

Gold Street Proposed Agricultural Barn

Landscape Management Plan For the Proposed Native Screen Planting

At

Land at Cobham House Vineyard, Gold St, Cobham ,
Gravesend , Kent DA123AA

Landscape Management Plan

Compiled by B Weller
28th May 2025 V3

Version	Date	Author	Checked by	Comments
1	09/05/25	Gareth Weeks Ba LA	Bruce Weller	Information for planning
2	21/05/2025	GW	BW	DM Comments
3	28/05/2025	AS	DW	DM Comments

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CONTENTS

1	INTRODUCTION	3
2	DESCRIPTION AND SPECIFICATIONS FOR PLANTING	4
3	LONG-TERM DESIGN OBJECTIVES OVERVIEW.....	7
4	MANAGEMENT RESPONSIBILITIES.....	18
	APPENDIX 1 – LANDSCAPE PLANS	19

1 INTRODUCTION

1.1 Overview

- 1.1.1 This document and accompanying landscape plan (Landscape Plan version 0811.01 Rev D have been prepared to provide the following :-
- 1.1.2 - A description and specification for the planting operations
- 1.1.3 - A framework for the implementation and aftercare of the proposed planting associated with the screening design for the agricultural barn.
- 1.1.4 - The long-term design objectives, management responsibilities and maintenance schedules for the proposed landscape features.
- 1.1.5 After five years, the success of the management plans will be assessed by a suitably qualified/experienced landscape architect/ecologist and amended as necessary, depending on whether the proposals have met the objectives. The management plan shall be reviewed every five years for the next thirty years. (I.e. until 2055).

2 DESCRIPTION AND SPECIFICATIONS FOR PLANTING

2.1 Description of Specimen Tree Planting and Shrub Planting.

2.1.1 Description (see plan 0811.01)

Gold Street - Proposed Landscape Schedules

Shrub Planting				1. Plan Reference / 2. Area Of Planting (m2) / 3. Density (plants per m2)											
Species				1	2	3									Species Tot
				1m centres	1m centres										
Ilex aquifolium	5%	Whip	0.45-0.6m	68	82										
Prunus spinosa	10%	Whip	0.45-0.6m	135	165										
Viburnum lantana	10%	Whip	0.45-0.6m	135	165										
Rhamnus cathartica	20%	Whip	0.45-0.6m	270	330										
Cornus sanguinea	15%	Whip	0.45-0.6m	203	248										
Eunonymus europaea	5%	Whip	0.45-0.6m	68	82										
Sorbus aucuparia	15%	Whip	0.45-0.6m	203	248										
Crataegus monogyna	10%	Whip	0.45-0.6m	135	165										
Viburnum opulus	10%	Whip	0.45-0.6m	135	165										
Total	100%			1352	1650										3002

Gold Street - Proposed Landscape Schedules

Light Standard Tree Planting				1. Plan Reference / 2. Area Of Planting (m2) / 3. Density (plants per m2)											
Species				1	2	3									Species Tot
				W1	W2	W3	H1								
				256	306	322	see plan								
				see plan	see plan	see plan	see plan								
Acer campestre	Ac	Light Standard	6-8m	1	2	5	0								
Betula pendula	Bp	Light Standard	6-8m	1	1	13	0								
Prunus spinosa	Ps	Light Standard	6-8m	3	3	9	0								
Corylus avellana	Ca	Light Standard	6-8m	3	3	9	0								
Crataegus monogyna	Cm	Light Standard	6-8m	6	6	20	0								
Pinus sylvestris	Sp	Light Standard	6-8m	4	4	24	5								
Prunus avium	Pa	Light Standard	6-8m	1	1	15	0								
Quercus robur	Qr	Light Standard	6-8m	9	9	37	19								
Total				28	29	132	24								213

