

WHARTON

Natural
Infrastructure
Consultants

Landscape and Ecological Management Plan

SITE LOCATION

Former Lamberts Brothers Haulage
site, on land at Woodside Avenue
and Woodside Road

ISSUE DATE

13th July 2023

OUR REFERENCE

230713 1208 LEMP V1A.DOCX

PREPARED FOR

Athora UK RE Log Property 24
Limited

PRINCIPAL AUTHOR

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Quality Assurance

Issue		
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1. Introduction/Background

1.1 The Principal Author

- 1.1.1 The Principal Author of this report is Laura Carter BSc (*Hons*) (Ecologist). The Principal Author has over three years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial and residential sites. The Principal Author currently holds a Class 1 survey licence from Natural England for bats (*Chiroptera* spp.) and is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'), she is therefore subject to CIEEM's Code of Professional Conduct.
- 1.1.2 This non-technical revision has been prepared by Peter Wharton BSc(Hons) FARborA MICFor (Chartered Arboriculturist) and Director at Wharton.
- 1.1.3 The detail provided within this report is a true and accurate reflection of both the Site conditions at the time the survey was completed, as well as the professional opinion of the Principal Author.

1.2 Purpose and Brief

- 1.2.1 Marbank commissioned Wharton Natural Infrastructure Consultants Ltd ('Wharton') on behalf of their Client, Athora UK RE Log Property 24 Limited ('the Applicant') to produce a Landscape and Ecological Management Plan (LEMP) for an approved development at an area of land known as the Former Lamberts Brothers Haulage site, on land at Woodside Avenue and Woodside Road (see land within the red line boundary on Appendices 1 and 2), known herein as 'the Site'.

- 1.2.2 This document is provided pursuant to the discharge of Condition 13 on the decision notice issued by Eastleigh Borough Council (application ref: F/21/91183) which states:

'No development above slab level shall be carried out until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority.'

This LEMP shall include the following:

- i) The detail and extent of new planting;*
- ii) Details of maintenance regimens*
- iii) Details of proposed species enhancements*
- iv) Details of any habitats created/ retained on site;*
- v) Timings for the implementation of proposed ecological mitigation, compensation and enhancement measures; and,*
- vi) Details of ongoing management responsibilities*

1.3 The Approved Development

- 1.3.1 The Approved Development is for the erection of Units 1-4 for flexible industrial use (Use Classes B2 and B8) and Unit 5 for builders' merchant and external storage, including storage, distribution and ancillary trade counter (Sui Generis Use)
- 1.3.2 The development detailed above will be referred to throughout this report as the 'Approved Development'.



1.4 Description of Site and Local Area

- 1.4.1 The Site is located to the south of Woodside Road in Eastleigh. It is centred approximately at National Grid reference SU 44472 19684.
- 1.4.2 The Site comprised a large industrial site with multiple warehouse and stores. The Site was largely dominated by hardstanding standing and buildings with occasional trees around the perimeter of the Site. Immediately south of the Site is the Chandler's Ford to Eastleigh railway line and embankment which dissects the wider industrial surrounding. A residential area is present to the east and the M3 motorway runs north to south 150m to the west of the Site.
- 1.4.3 Land use in the immediate and wider area is a mix of residential, commercial, and industrial areas. The Site is relatively isolated from an ecological perspective due to access roads throughout the local area and fragmented semi-natural habitat with poor ecological connectivity to/from the Site.
- 1.4.4 Wildlife corridors are present in the local area, such as the railway line adjacent to the southern boundary and Monk's brook to the west of the Site providing links to areas of parkland, golf courses and recreational ground in the surrounding area. The only link to and from the Site was provided by the railway line along the southern boundary.

1.5 Start Date for Site Works

- 1.5.1 It is understood that works will commence in mid-late 2022 pending condition discharge.

