

ALDI Exhibition Way, Exeter

12657_R02a_Landscape and Ecological Management Plan (LEMP) Required under BREEAM LE05

1.0 Introduction

- 1.1. This report is prepared by Tyler Grange Group Limited on behalf of ALDI Stores Ltd. It sets out the details of ongoing habitat management covering a period of five years at the ALDI Exhibition Way, Exeter, hereafter referred to as 'the site'. This is a requirement under ecology credit LE05 'Long-term impact on biodiversity' of the Building Research Establishment Environmental Assessment Method (BREEAM) Industrial 2018 New Construction - version 2.0 (hereafter referred to as the 'Guidelines').
- 1.2. The aim of LE05 is "*To minimise the long-term impact of the development on the site and the surrounding area's biodiversity*" through the production of a "*long term landscape and habitat management plan to encourage measures that improve the sites long term biodiversity*".
- 1.3. This LEMP follows best practice guidance as set out in BS420020 - a code of practice for biodiversity in planning and development. The section of the guidance that is relevant to this LEMP is Section 11 - '*Post development: land management and performance review*'. Table A1.1 in **Appendix 1** sets out how this LEMP has taken account of the relevant aspects of the British Standard.
- 1.4. This LEMP is based on the Landscape Proposals (RIBA Stage 3) drawing reference 1366-01 produced by Cambium and should be provided to the building owner / occupants for use by the ground's maintenance staff (See **Appendix 2**).

2.0 Site Proposals

- 2.1. The proposed development comprises an ALDI foodstore and car parking with associated hard and soft landscaping as shown on the Landscape Plan (see **Appendix 1**).
- 2.2. The landscaping proposed includes the following features:
 - Individual trees; and,
 - Native shrubs.

3.0 Management Objectives

- 3.1. The objective of the LEMP is to maintain and enhance the importance of newly created habitats within the site, namely trees and native shrub planting to ensure that all management and maintenance work is carried out in line with relevant wildlife legislation, relating to the protection and enhancement of ecology.

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3.2. The LEMP objectives are drawn from the Tyler Grange Ecological Appraisal Report (Tyler Grange report reference 12657_R01, dated November 2019) and are set out as follows:

1. Maintain and enhance newly created landscape planting within the site so they establish successfully and provide continued biodiversity benefit in the long-term;
2. Maintain the conservation status of protected and priority fauna species, notably breeding birds; and
3. Monitor the efficacy of the LEMP and ensure an appropriate mechanism to allow for adaptive management to be undertaken, if required.

4.0 Management Constraints

- 4.1. Ongoing habitat management and maintenance on the site cannot be undertaken that would result in an offence under protective legislation pertaining to wildlife, notably the Wildlife and Countryside Act 1981 (as amended).
- 4.2. In this instance nesting birds will need to be considered when undertaking any management / maintenance works on the site.

5.0 Landscape and Ecological Management Plan

- 5.1. Ecological habitats which will need to be managed post-development include the following:
 - Retained and proposed individual trees;
 - Proposed native shrub; and,
 - Bird boxes.
- 5.2. The LEMP provided in Table 5.1, below, is to be implemented by ALDI Stores grounds maintenance staff or other management company who will be appointed by ALDI Stores. In either case, the specification for landscape / habitat maintenance will be based on the prescriptions provided in Table 5.1 of this LEMP.
- 5.3. Due to the simplicity of habitats to be managed and lack of issues relating to protected species (apart from those relating to breeding birds see 'Management Constraints' above), there should be no need for a biodiversity champion to be nominated.

