 Biodiversity Metric Results

The baseline biodiversity units on Site is 149.86 BU for area habitats and 0.62 BU for linear habitats.

Post-development there will be a total of 127.26 BU for area habitats. This equates to a **net loss of 22.61 BU (– 15.08 %)**. Trading standards for area habitats have not been satisfied. In addition the works around T330, a veteran tree and irreplaceable habitat, will require a bespoke compensation agreement to be made, however with the works required to avoid removing the tree, the improvement of the woodlands on stie and long term management its considered likely that this can be addressed.

The provision of 37.59 BU will be required to achieve a 10% net gain for area habitats. In order to meet the Trading Standards, no specific habitat provision will be required and any distinctiveness area habitat can be provided to meet this BU requirement.

Post-development hedgerow linear habitat equates to a total of 2.88 BU. This equates to a **net gain of 2.26 BU (+ 363.98 %)**. Trading standards for linear habitats have been satisfied.

The overall net gain of the site is taken to be the lower of these two results. Therefore, the overall biodiversity net gain for the site is taken to be – 15.08 %. The Metric calculations headline results are presented in Appendix B.

4.5 Recommendations

Whilst T330, a veteran tree and irreplaceable habitat will not be removed by the works, it will still require some management to ensure it remains viable. This will comprise the partial removal of its crown and upper growth to ensure its top heavy weight does not cause it to fall. A bespoke compensation agreement will be required outlining this, however it is considered that the retention of the tree and veteran feature, alongside the long-term management of the woodlands and other veteran trees, comprises a sufficient approach to address the impacts of the scheme to T330.

Furthermore, the western site is still at outline stage and a full landscaping strategy has not yet been produced to cover it in detail. it considered likely that improvements could be included once detailed landscaping for the site has been undertaken, such as

the targeted improvement of the onsite modified grassland to good condition or to other neutral grassland.

There remains the potential for offsite compensation outside of purchasing credits from other suppliers, acquisition of land within the local area for improvement could provide a viable alternative to purchasing credits.

4.6 Purchasing Biodiversity Credits from the Environment Bank

In order to achieve a 10% biodiversity net gain and the required off-site compensation, purchasing Biodiversity Credits from a land bank is an additional option. This would require significant liaison with the Environment Bank to agree a purchase price based on what is required, which is currently outside of the scope of this assessment. This will likely include the following:

- The Environment Bank would need to acquire land in the local area which they are planning to do within the next 12 months. If purchase of land in the local authority jurisdiction cannot go ahead, they would either refund the deposit or do compensation on the next LPA over (if this were the case, slightly more land would be required).
- The Environment Bank would require a forward purchase agreement. As part of the agreement the Environment Bank take on the responsibility for all the management, monitoring, reports, and leasehold for the next 30 years. The required agreement would involve the Trust purchasing the credits before planning and then the Environment Bank would purchase the land within 12 months (or the deposit refund or provide compensation in the next LPA). The deposit expected for this would be 10% of the value of the biodiversity credits required.
- Credits are usually approximately £28,000 per unit for neutral grassland, but this is variable and there may also be a discount if many credits were required. It is estimated that the cost of purchasing 38 habitat units of neutral grassland would **cost around £1,064,000 in total**.
- Going forward the Environment Bank would require sight of the baseline data and the biodiversity calculator and would likely need to liaise with the project ecologists to ensure the ecological management plan is understood and is achievable.

This approach would need be agreed with the local authority.

4.7 Habitat Management

Habitats on site will be maintained for 30 years, as required.

A Habitat Management and Monitoring Plan (HMMP) using the template created by Natural England will be produced for the site, prior to occupation of the site. This will provide further details on the habitats to be created and how they will be managed to ensure the habitats and conditions proposed will be achieved for the scheme.

5 References

[1] Sweco UK Ltd, “Ecological Impact Assessment: Lanwades Woodland Park. Document reference: 65210959-SWE-XX-XX-T-J-0008-C03,” 2025.

[2] Sweco UK Ltd, Environment Statement - Chapter Biodiversity: Lanwades Woodland Park. Report reference: 65210959-SWE-XX-XX-T-J-0011., 2025.

[3] Ministry of Housing, Communities and Local Government, “National Planning Policy Framework,” 2025. [Online]. Available: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf.

[4] ODPM, “Government Circular: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system.,” 2005. [Online]. Available: https://www.gov.uk/government/publications/biodiversity-and-geological-conservation-circular-06-2005.

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[6] Suffolk Biodiversity Information Service, “Priority species and habitats,” [Online]. Available: https://www.suffolkbis.org.uk/knowledge-hub. [Accessed March 2025].

[7] West Suffolk Council, “Emerging West Suffolk Local Plan,” 2024. [Online]. Available: https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/ws-local-plan-review.cfm. [Accessed March 2025].

[8] J. Baker, R. Hoskin and T. Butterworth, Biodiversity Net Gain: Biodiversity Net Gain Principles and Guidance - A Practical Guide, 2nd ed., Winchester: Chartered Institute of Ecology and Environmental Management, 2019.

[9] C. A. Stace, New Flora of the British Isles, 3rd ed., Cambridge: Cambridge University Press, 2010.

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[11] UKHab Ltd, “UK Habitat Classification Version 2.0,” 2023. [Online]. Available: https://www.ukhab.org.

[12] Department for Environment, Food & Rural Affairs, “The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology,” 2024.

[13] Department for Environment, Food and Rural Affairs, “The Statutory Biodiversity Metric User Guide,” 2024.

[14] West Suffolk Council, “Interactive map,” [Online]. Available: https://maps.westsuffolk.gov.uk/. [Accessed 02 04 2025].

[15] MAGIC, “Site Check,” 2025. [Online]. Available: https://magic.defra.gov.uk/. [Accessed January 2025].

[16] Hayden’s Arboricultural Consultants Ltd, “Arboricultural Impact Assessment: East - Animal Health Trust, Kentford, Suffolk, CB8 7UU,” 2025.

Drawings

19400 1009G: Parameter Plan - Land Use Plan

2025_01_20_Landwades_Landscape Proposals_002_RevB

2025_01_20_Landwades_Landscape Proposals_003_RevB

2025_01_20_Landwades_Landscape Proposals_004_RevB

2025_01_20_Landwades_Landscape Proposals_005_RevB

2025_01_20_Landwades_Landscape Proposals_007_RevB

2025_01_20_Landwades_Landscape Proposals_007_RevB

2025_01_20_Landwades_Landscape Proposals_001 - Planting Buffer

2025_05_05_Landwades_Landscape Proposals_Memorial Garden

65210959-SWE-XX-XX-D-J-0001-C03: UKHab Results Detailed App

65210959-SWE-XX-XX-D-J-0014: UKHab Post Dev Results Detailed App

NOTES

1. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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Legend:

- Red Line Application Boundary.
- Residential Development Parcels.
- Care Home Parcel.
- School Site (1FE KS1 & 2 with Reception for a total of 210 pupils).
- Listed Buildings.
- Community Hub Site.
- Community Hub Parking.
- Employment Area.
- Private Woodland Garden.
- Public Open Space.
- Existing Woodland.
- New Access.
- Existing Access.

Extent of Hybrid Application.

Extent of Detailed Extent of Hybrid Application.

B1506

Removal of road narrowing

SIRE LANE

JEDDAH WAY

WEST LODGE

EAST LODGE

GARDEN COTTAGE

COMMUNITY/ WORKSPACE HUB

PROPOSED SHOP

SIR GRAHAM KIRKHAM AVENUE

5m wide landscape buffer.

PRIMARY SCHOOL & NURSERY SITE

Indicative School Layout.

LANWADES HALL - WEDDING VENUE

Existing 2.0m high close board fence.

OUTLINE PART OF THE SITE.

FULL (DETAILED) PART OF THE SITE.

EMPLOYMENT SITE

Existing 2.0m high close board fence.

Existing c.2.4m high timber hit & miss fence.

MEMORIAL GARDEN.

SCHOOL ROAD

CARE HOME PARCEL

FULL (DETAILED) PART OF THE SITE.

OUTLINE PART OF THE SITE.

LANWADES STUD

CHIPPENHAM HILL

LOCHAILORT

0 10 20 30 50 100 150 200

SCALE 1:1250

REV	DESCRIPTION	DRN	CHD	DATE
G	Drawing updated to reflect alterations to the indicative road layout which minimises impact on existing trees.	AT	JAL	01:05:25
F	Updated to reflect new road layout.	JPG	JAL	01.04.25
E	Proposed vehicular access onto School Lane omitted.	JAL	-	26.02.25
D	Client meeting (06.02.25) comments incorporated.	JAL	-	10:02:25
C	Client comments dated 29.01.25 incorporated.	JAL	-	03:02:25
B	Client comments from meeting 27.01.25 incorporated.	JAL	-	28.01.25
A	Client comments dated 23.01.25 incorporated.	JAL	-	23:01:25

■ PRELIMINARY ☐ INFORMATION ☐ TENDER

☐ CONSTRUCTION ☐ AS BUILT

SCALE	1:1250 @ A0	DATE	Jan. 2025
DRAWN	JAL	CHK	-
DRAWING NO.	19400/1009	REV	F

TITLE: Redevelopment of Former Animal Testing Research Facility, Kentford.

DETAILS: Parameter Plan - Land Use Plan.

Woods Hardwick

Architecture | Engineering | Planning | Surveying

BEDFORD : HEAD OFFICE
15-17 Goldington Road
Bedford MK40 3NH
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BIRMINGHAM
Fort Dunlop, Fort Parkway
Birmingham B24 9FE
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ONLINE: mail@woodshardwick.com | woodshardwick.com

Play Equipment (PE) and Trim Trail Equipment (TT)

PE/1. Multi-deck Tower
PE/2. Crawling Pyramid
PE/3. Balance Plus
PE/4. Double Web Climber
PE/5. Balance Posts with Rope
PE/6. Swing Combination
PE/7 Balance Bar
PE/8 Balance Posts
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TT/10 Over and Under Bars
TT/11 Parallel Bars
TT/12 Pull UP Bar Square
TT/13 Sit Up Bench
TT/14 Triple Balance Bars

Note:

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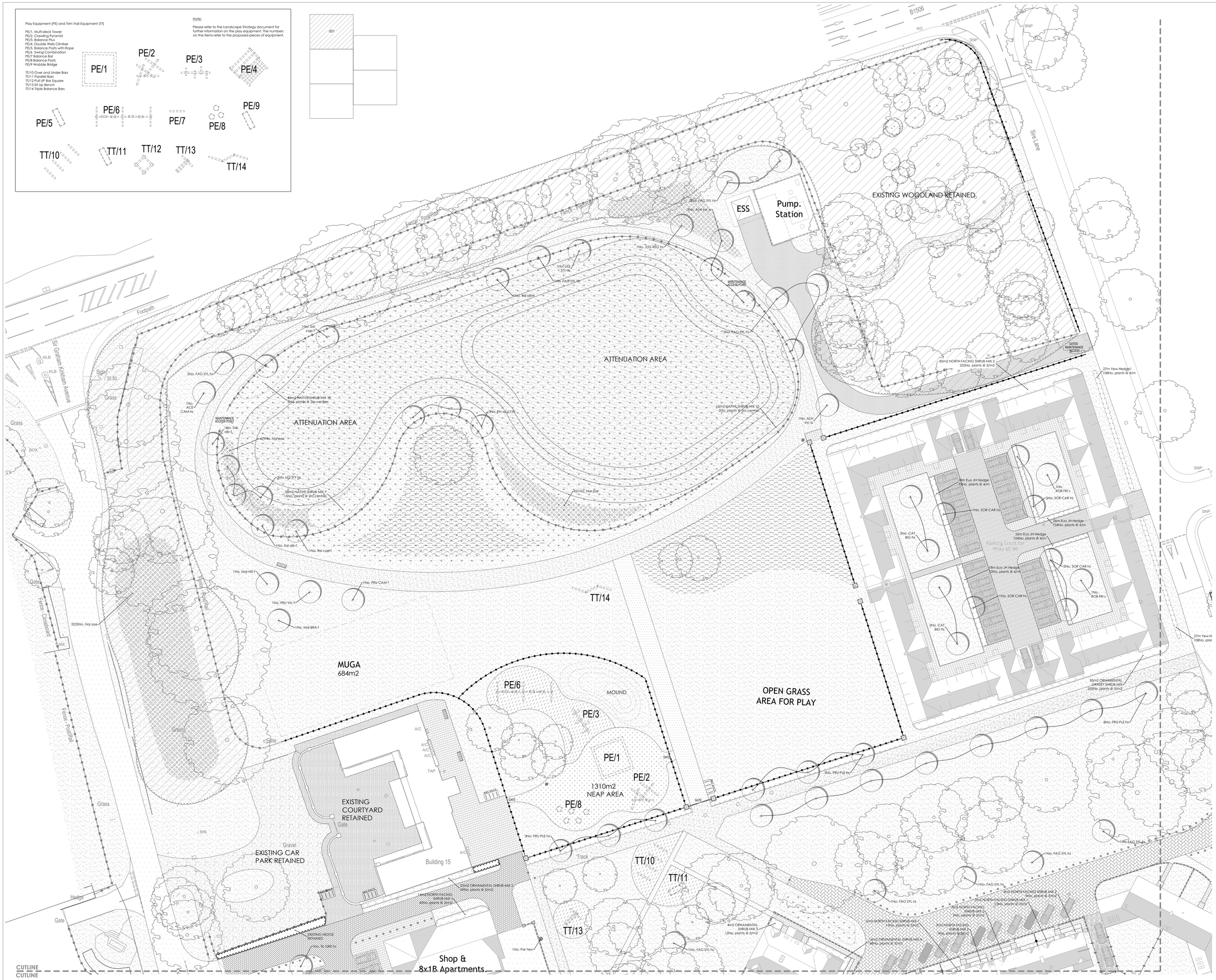

KEY

Soft Works

- Planting-Hedges
- Planting-Shrubs
- Grass- Proposed regularly mown grass
- Grass - EP1 Pond Edge Mixture
- Grass - EM1 Basic General Purpose Meadow Mixture
- Grass - EM8 Meadow Mixture for Wetlands
- Existing Woodland
- Bulbs
- Existing vegetation
- Existing Tree
- Tree-proposed
- Shrub-proposed
- Climber-proposed

Hard Works

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- Black top wearing surface for pedestrian areas designed to engineers detail. Colour: Black.
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- Bench - without back.
- Bench - with back.
- Pressure treated timber post - 800mm tall.
- Gate.
- 1.8m Brick wall with pillars.
- Bike Rack.
- Bin
- Dog Bin

Note:

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REVISION		DESCRIPTION
REV	DATE	
A	26.02.2025	Layout changes and updates.
B	28.02.2025	Planting updates due to layout changes

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Site
Landwades Redevelopment, Kentford, Suffolk.

Client
Lochailort Investments Ltd.

Drawing Title
Landscape Proposals - Sheet 1 of 5

Drawn by:	Purpose of issue:
KB	Planning
Date	**Scale**
19.12.2024	1.250 @ A0

0 2.5 5 7.5 10 12.5m
1:250

Job Number/Drawing No.
2024_26/002
Rev B

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Site Landwades Redevelopment, Kentford, Suffolk.

Client Lochailort Investments Ltd.

Drawing Title Landscape Proposals - Sheet 2 of 5

Drawn by: KB

Purpose of issue: Planning

Date 19.12.2024

Scale 1.250 @ A0

Job Number/Drawing No. 2024_26/003

Rev B

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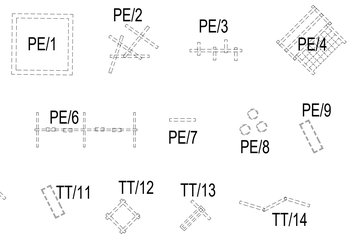

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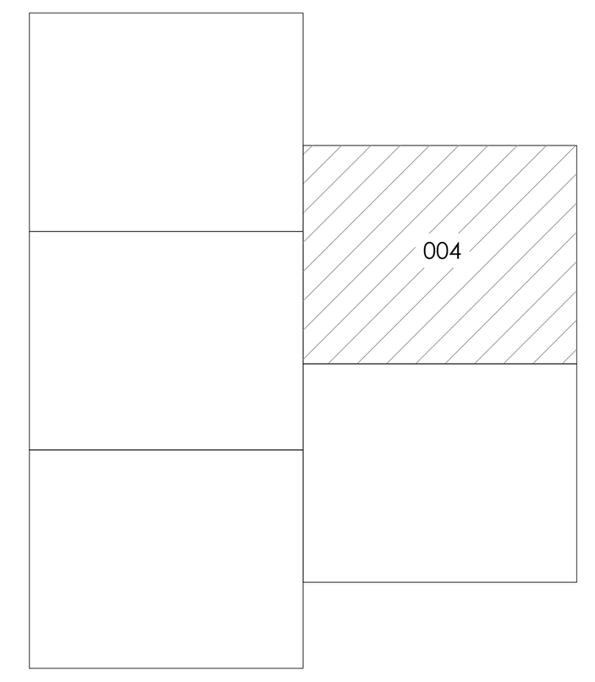
Drawing Title
Landscape Proposals - Sheet 3 of 5

Drawn by:	Purpose of issue:
KB	Planning
Date	**Scale**
19.12.2024	1:250 @ A0

Job Number/Drawing No. **2024_26/004** — Rev **B**



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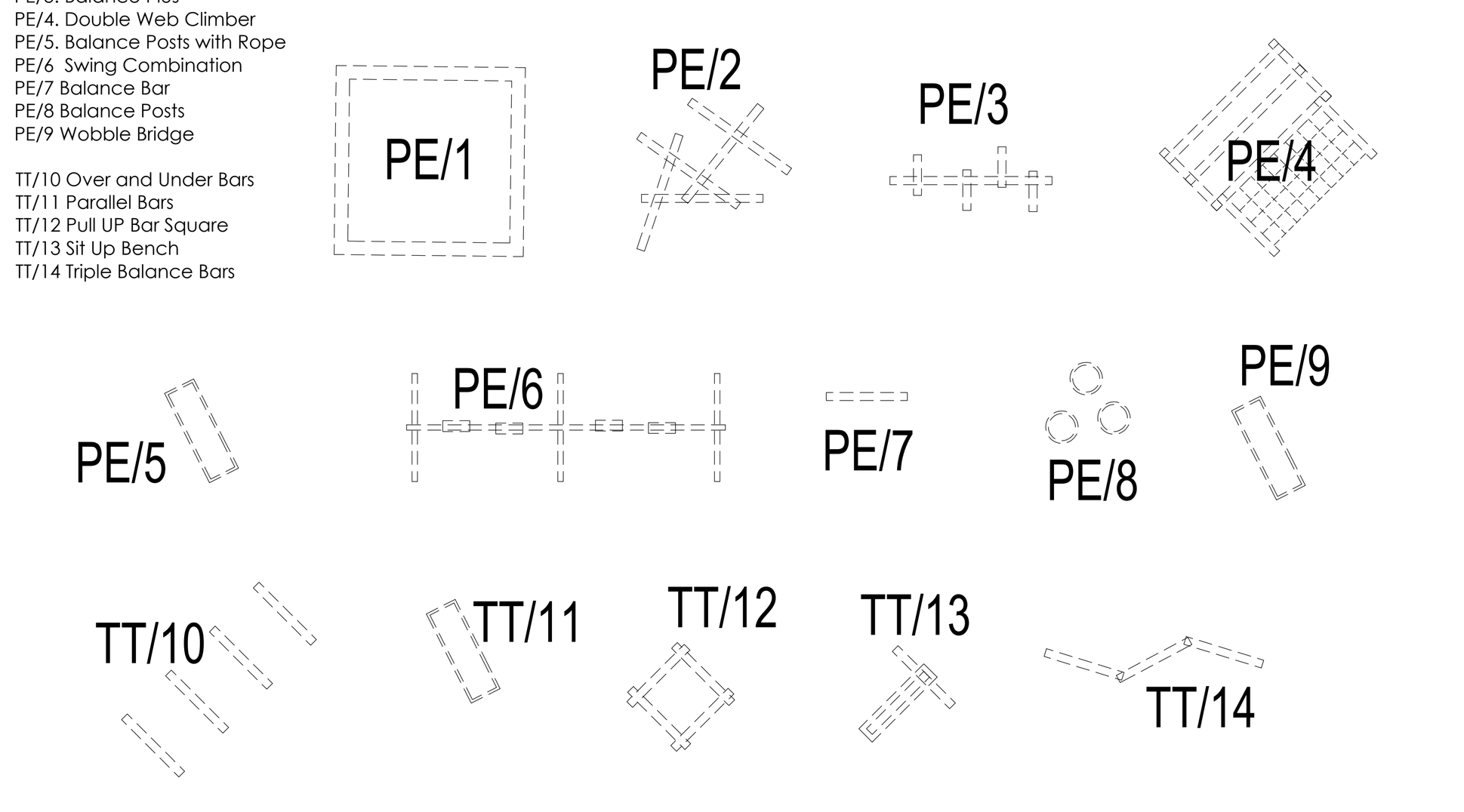