Gold Street - Proposed Landscape Schedules

Hedgerow Planting				1. Plan Reference / 2. Linear Metres (lm) / 3. Density (plants per m2)											
Species				1	2	3									Species Tot
				111											
				277											
				7 plants / lm											
Ilex aquifolium	5%	Whip	0.45-0.6m	97											
Prunus spinosa	10%	Whip	0.45-0.6m	194											
Viburnum lantana	10%	Whip	0.45-0.6m	194											
Rhamnus cathartica	20%	Whip	0.45-0.6m	388											
Cornus sanguinea	15%	Whip	0.45-0.6m	290											
Eunonymus europaea	5%	Whip	0.45-0.6m	97											
Sorbus aucuparia	15%	Whip	0.45-0.6m	290											
Crataegus monogyna	10%	Whip	0.45-0.6m	194											
Viburnum opulus	10%	Whip	0.45-0.6m	194											
Total	100%			1938											1938

2.2 Specimen Tree and Shrub Planting Operations Around Barn

2.2.1 Implementation Timetable

2.2.2 All planting will be undertaken and completed during the first planting season (Oct to March, bare root plants) after the erection of the Barn.

2.2.3 Barn Surrounds and Boundary (Hedgerow and Specimen Trees)

2.2.4 Topsoil

2.2.5 Existing topsoil shall be stripped before building works begin. If required, Imported topsoil shall be to BS3882: 2007 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

2.2.6 Excavation

2.2.7 Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

2.2.8 Tree pits: 1000 x 1000 x 800mm deep unless otherwise shown

2.2.9 Shrub and hedge pit / trench: 450mm deep

2.2.10 The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

2.2.11 Backfilling with Subsoil

2.2.12 Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

2.2.13 Backfilling with Topsoil

2.2.14 Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Greentree' compost at a rate of 20 litres/m². An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits.

2.2.15 Tree Stakes

2.2.16 Specimen trees shall be staked as per the typical detail on the car park Landscape Plan.

2.2.17 Cultivation

2.2.18 Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

2.2.19 Planting areas: 300mm deep cultivation to medium tilth

2.3 Scrub (Whip) Planting Operations

2.3.1 Where pits, beds or trenches are not used, plants shall be notch-planted upright by the following method :-

2.3.2 Into a T-shaped opening of sufficient size for the roots of bare-root plants to be fully spread out or to accommodate a cell-grown plant without breaking the root-plug.

2.3.3 Rabbit spirals to be attached to each whip using bamboo supports.

3 LONG-TERM DESIGN OBJECTIVES OVERVIEW

3.1 Introduction

- 3.1.1 This document and accompanying landscape plan (Landscape Plan 0811.01) have been prepared to provide the following :-
- 3.1.2 The overall long-term management objective for the site is not only to screen the proposed agricultural barn but to enhance the site through ecotonal management and therefore create increased biodiversity. This will ultimately benefit the environment in the vicinity of the barn.
- 3.1.3 The planting design and landscape management proposals reflect the findings and recommendations of the Landscape and Visual Impact Assessment (LVIA) produced by TerraFirma , Ref :-
- 3.1.4 - 20240927_0431_TerraFirma_2537-TFC-00-ZZ-RE-L-8001_LVIA Volume1
- 3.1.5 - 20240927_0431_TerraFirma_2537-TFC-00-ZZ-RE-L-8001_LVIA Volume 2
- 3.1.6 See Volume 2 Page 35 "Additional Mitigation and Residual Effects.

3.2 Proposed Tree and Shrub Copse

- 3.2.1 There are significant tree and shrub planting proposals associated with screening the barn. All planting will be with native species and where possible using stock of local provenance/relevance.
- 3.2.2 The planting design is intended to serve several functions, chiefly landscape improvement to mitigate the visual effect of the proposed barn and to also to provide habitat creation, enhanced landscape and ecological connectivity.
- 3.2.3 The long-term objective is to develop a mix of native trees and shrubs that will form mature copse with a wide variety of microclimates and ultimately an uneven mix of age, height and density. Eventually, occasional clearing will be made by coppicing to increase the diversity of form and species.

3.3 Existing Trees On The Perimeter Of The Site (to the North)

- 3.3.1 The are no existing trees on the application. There are existing trees associated with the site just beyond the Northern boundary edge.
- 3.3.2 There is however still an opportunity to ensure the mature tree copse to the North is extended and protected.

