



**LAND AT CROSS CARDIFF ROAD / CROSS COMMON ROAD
DINAS POWYS, VALE OF GLAMORGAN:**

PROPOSED HOUSING DEVELOPMENT

DORMOUSE LICENCE METHOD STATEMENT

SEPTEMBER 2017

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Land at Cardiff Road / Cross Common Road, Dinas Powys: Proposed Housing Development

Dormouse Licence Method Statement

Document control

Issue	Stage	Author	Checked	Approved	Date
1	DRAFT FOR COMMENT	HD	JK	HD	07.09.2017
2	ISSUE	HD	JK	HD	30.10.2017

Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Approved	Date
1	A	Amendments to text & mitigation areas	HD	09.09.2017
2		Minor amendments to mitigation detail and areas	HD	30.10.2017
2	A	Amendment to drawing numbers	HD	09.01.2018

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Background and Supporting Information

A Executive Summary.

Land adjacent to Cross Common Road and its junction with Cardiff Road in Dinas Powys has been put forward for planning permission to construct up to 50 new private dwellings. The boundaries and vegetation on the site were identified as providing habitat that might be used by dormice (*Muscardinus avellanarius*).

Outline planning permission was sought and obtained from the Vale of Glamorgan Council for the construction of 50 dwellings(2015/00392/OUT) dated 10th July 2017. Planning permission has been sought and obtained discharge of all conditions and reserved matters (2017/00746/RES) dated XXth XXXX 2017. This will require the removal of approximately 0.595ha of vegetation (trees and scrub) which has the potential to support dormice.

The presence of dormice in the hedges around the site has been assumed following the discovery of evidence of dormice in a development approximately 600m to the north east which is connected to the land subject of this application by woodland and hedgerows (as communicated to the development team by the Vale of Glamorgan ecologist). Agreement from Natural Resources Wales and the Vale of Glamorgan Council led to there being no requirement for a specific dormouse nest tube survey as long as the presence of dormice was assumed with appropriate mitigation for them being put in place.

Accordingly, as the presence of dormice is being assumed due to the site being well connected to other known habitat the hedgerow under consideration has the potential to act as a dispersal route and foraging area for dormice. Therefore, this method statement has been produced to explain the scheme and provide justification for and detail the methodologies proposed to ensure that the removal of sections of the hedgerow on the site do not adversely affect dormice and show that there will be no detriment to the favourable conservation status of dormice as a result of the proposed work.

In summary:

- 1) It is considered that the hedgerows and scrub are likely to be used by dormice for nesting, dispersal and foraging behaviour; and
- 2) That appropriate mitigation will be put in place elsewhere within close proximity to the development site which will ensure the provision of replacement ecologically functional habitat through the construction and operational phases of the development.

B Introduction

B.1 Background to activity/development

There is a need for additional housing within the Vale of Glamorgan. To this end, the Vale of Glamorgan Council identified a number of areas for housing in the Vale of Glamorgan in their Deposit Local Development Plan 2011 to 2026 (progressing to formal adoption); one of the identified sites is on the land adjacent to Cardiff Road and Cross Common Road in Dinas Powys.

Located on the south western limits of Dinas Powys, the whole proposed development site (road realignment and housing area) is approximately 2.15ha in area. Outline planning permission (2015/00392/OUT) for a housing development on land at Cardiff Road / Cross Common Road, Dinas Powys was approved by the Vale of Glamorgan Council Planning Committee (on 10th July 2017); a Reserved Matters application (2017/00746/RES) was submitted and approved by the Vale of Glamorgan Council (XXth XXXX 2017). The project requires the removal of 0.595ha (5950m²) of scrub and trees which are assumed to provide dormice with sheltering, foraging and breeding habitat.

The project is linked to an already completed road realignment of a section of Cross Common Road to provide a new junction access with Cardiff Road immediately south of Cadoxton River avoiding the existing bridge. The road realignment was considered necessary to provide a significant improvement to the highway network in terms of both vehicle and pedestrian movements and safety which could not be achieved solely with a replacement bridge structure. This project required the physical removal of 489m² (0.0489ha) of hedgerow and scrub (a linear length of approximately 125m). There was also a requirement to temporarily clear a total of 18m² of hedge alongside Cardiff road to enable the maintenance of two man holes. This brought the total physical clearance to 0.0507ha. This resulted in the functional loss to dormice of 180m of hedgerow (≈0.0824ha). A development licence in respect of dormice was sought and obtained (licence number 73340:OTH:EPS:2016). This project has now been completed.

The completion of the housing development will permit the Vale of Glamorgan Council to meet its housing targets and provide much needed housing in the Dinas Powys area.

This Method Statement is solely for the purposes of the housing development scheme.

In summary, there will be a total loss (both physical and functional) of ≈0.595ha (5950m²) of suitable dormouse habitat as a result of the residential development adjacent to Cardiff and Cross Common Roads.

Site description

The site of the housing development project is approximately 2.15ha in size and is located in Dinas Powys, south west of Cardiff (centred on NGR ST 154704; Figures 1 & 2 at section C.4 below). The completed road realignment site splits the housing area into two at its northern extent. The land is comprised of poor semi improved grassland, currently used as occasional horse turnout, with overgrown hedgerows as field boundaries to the north, east and west. The boundaries are comprised of bramble (*Rubus fruticosus*), blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*), sycamore (*Acer pseudoplatanus*) and pedunculate oak (*Quercus robur*).

An area of woodland, Shortlands Wood (designated as a Site of Importance for Nature Conservation (SINC) by the Vale of Glamorgan) is immediately adjacent to the site's south eastern boundary. To the east are open semi-improved fields with overgrown mature unmanaged hedges. To the west of the site is the A4055 Cardiff Road which runs parallel with the Cadoxton River and neighbours Parc Bryn-Y-Don which again provides relatively good connectivity to the wider landscape to the west. North of the site is Dinas Powys, a large built up residential area.

B.2 Full details of proposed works on site that are to be covered by the licence

An outline planning application (2015/00392/OUT) was approved by the Vale of Glamorgan Council on 10th July 2017 with the subsequent Reserved Matters application (2017/00746/RES) covering the detail of the

housing development being approved by the Vale of Glamorgan Council planning committee on XXth XXX 2017.

To enable the housing development, there is a requirement to clear an amount of functional dormouse habitat (trees and scrub) from the site. This will result in the physical loss of 0.595ha of scrub vegetation and approximately 10 trees. It will not be possible to translocate all the removed vegetation as a large part of it is bramble scrub; therefore, there will be an area of planting within the proposed mitigation area.

