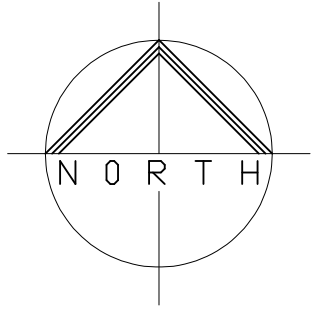
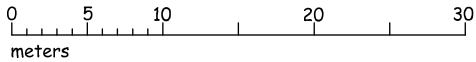




SITE PLAN 1:500



LANDSCAPING AND ECOLOGICAL MANAGEMENT PLAN

Details submitted to discharge Conditions 3 and 9 of 23/02604/FP
The Ranch, Graveley Lane, Graveley - see Sheet 3 for full schedule and management

KEY - HARD LANDSCAPE (Condition 3)

- H1** Driveway, parking and turning: bound permeable gravel (self-binding or resin-bound) on Type 3 sub-base, steel/timber edging
- H2** Reinstated access aprons: bitmac for first 5 m from highway boundary, to Herts CC specification (as Condition 12 / drawing WEL/21/02)
- H3** 1 m wide path around the dwelling and 4 m deep patio off the rear conservatory: buff paving flags on permeable bed (shown shaded)

KEY - SOFT LANDSCAPE (Condition 3)

- T1-T3** New native trees, 12-14 cm girth heavy standards, staked, 1 m mulched circle:
T1 Field maple (*Acer campestre*) T2 Wild cherry (*Prunus avium*)
T3 Hornbeam (*Carpinus betulus*)
- S1** Native shrub gap-filling within existing boundary belts, approx. 60 no. 60-90 cm transplants at 1.0 m centres in groups of 3-5: hazel, hawthorn, dogwood, guelder rose, holly (see Sheet 3 for mix)
- G1** Garden: amenity lawn, with 2 m wide native wildflower margin along the tree belts. The existing overgrown, self-seeded shrubbery, trees and general undergrowth in the area of the new lawn will be cleared before the new lawn and border edges are installed.

TREES AND SHRUBS TO BE REMOVED (Condition 3)

No boundary trees are to be removed; the tree belts and woodland are retained (Condition 5). Self-seeded scrub and undergrowth within the new lawn area (G1) and the two reopened accesses cleared; derelict dwelling and its hardstanding removed (R1).

KEY - ECOLOGY (Condition 9)

- B1-B3** Bird boxes on retained trees: 2 no. 32 mm-hole (tits) + 1 no. open-fronted (robin/wren), 2-4 m high, facing N to E
 - SW** 2 no. swift boxes under eaves on north/east elevation of dwelling, min. 5 m high
- Replacement planting: T1-T3 and S1 above

NOTES

- Base: architect's Proposed Site Plan WEL/21/02A (1:500 @ A2); annotations by WvH Planning Ltd.
- Planting to be carried out in the first planting season (Nov-Mar) following first occupation or completion, whichever is sooner, and maintained for 5 years (Condition 4).
- No planting within the 2.4 x 120 m and 2.0 x 2.0 m visibility splays (Conditions 10 & 11).
- Sheet 3 sets out the planting schedule and the 5-year management prescriptions.

WvH Planning Ltd | Elmwood, High Park Avenue, East Horsley KT24 5DD | 01483 285028
Drawing WvH/TR/01 Sheet 1 of 3 | Scale 1:500 @ A2 | September 2026 | Client: Mr Burrowes

Project

PROPOSED RE BUILD OF
EXISTING DWELLING AT
THE RANCH, GREAT
NORTH ROAD,
GRAVELEY, HERTS

Client

MR BURROWES

Drawing

LANDSCAPING & LEMP (CONDS 3 & 9)

Scale 1:500 @ A2 Drawn P.A.

Checked Date Sept 26

Drawing No.

WvH/TR/01 (base WEL/21/02A)