3.4 New Woodland Block and Scrub Management Programme (Transplants)

- 3.4.1 It is intended within a management framework of 30 years to create a series of virtually self-sustaining systems subject only to the routine cutting of coppice. The programme of maintenance has been designed to be both practical and achievable and to create a habitat which is rich in wildlife and visually compatible with the surrounding landscapes.
- 3.4.2 For this report "coppicing" and "thinning" shall refer to the cutting of a plant to a stump which is allowed to re-grow. "Removal" refers to the cutting of a stump followed by its destruction by chemical or physical means.
- 3.4.3 Both planting and maintenance are geared towards the rapid development of woodland/scrubland for wildlife and visual amenity / screening. A mix of native trees and shrubs is to be planted and managed to create a copse that has a wide variety of microclimates. Thinning and coppicing are to be carried out to form an uneven mix of age, height and density. Within wider bands of wood, occasional clearing shall be made by coppicing to increase the diversity of form and species.
- 3.4.4 A suitable mulch will be applied to all newly planted areas with spot weeding where required.

Years 1 & 2

At planting:	The following shrubs are to be pruned within 6" of ground: Corylus, Prunus, Crataegus monogyna, Cornus,
Feb/March:	Refirm plants loosened by wind/frost
Late March:	Spot weeding to take place where required
Early May:	Spot weeding to take place where required
Early June:	Spot weeding to take place where required

Early July: Spot weeding to take place where required
 Nov/Dec: Replacement of dead/dying plants and pruning of dead shoots.
 Refirming of plants made loose by windrock.
 Spot weeding to take place where required.

Throughout the year: Regular inspection to check for noxious diseases/pests. Watering is required to keep soil within the rooting zone moist. Grass clippings are not to be used as mulch as these will contain potential weed seeds.

General: The timing of operations is dependent on the weather and may vary according to need. All dead plants/twigs are to be removed. Any new plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. (up to a period of five years)

Years 3-5

Feb/March: Refirm plants disturbed by wind and frost
 Late March: spot weeding to take place where required
 Early May: Spot weeding to take place where required
 Early June: Spot weeding to take place where required
 Early July: Spot weeding to take place where required
 Nov/Dec: Prune dead shoots and refirm plants made loose by wind rock.

Throughout the year: As for years 1 & 2. Replace mulch if necessary.

General: As for years 1 & 2.

Years 6-10

Feb/Mar: Remove any Prunus which threaten to kill canopy species (e.g. Quercus, Betula, Acer, Pinus,) or evergreen shrubs (Ilex). Begin coppicing of Corylus, Crataegus, Viburnum, Rhamnus, Cornus, Eunomyus, Sorbus, Prunus, and Acer. 20% of each species is to be coppiced each year so that by year 10 all have been coppiced once. Coppicing is to be carried out in blocks of 10-25 plants to create a variety of structures within the woodland.

May/June: Application of translocated herbicide to be made only to areas of noxious weed (Polygonum cuspidatum, etc) and not in areas in the close vicinity of the pond or other habitats. Other plants considered to be undesirable at this stage - Acer pseudoplatanus, Urtica dioica, Rubus fruticosus - should be controlled.

Throughout the year: Regular inspection to check for noxious diseases and pests. All matters arising from such infestation are to be removed and burnt. All other cuttings/thinning are to be left within the plantation in piles to decay. Dead trees are to be allowed to stand and rot.

Years 11-15

Feb/March: Begin thinning *Prunus* so that at Year 15 all but 25% has been cut. The remaining plants are to stay as part of the copse. Begin thinning of *Quercus*, *Betula*, *Prunus*, *Acer*, and *Ilex* so that at Year 15, 50% of each has been cut. Regrowth is to be coppiced at 5-year intervals. The intention is to make a light and airy copse so this percentage may be increased should growth have been vigorous.

Continue a 5-year coppicing cycle on *Corylus*, *Crataegus*, *Prunus* and *Acer*. Coppicing/thinning shall be carried out in blocks of 10-25 plants to create a small-scale variety of structures within the woodland. *Acer pseudoplatanus* is to be removed if it appears.