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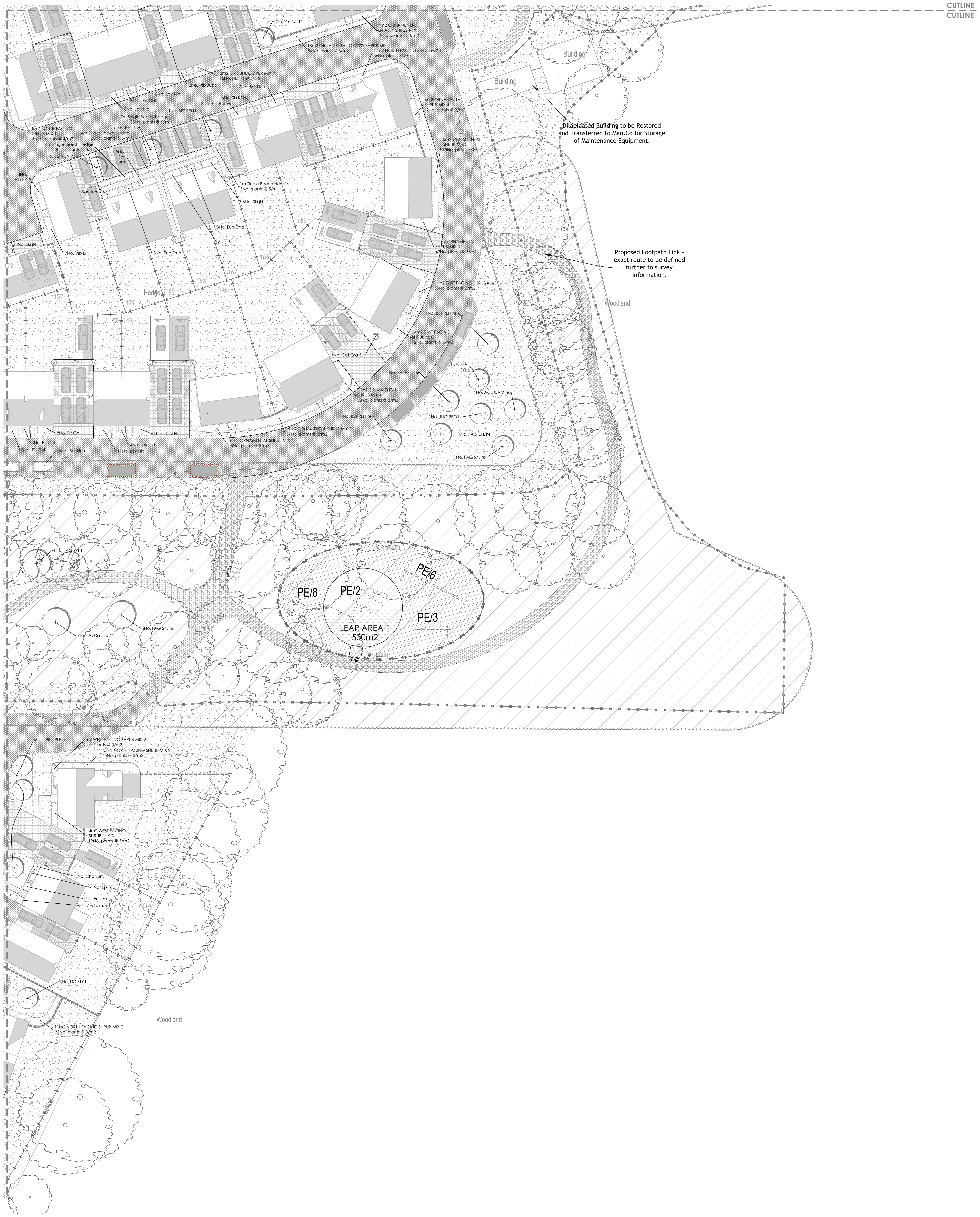
Drawing Title
Landscape Proposals - Sheet 4 of 5

Drawn by: KB
Purpose of issue: Planning

Date 19.12.2024
Scale 1.250 @ A0

Job Number/Drawing No. **2024_26/005**
Rev **B**



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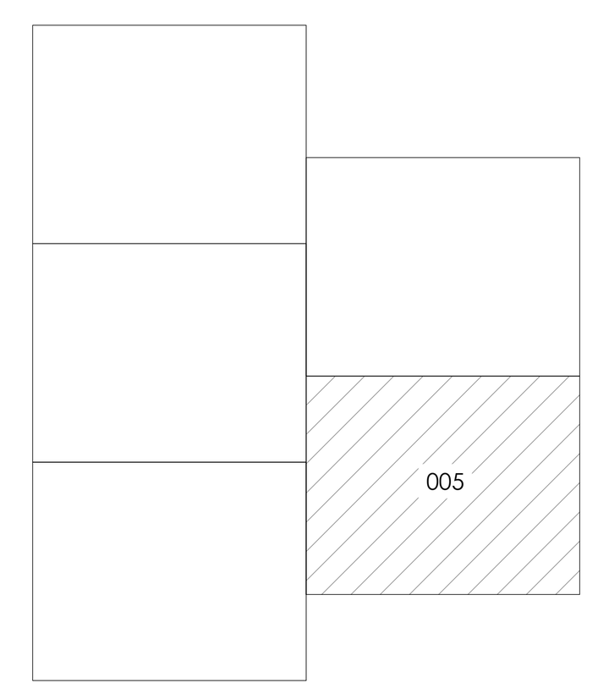

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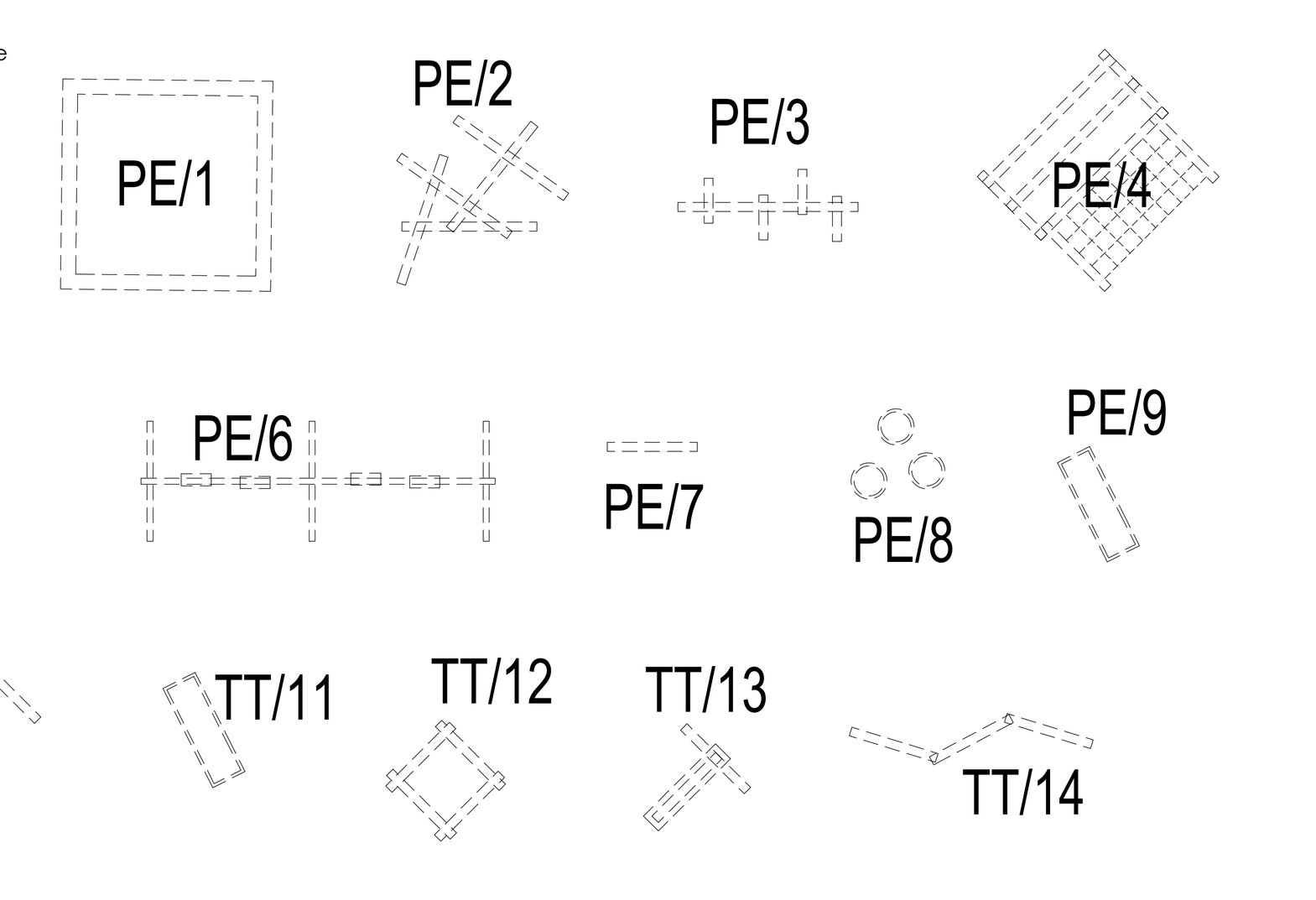

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Drawing Title
Landscape Proposals - Sheet 5 of 5

Drawn by: KB
Purpose of issue: Planning

Date 19.12.2024
Scale 1.250 @ A0

Job Number/Drawing No. **2024_26/006**
Rev **B**

PLANTING SCHEDULE: SHEET 1 OF 5

PLANT SCHEDULE

BULBS/WILDFLOWERS

QTY	CODE	PLANT NAME	GRADE	SPACING
4283No.	Nar pse	Narcissus pseudonarcissus	10-12cm	20/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Par hen	Parthenocissus henryana	C 3L	60-80cm	Self-clinger

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm
4No.	ALN inc ss	Alnus incana	B	STD	10-12cm
4No.	CAT BIG hs	Catalpa bignonioides	RB	STD	12-14cm
13No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
1No.	JUG REG hs	Juglans regia	RB	STD	12-14cm
4No.	LIQ STY hs	Liquidambar styraciflua	RB	STD	12-14cm
1No.	Mal HIS f	Malus 'Histon Favourite'	B	FTH	180-210cm
1No.	Mal BRA f	Malus 'Bramley'	B	FTH	180-210cm
3No.	Pin syl c150	Pinus sylvestris	C 45L	CON	150-175cm
14No.	PRU PLE hs	Prunus avium 'Plena'	RB	STD	12-14cm
1No.	PRU Vic f	Prunus 'Victoria Plum'	B	FT	180-210cm
1No.	PRU CAM f	Prunus 'Cambridge Gage'	B	FT	180-210cm
2No.	ROB FRI s	Robinia pseudoacacia 'Frisia'	C 25L	STD	8-10cm
2No.	Sal cap f	Salix caprea	B	FTH	180-210cm
3No.	Sal alb f	Salix alba	B	FTH	180-210cm
6No.	SOR CAR hs	Sorbus aucuparia 'Cardinal Royal'	RB	STD	12-14cm
1No.	TIL GRE hs	Tilia cordata 'Green Spire'	RB	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
88m	Euo JH Hedge	Euonymus japonicus 'Jean Hugues	C 2L	30-40cm
352No. Plants spaced @ 4/m in a Single Row				
27m	Yew Hedge1	Taxus baccata	C 3L	40-60cm
108No. Plants spaced @ 4/m in a Single Row				

