

Landscape, Trees and Ecology Details Report

Submitted to Discharge Planning Condition 10 of Planning Permission DMPA/2024/0175

1. Introduction

1.1 Project Details

Project Title: The Promenade

Site Address: Mercia Marina, Findern Lane, Willington Derby DE65 6DW

Planning Application Reference: DMPA/2024/0175

Description: The demolition of existing buildings and construction of new mixed-use development, with associated works at Mercia Marina, Findern Lane, Willington, Derby, DE65 6DW.

Local Planning Authority: South Derbyshire District Council

Prepared by: Madecorn Leisure LLP t/a Mercia Marina

Date: March 2026

1.2 Purpose of Report

This report has been prepared to discharge the pre-occupation planning conditions relating to tree protection, landscaping, boundary treatments, biodiversity enhancements and the 5-year Landscape and Ecology Management Plan (LEMP) as stated in condition 10 of planning permission DMPA/2024/0175, as required by South Derbyshire District Council.

1.3 Site Description

The application site is situated at the Southeast end of Mercia Marina running parallel to Findern Lane over the footprint of the existing tearoom, newsagent and marina office. The existing buildings were a mixture of 2 x timber frame lodges erected when the marina first opened and an original timber fishing lodge which pre-dates the marina.

The three structures were of average condition due to rotting timber. The surrounding landscape to the three structures was predominantly parking with flower beds to the Southeast, pathways and patios to the Northwest, and a small area of banked planting down to the marina basin. The buildings, hard landscaping and associated planted areas were removed as part of the site clearance prior to construction commencement, details of which were discharged in accordance with condition 3 of the planning permission.

1.4 Relevant Planning Condition

Condition 10 of planning permission DMPA/2024/0175 states:

Prior to the occupation of the building the following details shall be submitted to and approved in writing by the Local Planning Authority.

A. A Tree Protection Drawing, to include trees, hedgerows and scrub to be retained, removed and protected.

B. A detail of the tree protection fencing to be used.

C. A Landscape Planting Plan to include a plant schedule and planting specification.

D. House sparrow boxes and other bird boxes to be shown on the landscape plan.

E. Details of any boundary / fencing treatments to be used.

F. Details of any hard landscape. Discharged; approval DMOT/2925/0244

G. A 5-year Landscape and Ecology Management Plan (LEMP).

Reason: In the interest of the visual setting of the development and the surrounding area over the lifetime of the development.

This report seeks to discharge conditions 10A, 10B, 10C, 10D, 10E and 10G of the planning decision.

2. Tree Protection Drawing (Condition 10A)

2.1 Overview of Existing Vegetation.

There are a number of areas of vegetation located on and adjacent to the development site, which can be grouped as such and are identified in the Tree Protection Plan provided in appendix A of this report:

Areas to be retained and protected.

1. Peninsula west of the development site – collection of Willow trees, ash trees and scrub, with amenity grass.
2. Mature laurel hedge row, west of the development site – positioned along the top of the bank of the Marina basin.
3. Peninsula northeast of development site – collection of field maple, larch, elderflower, and red maple. Scrub to banks.

Areas to be removed and reinstated with new.

4. Bank to marina basin, north of development site – dense scrub leading down to the water line, replaced within the new planting scheme.

Areas to be removed.

5. Several flower beds located between parking bays, against the existing timber buildings, and alongside the patio and pedestrian paved areas within the development site.

2.2 Vegetation to be Retained and Protected.

- Area 1 – where development works occur close to the existing tree root areas, Heras fencing is to be erected 1m from the tree canopy and tied back to secure its position, ensure minimal disturbance to the root system (see details included in Section 3 of this report and the appended Tree Protection Plan).
- Area 2 – where development works occur close to the existing laurel hedge, Heras fencing is to be erected 1m from the hedge canopy and tied back to secure its position, ensure minimal disturbance to the root system (see details included in Section 3 of this report and the appended Tree Protection Plan).
- Area 3 – due to its position well outside of the development boundary (marked in pink on the appended plan) no construction activity will occur close to the root system, and as such, no additional protection is required.