Table 5.1 Landscape and Habitat Management Plan Management Prescriptions and Timings

Objective 1 - Maintain and enhance retained and newly created habitats within the site so they establish successfully and provide continued biodiversity benefit in the long-term.			
Description of Feature	Rationale for Management	Management Tasks	Timing
Individual native and ornamental trees	To provide a combination of amenity and wildlife purpose.	<p>To be planted as per the soft landscape plan provided in Appendix 2.</p> <p>In line with landscape plan, planting schedule and specification, to include appropriate cultivation, weed control and irrigation.</p>	<p>Within first available planting period following completion of building and engineering works.</p> <p>New planting between late October and late March, avoiding days when the ground is frozen.</p>
Native shrubs	The native shrub species specified in the planting schedule includes species (such as Dogwood <i>Cornus sanguinea</i>) with known wildlife value. In summer the shrubs will provide a food source for invertebrates and autumn the berries a food source for birds.	<p>To be planted as per the soft landscape plan provided in Appendix 2.</p> <p>In line with landscape plan, planting schedule and specification, to include appropriate cultivation, weed control and irrigation</p>	<p>Within first available planting period following completion of building and engineering works.</p> <p>New planting between late October and late March, avoiding days when the ground is frozen.</p>
	Ongoing management of trees and shrubs	Weed control, adjustment of stakes/ties and pruning, as required, to promote healthy growth and removal of arisings, or collection of these within a suitable, discrete location on the site, away from public access.	Outside breeding bird season, i.e. to be undertaken September to February, inclusive, as required.

Objective 2 - Maintain the conservation status of protected and priority fauna species, notably breeding birds.			
Description of Feature	Rationale for Management	Management Tasks	Timing
Trees and shrubs	To ensure compliance with wildlife legislation	<p>Avoid vegetation clearance/management of suitable habitat, namely tree, shrub and hedgerow vegetation during the breeding bird season i.e. March to August, inclusive.</p> <p>Should any work be required during the nesting season, affected vegetation should be checked by a suitably experienced ecologist immediately prior to work; if required, a suitable buffer should be retained until the young have fledged and the nest is no longer active, should any be found.</p>	March – August, inclusive.
Installation of bird boxes	To provide an increase in the nesting opportunities for bird species within the site	Installation of new bird boxes on fencing, walls, newly constructed building or trees, at a height from ground dependant on target species, facing north and east	Prior to first occupation after the completion of the construction phase.

Objective 3 - Monitor the efficacy of the LEMP and ensure an appropriate mechanism to allow for adaptive management to be undertaken, if required.			
Description of Feature	Rationale for Management	Management Tasks	Timing
Monitor new planting	To allow for the above objectives 1-2 to be achieved	All new planting within the site will be monitored following completion of the development and any trees or shrubs that die, become seriously damaged or diseased will be removed and replaced in the next planting season with plants of a similar size and species as originally planted.	During ongoing management works on the site. Monthly during first 12 months and subsequently at least twice annually, late spring and late autumn for the longevity of the scheme and a minimum of five years.
Monitoring of bird boxes	To record the effectiveness of this enhancement – whether birds are nesting within the provided boxes	<p>Bird boxes will be left undisturbed during the breeding bird season (March to August, inclusive)</p> <p>Monitoring, cleaning and maintenance of the boxes.</p> <p>Any records of nesting birds to be set to the local record centre – Devon Biological Records Centre</p>	<p>Annually following installation</p> <p>Monitoring will be undertaken within the nesting season for birds, March to September, inclusive</p> <p>Cleaning will be undertaken between September and January every two years for the longevity of the scheme and a minimum of five years.</p>

6.0 Conclusions

- 6.1. Implementation of the management prescriptions described within Section 5 of this report will ensure the successful retention, creation and establishment of habitats on the site, to ensure their long-term benefit to biodiversity and allow ongoing management to be undertaken in line with relevant wildlife legislation.
- 6.2. Habitats on and immediately adjacent to the site will continue to provide opportunities for nesting birds and potentially other species such as hedgehog and foraging / commuting bats.