May/June: Weeds threatening the survival of trees and shrubs to be cleared, otherwise ground flora left to develop.

Throughout the year: Regular inspection is to be made for noxious diseases and pests.

General: All trunks and branches from thinning, removal and coppicing to be piled within the woodland to decay naturally. Dead shrubs and trees are to be allowed to stand other than those having succumbed to contagious diseases.

Occasional clearings with the copse shall be made. Within these areas, natural seeding of herbaceous and woody plants is to be allowed.

Trees with splits, forks and dead tissues provide many more opportunities for wildlife to become established than those without and should not be "cleared" to a standard type of timber plantation.

Years 15+

Thinning and removal of canopy and other species should continue to create the desired woodland complex of glade and thicket, with a good variety of ages and structures. Beyond Year 30, the coppicing cycle should be increased to 10 years.

At an age of 50 years, the woodland should be light and airy and comprise irregularly spaced canopy trees emerging from a mixed understorey. This should consist of mature *Quercus*, *Acer*, *Betula*, *Sorbus*, *Pinus* and *Ilex* in thickets of varying densities, with coppiced areas of *Corylus*, *Crataegus*, *Prunus*, and *Ilex* at different heights. Between these should be glades at various stages of regeneration.

Trees should, as they die, be left to stand and decay (as long as in a safe out-of-play location) and all coppice products should be stacked within the woodland and left to break down naturally.

3.5 Hedgerow General

Proposed Hedgerow (Screening hedge to the West)

- 3.5.1 Native hedgerows feature as a Priority Habitat for the UK :
- 3.5.2 • “Encourage the favourable management of hedgerows and hedgerow trees. Halt the net loss of species-rich hedgerows through neglect, removal or inappropriate management.
- 3.5.3 • Seek to increase the numbers of native, species-rich hedgerows in favourable conditions.
- 3.5.4 As such, long-term management will focus on enhancing the value of the new hedgerow so it develops into a strong screening native feature.
- 3.5.5 Long-term management for hedgerows dominated by native shrubs will comprise minimal management on rotation to maintain bushy, dense and overgrown hedgerows. This is likely to involve trimming on a three-year rotation to maintain the hedge as tall and dense with thick woody outgrowths. The key aspect of the hedgerow management cycle will be to allow incremental height increase by increasing the cutting height by 10 to 20 cm once every three years, thus sympathetically allowing a hedgerow to progress slowly through its natural growth cycle without putting it under damaging stress.
- 3.5.6 Transitional zones of tall grasses and herbaceous species/wildflowers will be allowed established as buffer zones between the hedge base and the proposed agricultural planting to provide shelter for invertebrates, small mammals, reptiles and amphibians.
- 3.5.7 **Introduction;** The following details should be read in conjunction with the Landscape Plan 0811.01.

3.6 New Hedgerow Management Programme

- 3.6.1 The objective for the new hedgerow is to establish and maintain a dense, bushy and well-developed hedge with full foliage cover over the whole of the hedge surface. In this way, the hedge will encourage wildlife and increase biodiversity

Years 1 & 2

After planting:	The shrubs are to be pruned hard to encourage bushy growth :
Feb/March:	Refirm plants loosened by wind/frost
Late March:	Spot weeding to take place where required
Early May:	Spot weeding to take place where required
Early June:	Spot weeding to take place where required
Early July:	Spot weeding to take place where required
Nov/Dec:	Replacement of dead/dying plants and pruning of dead shoots. Refirming of plants made loose by windrock. Spot weeding to take place where required.
Throughout the year:	Regular inspection to check for noxious diseases/pests. Watering is required to keep soil within the rooting zone moist. Grass clippings are not to be used as mulch as these will contain potential weed seeds.

General: The timing of operations is dependent on the weather and may vary according to need. All dead plants/twigs are to be removed. Any new plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. (up to a period of five years).

Years 3-5

The hedgerow shall be pruned to encourage dense, bushy growth. Where the close planting has resulted in excessive overcrowding, plants shall be thinned to allow proper development. A bare earth regime should be maintained around the plant bases until the hedge is fully established at the end of year 5.

