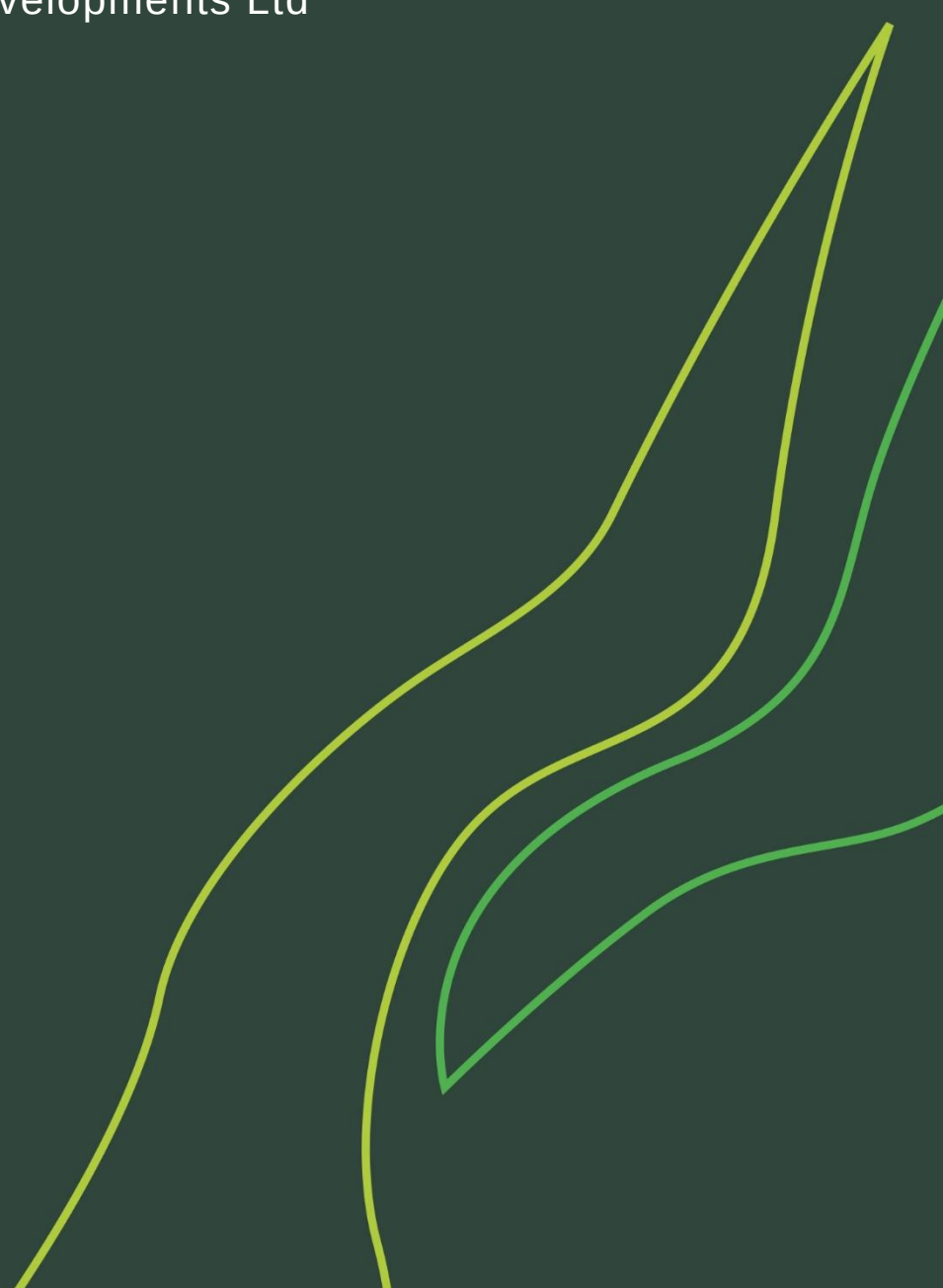


Landscape and Ecology Management Plan

Site: Royston Island – Royston Gateway Plot 3

Client: Kimberley Developments Ltd

Date: July 2024



Document Control Sheet

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1. Introduction

1.1 Background Information and Development Details

- 1.1.1. This report has been prepared by Ground Control (Professional Services division) on behalf of Kimberley Developments Ltd and details how it is planned to incorporate biodiversity features for the developments at Royston Island.
- 1.1.2. Royston Island 'Plot 3' is a section of the 30-acre Royston Gateway development site located between the A505 and the established Royston business estate. Kimberley Developments Ltd plan to install a warehouse unit and office space with an associated service yard, car parking and soft landscaping. Ground Control (Professional Services division) undertook a Preliminary Ecological Appraisal for Plot 2 of the Site in 2019, which determined that no further protected species surveys were required in order to assess the impacts of the proposals. The impacts were sufficiently low that planning permission was awarded, subject to various conditions. In May 2024, a site visit to Royston Island 'Plot 3', which lies directly adjacent to Plot 2, was undertaken which confirmed the previous results.