1.6 Roles and Responsibilities

- 1.6.1 The Applicant or their appointed third-party contractor will be responsible for the implementation of the methods detailed within this document.
- 1.6.2 The appointed contractor is yet to be confirmed; however, they will be referred to in this document as 'the Appointed Contractor'.
- 1.6.3 Where the Site Manager is referred to within this report, this is the person responsible for ensuring the implementation of the CEMP, this is [redacted]. The contact details for the Site Manager are provided below (this must be completed once a Site Manager has been assigned following instruction of contractors after the tendering process):

Name:

Mob:

Email:



- 1.6.4 Where an Ecological Clerk of Works (ECoW) is referred to within this report, the ECoW is the Principal Author. The contact details for the Principal Author are provided below:

Laura Carter

T: 07508 410 880

E: laura@wnic.co.uk

- 1.6.1 Details of the appointed landscape contractor at the Site are to be provided at a later date and completed below (to be sent to the LPA for information):

Company Name:

Site Manager:

Email Address:

Phone Number:

2. Landscape and Ecological Features

2.1 The Landscaping Plan

- 2.1.1 This LEMP is based on detail and habitats outlined on the landscaping plan at Appendix 3 (Mood Landscape, 2023) this can be seen at Appendix 3. There are no ecological features currently on Site being retained as the Site consists of buildings and hardstanding.

2.2 New Landscape and Ecological Features

- 2.2.1 New habitat features to be created as part of the Approved Development include the following:
- Trees
 - Ornamental shrubs
 - Hedgerows
 - Amenity Turf



3. Landscape and Ecological Management Measures

3.1.1 This LEMP has been produced based on an initial 5-year management period after which time the LEMP will be reviewed, amended where necessary and rolled-over for a period no less than 30 years (on a 5-year rolling basis to allow for flexibility and changes in management regimes as required).

3.2 Plans

3.2.1 The Detailed Landscape Proposal for the Approved Development (Mood Landscape, 2023) should be referenced in conjunction with this LEMP;

3.3 General Notes

- 3.3.1 All planting and operations should comply with the latest version of BS4428 'General Landscape Operations' (BSI, 1989) and BS 3936 'Nursery Stock - Specification for Trees & Shrubs' (BSI, 1992).
- 3.3.2 All plants must be true to type, health and of the size specified on the Landscape Plan (Mood Landscape, 2023).
- 3.3.3 Specification of species, position and density shall be in accordance with drawing and planting schedule provided and should not be amended without prior approval of the Landscape Architect and LPA.
- 3.3.4 Prior to planting, the planting areas must be cleared of rubbish, concrete, metal, glass, decaying vegetation and contaminated topsoil. Substances injurious to plant growth including rubble, fuel and lubricants must also be removed.
- 3.3.5 Stock shall be materially undamaged, sturdy, healthy and vigorous, of good shape and without elongated shoots, and free from pests and diseases, discolouration, weeds, and physiological disorders. Plants shall have been grown in a suitable environment and hardened off. The root systems shall be to the requirements of the National Plant Specification.
- 3.3.6 Where native species are used within the planting scheme, they must be of local provenance.
- 3.3.7 All plants must be planted within the next available planting season post-construction. All planting works shall be carried out between the first week in October and/or the first week of March.
- 3.3.8 Planting should only be carried out if weather and ground conditions are suitable. No planting shall be carried out when the ground is frozen, covered in snow, or waterlogged.
- 3.3.9 Failed stock that has died or failed to grow satisfactorily for two full growing seasons following the planting date will be retained in-situ as dead wood unless the failed/dead specimens exceed 20% of planted trees. Should dead tree stock exceed 20% a suitably qualified arboricultural consultant will assess the trees for reasons for failure, and an appropriate scheme for replacement submitted in writing to the LPA.
- 3.3.10 All planted specimens will be monitored quarterly for pests and disease, and any planted specimens showing signs of pests and/or disease must be removed, disposed of off-Site, and replaced within one month of removal.
- 3.3.11 All planting works must be undertaken in such a manner to ensure that all newly planted stock can establish, develop, and thrive successfully. Works will be carried out to the relevant British Standards including: British Standard 4428: 1989 - Code of Practice for general landscape operations (BSI, 1989), BS 5236: 1975 - Recommendations for the cultivation and planting of trees in the advanced nursery stock category (BSI, 1975) and BS 8545:2014 - Trees: from nursery to independence in the landscape- recommendations (BSI, 2014).



- 3.3.12 On completion of planting, all litter and debris associated with the planting shall be removed and the Site left in a clean and tidy fashion.