Feb/March:	Refirm plants disturbed by wind and frost
Late March:	Spot weeding to take place where required
Early May:	Spot weeding to take place where required
Early June:	Spot weeding to take place where required
Early July:	Spot weeding to take place where required
Nov/Dec:	Prune dead shoots and refirm plants made loose by windrock.

Year 5 – 15

The hedgerow should be fully established after year 5. Thereafter a buffer zone of at least 1m is to be maintained alongside the hedgerow to encourage wildlife.

The hedge shall only be cut every three years to promote flowering and fruiting. An 'A' shape shall be adopted to promote a thickening hedge bottom. Trimming shall take place in January or February.

Deadwood log pile habitats shall be created within appropriate parts of the hedgerow to promote places of shelter and hibernation.

Year 20

Depending on the condition, the hedgerow (or sections of hedgerow) may be prepared for laying over a period of 2 to 5 years. Laying shall be carried out to conform to British Trust For Conservation. Once laid, the hedge shall be left over one or two growing seasons before trimming recommences.

Hedgerow Trees

As the hedgerow develops certain trees within the hedgerow shall be allowed to develop as long as they aren't affecting the quality of the hedgerow too significantly. Care must be taken when cutting back the hedgerow not to damage selected good specimen hedgerow trees.

3.7 Dead Wood Management

3.7.1 Management rationale

3.7.2 Deadwood is typically a component of broad-leaved semi-natural woodland, and this habitat supports a diverse range of bryophytes, lichens, fungi, invertebrates, bats and birds. However, the possible implications of dead wood for public safety have led to an enthusiasm for clearance in the past.

3.7.3 Sensitive management of dead wood is essential to maximise the biodiversity value of this habitat. Standing dead wood is a different habitat type from fallen dead wood but is equally important as a range of saproxylic species can be encouraged.

3.7.4 Quality rather than quantity of dead wood is important and therefore the following management measures will be implemented within a Deadwood Strategy for the site:

3.7.5 • Size and shape are important and generally, bigger pieces of fallen dead wood provide better habitat;

3.7.6 • Ideally deadwood should be left where it falls. However, the management strategy should ensure that dead wood is present in a range of conditions (e.g. dappled shade, open conditions, near to water, near to existing decayed dead wood, different stages of decay);

3.7.7 • All standing dead wood should be retained in situ wherever possible unless it presents an unacceptable health and safety hazard. Loss of the dead tree should be avoided wherever possible, and if necessary, consideration should be given to removing the branches and retaining the standing trunk as a 'monolith'. Should it

- be necessary to fell a tree, the dead wood should be strapped in a vertical position to a nearby mature tree; and
- 3.7.8 • Creation of additional deadwood habitat through the creation of partially buried and stacked loggeries within woodland within the site.
- 3.7.9 **Objectives**
- 3.7.10 To retain all fallen and standing deadwood; and To create new areas of suitable deadwood habitat for invertebrates by sensitive location of timber and creation of new loggeries.

3.8 Maintenance Programme

- 3.8.1 Weed Control: Trees and Shrubs in Cultivated Beds
- 3.8.2 Cultivated beds shall receive weed control treatment four times per year during the growing season or at the frequency required. Any grass and weed growth within the bed shall be removed by hand or chemical means.
- 3.8.3 The roots and foliage of weeds and grass shall be kept on site and composted when die back is complete.
- 3.8.4 Arisings from Pruning, Cutting or Felling of Woody Plants
- 3.8.5 Any infected (diseased or pest) prunings or timber arisings shall be removed to suitable location on site after cutting and burned or buried at a depth of no less than 2.0 m in a location to be approved in writing by the Overseeing Organisation, except diseased arisings affected by diseases described in Arboriculture Research Notes or Arboriculture Research and Information Notes issued by the Arboricultural Advisory and Information Service, which shall be dealt with in accordance with the advice published in these Notes.
- 3.8.6 In the event of a plant disease epidemic, diseased arising shall be disposed of in accordance with the current recommendations of the Department for Environment, Food and Rural Affairs (DEFRA), or the Forestry Commission.
- 3.8.7 Healthy arisings shall be dealt with in one or more of the following ways, as required:
- 3.8.8 Removed to suitable location on Site without chipping first.
- 3.8.9 Chipping. All arisings shall be processed immediately using a woodchipper. All remaining arisings from thinning/coppicing that cannot be chipped shall be removed to suitable location on Site.
- 3.8.10 All arisings from chipping shall be removed to suitable location on Site