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
24m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	11No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	11No.	Sarcococca confusa	C 3L	40-60cm
20%	14No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	14No.	Viburnum davidii	C 3L	40-60cm
30%	22No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups where applicable.				
94m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	42No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	28No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	42No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	28No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	42No.	Viburnum davidii	C 3L	40-60cm
15%	42No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	56No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.				
58m2 NATIVE SHRUB MIX 7 planted @ 2m centres				
10%	2No.	Viburnum opulus	B Trans	60-80cm
20%	3No.	Cornus sanguinea	B Trans	60-80cm
25%	4No.	Crataegus monogyna	B Trans	60-80cm
10%	2No.	Euonymus europeus	B Trans	40-60cm
10%	2No.	Corylus avellana	C 3L	40-60cm
10%	2No.	Ilex aquifolium	C 3L	40-60cm
10%	2No.	buxus sempervirens	C 3L	40-60cm
5%	1No.	Rosa canina	B Trans	40-60cm
Individual varieties to be planted in groups of approximately 10.				
84m2 NATIVE SHRUB MIX 10 planted @ 3m centres				
15%	1No.	Acer campestre	B Trans	60-80cm
30%	3No.	Cornus sanguinea	B Trans	60-80cm
10%	1No.	Corylus avellana	B Trans	60-80cm
25%	2No.	Crataegus monogyna	B Trans	60-80cm
10%	1No.	Ilex aquifolium	C 3L	40-60cm
10%	1No.	Viburnum opulus	B Trans	60-80cm
Individual varieties to be planted in species groups of approximately 10.				
27m2 ORNAMENTAL SHRUB MIX 3 planted @ 3/m2				
25%	20No.	Choisya ternata 'Aztec Pear'	C 3L	40-60cm
20%	16No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	12No.	Viburnum x juddii	C 3L	40-60cm
25%	20No.	Hebe 'Red Edge'	C 3L	40-60cm
15%	12No.	Euonymus fortunei 'Silver Queen'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
16m2 ORNAMENTAL SHRUB MIX 4 planted @ 3/m2				
20%	10No.	Nandina domestica 'Obsessed'	C 3L	30-40cm
20%	10No.	Viburnum x juddii	C 3L	30-40cm
25%	12No.	Hebe 'Red Edge'	C 3L	20-30cm
15%	7No.	Pittosporum 'Tom Thumb'	C 3L	30-40cm
20%	10No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
85m2 ORNAMENTAL GRASSY SHRUB MIX planted @ 3/m2				
25%	64No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	64No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	51No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
5%	13No.	Astrantia major 'Large White'	C 1L	10-20cm
10%	26No.	Viburnum x juddii	C 3L	40-60cm
5%	13No.	Verbena bonariensis	C 2L	10-20cm
10%	26No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
FTH = Feather.
HABIT = Juvenile habit or plant shape as supplied by the nursery.
QTY = Quantity
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
STD = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).

PLANTING SCHEDULE: SHEET 2 OF 5

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
5No.	Abe Mas	Abelia x grandiflora 'Francis Mason'	C 3L	30-40cm	3/m2
4No.	Cea AB	Ceanothus 'Autumnal Blue'	C 3L	40-60cm	3/m2
19No.	Cea BM	Ceanothus 'Blue Mound'	C 3L	40-60cm	3/m2
12No.	Cea rep	Ceanothus thyrsiflorus var. repens	C 3L	30-40cm	3/m2
17No.	Cho Azt	Choisya ternata 'Aztec Pearl'	C 3L	40-60cm	3/m2
14No.	Cho Sun	Choisya ternata 'Sundance'	C 3L	40-60cm	3/m2
4No.	Cor Ele	Cornus alba 'Elegantissima'	C 3L	40-60cm	1/m2
24No.	Cor MF	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm	2/m2
1No.	Cot Gra 5L	Cotinus coggygria 'Grace'	C 5L	50-70cm	3/m2
6No.	Ela ebb	Elaeagnus x ebbingei	C 3L	40-60cm	3/m2
10No.	Esc AB	Escallonia 'Apple Blossom'	C 3L	40-60cm	3/m2
24No.	Epi rub	Epimedium x rubrum	C 1L	10-20cm	4/m2
35No.	Euo Eme	Euonymus fortuneii 'Emerald Gaiety'	C 3L	20-30cm	3/m2
6No.	Euo Sil	Euonymus fortuneii 'Silver Queen'	C 2L	20-30cm	3/m2
9No.	Euo Jea	Euonymus 'Jean Hughes'	C 2L	20-30cm	4/m2
3No.	Hyd que	Hydrangea quercifolia	C 3L	40-60cm	3/m2
62No.	Hyp Hid	Hypericum 'Hidcote'	C 3L	40-60cm	3/m2
89No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 2L	20-30cm	4/m2
2No.	Lon BG	Lonicera nitida 'Baggensens Gold'	C 3L	30-40cm	3/m2
3No.	Nan OBB	Nandina domestica 'Obsessed'	C 3L	30-40cm	3/m2
15No.	Osm Bur	Osmanthus x burkwoodii	C 3L	30-40cm	2/m2
12No.	Pit Tom	Pittosporum 'Tom Thumb'	C 3L	30-40cm	3/m2
15No.	Pit Gol	Pittosporum 'Golf Ball'	C 3L	30-40cm	3/m2
3No.	Pit SiQ	Pittosporum 'Silver Queen'	C 3L	30-40cm	3/m2
4No.	San cha	Santolina chaemaecyparissus	C 3L	20-30cm	3/m2
32No.	Sar Hum	Sarcococca hookeriana 'humilis'	C 3L	20-30cm	3/m2
8No.	Ski jN	Skimmia japonica 'Nymans'	C 3L	30-40cm	3/m2
21No.	Ski KG	Skimmia x confusa 'Kew Green'	C 3L	30-40cm	3/m2
4No.	Spi Gol	Spirea japonica 'Goldflame'	C 3L	30-40cm	3/m2
4No.	Vib Judd	Viburnum juddii	C 3L	20-30cm	2/m2
7No.	Vib Ros	Viburnum opulus 'Roseum'	C 3L	40-60cm	2/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Cle mon	Clematis montana	C 3L	60-80cm	Twiner
3No.	Hyd pet	Hydrangea petiolaris	C 3L	60-80cm	Self-clinger
3No.	Par hen	Parthenocissus henryana	C 3L	60-80cm	Self-clinger

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
2No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm
5No.	BET PEN hs	Betula pendula	RB	STD	12-14cm
3No.	Cer Can f	Cercis canadensis 'Forest Pansy'	C 10L	FTH	180-210cm
1No.	Cor kou ms3	Cornus kousa var. chinensis	C 45L	MSTEM3	200-250cm
4No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
6No.	Pru Sar hs	Prunus sargentii	RB	STD	12-14cm
6No.	PYR CHA hs	Pyrus calleryana 'Chanticleer'	RB	STD	12-14cm
2No.	ROB FRI s	Robinia pseudoacacia 'Frisia'	C 25L	STD	8-10cm
1No.	SOR LUT hs	Sorbus aria 'Lutescens'	RB	STD	12-14cm
1No.	SOR CAR hs	Sorbus aucuparia 'Cardinal Royal'	RB	STD	12-14cm
22No.	TIL GRE hs	Tilia cordata 'Green Spire'	RB	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
61m	Esc App Hedge	Escallonia 'Apple Blossom'	C 3L	30-40cm
183No. Plants spaced @ 3/m in a Single Row				
80m	Euo JH Hedge	Euonymus japonicus 'Jean Hugues	C 2L	30-40cm
320No. Plants spaced @ 4/m in a Single Row				
168m	Single Beech Hedge	Fagus sylvatica	B Trans	60-80cm
887No. Plants spaced @ 5/m in a Single Row				

HEDGE MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
131m NATIVE HEDGE MIX 6 planted @ 5/m in a Double Staggered Row				
30%	197No.	Crataegus monogyna	B Trans	60-80cm
20%	131No.	Corylus avellana	B Trans	60-80cm
20%	131No.	Cornus sanguinea	B Trans	60-80cm
20%	131No.	Acer campestre	B Trans	60-80cm
10%	66No.	Viburnum opulus	B Trans	40-60cm
To be planted in species groups of approximately 5.				
33m ORNAMENTAL HEDGE MIX planted @ 3/m in a Single Row				
50%	50No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
30%	30No.	Ligustrum ovalifolium 'Aureum'	C 3L	40-60cm
20%	20No.	Lonicera nitida 'Baggersons Gold'	C 3L	40-60cm
To be planted in species groups of approximately 10.				

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
42m2 Infiltration Mix 1 planted @ 3/m2				
20%	25No.	Miscanthus 'Kleine Silberspinne'	C 2L	40-60cm
10%	13No.	Stipa tenuifolia	C 2L	20-30cm
10%	13No.	Santolina chamaecyparissus	C 2L	20-30cm
10%	13No.	Euonymus europaeus	C 2L	20-30cm
10%	13No.	Verbascum 'Gainsborough'	C 1L	15-20cm
10%	13No.	Viburnum opulus 'Notcutts Variety'	C 2L	20-40cm
10%	13No.	Achillea millefolium	C 1L	15-20cm
10%	13No.	Sedum spectabile	C 1L	10-20cm
10%	13No.	Artemisia 'Powis Castle'	C 1L	10-20cm
Individual varieties to be planted in groups of approximately 3-5.				
55m2 GROUNDCOVER MIX 14 planted @ 3/m2				
10%	17No.	Vinca minor 'Alba'	C 1L	10-20cm
30%	50No.	Ceanothus thyrsiflorus var. repens	C 2L	30-40cm
40%	66No.	Cotoneaster suecicus 'Coral Beauty'	C 2L	30-40cm
20%	33No.	Pachysandra terminalis	C 1L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
11m2 DRY SHADY MIX 1 planted @ 4/m2				
20%	9No.	Epimedium x rubrum	C 1L	10-20cm
25%	11No.	Nandina domestica 'Obsessed'	C 2L	15-20cm
30%	13No.	Cotoneaster suecicus 'Coral Beauty'	C 2L	30-40cm
25%	11No.	Pachysandra terminalis	C 1L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
35m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	16No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	16No.	Sarcococca confusa	C 3L	40-60cm
20%	21No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	21No.	Viburnum davidii	C 3L	40-60cm
30%	32No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups where applicable.				
17m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	8No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	5No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	8No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	5No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	8No.	Viburnum davidii	C 3L	40-60cm
15%	8No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	10No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.				
80m2 ORNAMENTAL SHRUB MIX 3 planted @ 3/m2				
25%	60No.	Choisya ternata 'Aztec Pear'	C 3L	40-60cm
20%	48No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	36No.	Viburnum x juddii	C 3L	40-60cm
25%	60No.	Hebe 'Red Edge'	C 3L	40-60cm
15%	36No.	Euonymus fortunei 'Silver Queen'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
26m2 ORNAMENTAL SHRUB MIX 4 planted @ 3/m2				
20%	16No.	Nandina domestica 'Obsessed'	C 3L	30-40cm
20%	16No.	Viburnum x juddii	C 3L	30-40cm
25%	20No.	Hebe 'Red Edge'	C 3L	20-30cm
15%	12No.	Pittosporum 'Tom Thumb'	C 3L	30-40cm
20%	16No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
42m2 SOUTH FACING SHRUB MIX planted @ 4/m2				
15%	25No.	Hebe 'Caledonia'	C 2L	10-20cm
25%	42No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
10%	17No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
25%	42No.	Geranium sanguineum 'Album'	C 2L	10-20cm
25%	42No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
30m2 SOUTH FACING SHRUB MIX 1 planted @ 4/m2				
20%	24No.	Pittosporum 'Golf Ball'	C 2L	10-20cm
25%	30No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
15%	18No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
20%	24No.	Cornus sanguineum 'Midwinter Fire'	C 2L	10-20cm
20%	24No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
90m2 EAST FACING SHRUB MIX planted @ 3/m2				
15%	41No.	Pachysandra terminalis	C 3L	40-60cm
25%	68No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	27No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	68No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
25%	68No.	Pittosporum 'Toms Thumb'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
30m2 WEST FACING SHRUB MIX planted @ 3/m2				
15%	14No.	Choisya ternata 'Sundance'	C 3L	40-60cm
20%	18No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	14No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
20%	18No.	Viburnum x juddii	C 3L	40-60cm
30%	27No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
15m2 WEST FACING SHRUB MIX 2 planted @ 3/m2				
15%	7No.	Choisya ternata 'Sundance'	C 3L	40-60cm
25%	11No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
15%	7No.	Libertia grandiflora	C 2L	20-30cm
20%	9No.	Viburnum x juddii	C 3L	40-60cm
25%	11No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
34m2 WEST FACING SHRUB MIX 3 planted @ 1/m2				
15%	5No.	Choisya ternata 'Aztec Pearl'	C 3L	40-60cm
10%	3No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
10%	3No.	Cornus 'Midwinter Fire'	C 3L	40-60cm
15%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
20%	7No.	Viburnum x juddii	C 3L	40-60cm
10%	3No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	3No.	Pittosporum 'Tom Thumb'	C 3L	40-60cm
10%	3No.	Pittosporum 'Golf Ball'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
17m2 ORNAMENTAL GRASSY SHRUB MIX planted @ 3/m2				
25%	13No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	13No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	10No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
5%	3No.	Astrantia major 'Large White'	C 1L	10-20cm
10%	5No.	Viburnum x juddii	C 3L	40-60cm
5%	3No.	Verbena bonariensis	C 2L	10-20cm
10%	5No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
33m2 ORNAMENTAL GRASSY MIX planted @ 4/m2				
25%	33No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	33No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	26No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
10%	13No.	Geranium 'Rozanne'	C 3L	40-60cm
20%	26No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