The vegetation will be cleared as follows:

1. There will be no clearance works undertaken during the breeding bird season (generally considered to be March – September).
2. There will be a detailed search of both above ground vegetation and ground layers by the supervising ecologist immediately prior to the above ground clearance to check for animals / nests. Animals found will be able to escape to adjacent retained sections of hedgerow. In the unlikely event that any dormouse nests are found, they will be placed in a dormouse box positioned in the nearest section of retained vegetation.
3. Immediately following the ecologist's search, clearance will begin at the western edges of the site. Clearance will be directional, progressing in an easterly direction across the site. Clearance will be carried out using hand tools (chainsaws, pole saws and brushcutters) only. All clearance operations will be supervised by the licensed ecologist. Above ground vegetation will be cut to a minimum height of 500mm. No more than 500m² of scrub will be removed in any one day. Trees will be removed last to avoid crushing scrub vegetation.
4. Ground layer vegetation will then be removed under the direct supervision of the licensed ecologist to check for the presence of dormice and other animals, particularly other small mammals, great crested newts and reptiles.
5. All and any woody hedgerow vegetation that is suitable for translocation will be translocated to the mitigation planting area. Any and all gaps in the mitigation area will be made up with new planting.
6. Following the clearance of above ground vegetation, the ecologist will check the cleared areas for any dormice, great crested newts, reptiles and other small mammals which may be affected by any ground breaking operation.
7. Ground breaking operations in areas with the potential to support dormice will be only be permitted once the vegetation has been cleared and the ecologist has given permission to carry on.
8. This methodology will prevent adverse impacts as a result of the clearance on dormice, great crested newts, breeding birds, reptiles and other small mammal species.

Vegetation translocation methodology:

- To compensate for the inevitable loss of roots the donor site vegetation will be cut back to approximately 0.5m above ground level prior to removal. This coppicing will make the vegetation easier to lift and handle. It is considered that although an 'instant' vegetation effect will not be possible, the probability of the translocation being successful is high and that the time taken for reestablishment will be significantly quicker than by using new planting with re-growth from the base of the translocated plants expected to reach the original height within 3 - 5 years of translocation;
- The vegetation will be removed and transported to its new location using appropriately sized machinery with appropriate buckets fitted. Each section will be translocated to its new location immediately upon lifting. This will avoid roots, particularly fibrous roots, becoming desiccated;
- The replanting location (translocation receptor site) will have been prepared prior to the commencement of the ground breaking exercise. This will comprise a trench mirroring the donor site's

excavation depth. The base of the trench will be broken up to allow for free drainage and the quick establishment of new roots;

- Loose topsoil will be placed around the plant roots as they are positioned into the trench;
- Firming-in of the plants will be undertaken to ensure that air pockets do not exist around the roots that could prevent nutrient and water uptake;
- Immediately following the translocation, the vegetation will be watered-in. This will assist in soil settlement around the roots;
- All operations will be undertaken under the guidance of a suitably experienced ecological clerk of works (who must hold a dormouse licence or be an accredited agent of a licence holder);
- For a minimum of two years following the translocation the vegetation will be watered during periods of excessive dry weather and any gaps will be in-filled with sapling shrubs and trees (as per the species mix on drawing 994/PA/03D);
- Any and all lighting will be directed away from hedgerows, woodland and scrub areas, and in particular the habitat corridors to reduce light pollution and disturbance to dormice;
- Protective fencing will be required to prevent any possibility of damage until the mitigation area is fully established; and
- Management of retained, translocated and newly planted vegetation will be sympathetic to dormice i.e. there will be no intensive flailing of hedges or aggressive scrub and woodland management.

B.3 Actions requiring licensing

A licence is required to remove and translocate vegetation which it is assumed will provide dormice with places of shelter and resting. The licence is also required to be able to move any animals found to a place of safety in the adjacent retained hedgerow. Therefore, the actions which will require licensing are the disturbance, capture, and translocation of animals and the disturbance to and destruction of habitat which has the potential to provide breeding sites, resting places and places of shelter.

However, it is considered that potential for dormice to be present is likely to be low.

If a breeding bird's nest is present, work will be delayed until such time as the nest is vacated naturally.

C Survey and site assessment

C.1 Existing information on the dormice at the survey site

There are no records within the biological records data search of dormice from the specific location of the proposed work or within 4500m.

C.2 Statutory sites notified for the species (SSSIs) within 10km

There are no known statutorily designated sites within 10km which are notified for dormice or include them within their citations.

C.3 Objectives of any specific survey

No specific survey was undertaken following consultation with Natural Resources Wales and the Vale of Glamorgan Council's ecologist. This was due to assuming the presence of dormice on the site as a result of the findings of a dormouse survey undertaken on a proposed development site approximately 600m to the

north east which identified the presence of dormice. The habitat connections are good between the two sites.

C.4 Scaled plan/map of survey area

Figure 1 - site location



Figure 2 - Aerial view of the overall development site with the approximate area of the housing development highlighted yellow. (refer to drawing 1628 100 Planning layout)



Please refer to drawing 1628 100 for the exact location of the housing layout.

C.5 Site/habitat description (relevant to dormice)

In addition to the site description provided at section B.1 above, please refer to the attached Preliminary Ecological Appraisal (Celtic Ecology, February 2015) from which this extract is taken:

“It should be noted that the hedges, particularly that along the Cardiff Road boundary are generally thin and gappy and while the canopy is continuous, this lower density of hedge material reduces the amount of suitable available habitat. As a result, the site is regarded as being of **low** potential importance to dormice.”

Please also refer to the attached Ecological Mitigation Strategy (Celtic Ecology, January 2016) and Ecological Design Strategy (Celtic Ecology, August 2017).

C.6 Field survey(s)

None undertaken as presence of dormice in low densities is assumed.

C.7 Survey results

None.

C.8 Interpretation/evaluation of survey results

Not applicable.

D Impact assessment (without mitigation)

D.1 Short-term impacts: disturbance

There will be a potential **minor short term adverse** impact on dormice due to disturbance from vegetation clearance (cutting and removal) and excavation and machinery involved in house construction activities. These latter operations may result in vibration, noise and dust.

D.2 Long-term impacts: habitat modification

It is anticipated that there will be an initial **moderate medium term adverse** impact due to habitat loss prior to a reversal over time as a result of the proposed mitigation followed by a **long term positive** impact as a result of habitat planting and improvements.

D.3 Long-term impacts: habitat loss

There will be no net loss of habitat suitable for dormice over the licence period. There will be disruption initially due to removal of part of the hedgerow, the effects of which will decrease over time as new planting matures and habitat improvements develop.

- 1) **No impact** at a regional level
- 2) **No impact** at a local / county level
- 3) **Neutral/slight impact** at a site level

D.4 Long-term impacts: fragmentation and isolation

There will be a temporary (until translocated, replacement and newly planted vegetation matures) fragmentation due to part of the hedge being removed and the overall loss of hedgerow functionality.