2.3 Vegetation to be Removed

- Area 4 - is required to be removed to allow the footings of the new promenade structure to be dug and cast. This area was reduced outside of the nesting period, reduced in stages to one foot, then 6 inches, and then removed entirely. On completion of the promenade structure, the area will be reinstated using a geotextile matt and planted with ground cover vinca minor (detailed in Section 4).
- Area 5 – the beds identified in red on the appended plan were removed as part of the site clearance works, outside of the nesting period to avoid disturbance to any nesting birds. Works were supervised by the onsite Head of Grounds. A number of mature shrubs were root balled and relocated within the Marina, wherever possible.

2.4 Drawing Reference

The above areas are detailed in the Tree Protection Plan, drawing 15001, found in appendix A of this report.

3. Tree Protection Fencing Details (Condition 10B)

Protective fencing is to be installed in accordance with BS5837:2012. 2 meter-tall, welded mesh panels standing in rubber feet joined using a minimum of two anti-tamper couplers and installed so they can only be removed from inside the protected area. The fence couplers should be spaced at least 1 m apart, but uniformly across the whole barrier. These panels must be supported within the protected area with struts attached to a base plate secured by ground pins as per figure 1.

Where the fencing is installed above retained hard surfacing and / or it is otherwise not feasible to use ground pins (e.g. due to underlying services or structural roots), the struts can be mounted on a block tray as per figure 2.

Figure 1 – Tree protection fencing

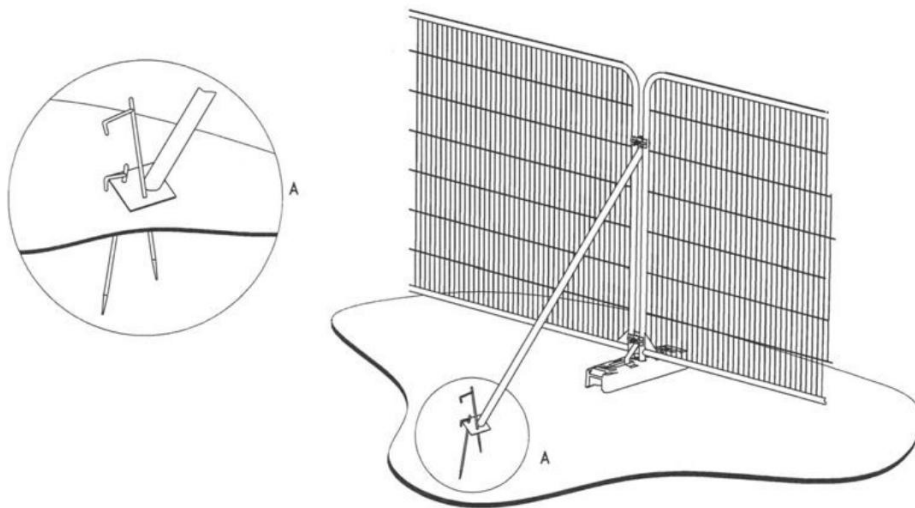
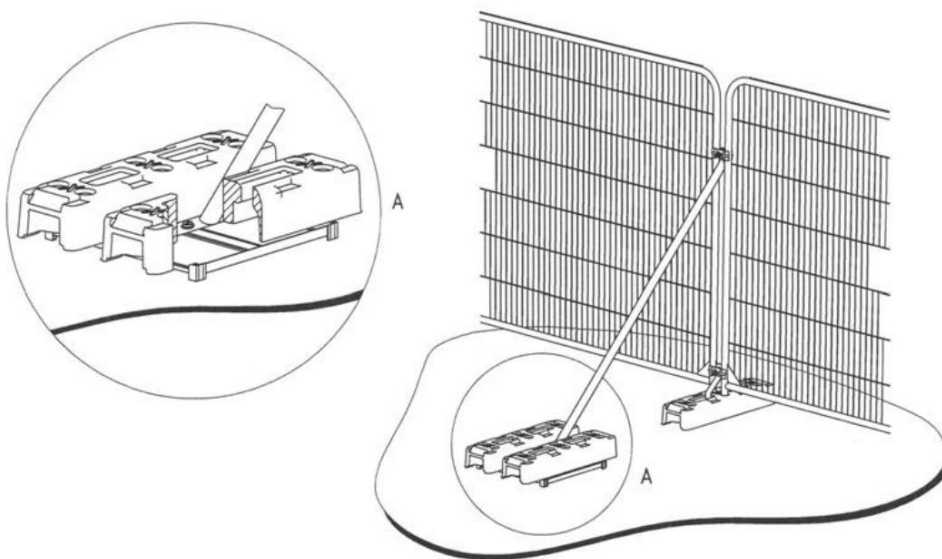


Figure 2 – Tree protection fencing over services



4. Landscape Planting Plan (Condition 10C)

4.1 Design Principles

The landscape proposals aim to soften the development, enhance local character and provide biodiversity benefits in line with South Derbyshire District Council guidance.