PLANTING SCHEDULE: SHEET 3 OF 5

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
7No.	Cea BM	Ceanothus 'Blue Mound'	C 3L	40-60cm	3/m2
1No.	Cot Gra 5L	Cotinus coggygria 'Grace'	C 5L	50-70cm	3/m2
12No.	Esc AB	Escallonia 'Apple Blossom'	C 3L	40-60cm	3/m2
28No.	Euo Eme	Euonymus fortuneii 'Emerald Gaiety'	C 3L	20-30cm	3/m2
10No.	Euo Jea	Euonymus 'Jean Hughes'	C 2L	20-30cm	4/m2
4No.	Hyp Hid	Hypericum 'Hidcote'	C 3L	40-60cm	3/m2
38No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 2L	20-30cm	4/m2
4No.	Nan OBB	Nandina domestica 'Obsessed'	C 3L	30-40cm	3/m2
3No.	Pit Gol	Pittosporum 'Golf Ball'	C 3L	30-40cm	3/m2
14No.	Pit SiQ	Pittosporum 'Silver Queen'	C 3L	30-40cm	3/m2
23No.	Sar Hum	Sarcoccoca hookeriana 'humilis'	C 3L	20-30cm	3/m2
4No.	Ski jN	Skimmia japonica 'Nymans'	C 3L	30-40cm	3/m2
9No.	Ski KG	Skimmia x confusa 'Kew Green'	C 3L	30-40cm	3/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Cle mon	Clematis montana	C 3L	60-80cm	Twiner

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
7No.	Ame Rob hs	Amelanchier lamarckii 'Robin Hill'	RB	STD	12-14cm
2No.	BET PEN hs	Betula pendula	RB	STD	12-14cm
7No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
3No.	Ile Gol f	Ilex x altaclerensis 'Golden King'	C 45L	FTH	150-180cm
1No.	JUG REG hs	Juglans regia	RB	STD	12-14cm
2No.	LIQ STY hs	Liquidambar styraciflua	RB	STD	12-14cm
4No.	Pru Sar hs	Prunus sargentii	RB	STD	12-14cm
4No.	SOR LUT hs	Sorbus aria 'Lutescens'	RB	STD	12-14cm
1No.	SOR CAR hs	Sorbus aucuparia 'Cardinal Royal'	RB	STD	12-14cm
2No.	TIL GRE hs	Tilia cordata 'Green Spire'	RB	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
132m	Euo JH Hedge	Euonymus japonicus 'Jean Hugues	C 2L	30-40cm
528No. Plants spaced @ 4/m in a Single Row				
5m	Single Beech Hedge	Fagus sylvatica	B Trans	60-80cm
25No. Plants spaced @ 5/m in a Single Row				
29m	Vib Eve Hedge	Viburnum tinus 'Eve Price'	C 3L	40-60cm
87No. Plants spaced @ 3/m in a Single Row				

HEDGE MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
11m ORNAMENTAL HEDGE MIX planted @ 3/m in a Single Row				
50%	17No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
30%	10No.	Ligustrum ovalifolium 'Aureum'	C 3L	40-60cm
20%	7No.	Lonicera nitida 'Baggersons Gold'	C 3L	40-60cm
To be planted in species groups of approximately 10.				

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
43m2 GROUNDCOVER MIX 14 planted @ 3/m2				
10%	13No.	Vinca minor 'Alba'	C 1L	10-20cm
30%	39No.	Ceanothus thyrsiflorus var. repens	C 2L	30-40cm
40%	52No.	Cotoneaster suecicus 'Coral Beauty'	C 2L	30-40cm
20%	26No.	Pachysandra terminalis	C 1L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
5m2 GROUNDCOVER MIX 15 planted @ 4/m2				
20%	4No.	Juniperus communis 'Green Garpet'	C 1L	10-20cm
20%	4No.	Cytisus scoparius	C 1L	20-30cm
30%	6No.	Cotoneaster suecicus 'Coral Beauty'	C 2L	30-40cm
15%	3No.	Stipa tenuifolia	C 1L	30-40cm
15%	3No.	Genista lydia	C 1L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
85m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	38No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	38No.	Sarcococca confusa	C 3L	40-60cm
20%	51No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	51No.	Viburnum davidii	C 3L	40-60cm
30%	77No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups where applicable.				
35m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	16No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	11No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	16No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	11No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	16No.	Viburnum davidii	C 3L	40-60cm
15%	16No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	21No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.				
12m2 SOUTH FACING SHRUB MIX planted @ 4/m2				
15%	7No.	Hebe 'Caledonia'	C 2L	10-20cm
25%	12No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
10%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
25%	12No.	Geranium sanguineum 'Album'	C 2L	10-20cm
25%	12No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
81m2 SOUTH FACING SHRUB MIX 1 planted @ 4/m2				
20%	65No.	Pittosporum 'Golf Ball'	C 2L	10-20cm
25%	81No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
15%	49No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
20%	65No.	Cornus sanguineum 'Midwinter Fire'	C 2L	10-20cm
20%	65No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
63m2 EAST FACING SHRUB MIX planted @ 3/m2				
15%	28No.	Pachysandra terminalis	C 3L	40-60cm
25%	47No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	19No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	47No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
25%	47No.	Pittosporum 'Toms Thumb'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
7m2 EAST FACING SHRUB MIX 1 planted @ 3/m2				
15%	3No.	Pachysandra terminalis	C 3L	40-60cm
25%	5No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
15%	3No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	5No.	Epimedium Ã— warleyense	C 1L	10-20cm
20%	4No.	Pennisetum alopecuroides 'Hameln'	C 1L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
30m2 WEST FACING SHRUB MIX planted @ 3/m2				
15%	14No.	Choisya ternata 'Sundance'	C 3L	40-60cm
20%	18No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	14No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
20%	18No.	Viburnum x juddii	C 3L	40-60cm
30%	27No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
13m2 WEST FACING SHRUB MIX 2 planted @ 3/m2				
15%	6No.	Choisya ternata 'Sundance'	C 3L	40-60cm
25%	10No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
15%	6No.	Libertia grandiflora	C 2L	20-30cm
20%	8No.	Viburnum x juddii	C 3L	40-60cm
25%	10No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
12m2 ORNAMENTAL GRASSY MIX planted @ 4/m2				
25%	12No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	12No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	10No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
10%	5No.	Geranium 'Rozanne'	C 3L	40-60cm
20%	10No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
FTH = Feather.
HABIT = Juvenile habit or plant shape as supplied by the nursery.
QTY = Quantity
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
STD = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).
Twiner = Twining climber attached to trellis/frame, refer to specification.

PLANTING SCHEDULE: SHEET 4 OF 5

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
28No.	Cea BM	Ceanothus 'Blue Mound'	C 3L	40-60cm	3/m2
34No.	Cho Azt	Choisya ternata 'Aztec Pearl'	C 3L	40-60cm	3/m2
6No.	Cho Sun	Choisya ternata 'Sundance'	C 3L	40-60cm	3/m2
2No.	Cor Ele	Cornus alba 'Elegantissima'	C 3L	40-60cm	1/m2
4No.	Cor MF	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm	2/m2
1No.	Cot Gra 5L	Cotinus coggygria 'Grace'	C 5L	50-70cm	3/m2
9No.	Esc AB	Escallonia 'Apple Blossom'	C 3L	40-60cm	3/m2
41No.	Esc Don	Escallonia 'Donard Seedling'	C 3L	40-60cm	3/m2
39No.	Epi rub	Epimedium x rubrum	C 1L	10-20cm	4/m2
23No.	Euo Eme	Euonymus fortuneii 'Emerald Gaiety'	C 3L	20-30cm	3/m2
26No.	Euo Jea	Euonymus 'Jean Hughes'	C 2L	20-30cm	4/m2
31No.	Hyp Hid	Hypericum 'Hidcote'	C 3L	40-60cm	3/m2
78No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 2L	20-30cm	4/m2
8No.	Lon BG	Lonicera nitida 'Baggensens Gold'	C 3L	30-40cm	3/m2
12No.	Nan OBB	Nandina domestica 'Obsessed'	C 3L	30-40cm	3/m2
5No.	Osm Bur	Osmanthus x burkwoodii	C 3L	30-40cm	2/m2
22No.	Pit Tom	Pittosporum 'Tom Thumb'	C 3L	30-40cm	3/m2
26No.	Pit Gol	Pittosporum 'Golf Ball'	C 3L	30-40cm	3/m2
11No.	Pit SiQ	Pittosporum 'Silver Queen'	C 3L	30-40cm	3/m2
3No.	Pot Abb	Potentilla fruticosa 'Abbotswood'	C 3L	20-30cm	3/m2
17No.	San cha	Santolina chaemaecyparissus	C 3L	20-30cm	3/m2
32No.	Sar Hum	Sarcoccoca hookeriana 'humilis'	C 3L	20-30cm	3/m2
9No.	Ski jN	Skimmia japonica 'Nymans'	C 3L	30-40cm	3/m2
27No.	Ski KG	Skimmia x confusa 'Kew Green'	C 3L	30-40cm	3/m2
12No.	Vib Judd	Viburnum juddii	C 3L	20-30cm	2/m2
5No.	Vib Ros	Viburnum opulus 'Roseum'	C 3L	40-60cm	2/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Hyd pet	Hydrangea petiolaris	C 3L	60-80cm	Self-clinger