1.2 Purpose of this Report

- 1.2.1. In accordance with planning policy, a condition was imposed to enhance and manage the biodiversity value of the Site. Condition 14 states:

"Prior to the commencement of development, a Landscape and Ecological Management Plan should be prepared and submitted to the Local Planning Authority for approval, detailing how it is planned to incorporate biodiversity as part of the development. Thereafter, the works shall be carried out in accordance with the approved Biodiversity and Landscape Plan."

Reason: In order to secure a biodiversity gain."

- 1.2.2. This document has therefore been produced to fully discharge the above condition and includes measures which should be incorporated into the scheme to promote biodiversity.

1.3 Site Location and Context

- 1.3.1. The land, identified as 'Plot 3', is located at Grid Reference TL 34592 41521 and postcode SG8 5HD and is hereafter referred to as 'the Site'.
- 1.3.2. The Site occupies an approximate area of 0.42 hectares and is bounded by Royston Gateway's service roads (known as Durham Way) to the north, south and west; to the east, the boundary is defined by an industrial warehouse. The wider landscape is characterised by agricultural and pastoral

farmland to the north, south and west and by built-up land, associated with the town of Royston, to the east.

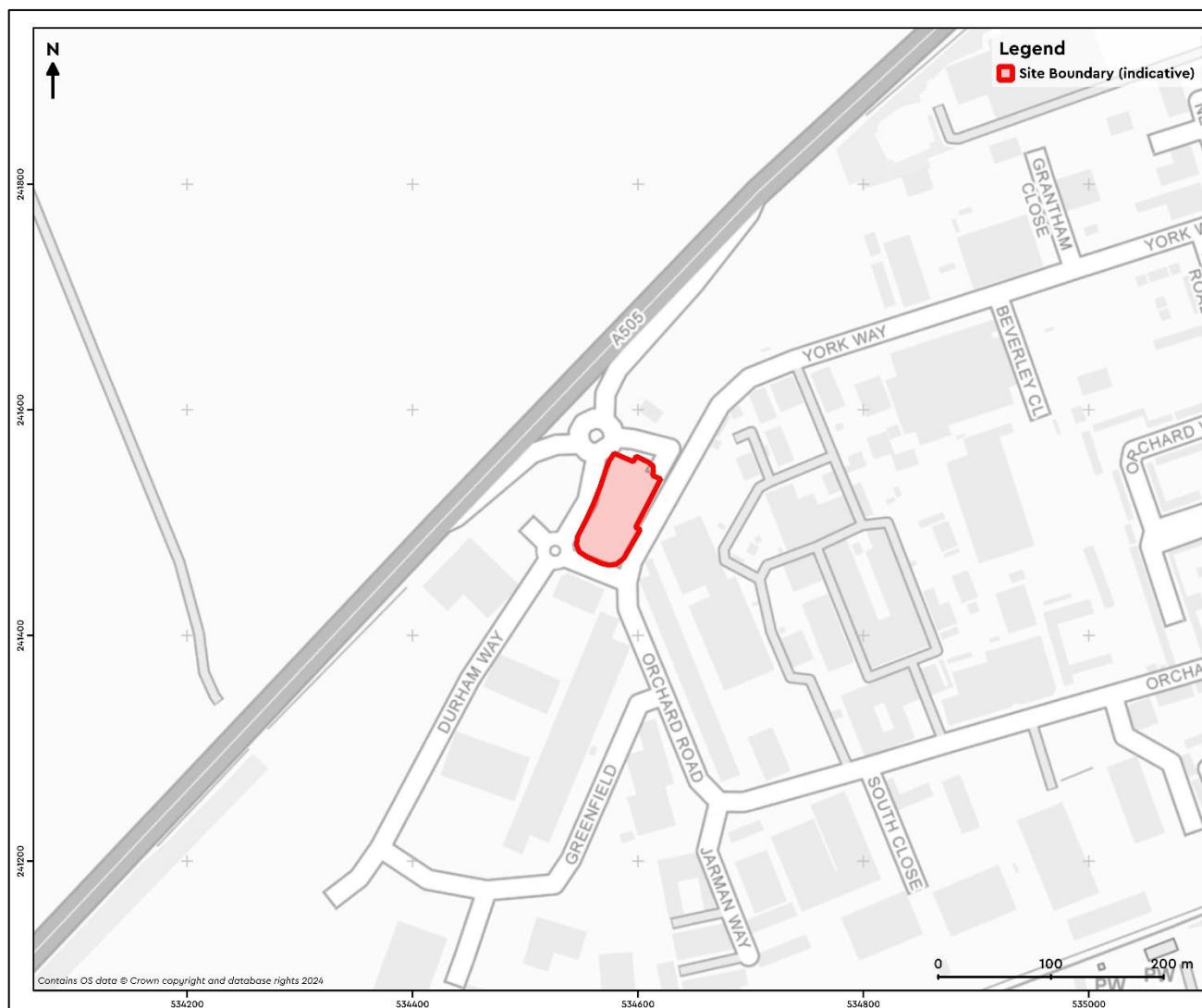


Figure 1. Site Location and Boundary

1.4 Surveyors

- 1.4.1. The site visit was undertaken by Olivia Larter, BSc (Hons) MSc, QCIEEM, Assistant Ecologist. This report was authored by Olivia Larter, BSc (Hons) MSc, QCIEEM, Assistant Ecologist.

2. Methods

2.1 Documentation

2.1.1. In order to produce this document, information was collected through a site visit which took place on 23rd May 2024, a review of the landscaping plans and the 2019 PEA of the adjacent land to the southwest, identified as 'Plot 2', as well as discussions with Ground Control's Landscape architects.

2.1.2. The following documents were reviewed to inform this document:

- Ground Control (2019) Preliminary Ecological Appraisal Royston Gateway – Plot 2
- J230319-GC-L-DR-3-001 - Soft Landscape Proposals Plan Rev B
- Landscape Ecological Management Plan – Plot 2 - Rev A
- Hertfordshire Environmental Forum Biodiversity Action Plan

3. Biodiversity Baseline (Operational Phase)

3.1 Ecological characteristics of the Site

- 3.1.1. On completion of the construction phase, approximately 90% of the site will comprise built habitats including one building comprising a warehouse and office units, a service yard, access roads and car parking. Much of the remainder will comprise of ornamental planting, with some areas of bark mulch and a small strip of modified grassland. The Site design has optimized the use of the available space, with trees and planting beds being well spaced around the periphery of the Site and within smaller beds in the car parking area. Flowering trees and shrubs such as *Lavandula angustifolia* and *Pyrus calleryana* 'Chanticleer' have been selected to encourage bees and moth species, whilst shrubs which produce fruiting berries such as *Cornus alba* 'Sibirica' provide food sources for a wide range of bird species. Native tree species including *Carpinus betulus* 'Frans Fontaine' and *Acer campestre* 'Baronne' support a wide range of species including invertebrates and nesting birds.
- 3.1.2. When operational, the Site would be expected to be used by common and widespread passerine bird species such as song thrush (*Turdus philomelos*), house sparrow (*Passer domesticus*) and blackbird (*Turdus merula*), various invertebrates including bees and butterflies, and foraging bats (most likely common (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), which regularly forage in urban environments and are relatively tolerant of low-level light pollution). Whilst the Site does not represent high quality habitat for small mammals, it is possible that some species, such as hedgehog *Erinaceus europaeus* may forage within or pass through the area.