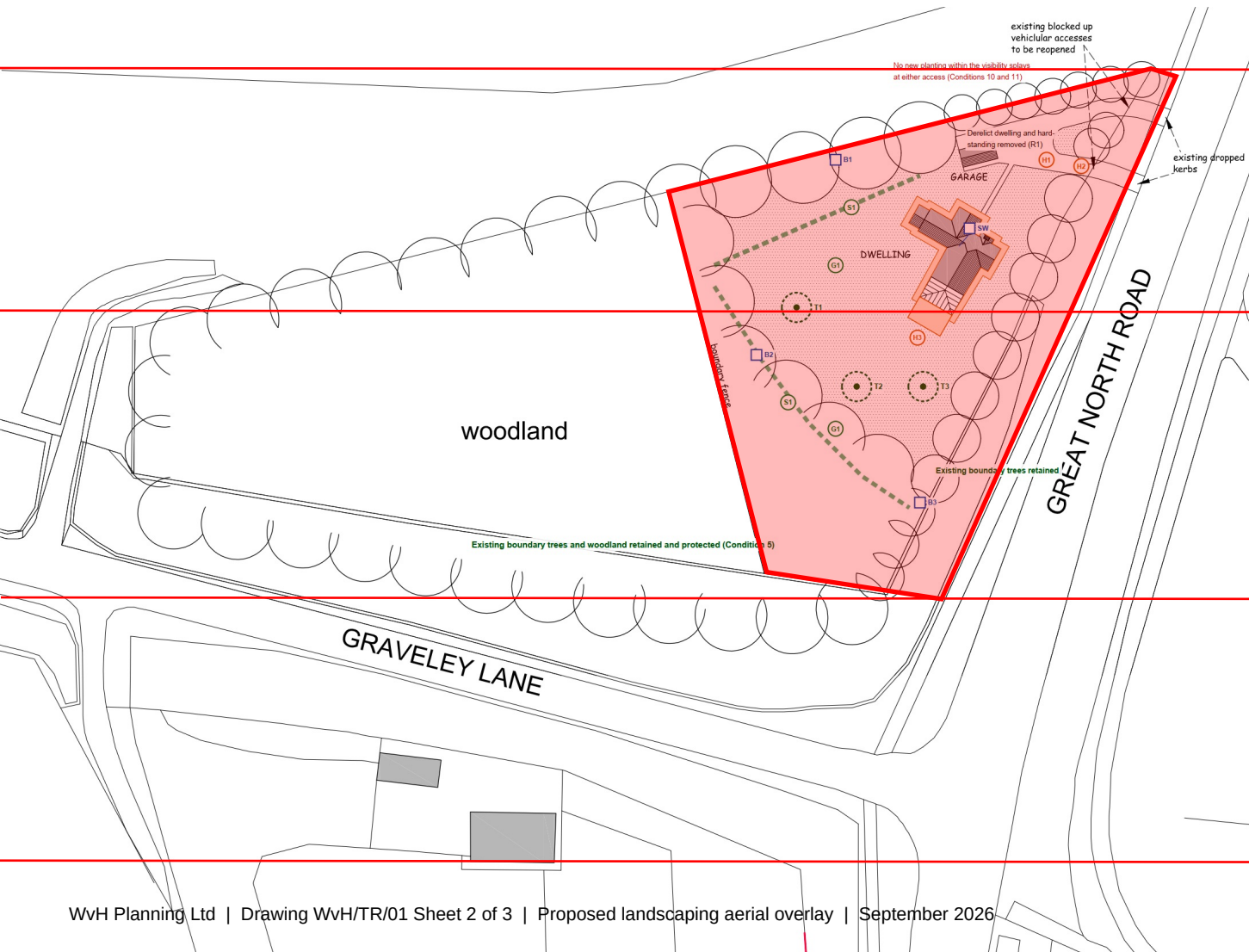
This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work

Site: The Ranch, Graveley Lane, Graveley, Hertfordshire SG4 7EN

Application ref: 23/02604/FP

Discharge of conditions 3 (Landscaping) and 9 (LEMP)

Proposed landscaping aerial overlay



The Ranch, Graveley Lane, Graveley, Hertfordshire

Landscaping and Ecological Management Plan - Sheet 3: Schedule and Management

Details submitted to discharge Conditions 3 and 9 of planning permission 23/02604/FP (North Hertfordshire Council, 26 January 2024). To be read with drawing WvH/TR/01 Sheet 1 (annotated site plan, 1:500 @ A2) and Sheet 2 (aerial overlay). Prepared by WvH Planning Ltd, September 2026.

1. Hard landscape surfaces (Condition 3)

Ref	Location	Specification
H1	Driveway, parking and turning area between the two accesses, garage and dwelling (shown hatched on Sheet 1)	Bound permeable gravel: 50 mm self-binding gravel (e.g. Breedon or equivalent) or 18 mm resin-bound aggregate, on 150 mm Type 3 open-graded sub-base over geotextile; 100 x 25 mm treated timber or galvanised steel edging. Colour: natural buff/golden.
H2	The two reinstated vehicular accesses, first 5 m from the highway boundary	Bitmac (dense bitumen macadam) to Hertfordshire County Council specification, falling away from the highway, to prevent loose material migrating onto the B197. Details of access reinstatement are subject to Condition 12 and drawing WEL/21/02.
H3	1 m wide path around the perimeter of the dwelling and a 4 m deep patio off the rear conservatory (shown shaded on Sheet 1)	Buff natural stone or concrete paving flags (600 x 600 / 600 x 900 mm) on a permeable sharp-sand bed and Type 3 sub-base, permeable jointing.

All remaining external areas are soft landscape (G1). Surface water from H1-H3 drains to ground within the site.