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
3No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm
3No.	Ame Rob hs	Amelanchier lamarckii 'Robin Hill'	RB	STD	12-14cm
2No.	BET PEN hs	Betula pendula	RB	STD	12-14cm
2No.	CAR BET hs	Carpinus betulus	RB	STD	12-14cm
1No.	Cer Can f	Cercis canadensis 'Forest Pansy'	C 10L	FTH	180-210cm
1No.	CRA MON hs	Crataegus monogyna	RB	STD	12-14cm
3No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
4No.	Ile Tol f	Ilex aquifolium 'J.C. van Tol'	C 45L	FTH	150-180cm
1No.	LIQ STY hs	Liquidambar styraciflua	RB	STD	12-14cm
1No.	MAL FLO s	Malus floribunda	B	STD	8-10cm
7No.	PRU PLE hs	Prunus avium 'Plena'	RB	STD	12-14cm
6No.	PYR CHA hs	Pyrus calleryana 'Chanticleer'	RB	STD	12-14cm
1No.	ROB FRI s	Robinia pseudoacacia 'Frisia'	C 25L	STD	8-10cm
1No.	SOR LUT hs	Sorbus aria 'Lutescens'	RB	STD	12-14cm
3No.	SOR CAR hs	Sorbus aucuparia 'Cardinal Royal'	RB	STD	12-14cm
16No.	TIL GRE hs	Tilia cordata 'Green Spire'	RB	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
27m	Euo JH Hedge	Euonymus japonicus 'Jean Hugues	C 2L	30-40cm
108No. Plants spaced @ 4/m in a Single Row				
117m	Single Beech Hedge	Fagus sylvatica	B Trans	60-80cm
585No. Plants spaced @ 5/m in a Single Row				
27m	Yew Hedge1	Taxus baccata	C 3L	40-60cm
108No. Plants spaced @ 4/m in a Single Row				

HEDGE MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
38m NATIVE HEDGE MIX 6 planted @ 5/m in a Double Staggered Row				
30%	57No.	Crataegus monogyna	B Trans	60-80cm
20%	38No.	Corylus avellana	B Trans	60-80cm
20%	38No.	Cornus sanguinea	B Trans	60-80cm
20%	38No.	Acer campestre	B Trans	60-80cm
10%	19No.	Viburnum opulus	B Trans	40-60cm
To be planted in species groups of approximately 5.				
33m ORNAMENTAL HEDGE MIX planted @ 3/m in a Single Row				
50%	50No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
30%	30No.	Ligustrum ovalifolium 'Aureum'	C 3L	40-60cm
20%	20No.	Lonicera nitida 'Baggersons Gold'	C 3L	40-60cm
To be planted in species groups of approximately 10.				

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
34m2 Infiltration Mix 1 planted @ 3/m2				
20%	20No.	Miscanthus 'Kleine Silberspinne'	C 2L	40-60cm
10%	10No.	Stipa tenuifolia	C 2L	20-30cm
10%	10No.	Santolina chamaecyparissus	C 2L	20-30cm
10%	10No.	Euonymus europaeus	C 2L	20-30cm
10%	10No.	Verbascum 'Gainsborough'	C 1L	15-20cm
10%	10No.	Viburnum opulus 'Notcutts Variety'	C 2L	20-40cm
10%	10No.	Achillea millefolium	C 1L	15-20cm
10%	10No.	Sedum spectabile	C 1L	10-20cm
10%	10No.	Artemisia 'Powis Castle'	C 1L	10-20cm
Individual varieties to be planted in groups of approximately 3-5.				
22m2 GROUNDCOVER MIX 14 planted @ 3/m2				
10%	7No.	Vinca minor 'Alba'	C 1L	10-20cm
30%	20No.	Ceanothus thyrsiflorus var. repens	C 2L	30-40cm
40%	26No.	Cotoneaster suecicus 'Coral Beauty'	C 2L	30-40cm
20%	13No.	Pachysandra terminalis	C 1L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
51m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	23No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	23No.	Sarcococca confusa	C 3L	40-60cm
20%	31No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	31No.	Viburnum davidii	C 3L	40-60cm
30%	46No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups where applicable.				
24m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	11No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	7No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	11No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	7No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	11No.	Viburnum davidii	C 3L	40-60cm
15%	11No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	14No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.				
8m2 ORNAMENTAL SHRUB MIX 3 planted @ 3/m2				
25%	6No.	Choisya ternata 'Aztec Pear'	C 3L	40-60cm
20%	5No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	4No.	Viburnum x juddii	C 3L	40-60cm
25%	6No.	Hebe 'Red Edge'	C 3L	40-60cm
15%	4No.	Euonymus fortunei 'Silver Queen'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
12m2 SOUTH FACING SHRUB MIX planted @ 4/m2				
15%	7No.	Hebe 'Caledonia'	C 2L	10-20cm
25%	12No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
10%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
25%	12No.	Geranium sanguineum 'Album'	C 2L	10-20cm
25%	12No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
46m2 SOUTH FACING SHRUB MIX 1 planted @ 4/m2				
20%	37No.	Pittosporum 'Golf Ball'	C 2L	10-20cm
25%	46No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
15%	28No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
20%	37No.	Cornus sanguineum 'Midwinter Fire'	C 2L	10-20cm
20%	37No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
58m2 EAST FACING SHRUB MIX planted @ 3/m2				
15%	26No.	Pachysandra terminalis	C 3L	40-60cm
25%	44No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	17No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	44No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
25%	44No.	Pittosporum 'Toms Thumb'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
32m2 WEST FACING SHRUB MIX planted @ 3/m2				
15%	14No.	Choisya ternata 'Sundance'	C 3L	40-60cm
20%	19No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	14No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
20%	19No.	Viburnum x juddii	C 3L	40-60cm
30%	29No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
34m2 WEST FACING SHRUB MIX 2 planted @ 3/m2				
15%	15No.	Choisya ternata 'Sundance'	C 3L	40-60cm
25%	26No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
15%	15No.	Libertia grandiflora	C 2L	20-30cm
20%	20No.	Viburnum x juddii	C 3L	40-60cm
25%	26No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
24m2 WEST FACING SHRUB MIX 3 planted @ 1/m2				
15%	4No.	Choisya ternata 'Aztec Pearl'	C 3L	40-60cm
10%	2No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
10%	2No.	Cornus 'Midwinter Fire'	C 3L	40-60cm
15%	4No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
20%	5No.	Viburnum x juddii	C 3L	40-60cm
10%	2No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	2No.	Pittosporum 'Tom Thumb'	C 3L	40-60cm
10%	2No.	Pittosporum 'Golf Ball'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
17m2 ORNAMENTAL GRASSY SHRUB MIX planted @ 3/m2				
25%	13No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	13No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	10No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
5%	3No.	Astrantia major 'Large White'	C 1L	10-20cm
10%	5No.	Viburnum x juddii	C 3L	40-60cm
5%	3No.	Verbena bonariensis	C 2L	10-20cm
10%	5No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
16m2 ORNAMENTAL GRASSY MIX planted @ 4/m2				
25%	16No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	16No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	13No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
10%	6No.	Geranium 'Rozanne'	C 3L	40-60cm
20%	13No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

PLANTING SCHEDULE: SHEET 5 OF 5

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
3No.	Cho Sun	Choisya ternata 'Sundance'	C 3L	40-60cm	3/m2
1No.	Cot Gra 5L	Cotinus coggygria 'Grace'	C 5L	50-70cm	3/m2
3No.	Epi rub	Epimedium x rubrum	C 1L	10-20cm	4/m2
13No.	Euo Eme	Euonymus fortuneii 'Emerald Gaiety'	C 3L	20-30cm	3/m2
42No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 2L	20-30cm	4/m2
22No.	Pit Gol	Pittosporum 'Golf Ball'	C 3L	30-40cm	3/m2
46No.	Sar Hum	Sarcococca hookeriana 'humilis'	C 3L	20-30cm	3/m2
19No.	Ski jN	Skimmia japonica 'Nymans'	C 3L	30-40cm	3/m2
3No.	Ski KG	Skimmia x confusa 'Kew Green'	C 3L	30-40cm	3/m2
2No.	Vib Judd	Viburnum juddii	C 3L	20-30cm	2/m2
15No.	Vib EP	Viburnum tinus 'Eve price'	C 3L	30-40cm	2/m2

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm
6No.	BET PEN hs	Betula pendula	RB	STD	12-14cm
5No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
1No.	JUG REG hs	Juglans regia	RB	STD	12-14cm
1No.	LIQ STY hs	Liquidambar styraciflua	RB	STD	12-14cm
1No.	MAL SYL s	Malus sylvestris	B	STD	180-210cm
3No.	PRU PLE hs	Prunus avium 'Plena'	RB	STD	12-14cm
1No.	Pru Sar hs	Prunus sargentii	RB	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
18m	Single Beech Hedge	Fagus sylvatica	B Trans	60-80cm
90No. Plants spaced @ 5/m in a Single Row				

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
3m2 GROUNDCOVER MIX 9 planted @ 5/m2				
15%	2No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
35%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	15-20cm
25%	4No.	Hebe pinguifolia 'Pagei'	C 2L	20-30cm
25%	4No.	Pittosporum 'Tom Thumb'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
12m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	5No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	5No.	Sarcococca confusa	C 3L	40-60cm
20%	7No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	7No.	Viburnum davidii	C 3L	40-60cm
30%	11No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups where applicable.				
26m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	12No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	8No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	12No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	8No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	12No.	Viburnum davidii	C 3L	40-60cm
15%	12No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	16No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.				
38m2 ORNAMENTAL SHRUB MIX 3 planted @ 3/m2				
25%	29No.	Choisya ternata 'Aztec Pear'	C 3L	40-60cm
20%	23No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	17No.	Viburnum x juddii	C 3L	40-60cm
25%	29No.	Hebe 'Red Edge'	C 3L	40-60cm
15%	17No.	Euonymus fortunei 'Silver Queen'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
30m2 ORNAMENTAL SHRUB MIX 4 planted @ 3/m2				
20%	18No.	Nandina domestica 'Obsessed'	C 3L	30-40cm
20%	18No.	Viburnum x juddii	C 3L	30-40cm
25%	23No.	Hebe 'Red Edge'	C 3L	20-30cm
15%	14No.	Pittosporum 'Tom Thumb'	C 3L	30-40cm
20%	18No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
9m2 SOUTH FACING SHRUB MIX 1 planted @ 4/m2				
20%	7No.	Pittosporum 'Golf Ball'	C 2L	10-20cm
25%	9No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
15%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
20%	7No.	Cornus sanguineum 'Midwinter Fire'	C 2L	10-20cm
20%	7No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
35m2 EAST FACING SHRUB MIX planted @ 3/m2				
15%	16No.	Pachysandra terminalis	C 3L	40-60cm
25%	26No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	11No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	26No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
25%	26No.	Pittosporum 'Toms Thumb'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
7m2 WEST FACING SHRUB MIX 2 planted @ 3/m2				
15%	3No.	Choisya ternata 'Sundance'	C 3L	40-60cm
25%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
15%	3No.	Libertia grandiflora	C 2L	20-30cm
20%	4No.	Viburnum x juddii	C 3L	40-60cm
25%	5No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
22m2 ORNAMENTAL GRASSY SHRUB MIX planted @ 3/m2				
25%	17No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	17No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	13No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
5%	3No.	Astrantia major 'Large White'	C 1L	10-20cm
10%	7No.	Viburnum x juddii	C 3L	40-60cm
5%	3No.	Verbena bonariensis	C 2L	10-20cm
10%	7No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
QTY = Quantity
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
STD = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.

Plant Schedule generated by "Qscape" software 28/02/2025

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations. An associated Landscape Management Plan has been produced that this should be the first point of reference.