3.2 Proposed biodiversity enhancements

- 3.2.1. Measures to promote and enhance biodiversity at the Site include sympathetic management of key natural habitats and minor design modifications. These are proposed based on a consideration of the types of fauna likely to be present in the area, as well as the perceived value of species, either in a purely ecological context or in terms of natural capital / ecosystem services (in this case, this refers to the enjoyment and welfare value which the presence of wildlife may bring to the residents and visitors).
- 3.2.2. Further details on the enhancements (e.g. timing, specification) are set out in the next section, but include the following:
- 10 out of the 17 shrub and tree species to be planted are listed on the RHS plants for pollinators list;
 - Existing grass verge retained and enhanced, and other areas of bare ground to be retained around the pumping station, providing habitat for solitary bees;
 - Existing native trees to the southeast of the Site, including silver birch (*Betula pendula*) and ash (*Fraxinus excelsior*) to be retained;
 - Sympathetic management of hedges and shrubs;
 - Avoidance of floodlighting on sensitive habitats such as trees;
 - Provision of bird boxes on suitable trees.
- 3.2.3. It is intended that the above measures will encourage further use of the Site by invertebrates, birds, bats, and terrestrial mammals, thereby supporting an entire food web which will in turn provide further

habitat benefits through pollination, control of pest species and through various other ecological feedback mechanisms.

- 3.2.4. Bat boxes were considered, however Ground Control Ltd advised that these were not appropriate or feasible for this Site.
- 3.2.5. The pre-development / baseline habitats of the Site were reported as developed land, sealed surface with scattered ruderal vegetation. The Site contained small areas of poor condition modified grassland, however, this habitat formed only a small area in comparison to the hard standing areas on Site.
- 3.2.6. Therefore, the proposals will provide a biodiversity enhancements through:
- Planting of 14 new trees, increasing the tree count from 2 to 16.
 - Providing 551.5m² of flowering habitats and ornamental shrub planting which will provide a resource for invertebrates, pollinators and subsequently birds.
 - Creation of 41.3m² modified grassland area in addition to the retention and improvement of existing boundary grassland to provide a further resource for birds and insects, as well as increasing habitat diversity and connectivity.
- 3.2.7. These measures provide a notable enhancement in biodiversity value in comparison to the Site's baseline, which was largely devoid of flora and fauna during the Site visit.

4. Landscape and Ecology Prescriptions

4.1.1. The ecological prescriptions required are set out in Table 1 below. Features are shown on the technical drawing in Appendix 1.

Table 1 Ecology Prescriptions

Prescription Reference	Ecological Prescription	Frequency/Timing	Maintenance	Further Information
1	Provision of 'Plants for Pollinators' species	As per the proposed soft landscaping plan at Appendix 1.	See Appendix 2	Dispersed throughout the ornamental planting beds to create a pollinator highway.
2	Provision and retention of solitary bee habitat	NA	NA	Site walkover prior to maintenance to identify nesting sites where possible and avoid maintenance in identified areas.
3	Sensitive management of hedges containing native species.	To be trimmed / cut every two years, during December or January.	NA	NA
4	Lighting should be controlled so as not to illuminate trees and hedges on Site, as well as off-site woodland.	Timers or motion sensors should be used between the hours of 20:00 and 06:00 for lighting where possible.	NA	Appropriate angling/use of luminaires should be used to ensure direct lighting does not fall onto sensitive features.
5	Provision of bird boxes	NA	NA	All boxes should be placed at a minimum of 3m. Hole fronted boxes (26/28/32mm) should be placed on suitable trees, and a sparrow terrace could be placed on the warehouse building, preferably northeastern facing.

5. Management Actions

- 5.1.1. Appendix 2 outlines a typical soft landscape maintenance visit schedule. Depending on the completion date, maintenance works may commence at any time throughout the yearly schedule.
- 5.1.2. Any required tree works to be undertaken to be carried out outside of bird nesting season (March to September inclusive).
- 5.1.3. Dense shrubs should be checked before pruning for nesting birds and where extensive pruning or cutting back is required, this should be undertaken outside of bird nesting season (March to September inclusive).
- 5.1.4. Any signs of solitary bee nesting sites should be avoided during routine maintenance of the planting beds and/or grass verge.
- 5.1.5. It is recommended that in year 1, a maximum of 2-3 bird boxes are installed. By year 5, should the newly planted trees be of suitable size, it is recommended that the number of bird boxes is increased to 8 of varying sizes around the Site.