2. New trees and shrubs - planting schedule (Condition 3)

Ref	Species	Size at planting	No.	Location / spacing
T1	Field maple (<i>Acer campestre</i>)	Heavy standard, 12-14 cm girth, rootballed or containerised	1	Garden, west of dwelling
T2	Wild cherry (<i>Prunus avium</i>)	Heavy standard, 12-14 cm girth	1	Garden, south-west of dwelling
T3	Hornbeam (<i>Carpinus betulus</i>)	Heavy standard, 12-14 cm girth	1	Garden, south of dwelling
S1	Native shrub mix: hazel (<i>Corylus avellana</i>) 30%, hawthorn (<i>Crataegus monogyna</i>) 30%, dogwood (<i>Cornus sanguinea</i>) 15%, guelder rose (<i>Viburnum opulus</i>) 15%, holly (<i>Ilex aquifolium</i>) 10%	60-90 cm bare-root transplants (holly 40-60 cm pot-grown), 1.2 m spiral guard and cane	60	Gap-filling within the existing tree belts on the north and west sides of the garden; 1.0 m centres in single-species groups of 3-5
G1	Amenity lawn	Seed, hard-wearing amenity mix	-	Whole garden area, 35 g/m2. The existing overgrown, self-seeded shrubbery, trees and general undergrowth in the area of the new lawn will be cleared before the new lawn and border edges are installed.
G1	Wildflower margin	Seed, native 80/20 grass and wildflower mix for neutral soils (e.g. Emorsgate EM2 or equivalent)	-	2 m wide strip along the inside of the tree belts, 4 g/m2

Trees to be planted with a single stake and tie, 1 m diameter mulched circle (75 mm bark), in pits 1.5 x tree-pit size backfilled with topsoil and compost. All planting to BS 3936 and BS 4428. No planting within the 2.4 x 120 m and 2.0 x 2.0 m visibility splays at either access (Conditions 10 and 11).

3. Trees and shrubs to be removed (Condition 3)

No boundary trees are to be removed. The existing tree belts around the garden and the woodland to the west of the boundary fence are retained (Condition 5) and will be protected during construction by Heras fencing at the edge of the canopy. The existing overgrown, self-seeded shrubbery, trees and general undergrowth within the area of the new amenity lawn (G1) will be cleared before the new lawn and border edges are installed. The derelict dwelling and its hardstanding (R1) will be demolished and removed, and self-set scrub within the width of the two reopened accesses cleared. All clearance to take place outside the bird nesting season (1 March to 31 August) or following a nesting check by a suitably experienced person.

4. Ecological measures (Condition 9)

Ref	Measure	Specification and location
Replacement planting	T1-T3 and S1	As Section 2 and shown on Sheet 1: three new native standard trees in the garden and c.60 native shrubs gap-filling the existing boundary belts.
B1-B3	3 no. bird boxes on retained trees	B1 and B2: 32 mm hole-entrance boxes (blue/great tit); B3: open-fronted box (robin/wren). Woodcrete or equivalent (e.g. Schwegler 1B / 2H), fixed 2-4 m above ground on retained trees at the positions shown, facing north to east, clear of direct sun and prevailing wind.
SW	2 no. swift boxes on the dwelling	Integral swift bricks or external swift boxes (e.g. Schwegler No. 17 or equivalent), fitted under the eaves on the north and east elevations of the new dwelling, at least 5 m above ground with a clear flight path, away from windows and vents. Installed before first occupation.

5. Implementation and management

Item	Prescription
Timing	Planting in the first planting season (November to March) following first occupation of the dwelling or completion of the development, whichever is sooner (Condition 4). Bird and swift boxes installed before first occupation.
Establishment (years 1-5)	Water new trees and shrubs weekly in dry spells during the first two growing seasons. Keep a 1 m weed-free mulched circle around each tree and a 0.5 m circle around each shrub. Check and adjust stakes, ties and guards annually; remove stakes in year 3 and guards in year 5. Any plant that dies or is seriously damaged or diseased within 5 years of completion to be replaced in the next planting season with the same species and size (Condition 4).
Shrubs and existing belts	No cutting of shrubs or boundary vegetation between 1 March and 31 August. Gap-filling shrubs cut back by one third after the first winter to encourage bushy growth; thereafter light trimming only every 2-3 years, in winter.
Wildflower margin	Cut once a year in late August or September to 75 mm, arisings left for up to 7 days then removed. No fertiliser or herbicide.
Lawn	Mown as required from spring to autumn; clippings composted on site.
Bird and swift boxes	Inspected and cleaned annually between October and January. Damaged or lost boxes replaced like-for-like within 3 months.
Retained trees and woodland	No felling, lopping or topping without the prior written agreement of the Local Planning Authority (Condition 5). Woodland retained as undisturbed habitat; dead wood left in situ where safe.
Lighting	External lighting limited to low-level, downward-directed, warm-white (under 3000 K) fittings on the dwelling and garage, on sensors or timers; no lighting directed at the boundary tree belts or woodland.
Responsibility	The owner/occupier of The Ranch is responsible for implementing and maintaining these measures for the periods stated.