TOPSOIL

Importation:

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

Seeding/Turfing:

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.
- Sward management varies depending on the mix and www.wildseed.co.uk should be referred to for further information regarding specialist seed mix requirements.
- Lawn swards to be mown regularly and irrigated if necessary to aid establishment.

Watering:

- As and when required to ensure healthy establishment of plants. During periods of drought the plants should be watered at least twice a week and gator bags (or simillar approved) used on the trees.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced in same species groups of 3, 5 or 7.
- Trees to be planted in square pits and in accordance with best practice. Trees should be supported with a single stake at 45deg with an adjustable rubber tie. This should be checked and adjusted regularly.
- Container grown Shrubs to be planted in holes large enough to comfortably place the root, with the natural collar of the plant level with the finished ground level. Plants are to be well firmed in.
- Mixed native hedge plants to be slot planted and protected with a biodegradable spiral guard and cane. Mixed native hedges to be maintained at a height of 1.5m.
- Single species hedges to be planted to be slot planted or pit planted depending on roots. To be maintained in a regular form and at a height of 800mm to 1m. These should not have guards to allow for natural growth.

Timing:

- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

REVISION REV	DATE	DESCRIPTION
A	26.02.2025	Layout changes and updates.
B	28.02.2025	Planting updates due to layout changes

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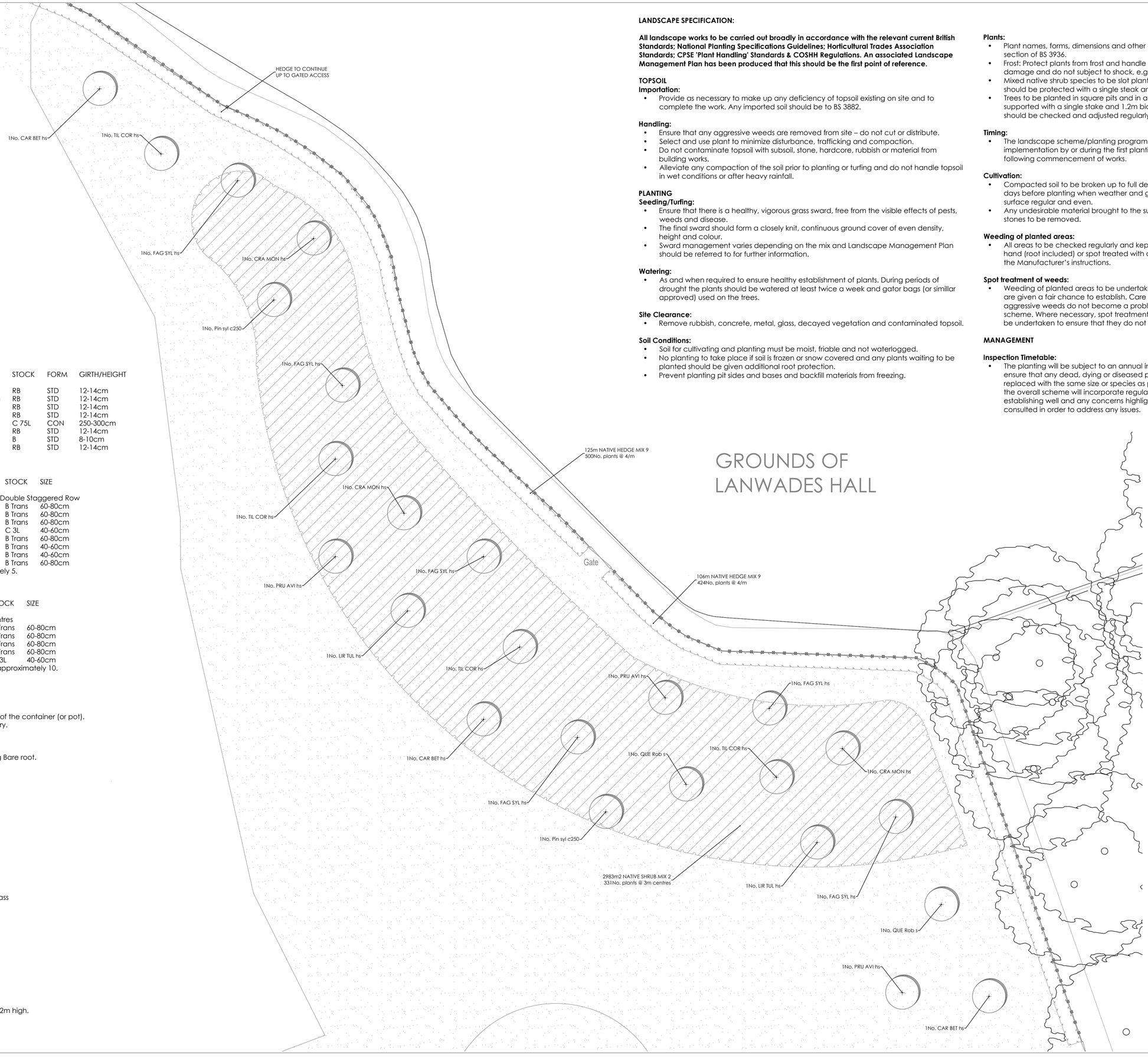
Client Lochailort Investments Ltd.

Drawing Title Landscape Proposals - Details & Specification

Drawn by: KB | **Purpose of issue:** Planning

Date 19.12.2024 | **Scale** 1.250 @ A0

Job Number/Drawing No. **2024_26/007** | Rev **B**



GROUNDS OF LANWADES HALL

PLANT SCHEDULE

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
3No.	CAR BET hs	Carpinus betulus	RB	STD	12-14cm
3No.	CRA MON hs	Crataegus monogyna	RB	STD	12-14cm
6No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
2No.	LIR TUL hs	Liriodendron tulipifera	RB	STD	12-14cm
2No.	Pin syl c250	Pinus sylvestris	C 75L	CON	250-300cm
3No.	PRU AVI hs	Prunus avium	RB	STD	12-14cm
2No.	QUE Rob s	Quercus robur	B	STD	8-10cm
4No.	TIL COR hs	Tilia cordata	RB	STD	12-14cm

HEDGE MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
231m NATIVE HEDGE MIX 9 planted @ 4/m in a Double Staggered Row				
20%	185No.	Crataegus monogyna	B Trans	60-80cm
10%	92No.	Corylus avellana	B Trans	60-80cm
20%	185No.	Cornus sanguinea	B Trans	60-80cm
10%	92No.	Ilex aquifolium	C 3L	40-60cm
5%	46No.	Rosa canina	B Trans	60-80cm
5%	46No.	Euonymus europaeus	B Trans	40-60cm
10%	92No.	Viburnum opulus	B Trans	40-60cm
20%	185No.	Acer campestre	B Trans	60-80cm

To be planted in species groups of approximately 5.

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
2983m2 NATIVE SHRUB MIX 2 planted @ 1m centres				
20%	597No.	Viburnum opulus	B Trans	60-80cm
15%	447No.	Viburnum lantana	B Trans	60-80cm
20%	597No.	Cornus sanguinea	B Trans	60-80cm
20%	597No.	Corylus avellana	B Trans	60-80cm
25%	746No.	Ilex aquifolium	C 3L	40-60cm

Individual varieties to be planted in groups of approximately 10.

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
QTY = Quantity
RB = Rootballed (balled and wrapped).
STD = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).

KEY

Soft Works

- Planting-Hedges
- Planting-Shrubs
- Grass-
  Proposed regularly mown grass
- Existing vegetation
- Existing Tree
- Tree-proposed
- Timber post and rail fence 1.2m high.

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations. An associated Landscape Management Plan has been produced that this should be the first point of reference.

TOPSOIL
Importation:
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:
- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING
Seeding/Turfing:
- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.
- Sward management varies depending on the mix and Landscape Management Plan should be referred to for further information.

Watering:
- As and when required to ensure healthy establishment of plants. During periods of drought the plants should be watered at least twice a week and gator bags (or simillar approved) used on the trees.

Site Clearance:
- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:
- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:
- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Mixed native shrub species to be slot planted in accordance with best practice. Shrubs should be protected with a single steak and 60cm biodegradable guard.
- Trees to be planted in square pits and in accordance with best practice. Trees should be supported with a single stake and 1.2m biodegradable guard an adjustable tie. This should be checked and adjusted regularly.

Timing:
- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:
- Compacted soil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:
- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Spot treatment of weeds:
- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.

MANAGEMENT

Inspection Timetable:
- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

0 2.5 5 7.5 10 12.5m
1:250

REVISION REV	DATE	DESCRIPTION

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Site
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Client
Lochailort Investments Ltd.

Drawing Title
Landscape Proposals - PLANTING BUFFER

Drawn by:	Purpose of issue:
KB	Planning
Date 21.01.2025	**Scale** 1.250 @ A1
Job Number **2024_26**	Drawing No. **001** Rev

KEY

- Planting-Shrubs
- Grass- Proposed regularly mown grass
- Grass - EP1 Pond Edge Mixture
- Grass - EM1 Basic General Purpose Meadow Mixture
- Grass - EM8 Meadow Mixture for Wetlands
- Rough Grass - infrequently mown.
- Bulbs
- Proposed & Existing Trees
- Gravel Driveways: Gravel roadways using a reinforced cellular paving system (CellPave or similar approved).
- Woodland Paths: Gravel pathways set into a cellular system (Techcell or similar approved) - 'No Dig' construction.
- Paved Path: Charcon Moordale Textured (Natural), 450 x 450mm. Laid in an offset stretcher pattern.
- Post & Rail Fence
- Knee Rail

Maintenance access gate for larger vehicles.

Circular walks for quite contemplation.

Trees to be planted in memory of people.

Infrequently mown rough grass habitat.

Attenuation Area wetland planting mix.

Sculptural feature as focal point.

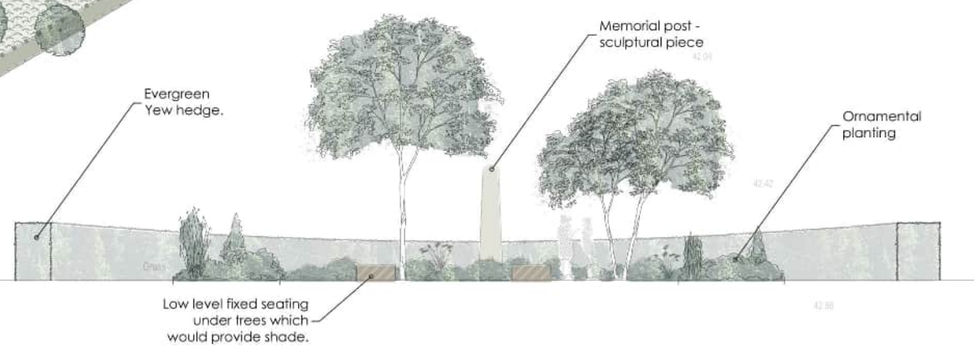
Path Connection to rest of site.

Evergreen hedge for privacy and sense of seclusion.

Informal seating area with trees to provide shade, surrounded by mixed ornamental planting to provide seasonal interest.

Meadow Mix Planting with mixed native wild flowers.

Pedestrian access onto school lane.