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Appendix 1 - in BS420020 - A code of Practice for Biodiversity in Planning and Development - LEMP requirements

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Table A1.1 - Compliance with BS 420020

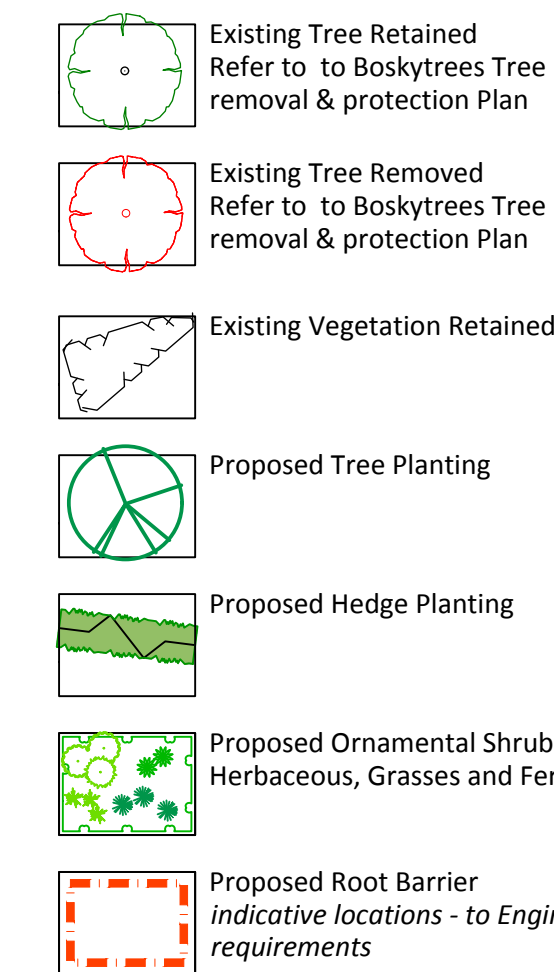
BS420020 requirements	Relevant to management plan Y /N	Section of report demonstrating compliance or justification for non-compliance
Description of and evaluation of features to be managed	Y	These are provided in Section 3
Ecological trends and constraints on site that could influence management	N	There are no ecological trends which require consideration in the management of habitats.
Aims and objectives of management	Y	These are provided in Section 3
Prescriptions for management actions	Y	This is provided in Section 5
Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-year period).	Y	This is provided in Section 5 (table 5.1)
Body or organisation personnel responsible for implementation of the plan	Y	ALDI Stores
Monitoring and remedial measures	Y	Provided in Section 5 table 5.1
Funding sources and mechanisms to ensure suitable long-term delivery of the proposed development	N	Management will form part of the overall site maintenance contract for the ALDI Stores

Appendix 2: Landscape Plan

ALDI Store, Exhibition Way, Exeter - Soft Landscape Proposals

Plant schedule					
Trees					
Species	Girth	Height	Number		
Sorbus aucuparia 14-16cm 425-600cm EHS 3 No.					
Shrubs and Hedging					
Species	Pot Size	Height	Density	Number	
Carpinus betulus		80-100cm	Bushy hedging	4/m	86 No.
Cornus sanguinea		60-80cm	1+2t	2/m ²	48 No.
Cornus sanguinea		100-125cm	1+2t	No.	6 No.
Hedera helix	1L	30-40cm		5/m ²	122 No.
Hypericum androsaemum	2L	30-40cm		3/m ²	68 No.
Viburnum opulus		100-125cm	1+2t	No.	6 No.
Herbaceous					
Species	Pot Size	Density	Number		
Geranium sanguineum	2L	5/m ²	48 No.		
Bulbs					
Species	Density		Number		
Narcissus pseudonacissus	No.		250 No.		
Ferns					
Species	Pot Size	Specification	Density	Number	
Polystichum setiferum	3L		Counted	9 No.	
Dryopteris filix-mas	3L		Counted	6 No.	
Grasses					
Species	Pot Size	Specification	Density	Number	
Anemanthele lessoniana	3L		Counted	20 No.	
Anemanthele lessoniana	3L		3/m ²	54 No.	