- 3.8.11 Where chippings are intended to act as a weed-suppressant mulch, they shall be spread over the pruned or coppiced plantations to a depth of 75 mm.
- 3.8.12 Arisings of greater than 150 mm diameter shall be securely placed on Site in the locations stated for nature conservation purposes.
- 3.8.13 For younger plantations windrows shall be 7 m apart and a minimum of 3 m from the edges of the plantation. The windrows shall be secure, with the material tightly packed and stacked to a height and width of between 0.5 and 1 m.
- 3.8.14 For older plantations, windrows shall be 7 m apart and a minimum of 10 m from the edges of the plantation. The windrows shall be secure, with the material tightly packed and stacked to a height and width of between 1 and 1.5 m.
- 3.8.15 Shrub Pruning
- 3.8.16 All pruning cuts shall be made in accordance with BS 7370 Part 4.
- 3.8.17 Pruning shall be undertaken using secateurs and handsaws. Mechanical hedgecutters may only be used on compact small-leaved species which have dense foliage. Pruning shall be undertaken to promote flowering and fruiting in accordance with the species and age of the plant. Stems shall only be removed so as to retain the natural appearance of the individual plant species.
- 3.8.18 All broken and badly damaged branches shall be pruned from the plants.
- 3.8.19 Species shall be pruned in accordance with the following categories:
- 3.8.20 Shrubs grown for coloured stems
- 3.8.21 All stems shall be cut down to 50 mm above ground level, or to 50 mm above the coppice stool if cut down previously, at a frequency to maintain a succession of coloured stems. This shall be carried out during the dormant season but outside the bird nesting season.
- 3.8.22 Shrubs which flower on Current Season Wood
- 3.8.23 All wood which has borne flowers shall be removed immediately after flowering and all young wood retained to bear flowers in the following year.
- 3.8.24 Shrubs which flower on Previous Season Wood
- 3.8.25 All the previous season wood shall be cut back to within two or three buds of the old wood.
- 3.8.26 Shrubs which flower on Old Wood
- 3.8.27 One or two of the oldest stems from each plant shall be removed completely, crowded and weak growth shall be thinned out and the young shoots shall be cut back to fresh growth on the main stems.

- 3.8.28 Shrubs which Require Trimming Pruning shall be undertaken back to the flowering heads, but not into the old wood, immediately after flowering.
- 3.8.29 Overgrown shrubs shall be coppiced back to within 300 mm of the base in late winter. The final wound surface shall be smooth and angled to allow water run-off.

3.9 Birds - General

3.9.1 Management rationale

- 3.9.2 The management objectives outlined earlier will result in the creation and/ or restoration of a range of habitats considered to offer suitable breeding, foraging and over-wintering opportunities for several species of birds. The creation and maintenance of new tree / scrub areas will result in increased diversity and abundance of invertebrates thus providing prey for many species of birds. The restoration and appropriate maintenance of woodland scrub edges will benefit many woodland bird species.

- 3.9.3 Additional nesting habitat will be created through the provision of small woodland bird boxes, particularly aimed at hole-nesting birds erected on trees positioned along the edges of the central tree lines and boundary edge trees.

3.9.4 Management rationale

- 3.9.5 The management objectives outlined earlier will result in the creation and/ or restoration of a range of habitats considered to offer suitable breeding, foraging and over-wintering opportunities for several species of birds. The creation and maintenance of new tree / scrub areas will result in increased diversity and abundance of invertebrates thus providing prey for many species of birds. The restoration and appropriate maintenance of woodland scrub edges will benefit many woodland bird species.

- 3.9.6 Additional nesting habitat will be created through the provision of small woodland bird boxes, particularly aimed at hole-nesting birds erected on trees positioned along the edges of the central tree lines and boundary edge trees.