Indicative Section: Memorial Garden Seating Area

REVISION REV	DATE	DESCRIPTION
A	06.05.2025	Amendments further to discussion.

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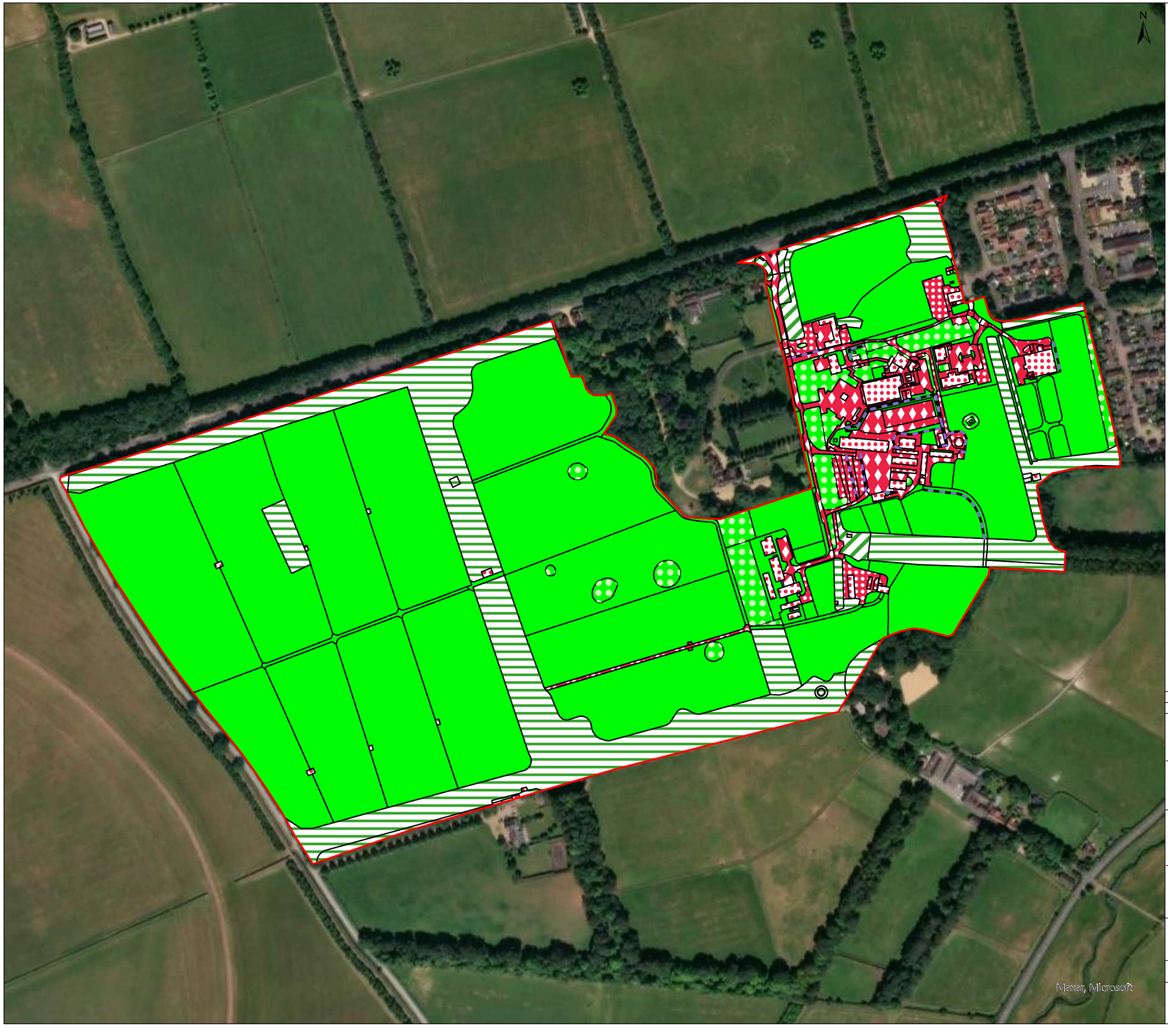
Drawing Title Landscape Proposals - Memorial Garden

Drawn by:	Purpose of issue:
KB	Planning
Date 05.05.2025	**Scale** NTS

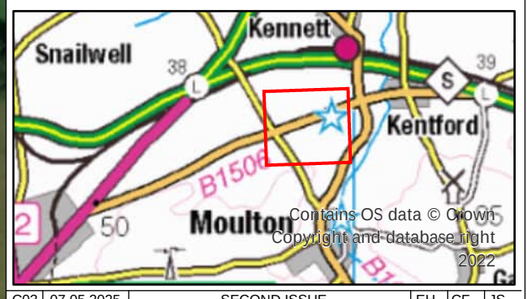
Job Number/Drawing No. **2024_26/011** Rev **A**



Legend

- Site Boundary - Hybrid Application
- h2a6 - Other native hedgerow
- g4 - Modified grassland
- g4 32 - Modified grassland with scattered trees
- u1 847 - Introduced shrub
- u1b5 - Buildings
- u1b6 - Other developed land
- u1c - Artificial unvegetated unsealed surface
- w1 - Broadleaved, mixed and yew woodland
- w1c - Lowland beech and yew woodland

0 100 200 300 400 Meters



Rev	Date	Amendment Details	Dr'n	Chk'	App'
C03	07.05.2025	SECOND ISSUE	EH	CF	JS

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SWECO

Client

LOCHAILORT INVESTMENTS LTD

Project Title

LANWADES WOODLAND PARK

Drawing Title

UK HABITAT CLASSIFICATION MAP - HYBRID APPLICATION

Drawing No.

65210959-SWE-XX-XX-D-J-0001

Sheet Size	Scale	Sweco Ref	Revision
A3	1:7,000	65210959	C03

Legend

Hybrid Application

- Red Line Boundary

UK Habitat Code

- g3c - other neutral grassland
- g4 - modified grassland
- h3h- mixed scrub
- Secondary code 848 - sustainable drainage system
- u1b - developed land. sealed surface
- u1b6 - other developed land
- u1c - artificial unvegetated unsealed surface
- u1d - suburban mosaic of developed/natural surface
- g4 32 - Modified grassland with scattered trees
- w1 - Broadleaved, mixed and yew woodland
- w1c - Lowland beech and yew woodland
- h2b - non-native and ornamental hedgerow
- Veteran Tree (Lost)

0 100 200 Metres

Rev.	Rev. Date	Drawing Suitability	Drawn	Checked	Appr'd
C01	07.05.2025	For Information	EB	JS	RWS

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SWECO

Client

LOCHAILORT INVESTMENTS LTD

Project

LANWADES WOODLAND PARK

Drawing Title

UK HABITAT CLASSIFICATION MAP - POST DEVELOPEMT HYBRID APPLICATION

Status Desc.	FOR ISSUE	Status	S2
Project No.	65210959	Scale	1:4,500
Drawing No.	65210959-SWE-XX-XX-DR-J-0014	Sheet Size	A3

Appendix A – Habitat Condition Assessment Results

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Habitat Description

Modified grassland, including amenity grassland and pasture paddocks for horse grazing

ukhab – UK Habitat Classification											
On-site or off-site, site name and location	On-site and off-site	**Survey date and Surveyor name**	04/05/24 and 05/05/24 SB								
		Survey reference (if relating to a wider survey)	N/A								
Limitations (if applicable)	N/A	**Habitat parcel reference**									
			Amenity	Modified grass, long	Amenity grass with scat trees	Amenity	Paddocks / pasture	Amenity	Amenity	Paddock / pasture		
		Grid reference									
Condition Assessment Criteria			Grass 1	Grass 2	Grass 3	Grass 4	Grass 5	Grass 6	Grass 7	Grass 8		
			Criterion passed (Yes or No)									**Notes (such as justification)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		Y	Y	N	Y - 6 max	N	N	Y	Y		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.		N	Y	N	N	Y	N	N	Y		
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		Y	Y	Y	N	Y	Y	Y	Y		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.		N	Y	N	Y	Y	N	Y	N		
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].		N	Y	N	Y	Y	Y	Y	Y		
F	Cover of bracken *Pteridium aquilinum* is less than 20%.		Y	Y	Y	Y	Y	Y	Y	Y		
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).		Y	Y	N	Y	Y	Y	Y	Y		
		Essential criterion achieved (Yes or No)	Y	Y	N	Y	N	N	Y	Y		
		Number of criteria passed	4	7	2	4	6	4	6	6		

Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		Y					Y	Y		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Y			Y						
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)			Y		Y	Y				

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Scattered trees within modified grassland

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site and off-site	**Survey date and Surveyor name**	04/05/24 and 05/05/24 SB									
		Survey reference (if relating to a wider survey)	N/A									
Limitations (if applicable)	N/A	**Habitat parcel reference**										
		Scat trees 1	Scat trees 2	Scat trees 3								
		Grid reference										
		Horse chest nut	Mix	Beech domin								
Condition Assessment Criteria		**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	N	N	Y								
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y								
C	The tree is mature (or more than 50% within the block are mature)[1].	Y	N	Y								
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	Y	Y								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N								

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	N	N								
	Number of criteria passed		2	4								

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)	Y		Y							
Passes 2 or fewer criteria	Poor (1)		Y								
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score[2]

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Other native hedgerow

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site and off-site	**Survey date and Surveyor name**	04/05/24 and 05/05/24 SB
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				Grid reference										
				H1	H2	H3								
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N - Almost 1.5m	N	Y								
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N								

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	N									
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	N	N									
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	N	N									
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N									
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Y	Y	Y									
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N	N									
Additional group - applicable to hedgerows with trees only															
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N - Young beech trees											

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N												

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	Poor

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1- Poor

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.* [online] Available on:
layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows.* [online] Available on:
Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain.* Species Status 7: 1-116. [online] Available on:
The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on:
Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora.* [online] Available on:
Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:
Home » NNSS (nonnativespecies.org)
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

Lowland beech and yew woodland

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	On-site and off-site	**Survey date and Surveyor name**	04/05/24 and 05/05/24 SB	**Habitat parcel reference**											
				W1											
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A	**Grid reference**											
				Beech Woodland											

Condition Assessment Criteria

	Indicator	**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**										**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2										
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	1										
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3										
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2										
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3										
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3										

G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	1										
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3										
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2										
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	1										
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1										
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2										
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	1										
				Total Score (out of a possible 39)	25										

Condition Assessment Result	**Condition Assessment Score**	**Result Achieved**										
Total score >32 (33 to 39)	Good (3)											
Total score 26 to 32	Moderate (2)											
Total score <26 (13 to 25)	Poor (1)	Y										

Suggested enhancement interventions to improve condition score

Appendix B – BNG Metric Headline Results

Lanwades Woodland Park - Hybrid Application

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	*Habitat units*	149.86		
	Hedgerow units	0.62		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	127.26		
	Hedgerow units	2.88		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-22.61	-15.08%	On-site net gain is less than target set ⚠
	Hedgerow units	2.26	363.98%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-22.61		
	Hedgerow units	2.26		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-22.61	
	Hedgerow units	2.26	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-15.08%	Total net gain achieved is less than target set ▲
	Hedgerow units	363.98%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unacceptable loss of irreplaceable habitat recorded - no bespoke compensation for losses has been agreed ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	149.86	164.85	37.59	
Hedgerow units	10.00%	0.62	0.68	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