There is a potential for long term fragmentation and isolation as there will be a loss of functionality of hedgerow not required as part of the road realignment and therefore retained. However, it is anticipated that this retained section of hedgerow will be lost the housing development in the future, the mitigation for which will negate all fragmentation and isolation by providing replacement connective habitat.

D.5 Post-development impacts e.g. disturbance, predation

This work is being completed in line with the mitigation requirements of housing development being implemented as per the attached Ecological Mitigation Strategy and Ecological Design Strategy.

However, as a standalone project, it is anticipated that the housing project will not result any post development impacts as a result of habitat loss as mitigation (replacement planting) will be provided. However, it is possible that there may be anthropogenic impacts on the retained and newly planted habitats and habitat improvements.

D.6 Predicted scale of impact on species status at the site, local county and regional levels

It is anticipated that the impacts will be as follows:

- 1) **Neutral impact** at a UK level
- 2) **Neutral impact** at a regional level
- 3) **Neutral impact** at a local / county level
- 4) **Minor short term** (5 years) impact at a site level

Delivery Information – Mitigation, compensation and monitoring

E Works to be undertaken

This section is limited to the housing development project only. All work required for the road realignment project was covered by a separate licence and method statement. Please refer to all drawings and the site development Phasing Plan (drawing DINAS 200).

E.1 Site clearance methods

The trees and scrub will be removed as follows:

1. Trees will be felled on completion of the removal of all other vegetation to prevent crushing scrub in which dormice may be present.
2. Trees will also be subject of a pre-commencement check for the presence of bats in the form of a ground based assessment followed, if necessary, by a dawn return to roost survey in the event that the trees in question now provide potential roost features. These features may also provide dormice with
3. There will be a detailed search of both above ground vegetation and ground layers by the supervising ecologist immediately prior to the above ground clearance to check for dormice and / or nests. Animals found will be able to escape to adjacent retained sections of vegetation. In the unlikely event that any dormouse nests are found, they will be placed in a dormouse box positioned in the nearest section of retained vegetation.
4. Immediately following the ecologist's search, clearance will begin at the western edge of the site. Clearance will be undertaken in an easterly direction. Clearance will be carried out using hand tools (chainsaws, pole saw, brushcutters etc.) only. All clearance operations will be supervised by the licensed ecologist. Above ground vegetation will be cut to a minimum height of 500mm. No more than 500m² of vegetation will be removed in any one day.
5. Following the clearance of above ground vegetation, the ecologist will check the cleared areas for any dormice, great crested newts, reptiles and other small mammals which may be affected by any ground breaking operation.
6. Ground layer vegetation will then be removed under the direct supervision of the licensed ecologist to check for the presence of any dormice, great crested newts, reptiles and other small mammals.
7. Ground breaking operations will only be permitted once the vegetation has been cleared and the ecologist has given permission to carry on. (Coppicing may only be undertaken between September - May (inclusive)).
8. This methodology will prevent adverse impacts on all wildlife as a result of the clearance.

Vegetation translocation methodology (where appropriate and possible):

- To compensate for the inevitable loss of roots the donor site vegetation will be cut back to approximately 0.5m above ground level prior to removal. This coppicing will make the vegetation easier to lift and handle. It is considered that although an 'instant' vegetation effect will not be possible, the probability of the translocation being successful is high and that the time taken for reestablishment will be significantly quicker than using new planting with re-growth from the base of the translocated plants expected to reach the original height within 3-5 years of translocation;
- The vegetation will be removed and transported to their new location using appropriately sized machinery with appropriate buckets fitted. Each section will be translocated to its new location immediately upon lifting. This will avoid roots, particularly fibrous roots, becoming desiccated;

- The replanting location (translocation site) will have been prepared prior to the commencement of the ground breaking exercise. This will comprise a trench mirroring the donor site's excavation depth. The base of the trench will be broken up to allow for free drainage and the quick establishment of new roots;
- Loose topsoil will be placed around the plant roots as they are positioned into the trench;
- Firming-in of the plants will be undertaken to ensure that air pockets do not exist around the roots that could prevent nutrient and water uptake;
- Immediately following the translocation the translocated plants will be watered-in. This will assist in soil settlement around the roots;
- All operations will be undertaken under the guidance of suitably experienced ecological clerk of works (who must hold a dormouse licence or be an accredited agent of a licence holder);
- For a minimum of two years following the translocation the vegetation will be watered during periods of excessive dry weather and any gaps will be in-filled with sapling hedgerow trees and shrubs (hazel, blackthorn & hawthorn);
- Any and all lighting will be directed away from all mitigation and retained woodland and scrub areas, and, in particular, the habitat corridors to reduce light pollution and disturbance to dormice (please refer to the attached sketch showing the indicative street lighting proposals: drawing 1700 S38). Baffles / shields will be installed as necessary to ensure that there will be no light spill onto the mitigation and retained vegetation;
- Protective fencing (post and stocknet) will be required to prevent any possibility of damage until the receptor and mitigation area is fully established. This will be installed immediately following the translocation;
- Management of retained, translocated and newly planted vegetation and other habitats will be sympathetic to dormice i.e. there will be no intensive flailing of hedges or aggressive scrub and woodland management wherever this does not conflict with other regulatory requirements (e.g. highways). The management will be in accordance with the recommendations contained in *Hedgerows a guide to wildlife and management* (PTES) and *Hedgerow management, dormice and biodiversity* (English Nature, Report 454, 2002); and
- Any and all vegetation translocated as part of this licence application will be allowed to re-establish itself before management is implemented. The retained hedges will be extended by gapping up and planting alongside their length to increase its width by an additional 2m. The management of the hedges will maintain them at a minimum height of 3m. Cutting of roadside faces of hedges will be on an annual basis for health and safety reasons. Trimming of other faces of hedges will be undertaken no more than once every two years with only half the hedge (one side and half the top width) being cut in any one year. Management will likely utilise tractor mounted machinery. Oscillating blade cutters will be used in preference to flails.

E.2 Dormouse habitat

E.2.1 In-situ retention of habitat

All site boundary vegetation other than that scheduled for removal will be retained.

E.2.2 Modification of existing habitat

Please refer to drawing 994/PA/03D

The existing boundary hedge alongside Cardiff Road is thin and gappy. This hedge will therefore be gapped up and provided with additional planting to make the hedge denser and ensure that the existing width is maintained along the length of the hedge. In addition, the hedge will be thickened on the side facing the housing development by the planting of native hedge species.

Shortlands Wood (in the ownership of the Lee Estate) will be managed to benefit dormice. This will include (but not necessarily be limited to) the following actions:

- New perimeter fencing;
- Removal of non-native tree and shrub species (primarily thinning against sycamore and beech);
- Coppicing of trees and understorey to create a more varied age structure and improve the habitats (particularly understorey, shrub and ground layers); and
- Coppicing woodland edge vegetation to create a graded ecotone rather than the abrupt transition currently in place.