3.4 Habitat Creation - New Tree Planting

Management Aims

- To create areas of planting ensuring it has joint value for biodiversity, visual amenity, and screening.
- To ensure the longevity and good health of the new trees within the Approved Development.

Species Composition

- Amelachia x grandiflora 'Robin Hill'
- Betula utilis 'Jacquemontii'
- Carpinus betulus 'Frans Fontaine'
- Prunus sargentii 'Rancho'
- Sorbus aucuparia 'Cardinal Royal'

Management - Years 1

- 3.4.1 All trees and shrubs planted at the Site must be watered frequently, particularly during the summer or any other dry periods with little rainfall to ensure successful establishment. It is recommended that in the absence of rainfall trees should be watered weekly; conversely in wet conditions trees will not require
- 3.4.2 Any protective measures (such as tree guards) will remain in place only for the duration required to ensure successful establishment and protection of the plant (usually 3-10 years depending on the growth rate of the tree and how well it establishes on Site).
- 3.4.3 Tree guards must be removed and recycled/reused/disposed of before the tree outgrows the tree guard. Should deer browsing become an issue for retained trees, wooden tree guards must be erected to protect trees from further long-term damage.

Management - Years 2-5

- 3.4.4 Stakes and ties must be adjusted each year to allow for growth. They must be removed when the tree has sufficiently established to support itself; usually after a 5-year period. All stakes, trees and shrubs will be checked quarterly by the landscape management contractor and shall be maintained in firm positions within the ground with all ties securely fixed and adjusted to allow for the increase in stem girth.
- 3.4.5 In the first five years of establishment, any self-set plants within 2m of the trees and shrubs must be removed annually to maintain a two-meter diameter around all of them. Colonising plants will be highly competitive for resources with the planted trees, removing the self-set plants will improve the chances of successful establishment for the new trees. This shall be achieved by the use of hand tools, ensuring as little disturbance to the roots of the planted trees as possible.
- 3.4.6 Any invasive species identified during monitoring must be immediately removed, and further treatment progressed if appropriate to prevent further spread of these species.
- 3.4.7 Soil around trees must remain uncompacted. Any soil which becomes compacted must be loosened with a fork to allow air and nutrients to circulate and to reduce pressure to root systems.



- 3.4.8 After strong winds, frost heave or other disturbances, plants must be re-firmed by treading around the base of trees until firmly bedded. All stakes must be checked and replaced or repositioned as required.
- 3.4.9 Formative pruning will only be undertaken on established trees (5-15 years) where appropriate; pruning will include: the removal of basal growth, epicormic stem growth and crossing branches, the removal of dead, diseased or damaged wood and/or the pruning back of long side branches as appropriate to the individual trees. This will be undertaken in order to promote the development of a well-formed, balanced specimen.
- 3.4.10 The tree planting at the Site is likely to require minimal intervention to be successfully established. However, in the event of disease, damage, soil compaction, drought etc. bespoke management interventions may be required.
- 3.4.11 Any tree pruning works must avoid the bird nesting season (generally considered to be March to August inclusive) or have areas subject to works checked by the ECoW within 24 hours of works commencing.

3.5 Habitat Creation - Native Hedgerows

Management Aim

- To achieve a dense native hedgerow which provides a foraging resource for a range of fauna such as invertebrates, small mammals, and birds via provision of nectar, pollen, and fruits. The hedgerows will also be utilised by a range of invertebrates as an egg-laying plant and food plant for larvae.

Species Composition

- 3.5.1 The species to be planted within the 'Native Hedgerow' at the Site include:

- Field maple (*Acer campestre*)
- Dogwood (*Cornus sanguinea*)
- Hazel (*Corylus avellana*)
- Common hawthorn (*Crataegus monogyna*)
- Holly (*Ilex aquifolium*)
- Guelder Rose (*Viburnum opulus*)
- Dog rose (*Rosa canina*)

Management - Years 1-2

- 3.5.2 Within the first year, side branches of hedge plants must be lightly trimmed to encourage lateral growth and 'bushing out' which will encourage density of growth within the hedgerow.
- 3.5.3 In the second year (January to February) cut back the growth by one-third, and trim side branches to maintain sides that taper towards the top. This should be completed as necessary and most likely on a two year basis.
- 3.5.4 Following pruning, mulch must be applied to the base of the plants.
- 3.5.5 All hedgerow cutting must be undertaken outside of the bird nesting season (March-September inclusive) by a suitably experienced contractor.
- 3.5.6 Hedgerow plants must be watered frequently to ensure successful establishment for the first five years. Particular attention must be given during periods of high temperatures and/or drought.