Existing planting on the development site consisted predominantly of dense evergreen shrubs and perennials, provides a good habitat for birds, however, lacked insect friendly planting and habitats, particularly pollinators.

The design principles of the proposed plan can be divided into specific planting areas:

- Separating Parking Planters – reestablishing the planting species removed during construction, providing continuity with the wider site and replacing and improving existing bird habitats.
- Residential Entrances – signifying the two residential entrances with striking linear planting, providing borders for seasonal bedding plants to encourage pollinators.
- Marina margin bank – evergreen ground cover planting to help stabilise the bank, provide dense foliage as nesting sites for small animals, birds, and insects, and as a food source for pollinators.
- Northeast Patio Beds – positioned close to the Marina entrance, this area focuses on enhancing character with more decorative flowering plants, with mixed seasonality to provide year-round colour. Smaller planters along footpaths will be planted with hebes and supplemented with seasonal bedding plants.
- Southwest screening beds – tall hedging around the substation provide a backdrop of screening, whilst descending levels of decorative planting with mixed seasonal flowering plants provide year round colour and interest.
- Southern boundary hedge – existing hedge and tree line, supplemented with additional tree screening where possible.
- West peninsula – existing trees and scrub, supplemented with ornamental grasses, meadow grassland and wildflower.
- Building beds – low level ground cover planting within planters against the southeast elevation.

4.2 Planting Plan

The Landscape Planting Plan, Drawing No. 15002, is provided in Appendix B of this report.

4.3 Plant Schedule and Specification

A full plant schedule is provided in Appendix C detailing species, sizes, quantities and locations. All planting will be carried out in accordance with best practice, including soil preparation, mulching and aftercare. Detailed specifications for each plant type are included in the plant schedule provided in Appendix C.

5. Bird and Biodiversity Features (Condition 10D)

A minimum of two house sparrow boxes and two general bird boxes will be installed within the retained trees on the peninsula west of the building, as shown on the Landscape Plan provided in Appendix B. These measures will enhance nesting opportunities in line with local biodiversity objectives.

Boxes will be installed at heights between 1.5-3m, North or East faces to avoid direct sun and wet winds. This is in addition to the integrated bat and bird boxes included within the building façade of the new development.

6. Boundary and Fencing Treatments (Condition 10E)

As the development sits within the existing wider Marina site, no additional boundary or fencing treatment is proposed. The existing boundary to Findern Lane to the south of the building will be enhanced with additional screening trees where not already present and as denoted in the Landscaping Plan provided in appendix B.

7. 5-Year Landscape and Ecology Management Plan (LEMP) (Condition 10G)

7.1 Objectives

The LEMP seeks to ensure successful establishment of planting and long-term enhancement of biodiversity on site. The objective of the LEMP is to promote the natural growth of planting, managing areas as necessary but with limited interference, to encourage habitat development.

7.2 Grounds Maintenance Best Practice

It is vital to understand the different requirements of various habitats around the Marina, to ensure the proper management and maintenance of these areas. Grounds staff are regularly refreshed on best practice, and the Head of Grounds has overarching responsibility for programming and planning works that allow natural habitats to be managed and develop.

Appendix 1 provides a schedule of general management principles for the various natural habitats established on the site, detailing:

- Maintenance
- Risks to habitat
- Remedial works to habitat
- Waste management
- Seasonal and Environmental restrictions
- Target species
- Actions planned for the Habitat

7.3 Management

All works will be under the supervision of the Marina's Head of Grounds, together with the development manager. All grounds staff and any external contractors will be required to read and sign all relevant Risk Assessments and Method Statements prior to commencing the works.

Installation

The development programme allows for planting to commence in early Autumn 2026. This will predominantly consist of trees, shrubs and perennials, and winter bedding plants that suit planting at this time of year, with the remaining planting completed in March-May 2027. Planting will be to a suitable density to suit the plant as per the planting schedule, to ensure there is sufficient space to develop and mature. Planters will be provided with weep points to ensure free draining soil. All planting will be completed within the first 12 months following occupation, in accordance with best practice.