This will result in an additional 1.7ha of habitat improvement to directly benefit dormice.

The necessity for any additional habitat management will be determined once the proposed mitigation has developed and in line with further conservation guidelines / new advice.

E.2.3 New habitat creation

Please refer to drawing 994/PA/03D and Figure 3 below for details of the location of proposed habitat creation.

There will be a wildlife corridor across the site which will provide a link to replace the vegetation lost between Cross Common Road and the site's north eastern boundary. This will involve new planting of hedges, shrubs and semi-mature trees.

A further area of new planting (0.4ha) will be created against the eastern boundary of Shortlands Wood.

Figure 3 – proposed new planting mitigation for the proposed housing development (approximate locations outlined yellow; proposed pond / attenuation basin outlined blue) (Already implemented mitigation planting area for road-realignment outlined red)



New planting management:

- All areas identified for and subject of new and replacement planting and habitat improvement will be managed in accordance with the recommendations contained in *Hedgerows a guide to wildlife and management* (PTES) and *Hedgerow management, dormice and biodiversity* (English Nature, Report 454, 2002) i.e. there will be no intensive flailing of hedges or aggressive scrub and woodland management wherever this does not conflict with other regulatory requirements (e.g. highways).
- For a minimum of five years following any new planting, the planting will be inspected at regular intervals (1 check per week for the first month; thereafter 2 checks per month for 1 month then 1 check per month until October 2018 Thereafter, vegetation will be checked once per year in the summer (July)). Any and all losses will be replaced as soon as possible and subject to appropriate management to ensure its establishment;
- Protective fencing will be required to prevent any possibility of damage until the vegetation is fully established. This will be installed immediately following the new planting;
- Any and all lighting will be directed away from retained, newly planted and improved habitats, and in particular the wildlife corridors across the site, to reduce light pollution and disturbance to dormice. The use of shields and baffles may be required;
- All new planting, gapping up etc. implemented as part of this licence application will be allowed to establish itself before management is implemented. The management of the hedge alongside Cardiff Road will maintain it at a minimum winter height of 3m (excluding existing retained trees). Cutting along the western side and top will potentially be on annual basis as it fronts onto Cardiff Road. Trimming on the eastern side will be undertaken no more than once every two years (or less frequently wherever possible). Management, where tractor mounted machinery is required will utilise oscillating blade cutters in preference to flails).

E.2.4 Habitat losses and gains summary table

Habitat	Loss (ha)	Gain (ha)
Hedgerow	-	0.039
Scrub / trees	0.595	0.0425
New hedgerow planting	-	0.009
New scrub and woodland planting	-	0.4
Woodland management	-	1.7
Totals	0.595	2.1905
TOTAL PHYSICAL HABITAT GAIN (ha)		-0.1045
TOTAL INCLUDING ENHANCEMENTS (ha)		2.086

This represents a total gain to loss ratio of over 3:1.

E.2.5 Scaled maps/drawings to show proposals for mitigation

Please refer to Figures 3 above and drawing 994/PA/03D.

E.3 Mechanisms for ensuring delivery of mitigation and compensation measures

No work to clear or remove vegetation will be undertaken without the licensed ecologist being present.

All site work will be supervised by a suitably experienced and licensed ecologist. All hand searching for dormouse nests and animals will be undertaken by the ecologist.

All site personnel will be given a site induction which includes an ecological section detailing all measures to be implemented as part of the works, particularly all matters relating to dormice and this method statement. All those attending will be required to sign an ecological induction record sheet

E.4 Mitigation contingencies

In the unlikely event that any nests are found, nests will be placed in a dormouse box positioned in the nearest section of retained vegetation.

E.5 Biosecurity risk assessment

No non-native invasive species are present on the donor site.

F Post-development site safeguard

F.1 Habitat/site management and maintenance

The areas of vegetation to be removed are on land owned and retained by Edenstone Homes Ltd. All matters relating to the mitigation planting will be undertaken by Edenstone Homes Ltd and their appointed contractor / sub-contractor. Part of the mitigation planting area and the Shortlands Wood management (mitigation) area is on land owned by the Lee Estate, which has agreed this use of the land (see attached letter).

Edenstone Homes Ltd and all successors in title will be responsible for the management and maintenance of the mitigation planting. The responsibilities include financial control and selection of appropriate sub-contractors associated with the housing development mitigation and aftercare for the duration of the project. This has the agreement of the landowner (the Lee Estate).

The monitoring of retained and enhanced vegetation and new planting will be delivered in combination by the named ecologist and the appointed (by Edenstone Homes Ltd and all successors in title) landscape sub-contractor.

On completion of the housing development, the mitigation within the development site boundary will be managed by Edenstone Homes Ltd (and all successors in title) for a period of 5 years when the management is likely to revert to a Private Management Company (or similarly appointed agent / body).

Edenstone Homes Ltd (and / or successors in title) will assume all management responsibilities under this method statement and licence for the ecological management of Shortlands Wood which is in the ownership of The Lee Estate. This management responsibility shall last for a period of 5 years from the date of occupation of the last property to be sold on the development site. After this 5 year period, all management responsibilities shall revert back to the Lee Estate and all successors in title.

F.2 Population and habitat monitoring

Monitoring will be undertaken.

New planting: post or tree mounted dormouse nest boxes will be installed at an equivalent rate of 1 every 20m 1m inside the boundaries of all new planting areas. These will be erected in January / February 2018 or as soon as the planting has become sufficiently established.

The boxes will be monitored twice per year (May and September) every year for 10 years following installation or as soon as the named ecologist determines that the vegetation has become sufficiently established that dormice are likely to use them; in this latter case, the 10 year monitoring period will commence at this later date. The boxes will be maintained by Edenstone Homes (and any / all successors in title including any Private Management Company) and / or the Lee Estate until the monitoring period is completed. Replacement boxes will be provided as necessary by Edenstone Homes Ltd (and all successors in title) on the recommendation of the Named Ecologist.

F.3 Post-development mitigation contingencies

It will be the condition of the created habitats and its links to other suitable habitats which will determine the success (or otherwise) of the proposed mitigation. Therefore, the condition of the created, retained and enhanced habitat will be monitored by the Named Ecologist and other agents appointed by Edenstone Homes Ltd, and all successors in title including any Private Management Company.

All planting which fails will be replaced as soon as possible (given seasonal planting constraints).

The management of the planting and adjacent habitat will be examined to determine whether any suitable alterations / improvements in management can be made.

F.4 Mechanism for ensuring delivery of post-development works as appropriate

The proposed post development work will be the responsibility of both Edenstone Homes Ltd (and all successors in title including any Private Management Company) and the Lee Estate for the duration of the licence and method statement. All parties have agreed to this as per the attached letter and have agreed to the way in which the responsibilities associated with this method statement and licence are implemented and transferred to successors in title in the future. Edenstone Homes Ltd will ensure that, should a Private Management Company be formed for the purposes of post development site management, it is made aware of all responsibilities under this method statement and licence.