- 3.5.7 Any hedgerow plants that die or show signs of disease within the first five years must be removed and replaced immediately with an individual of the same species and size.
- 3.5.8 A 0.5m margin should be left at the base of the hedgerow and mown on an annual basis in late September to ensure that the base of the hedgerow does not become gappy. This will ensure the hedgerow provides connectivity for wildlife.

Management – Years 3- 5

- 3.5.9 Once established, the hedgerows will require cutting once every three years in late Winter (late December to February). Research has shown that cutting every 3 years increases hawthorn and blackthorn flowers by around 2.5 times, more butterfly and moth larvae utilised the hedgerows, and more berries are subsequently produced (CEH, 2015). Cuts can be undertaken with a flail or electric hedge trimmers.
- 3.5.10 Any hedgerow plants that die or show signs of disease within the first five years must be removed and replaced immediately with an individual of the same species and size.

3.6 Habitat Creation – Amenity Turf

Management Aims

- Create amenity grassland areas that are attractive and well maintained.

Intended Species Composition

- 3.6.1 The turf and seed mix specifications can be found on the landscape general arrangement plots plan (Mood Landscape, 2023) at Appendix 3; they include:
- [Rolawn Medellion](#) turf or similar for amenity turf
 - Emorsgate EL1 grass mixture

Management - Year 1

- 3.6.2 Prior to mowing, litter, stones, and debris must be removed and deposit off-site.
- 3.6.3 The grass should be cut to 40mm once the initial growth has reached 75mm.
- 3.6.4 Bare areas and those that have failed to thrive are to be reseeded/re-turfed as required.
- 3.6.5 Generally, a two-weekly mowing regime will be required during growing season.

Management – Years 2-5

- 3.6.6 Prior to mowing remove litter, stones and debris and deposit off-site.
- 3.6.7 Generally, a two-weekly mow during growing season, and monitor growth to ensure height doesn't exceed 75mm. Mow to a height of 30-40mm and remove arisings offsite.
- 3.6.8 Reseeding and turfing to areas that have failed as necessary.

3.7 Habitat Creation – Ornamental Planting

Management Aims

- 3.7.1 Create ornamental shrub areas that are attractive and well maintained.

Intended Species Composition

- *Amelanchier lamarckii*
- *Berberis thunbergii* 'Atropurpurea Nana'
- *Brachyglottis* 'Sunshine'



- *Choisya tenata*
- *Choisya tenata* 'Sundance'
- *Euonymus fortunei*
- *Euonymus fortunei* 'Silver Queen'
- *Escallonia* 'Red Elf'
- *Forsythia intermedia* 'Lynwood'
- *Hebe albicans* 'Red Edge'
- *Hebe* 'White Gem'
- *Lavandula angustifolia* 'Hidcote'
- *Miscanthus* 'Yakushima Dwarf'
- *Pachysandra terminalis*
- *Philadelphus* 'Belle Etoile'
- *Potentilla fruticosa* 'Abbotswood'
- *Prunus cistena* 'Crimson Dwarf'
- *Pyracantha* 'Orange Glow'
- *Rhus typhina*
- *Santolina chamecyparissus* 'Nana'
- *Sarcococca hookeriana* var. *humilis*
- *Skimmia japonica* 'Rubella'
- *Spiraea japonica* 'Genpei'
- *Spiraea japonica* 'Goldflame'
- *Symphoricarpos x chenaultii* 'Hancock'
- *Viburnum x davidii*
- *Viburnum tinus* 'Eve Price'
- *Vinca minor* 'Alba'

Management Years 1-5

- 3.7.2 Pruning should be carried out in accordance with good horticultural and arboricultural practice. As a general guide, the timing of ornamental shrub pruning depending on the time of flowering in indicated below

Appropriate Time of Year for Pruning Flowering Species of Shrubs and Roses

- Winter flowering shrubs should be pruned in the Spring
- Shrubs flowering between March and July should be pruned immediately after the flowering period.