Ongoing Maintenance

Areas of hardstanding will be litter picked and swept/blown daily. Weeding during the spring/summer season will be on a weekly basis, and more thorough cleaning/jet washing of the block paving will be done twice annually at a minimum, or as necessary. Where jet washing is undertaken, this will be at a low pressure to avoid dislodging the block paving and blowing out the sand.

Many of the plants have been selected as low growing specimens to avoid too much spread, however twice annually will be pruned as necessary to ensure their size and bulk are managed. Watering and feeding will be undertaken in the initial growing seasons, with watering monitored against seasonal conditions.

Trees will be monitored annually in the Autumn with the assistance of Mercia Marina's tree surgeon contractor, to establish areas of management or removal. The trees on the development site are positioned on banks close to the water's edge, and as such their height and stability need to be closely monitored. Lopping may be necessary to avoid the birches particularly becoming too tall and unstable.

7.4 Monitoring

Key Species

There are no protected or priority species identified on the site, with the exception of bats observed hunting over the marina in recent dawn surveys, before exiting the site to the south boundary.

Blacktree Ecology set out target species for various habitats across the marina during the site's early inception. Those species are detailed in in Table 1, together with observations and monitoring information. Those species in **bold** are confirmed as being present.

Table 1: Long-term LBAP Habitat and Species Targets

Habitat	Target Species	Observations
Oligotrophic & Dystrophic Lakes	European Eel, Water Vole	Minor sightings.
Pond	<u>Dragonflies</u> , <u>damselflies</u> , <u>common frog</u> , <u>common toad</u> , grass snake, great crested newt, palmate newt , smooth newt	Common sightings site wide. Warning signs on roadways put up annually for toads crossing during spring mating season. Newts generally located in the wildlife haven at the North of the Marina.
Lowland mixed deciduous Woodland	Bluebell , badger, barn owl , <u>bats</u> , <u>bullfinch</u> , dormouse, <u>moths</u> , <u>song thrush</u> , spotted flycatcher, <u>stag beetle</u> , <u>starling</u> , <u>tree sparrow</u>	Bats sighted for feeding over the water, but not nesting. Birds and insects sighted in trees and dense shrub.
Wet Woodland	<u>Beetles</u> , <u>moths</u> , spotted flycatcher, marsh tit, <u>song thrush</u> , willow tit	Typically found in dense shrub. Tree felling will be cut and produce log piles as additional habitats.
Lowland Meadow	Corncrake, dyer's greenweed, fritillary , skylark	Generally found in the North of the site in quieter meadow areas.
Hedgerows	Woodland species plus brown hare , slow worm	Generally to the North of the marina away from the development site.

The species relevant to the Promenade development site are those underlined.

The planting to the Marina margin bank will be encouraged to establish densely to provide protection to pond, woodland and wet woodland species target species with the existing dense shrub also providing habitat for birds.

The introduction of flowering and pollinate plants will encourage more insect species, with a variety of seasonal perennials and bedding plants. Larger shrubs and hedging plants will provide nesting opportunities for birds, together with the swift, sparrow, bird and bat boxes included on the building and within the peninsular tree areas.

Annual Monitoring

Appendix 2 sets out the 5-year action plan for managing the relevant habitats and areas of landscaping on the development site.

Generally, this will involve routine landscaping maintenance. Specific areas of additional work to consider are the lopping of trees (particularly the silver birches) within a 3-5 year period, replacement of woody lavenders within a 3-5 year period, and then the monthly inspection of hard landscaping and public seating, to ensure their safety, carrying out remedials as necessary.

8. Summary and Compliance Statement

This submission demonstrates full compliance with Conditions A–G of the planning condition. Measures will be implemented prior to occupation, with planting occurring within the first 12 months following occupation in accordance with best practice and thereafter maintained in accordance with the approved details.

APPENDIX A – Tree Protection Plan

APPENDIX B – Landscape Planting Plan

APPENDIX C – Planting Schedule and Specification

APPENDIX D – 5-Year LEMP; Habitat Management Schedule

APPENDIX E – 5-Year LEMP; Development Site 5-Year Action Plan