The Lee Estate will ensure that any and all successors in title to the mitigation areas and Shortlands Wood are aware of the duties and responsibilities of this method statement and licence and to ensure that any such successor in title abides by the duties and responsibilities imposed on them by this method statement and licence.

G Timetable of works

Proposed activity	Timing	Responsible person / body / notes
Search of vegetation to be removed by ecologist	January 2018 (or on receipt of licence if sooner)	Licensed ecologist / Edenstone Homes Ltd (EHL)
Preparation of new planting area (fencing, soil preparation)	January / February 2018 (or on receipt of licence if sooner)	Licensed ecologist / EHL
Coppicing of vegetation to 500mm	January / February 2018	EHL / licensed ecologist
Fingertip search of coppiced areas by ecologist after coppicing	January / February 2018	Licensed ecologist / EHL
Excavation of vegetation and translocation of suitable stools to Shortlands Wood mitigation area	January / February 2018	EHL / licensed ecologist
Planting of Shortlands Wood mitigation area	January / February 2018; to be completed before end April 2018	EHL / licensed ecologist
Monitoring of new Shortlands Wood mitigation planting	Ongoing from planting (immediately - 1 check per week for the first month; thereafter 2 checks per month for 1 month then 1 check per month until October 2018.	EHL / licensed ecologist / landscape contractor
Housing construction start date	March 2018	EHL
Improvements to existing hedges	As soon as construction programme allows (date TBC)	EHL / landscape contractor
Planting of new hedges	As soon as construction programme allows (date TBC)	EHL / landscape contractor
New planting within development site	As soon as construction programme allows (date TBC)	EHL / landscape contractor
Erection of pole mounted dormouse boxes	From February 2018	EHL / licensed ecologist
Monitoring of dormouse boxes	2 times per year (May and September) 2018 (or as soon as vegetation becomes sufficiently established) for a period of 10 years	Licensed ecologist

Please also refer to the Phasing Plan (drawing DINAS 200) for details of how the site will be developed.

H Land Ownership – Mitigation Site/Compensation Site

H.1 Mitigation Site/Compensation Site Ownership

The whole site is in the ownership and control of Edenstone Homes Ltd (the developer).

H.2 Mitigation Site/Compensation Ownership post construction

The site will be owned by Edenstone Homes Ltd and all successors in title, including any Private Management Company. The delivery and maintenance of all mitigation by Edenstone Homes Ltd has been approved by the Lee Estate and will be in line with the Ecological Mitigation Strategy, Ecological Design Strategy and this method statement.

I References / Credits for source information.

None.

J Annexes

J.1 Pre-existing survey reports

None.

J.2 Raw survey data

None.



EXTERNAL WORKS LEGEND

	PLANNING APPLICATION BOUNDARY
19	PLOT NUMBERS
	CAR PARKING ALLOCATION
#	AFFORDABLE UNITS
	GATE POSITION
	DUEL ASPECT / FOCAL WINDOW
	TIMBER FENCE - REFER TO ENCLOSURE PLAN 104
	1.1m VERTICAL RAILINGS
	1.1m HORIZONTAL TIMBER FENCE
	1.8m BRICK SCREEN WALL
	BIN COLLECTION POINT
	PUBLIC FOOTPATH LINK FROM POS
	BLOCK PAVING / ALTERNATE ROAD SURFACE TBA
	INDICATIVE ON STREET PARKING
	EQUIPPED PLAY AREAS

LANDSCAPING LEGEND REFER TO LANDSCAPING DETAILS

	INDICATIVE PROPOSED TREES
	PROPOSED HEDGE
	EXISTING TREES TO BE RETAINED
	EXISTING ROOT PROTECTION ZONE

HOUSE TYPE ACCOMMODATION SCHEDULE				
House Name	Ref.	Beds	Size	Number
Farnham	Fa	05	1515	05no
Bonvilston	Bo	04	1321	08no
Tenbury	Te	04	1320	04no
Barnford	Ba	04	1215	05no
Carcroft	Ca	04	1075	04no
Broughton	Br	03	1008	04no
1 Bed Apartment	1B	01	460	06no
Ogmore	Og	02	936	11no
Wye	Wy	03	1063	02no
4 bed	4B	04	1167	01no
Site Total				50 no

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING BUILDING LEGISLATION, N.H.S.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL, OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

General Notes

Rev	Date	By	Comment

RESIDENTIAL DESIGN
PLANNING
CIVIL ENGINEERING DESIGN

Hammonds Yates
HAMMONDS YATES LIMITED
Kestrel Court : Harbour Road : Portishead : BS20 7AN
T: 01275 844744 E Mail: info@hammondsyates.com