- Shrubs flowering between July and October should be pruned back to old wood in winter

- 3.7.3 Ornamentals planting should be pruned yearly at the appropriate time indicated above. If possible, fruit and seeds should be allowed to remain on 2/3 of the shrubs and native hedgerow plants each year, with only 1/3 cut on a two year rotation.
- 3.7.4 Any plants that die or show signs of disease within the first five years must be removed and replaced immediately with an individual of the same species and size.

4. Monitoring Requirements

4.1 Habitat Monitoring Requirements

- 4.1.1 The Site will be monitored the first-year post-planting and then every 5 years by an ecologist, to ensure that management is being undertaken in accordance with this management plan.
- 4.1.2 Hedgerow habitats will be subject to hedgerow surveys to monitor the change in height, width, ground flora composition and species diversity within hedgerows to ensure that management aims are being achieved.
- 4.1.3 Trees must be inspected annually, or more frequently if there have been periods of high winds, after year 10 by a suitably qualified arboricultural consultant to assess the health and safety of all trees within the Site. Ideally, the inspections should alternative each year from a summer inspection to a winter inspection. During the summer inspections leaf coverage, vigour, and signs of pests and/or disease can be assessed and during autumn/winter surveys the structural condition and signs of fungal colonisation are better assessed. All works specified by the survey must be undertaken to fulfil the landowner's duty of care.

4.2 Outcome Reporting

- 4.2.1 Any remedial measures required to achieve the aims set out in this LEMP, including any which deviate from this management plan within the first five years will be provided to the Site manager and maintenance team in a written report to be submitted within two weeks of completion of the monitoring visit. The monitoring report will also be sent to the Local Planning Authority for information.



References

- BSI. (1975). *BS 5236: 1975 - Recommendations for the Cultivation and Planting of Trees in the Advanced Nursery Stock Category.*
- BSI. (1989). *British Standard 4428 : 1989 - Code of Practice for General Landscape Operations .*
- BSI. (1992). *BS 3936-1:1992 Nursery stock. Specification for trees and shrubs.*
- BSI. (2014). *BS 8545: 2014 - Trees from Nursery to Independence in the Landscape- Recommendations.*
- CEH. (2015, June). Increasing the value of hedges for wildlife with relaxed cutting regimes. Centre for Ecology & Hydrology: Natural Environment Research Council.
- Mood Landscape. (2023, July). Detailed Landscape Proposals - South Plot Woodside Avenue, Eastleigh. 220518 1208 V2. Mood Landscape.



