

SECTION 4 AMENITY

The site area is approximately 0.5ha and is located with the Pant Industrial Estate to the north of the A465. OS reference ST18659604 and post code CF48 2SR

The site is a brownfield site that was previously used by the ICI as a chemical plant, leaving numerous ground contaminants. There are a number of remnants of the former buildings below ground level, namely footings, concrete slabs and potentially basement voids.

The area of land consists of poor semi-improved grassland and bare ground which is a mosaic of concrete and soil. There are isolated areas of scattered scrub in the corners of the site with bramble, hawthorn, grey willow and occasional birch. There are a number of brash piles on the site created in 2018 when scrub was cleared from the site. There is a very small area of marshy grassland in the north eastern corner,

The north boundary is the an estate road and is high to the general site level and there is a ramped access into the site. There are industrial units along all the west and southern boundaries. The east boundary is partly an industrial unit, an area of undeveloped scrub land and then a gas and electricity substation. The southern boundary has a dry ditch.

The existing features are shown on the following drawings:

CA 2020-41 MKR Aerial and Overlay

CA 2020-42 MKR Existing Features

CA 2020-43 MKR Existing Features and Overlay

The Ecological Assessment Issue 1VB by BE Ecological in January 2020 found the site is overall of a low to moderate ecological value at a local level due to the habitats present, and its isolated nature.

Breeding birds and reptiles should be assumed to be present on the site. Mitigation for these groups is therefore required and enhancements recommended for invertebrates in the landscape design.

The landscape proposals apply to the whole of the site proposals not just to the areas which are part of the SUDS features and are indicated on the following drawings:

CA 2020-44 Rev B MKR Landscape Proposals Overall

CA 2020-46 Rev A MKR Landscape Planting Details

CA MKR Pant Ind Estate Planting Schedule rev21July2020

The site development has provides the opportunity to improve the amenity of this area of the estate with a landscaped frontage with the road consisting of grass verge, planting bed and tree planting. Within the site area all opportunities for tree and planting beds by parking areas have been used. Elements to provide potential for reptiles have been made with gabion fence panels and a green cycle shelter.

The combination of the various landscape elements will provide improved amenity to the site and this includes the use of all the planting beds and trees within the site as rain gardens for the SUDS system.

SECTION 5 BIODIVERSITY

Refer to the drawings listed above and CA 2020-45 Rev A MKR Rain Garden Section which indicates the landscape requirement for the rain gardens which are the landscape elements of the proposed SUDS system.

The trees in the Rain Gardens are *Crataegus monogyna* (Hawthorn) and *Malus sylvestris* (a native crab apple). All trees have flowers for pollinators and fruit or berries for foraging.

The planting beds have native species *Crataegus monogyna* (Hawthorn), *Cornus sanguinea* (Dogwood) *Viburnum opulus* (Guelder Rose), *Polystichum setiferum* (evergreen fern), *Hedera helix* (Ivy) and wildflower plugs of *Geranium pratense* (cranesbill) and *Potentilla reptans* (creeping cinquefoil).

TREE MANAGEMENT

The *Crataegus monogyna* and *Malus sylvestris* are to be planted as heavy standards will be secured by underground guying.

The management of the trees will involve inspection of new trees should be monthly in the first year and every two months thereafter and after high winds to assess remedial work needed due to storm damage. .

If the trees fail to thrive or die within the first 5 years they will be replaced.

Ensure that all trees remain firmly bedded in the ground after strong winds, frost and other disturbances. Refirm by treading around the base. Any 'collars' forming at the base of the trees shall be broken up and then backfilled with topsoil.

The underground guyed trees are to have the anchors adjusted as necessary to keep the tree secured upright.

Water as necessary during dry periods

Prune trees as necessary by remove dead or damaged branches and cut back any ragged edges of wounded bark back to healthy tissue.

PLANTING BEDS

The rain garden planting beds will be formed to allow the planting of trees and will be bark mulched.

The maintenance will include ensuring all plants remain firmly bedded in the ground after strong winds, frost and other disturbances. Refirm by treading around the base. Any 'collars' formed at the base of the plants shall be broken up and then backfilled with topsoil.

Keep the mulched beds weed free for the first three years thereafter spotweed treat as necessary.

Any plants which fail to thrive or die within the first 5 years they will be replaced.

The rain gardens are designed specifically to provide mitigation for birds and invertebrates and increase biodiversity.

Lorraine Corscadden
For Corscadden Associates
9 July 2020. Rev 21 July 2020