Client

Edenstone Homes Ltd

Project Title

**Land Off Cardiff Road
Dinas Powys**

Drawing Title

Planning Layout

Drawing Status

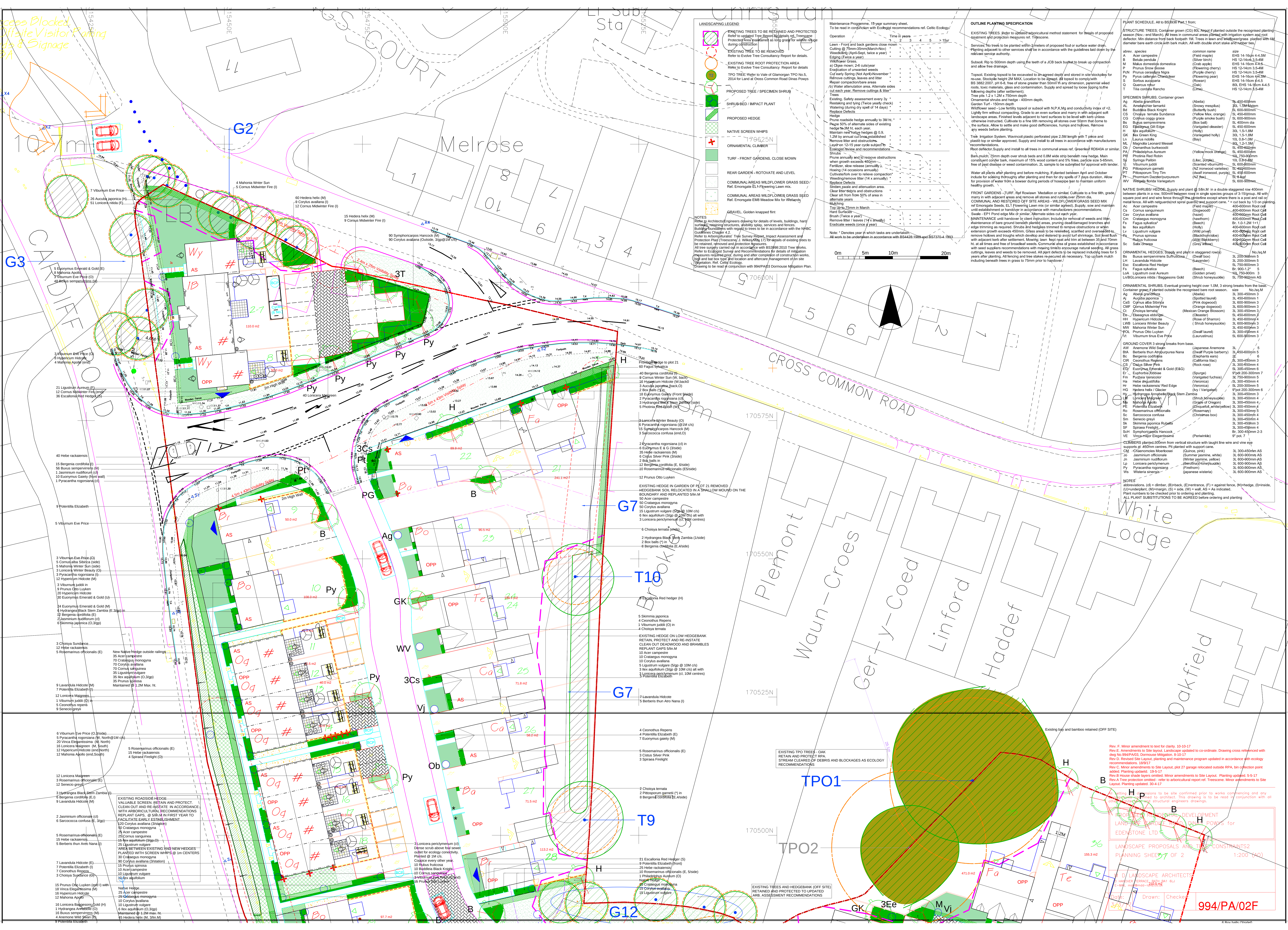
Drawn By DA	Scales 1:500	A1	Date Feb 2017
Job No. 1628	Drawing No. 100	Rev.	

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.

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Access Blocked
White Visitor Parking
as & Signage
SA



- LANDSCAPING LEGEND**
- EXISTING TREES TO BE RETAINED AND PROTECTED (Refer to updated Tree Report for details)
 - EXISTING TREE TO BE REMOVED (Refer to Evolve Tree Consultancy Report for details)
 - EXISTING TREE ROOT PROTECTION AREA (Refer to Evolve Tree Consultancy Report for details)
 - TPO TREE: Refer to Vale of Glamorgan TPO No. 5, 2014 for Land at Cross Common Road Dinas Powys
 - PROPOSED TREE / SPECIMEN SHRUB
 - SHRUB BED / IMPACT PLANT
 - PROPOSED HEDGE
 - NATIVE SCREEN WHIPS
 - ORNAMENTAL CLIMBER
 - TURF - FRONT GARDENS, CLOSE MOWN
 - REAR GARDEN - ROTOVATE AND LEVEL
 - COMMUNAL AREAS WILD/LOWER GRASS SEED / Ref. Ecotone ELL-Flowering Lawn mix
 - COMMUNAL AREAS WILD/LOWER GRASS SEED / Ref. Ecotone EM8 Meadow Mix for Wetlands
 - GRAVEL: Golden knapped flint

Maintenance Programme, 10 year summary sheet.
To be read in conjunction with Ecology recommendations ref. Celtic Ecology

Operation	Time in years	1	2	3	4	5	>15yr
Lawn - Front and back gardens close mown							
Cutting @ 70mm/35mm (March/Apr)							
Weedkilling (April-Sept, twice a year)							
Edging (twice a year)							
Willowow Grass							
a) Close mown: 2-6 cuts/year							
b) Establishment of unwanted weeds							
c) Cut early Spring (Not April-November)							
d) Remove cuttings, leaves and litter							
Repair compacted bare areas							
a) Water attenuation area. Alternate sides cut each year. Remove cuttings & litter							
Trees							
Existing: Safety assessment every 3y							
Retaining and tying (Twice yearly checks)							
Watering (during dry spell of 14 days)							
Repairs: Defects							
Hedge							
Prune roadside hedge annually to 3M ht.							
Page 50% of alternate sides of existing hedge to 3M ht, each year							
Maintain red hedge hedges @ 0.9 - 1.2M by annual cut once established							
Remove litter and obstructions							
Layer on 12-15 year cycle subject to Ecologist review and recommendations							
Shrub							
Prune annually and to remove obstructions when growth exceeds 400mm							
Fertilizer: slow release (annually)							
Hoeing (14 occasions annually)							
Cultivation over to relieve compaction							
Weeding/Remove litter (14 x annually)							
Repairs: Defects							
Stream, gully and attenuation area							
Clear litter debris and obstructions							
Clear all from 100% of area in alternate years							
Mulching							
Top Up to 75mm in March							
Brush (twice a year)							
Remove litter / leaves (14 x annually)							
Endicote weeds (once a year)							

OUTLINE PLANTING SPECIFICATION

EXISTING TREES: Refer to updated arboricultural method statement for details of proposed retention and protection measures ref. Treescene

Services: No trees to be planted within 3meters of proposed foul or surface water drain. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority.

Subsoil: Rip to 500mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage.

Topsoil: Existing topsoil to be excavated to an agreed depth and stored in site stockpiles for reuse. Stockpile height 2M MAX. Location to be agreed. All topsoil to comply with BS 3882:2007, pH 6.4, free of stone greater than 50mm in any dimension, perennial weed roots, toxic materials, glass and contamination. Supply and spread by loose tipping to the following depths (after settlement):

- Trees: 1.2m
- Shrubs: 0.9m
- Specimen shrubs: 0.9m

Windbreak: Low fertility topsoil or subsoil with N.P.K.Mg and conductivity index of <2. Lightly firm without compacting. Grade to an even surface and mow in situ adjacent with landscape areas. Finished levels adjacent to hard surfaces to be level with kerb unless otherwise instructed. Cultivate to a fine tilth removing all stones over 50mm that come to the surface. Allow to settle and make good offencuts, humps and hollows. Remove any weeds before planting.