3.10 Reptiles - General

- 3.10.1 The management objectives outlined earlier will result in the creation and/ or restoration of a range of habitats considered suitable for reptiles.
- 3.10.2 The creation and maintenance of new areas of scrubland will also assist with the creation of corridors and increase the abundance of invertebrates thus providing prey for many species of reptiles.

3.11 Monitoring - General

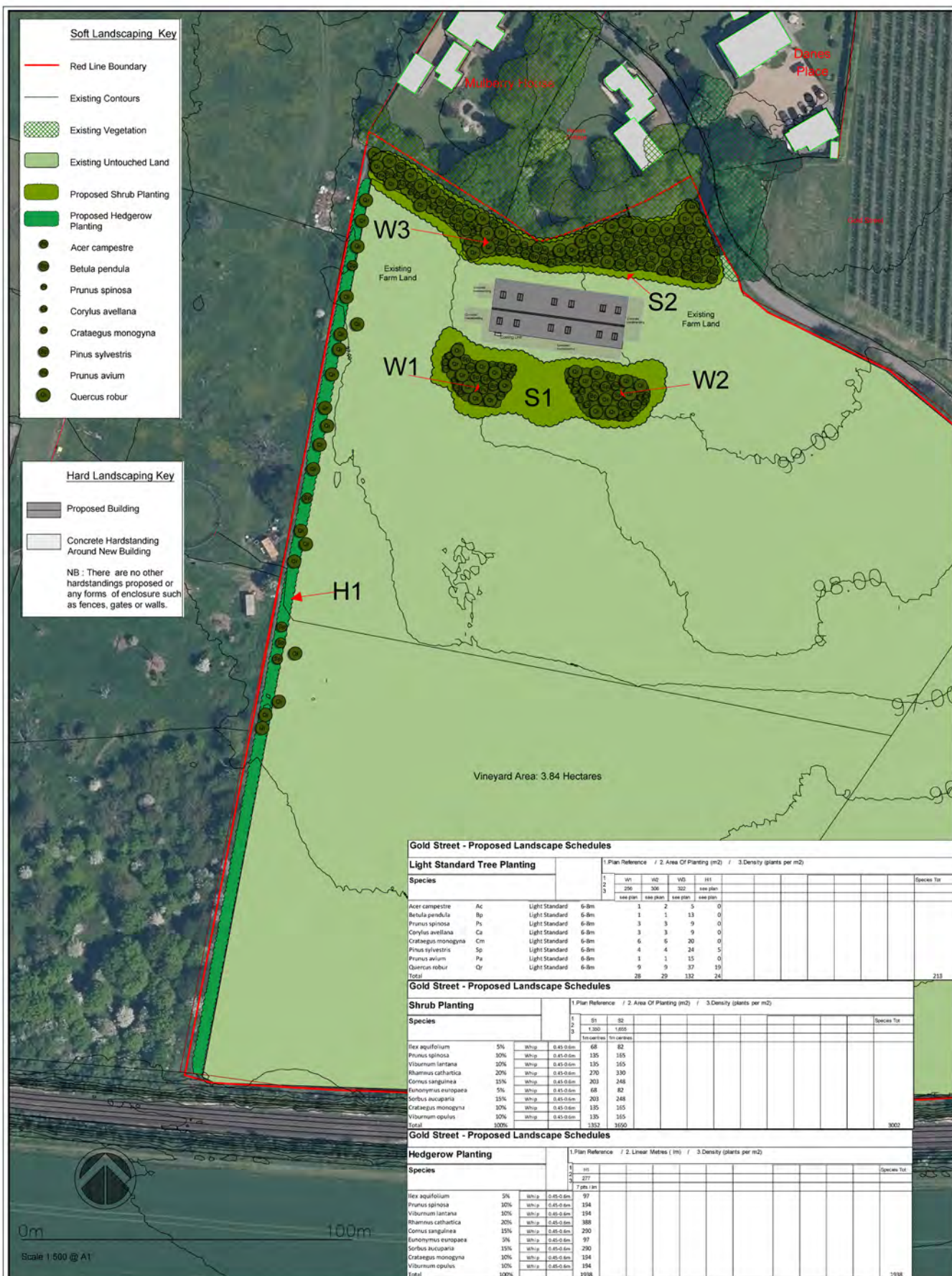
- 3.11.1 Monitoring will be undertaken on an annual basis to ensure that the new habitats/enhanced existing habitats are in a state of good condition and have been successfully established; and that the habitats/features are attaining the targets as set out earlier.
- 3.11.2 The results of monitoring will be used to adjust and adapt the management as required
- 3.11.3 Monitoring will comprise the following:
 - 3.11.4 1. Tree planting is to be checked once a year by landscape contractors during Years 1 to 3 aimed at ensuring successful establishment. These checks are to be undertaken at the same time as weeding control measures and replacement of failures;
 - 3.11.5 2. An annual ecological check/ audit to be undertaken to assess the condition of newly created and managed habitats. This annual audit will be undertaken in late May/ early June and will assess sward height and density, an abundance of target species, and percentage cover of understorey and canopy species;
 - 3.11.6 3. An appropriately experienced/ licensed ecologist will undertake the maintenance of all bat and bird boxes.
- 3.11.7 All records obtained from the maintenance of boxes will be submitted to the local Biodiversity Records Centre.