Appendix 1 – Site Location Plan

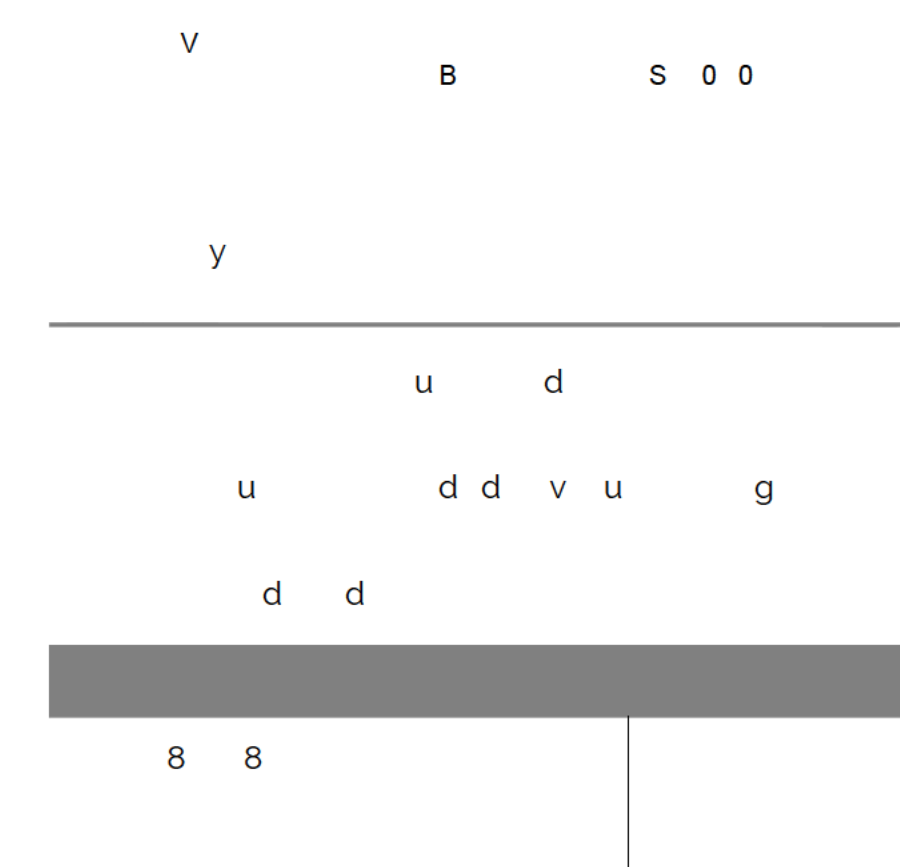
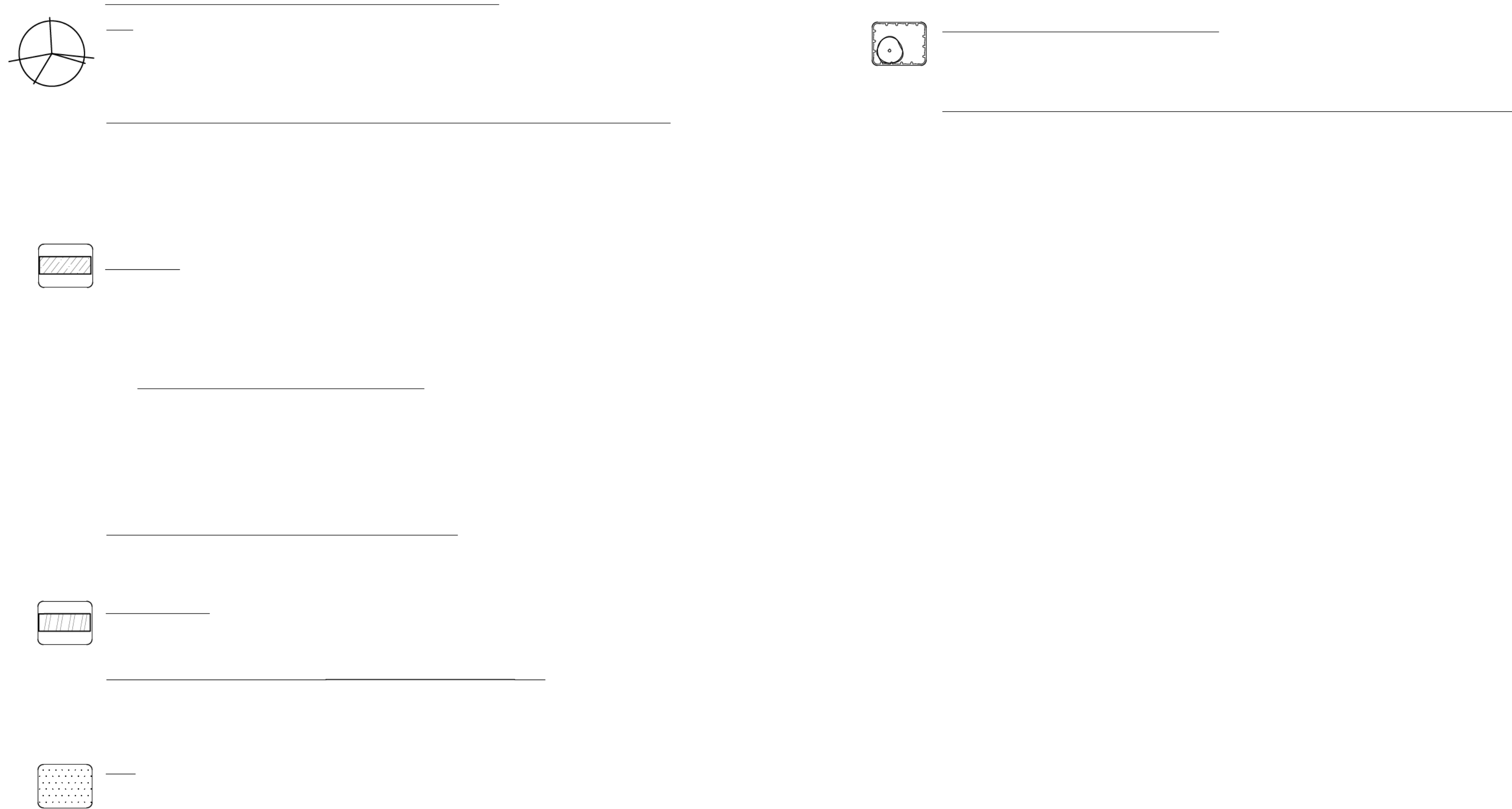
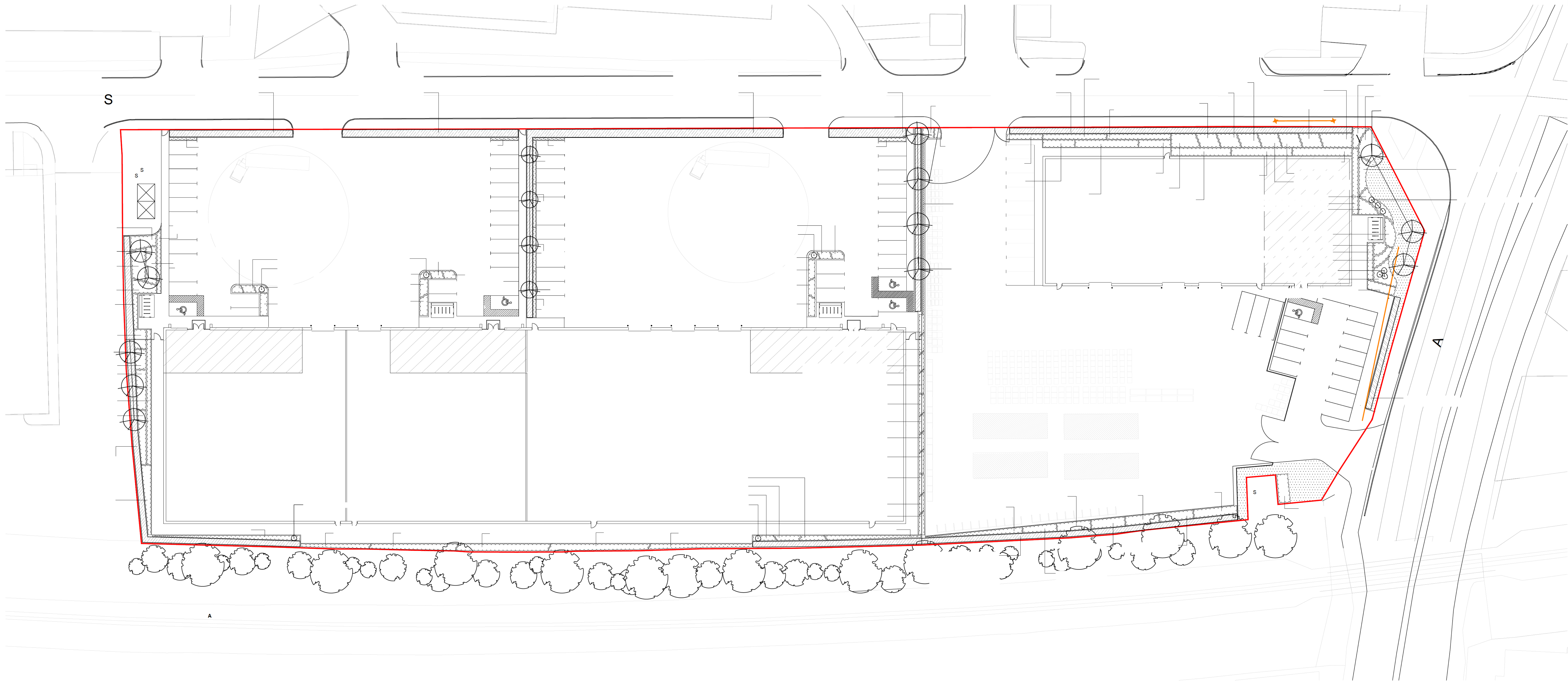


Appendix 2 –Site Plan





Appendix 3 – Landscape Plan (Mood Landscape, 2023)



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