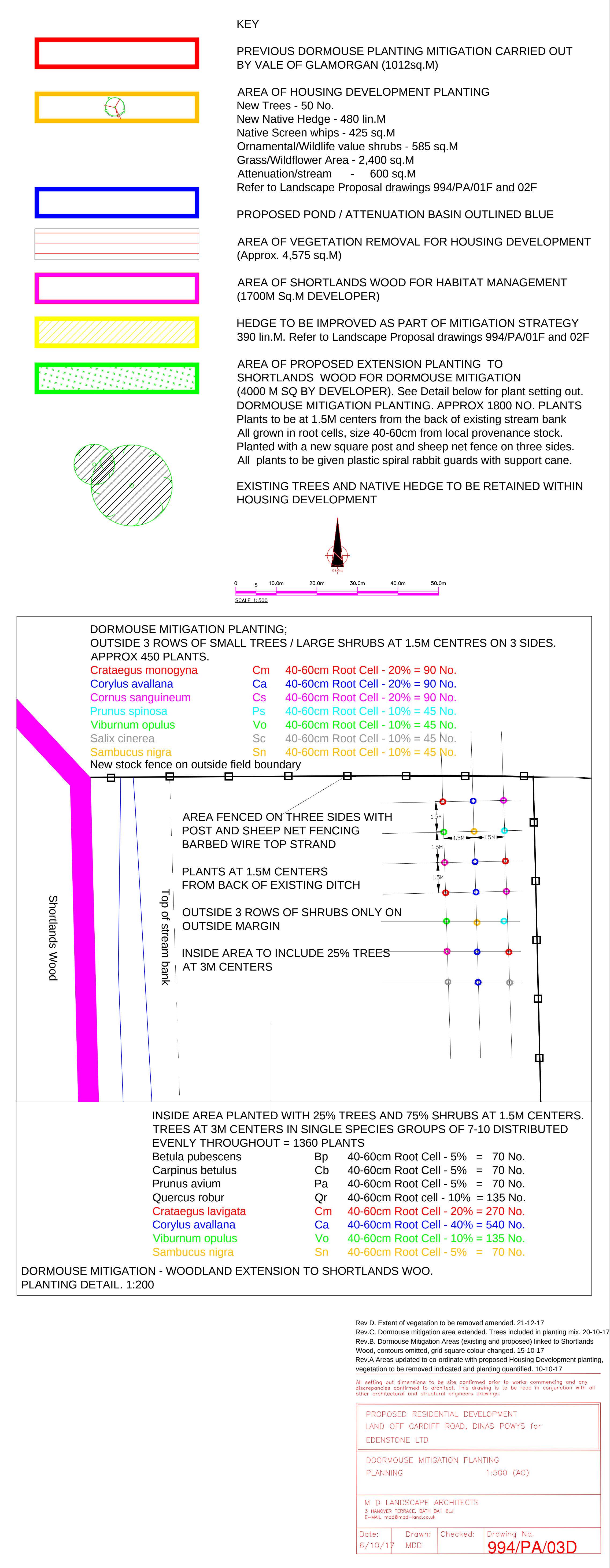
Tree Irrigation System: Wavincor plastic perforated pipe 2.5M length with T piece and plastic top or similar approved. Supply and install to all trees in accordance with manufacturers recommendations.

Root deflector: Supply and install to all trees in communal areas ref. Greenleaf R404/4 or similar

Bark mulch: 70mm depth over shrub beds and 0.1M wide strip beneath new hedge. Main constituent chipped bark, maximum of 15% wood content and 5% fines, particle size 5-55mm, free of pest disease or weed contamination. 2L sample to be submitted for approval with tender.

Water: All plants after planting and before mulching. If planted between April and October include for soaking thorough after planting and then for dry spells of 7 days duration. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

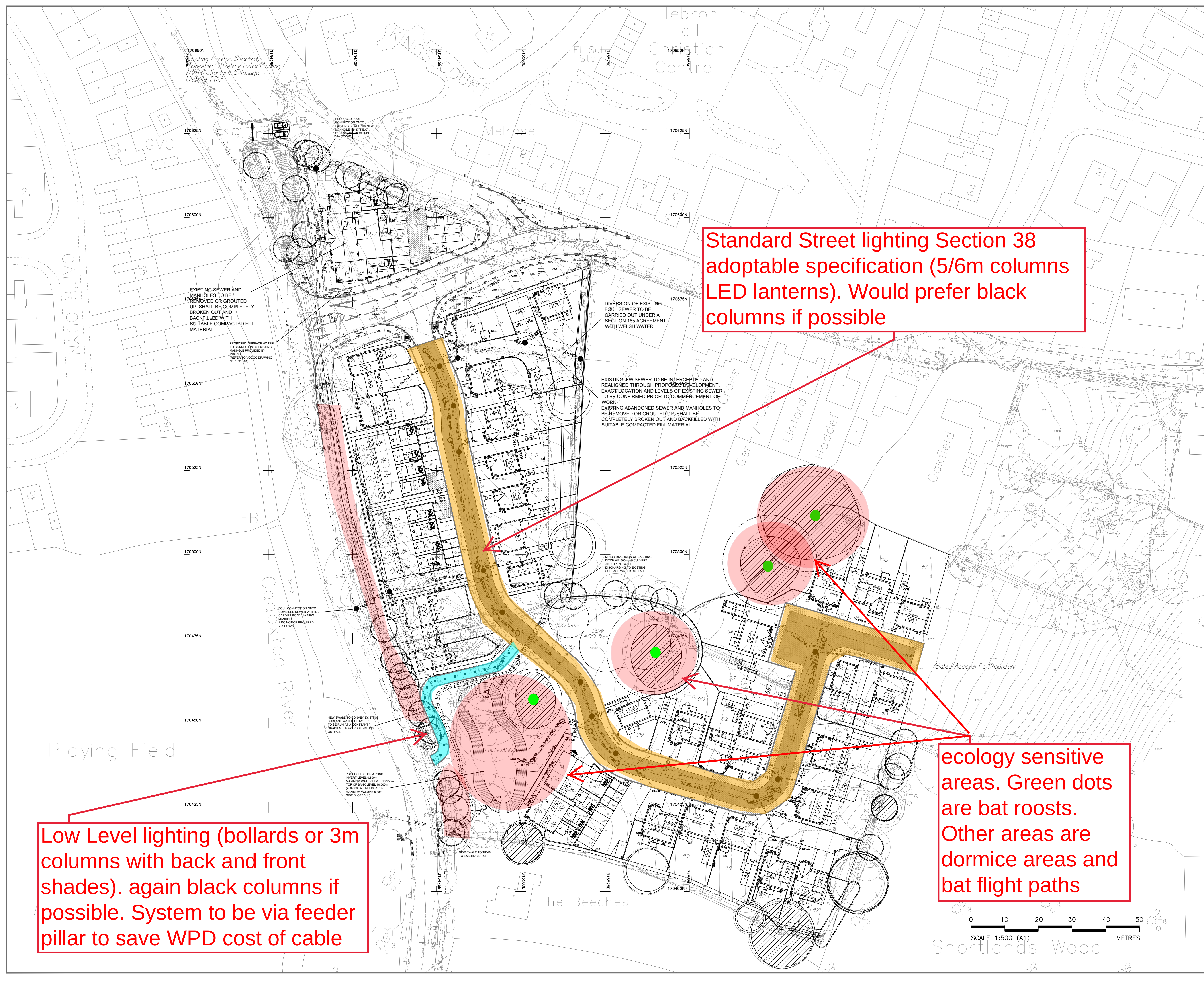
PLANT SCHEDULE, All to BS5938 Part 1 from:			
STRUCTURE TREES: Castanopsis: Castanopsis (10m); 80L: Arise if planted outside the recognised planting season (Nov. and March). All trees in communal areas planted with irrigation system and soil root wicking. Min root length from footstock 10m. All trees have wicking and wicking diameter base diameter base with bark mulch. All with double shoot shaped and wicker base.			
above:	species	common name	size
A	Acer campestre	(Field maple)	80L 14-16m 4-5M
B	Betula pendula	(Weeping birch)	80L 14-16m 3-5M
M	Malus domestica domestica	(Crab apple)	80L 14-16m 4-5M
M	Prunus spinosa	(Blackthorn)	80L 14-16m 4-5M
PcN	Prunus cerasifera	(Purple cherry)	80L 12-14m 3-5M
Pv	Prunus cagabian	(Flowering pear)	80L 14-16m 4-5M
S	Sorbus domestica	(Domestic hawthorn)	80L 14-16m 4-5M
Q	Quercus robur	(Oak)	80L 14-16m 4-5M
T	Tilia cordata	(Small leaved lime)	80L 14-16m 4-5M
SPECIMEN SHRUBS: Castanopsis: Castanopsis (10m)			
A	Abies grandifolia	(Abies)	5-150m 400mm
A	Amelanchier lamarckii	(Snowy mesquite)	5-150m 400mm
B	Betula pendula	(Weeping birch)	5-150m 400mm
C	Corylus formosa	(Yellow hick, orange)	5-150m 400mm
C	Corylus avellana	(Common hazel)	5-150m 400mm
B	Buxus sempervirens	(Box)	5-150m 400mm
E	Elaeagnus glabra	(Variegated bush)	5-150m 400mm
E	Elaeagnus glabra	(Variegated bush)	5-150m 400mm
G	Ginkgo biloba	(Ginkgo)	5-150m 400mm
G	Ginkgo biloba	(Variegated bush)	5-150m 400mm
L	Laurus nobilis	(Bay)	5-150m 400mm
M	Malus domestica	(Domestic hawthorn)	5-150m 400mm
O	Osmanthus fruticosus	(Osmanthus)	5-150m 400mm
P	Philadelphus	(Yellow hick)	5-150m 400mm
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P</			