KEY



PLANTING NOTES

PLANTING NOTES
All plant material is to conform to BS3936 and the HTA 'National Plant Specification'. All native plants are to be of local provenance.
Delivery and handling of all plant material to be in accordance with CPSE 'Handling and establishment of Landscape Plants 1996'.
Planting seeding and turning operations are to be carried out to the appropriate clauses of BS4428.
All plants shall be watered in to field capacity immediately after planting.

WEED CLEARANCE

Areas to be planted shall be cleared of any grass and weed growth physically and/or chemically with a translocated herbicide (glyphosate based) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. More than one application may be necessary to ensure eradication. Extreme care is to be taken whilst spraying herbicide near to existing trees and hedges. All roots of perennial weeds shall be removed. Japanese Knotweed to be removed by specialist contractor.

TOPSOIL

Subsoil to be clean site-won subsoil or imported multi-purpose subsoil to meet BS8601:2013, free from rubble.

Imported topsoil to be in accordance with BS3882:2015 - General Purpose Grade.

Imported topsoil & site won topsoil to be tested in accordance with BS3882 for contamination. Submit test result to the Project Manager & Landscape Architect & obtain approval prior to the delivery of any imported topsoil.

Should site won topsoil not be in accordance with BS3882:2015 'General Purpose' but is free from contamination and phytotoxic elements seek instruction for the amelioration and enrichment with approved organic matter.

Planting areas - Generally 300mm depth clean non-contaminated topsoil, incorporating 100mm depth of BSI PAS 100 compost during final cultivation along with slow release general fertilizer applied at manufacturers recommended rates, over 300mm clean non-contaminated subsoil. Slow release granular fertilizer (eg N-Mag Lite or similar approved) to be incorporated at manufacturer's recommended rates.

Tree pits to provide 20m³ Root Available Soil Volume consisting of 300mm depth of multipurpose topsoil to meet BS3882:2015 over 600mm depth of clean non-contaminated subsoil. (Tree pit sizes generally 4.75m x 4.75m x 900mm deep). For tree pits within all hard surfacing areas and within soft areas where subsoil is poorly drained or poorly aerated - existing subsoil is to be excavated and replaced with 600mm depth of imported multipurpose subsoil to meet BS8601:2013.

MULCH

On completion of planting all trees, shrubs and hedges are to have a 50mm depth application of 15-65mm grade composted shredded bark mulch.

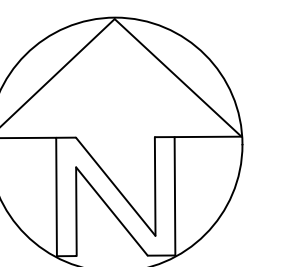
TREES

14-16cm girth trees container grown in Air-Pots - double short stakes untreated softwood and secured using bio-degradable ties (eg hessian 'Naturetie').

Trees in car park and those adjacent to hard surfaces and drainage / service runs to be planted with root deflectors or root barriers (eg ReRoot 600), to Engineer's requirements.

WATERING & MAINTENANCE

WATERING & MAINTENANCE
All planting is to be watered and maintained up to Practical Completion and for a period of 12 months from that date. Any plant or area of turf which dies, or is not thriving during this period is to be replaced.



Rev C: 29.11.19 Consultant Ecologist's comments -planting species revised to native - Bream
Rev B: 12.11.19 Consultant Ecologist's comments -planting species revised for wildlife Bream
Rev A: 17.10.19 Tree planting locations revised and service locations / rootbarrier note

CAMBIUM : Landscape architecture | Arboricultural consultancy

Project
ALDI Store Exeter, Exhibition Way

Title	Soft Landscape Proposals
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Client **ALDI Stores Ltd**

Date	October 2019	Drawn	AC/LR
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Scale 1:200 @ A1	Checked MW
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Drg No. 1366-01	Revision C	Status Planning
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Cambium, Bankspace 145-147 East Street Bedminster Bristol BS3 4EJ