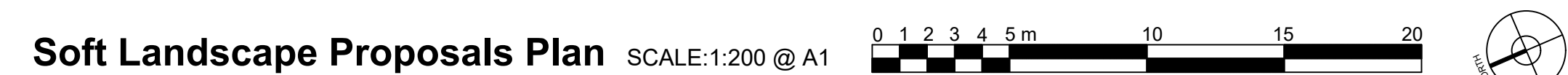
Responsible Persons:

Name	Responsibility	Contact
Hugh Caseley	Client Representative	0207 83 5550
Megan Kavanaugh	Landscape Architect	0203 870 5780
Olivia Larter	Ecologist	0751 482 2163

6. Conclusion

- 6.1.1. Ground Control (Professional Services division) was appointed by Kimberley Developments to provide proposals for biodiversity enhancements for a Site of industrial units in order to discharge a planning condition. A desk study, a site visit and consultation with the landscape architects was used to inform various enhancement measures.
- 6.1.2. The measurements have been designed to be realistic and achievable in the context of the development and to benefit species that are likely to utilise the Site for foraging, breeding, or other elements of their lifecycle.
- 6.1.3. Enhancement measures include sympathetic vegetation management and the avoidance of light spill on to sensitive habitats. It is hoped that these measures will encourage and promote use of the Site by birds, bats, invertebrates, and terrestrial mammals.

Appendix 1: Soft Landscaping Plan



Herbaceous							
Name	Height	Girth	Cir Stem	Root	Cntr	Cntrs	Qty
Bergia 'Silberlich'	30-40cm			C	3L	0.400	143
Stipa tenuissima	25-30cm			C	3L	0.400	169
							312
Shrub							
Name	Height	Girth	Cir Stem	Root	Cntr	Cntrs	Qty
Cornus alba 'Sibirica'	40-60cm			C	3L	0.500	116
Euonymus fortunei 'Emerald Gaiety'	30-40cm			C	3L	0.450	332
Hebe albanica 'Red Edge'	30-40cm			C	3L	0.450	272
Lavandula angustifolia 'Hidcote'	25-30cm			C	3L	0.450	235
Lonicera nilda 'Mairegen'	30-40cm			C	3L	0.500	231
Potentilla fruticosa 'Abbotswood'	30-40cm			C	3L	0.450	201
Prunus laurocerasus 'Otto Luyken'	30-40cm			C	3L	0.450	198
Sarcococca confusa	40-60cm			C	3L	0.500	179
Spiraea japonica 'Goldflame'	30-40cm			C	3L	0.450	153
Viburnum davidii	30-40cm			C	3L	0.450	295
Viburnum tinus 'Eve Price'	40-60cm			C	3L	0.500	92
							2304
Tree							
Name	Height	Girth	Cir Stem	Root	Cntr	Cntrs	Qty
Acer campestre 'Baronine'	400-450cm	18-20cm	min 150cm	RB			2
Acer platanoides 'Emerald Queen'	400-450cm	18-20cm	min 150cm	RB			4
Carpinus betulus 'Frans Fontaine'	400-450cm	18-20cm	min 150cm	RB			6
Pyrus calleryana 'Chanticleer'	400-450cm	18-20cm	min 150cm	RB			2
							14
							2630

	Proposed site boundary offset 0.5m for visual clarity
	Proposed tree planting in soft landscape
	Proposed 300mm wide bark mulch step out strip to car parking edges
	Proposed ornamental shrub planting
	Proposed amenity grass
	Existing highways grass verge to be retained
	Proposed 2m high weld mesh fence
	Proposed timber knee rail
	Proprietary root barrier to be installed, GreenTech Root Barrier 360 or similar approved.

- | | | | | |
|------|--|----------|-------|-------|
| A | Updated to suit latest site plan layout. | 01.05.24 | DG | MK |
| B | Updated to suit latest site plan layout. | 21.03.23 | MK | MK |
| Rev. | Changes | Date | Dr by | Ap by |
-
- 

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Client

Kimberley Developments Ltd

Project (Address)

Royston Island Site
Darlington Road
Royston

Drawing Title

Soft Landscape Proposals Plan

Date	Drawn by	Checked by	Issued by
March 2023	MK	RA	1:200 @ A1
Drawing No.	Rev	Issue Status	
J230319-GCL-DR-3-001	B	Planning	

Notes:

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- Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
- All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix 2: Soft Landscaping Maintenance Visit Schedule

Scope of Works Summary	JANUARY					FEBRUARY				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
Weed control																																																			
Shrub pruning																																																			
Ornamental hedge pruning																																																			
Ornamental shrub pruning																																																			
Plant Checking & deadwood removal																																																			
Pest and disease control																																																			
Tree inspection																																																			
Tree stake and tie check																																																			
Tree pruning, dead w ood removal																																																			
Inspection failed planting																																																			
Plant replacement																																																			
Litter Pick & General Site Tidy																																																			



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