Rev D. Extent of vegetation to be removed amended. 21-12-17
Rev.C. Dormouse mitigation area extended. Trees included in planting mix. 20-10-17
Rev.B. Dormouse Mitigation Areas (existing and proposed) linked to Shortlands Wood, contours omitted, grid square colour changed. 15-10-17
Rev.A. Areas updated to co-ordinate with proposed Housing Development planting, vegetation to be removed indicated and planting quantified. 10-10-17

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.

PROPOSED RESIDENTIAL DEVELOPMENT LAND OFF CARDFIELD ROAD, DINAS POWYS for EDENSTONE LTD			
DOORMOUSE MITIGATION PLANTING PLANTING 1:500 (AO)			
M. D. LANDSCAPE ARCHITECTS 3 HANOVER TERRACE, BATH BA1 6BJ E-MAIL: info@md-landscape.co.uk			
Date:	Drawn:	Checked:	Drawing No.
6/10/17	MDD		994/PA/03D



GENERAL NOTES

1. Do Not Scale
2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
3. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
4. This drawing is to be read in conjunction with and checked against all other drawings, Engineering Details, Specification and any structural, geotechnical or other specialist document provided.
5. Any anomaly or contradiction between any of the above is to be reported to Edenstone Homes.
6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.

ROAD AND SEWER ADOPTION NOTES

1. All works for adoption under a Section 38 agreement shall be carried out to the approval of the Vale of Glamorgan City Council.
2. All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide 'Sewers for Adoption' 7th edition and Dwr Cymru Welsh Water's requirements.
3. Streetlighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.

LEGEND

- ADOPTABLE FOUL SEWER & MANHOLE (SECTION 104)
- ADOPTABLE SURFACE WATER SEWER & MANHOLE (SECTION 104)
- PROPOSED HIGHWAY GULLY & CONNECTION DRAINAGE SYSTEM TO BE ADOPTED BY V&GCC
- EXTENT OF CARRIAGEWAY TO BE ADOPTED BY V&GCC
- EXTENT OF FOOTWAY / HARD STANDING TO BE ADOPTED BY V&GCC
- EXTENT OF HIGHWAY VERGE AS VISION SPLAY TO BE ADOPTED BY V&GCC TO BE MAINTAINED UNDER A SECTION 142 LICENCE BY MANAGEMENT COMPANY
- AREA OF LAND WITHIN THE OWNERSHIP OF THE DEVELOPER TO BE DEDICATED FOLLOWING THE ISSUE OF THE FINAL CERTIFICATE
- ADOPTABLE STREET LIGHTING COLUMN POSITIONED WITHIN THE FOOTWAY WITHOUT THE REQUIREMENT OF A CONCRETE PLINTH
- ADOPTABLE STREET LIGHTING COLUMN NOT POSITIONED IN THE FOOTWAY WITH THE REQUIREMENT OF A CONCRETE PLINTH

REV	DATE	DETAILS	BY	CHK

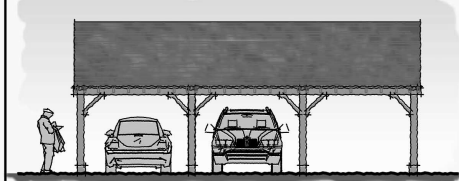
CLIENT: **Edenstone Homes**

PROJECT: **Cross Common Road Dinas Powys**

DRAWING TITLE: **S38 Plan**

DRAWN	CHK	STATUS	SCALE
TL	SJD	Preliminary	1:500 @ A1

DATE	JOB NO.	DWG. NO.	REV.
Oct17	1700	S38	



SKETCH DESIGN OF CARPORT - SCALE 1:100

EXTERNAL WORKS LEGEND	
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	TRO - DOUBLE YELLOW LINES
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LANDSCAPING LEGEND	
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Site Total				50 no

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATION, N.B. 8.0 AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND BELIEVED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

General Notes

Client
Edenstone Homes Ltd

Project Title
Land Off Cardiff Road Dinas Powys

Drawing Title
Phasing Plan

Drawing Status

Drawn By
DA

Scales
1:500

A1

Date
Feb 2017

Job No.
Dinas

Drawing No.
200

Rev.

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.
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