4 MANAGEMENT RESPONSIBILITIES

4.1 Introduction

- 4.1.1 For the long-term objectives of the management plan to be achieved the owner of Cobham House Vineyard must take on board many responsibilities. These management responsibilities will cover
- 4.1.2 Maintenance of connectivity corridors at all times
- 4.1.3 The sustainable and responsible use of herbicides, pesticides, fungicides and fertilisers.
- 4.1.4 Prevention of damage to the landscape features from oil/petrol spillage from maintenance equipment.
- 4.1.5 Introduction of an Integrated Pest Management system (IPM)
- 4.1.6 Efficient and Responsible use of water resources for irrigation
- 4.1.7 Care, enhancement and protection of existing trees, shrubs and hedgerows on the site
- 4.1.8 Care and protection of new planting.
- 4.1.9 Replacement of new planting if it dies within 5 years of the initial planting.

APPENDIX 1 – LANDSCAPE PLANS



Project Name: Gold Street Vineyard

Project Number: 0811

Drawing Name: Landscape Plan

Drawing Number: 0811.01 Rev D

Drawn By: GW

Date: 21/05/2025

Client: Work By Here Ltd

Scale 1:500 @ A1

Revision Number: A: 21/05/2025 Additional Planting to the North of the Building
Revision Number: B: 21/05/2025 Planting adjustments / plus additional screening / hedgerow trees
Revision Number: C: 21/05/2025 Label of 'concrete' hardstanding
Revision Number: D: 21/05/2025 - References to Hard Landscaping in key

Weller Designs Ltd

Studio 5, The Maltings, Bridge Square,
Farnham, GU9 7GR



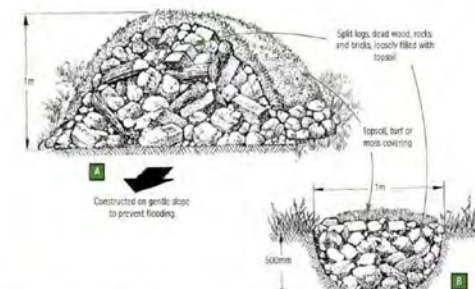
- Proposed Bat Boxes
- Proposed Bird Boxes
- Proposed Tawny Owl Boxes
- Proposed Loggeries
- Proposed Hibernacula



Bird Boxes



Bird Boxes



Log Pile Habitat Feature For Invertebrate Species

Project Name: Gold Street Vineyard	Project Number: 0811	Weller Designs Ltd Studio 5, The Millings, Bridge Square, Farnham, GU10 2GR
Drawing Name: Measures To Promote Biodiversity Enhancement	Drawing Number: 0811.02	
Drawn By: GW	Date: 12/05/2025	
Client: Work By Here Ltd	Scale 1:250 @ A1	