A RETROSPECTIVE PLANNING APPLICATION FOR THE PLACEMENT OF INERT MATERIAL FROM THE REGRADING OF EARTH BUNDS AND RETENTION OF LAGOON

KIRBY LODGE IN-VESEL COMPOSTING FACILITY, KIRBY LAND, CORBY

MATERIAL CHANGE LTD

September 2013
Version 1
Final
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1 THE PROPOSED DEVELOPMENT

1.1 Introduction

1.1.1 This planning application has been submitted by GP Planning Ltd to Northamptonshire County Council as the Waste Planning Authority and seeks to gain retrospective permission for placement of inert material from the regrading of earth bunds on a field adjacent to the existing In-Vessel Composting (IVC) Facility at Kirby lodge, Corby. The application has been submitted on behalf of Material Change Ltd who is the operator of the IVC facility.

1.1.2 The application also seeks to retain the use of the lagoon which is currently located at the site, as a failsafe mechanism for controlling water collected on the compost maturation pad. The restoration of the lagoon is required by condition 11 of recent planning permission 13/00022/WASFUL which relates to the installation of 2 leachate holding tanks.

1.1.3 This planning application and associated suite of documents, which are set out below, takes account of pre-application advice from Northamptonshire County Council Planning Department and the requirements of the Northamptonshire County Council’s planning application validation checklist. Both documents are attached in Appendix 1.

1.1.4 The suite of supporting documents submitted with this planning application are:

- GPP/MC/KLS/13/11 Site Location Plan
- GPP/MC/KLS/13/12 Site Plan
- GPP/MC/KLS/13/13 Proposed Contour Plan
- GPP/MC/KLS/13/14 Existing Contour Plan
- GPP/MC/KLS/13/15 Soil Photograph Panel
- M004-06 Planning Statement (Soil Placement)
- M004-06 Planning Application Forms
- Landscape and Aftercare Scheme
- Ecological Survey

1.2 The Site and its Context

1.2.1 The In-Vessel Composting (IVC) facility is located just off Kirby Lane on the north east edge of Corby, 250m east of the Rockingham Speedway, 2.25km south east of Gretton Village and 2.75km west of Deene Village. Drawing GPP/MC/KL/13/01 Site Location Plan shows the site in its setting.

1.2.2 This application seeks retrospective permission for the placement of inert material on an area of land within the overall IVC facility. The areas that are the subject of this planning application make up only a section of the whole IVC facility site.

1.2.3 The area covered by the placement of soil is approximately 4400m² in size, is operated and in the control of Material Change Ltd. The extent of the application site and the area within the control of Material Change is shown on Drawing GPP/MC/KL/13/02 Site Plan, this also includes the lagoon.

1.2.4 The IVC facility does not lie within a floodplain although it is adjacent to a stream with a narrow floodplain and it is not affected by a Groundwater Protection Zone.
Site Context

1.2.5 The IVC facility is located over 2.25km away from the nearest present residential receptors, the village of Gretton. The closest residential property, Kirby Hall Farm, is under the control of the applicants, and 1.45km away. Kirby Hall, an English Heritage property open through part of the year to the public as a visitor attraction, is located 850m to the north east.

1.2.6 The Prior’s Hall sustainable urban extension is under construction and will eventually become a neighbour of the Kirby Lodge IVC facility. This lies to the south of the proposed site and Kirby Lane at a distance of over 100m. Other than a hotel site in the northwest corner of the Prior’s Hall site, the other uses close to the northern boundary are employment uses and open space. Between the proposed new development and Kirby Lane a belt 30m wide of trees and shrubs has already been planted.

1.2.7 The IVC facility has access onto the Gretton Road as detailed on drawing GPP/MC/KL/13/02 Site Plan. Gretton Road joins the main Corby highway network at the A6116 to the south and via Gretton Brook Road to the west of the site.

1.2.8 The IVC facility lies in generally undulating countryside and in particular on a north facing slope. The IVC facility is set down a shallow slope from Kirby Lane and just south of an abandoned ironworking face. The countryside is typified by large fields with boundary hedgerows, with scattered trees and copses.

1.2.9 The nearest water body to the IVC facility is the stream 20m due north of the site, being the Gretton Brook, which is classed as Main River. The watercourse runs 1m below the level of the facility site, which is located on land sloping south-north.

1.2.10 The IVC site as a whole is located in Flood Zone 1.

1.2.11 There are no Special Areas of Conservation (SACs) identified within 5 km of the site. There is one Site of Special Scientific Interest (SSSIs) 2900m south east of the facility; it is known as Weldon Park.
2 DESCRIPTION OF DEVELOPMENT

2.1 The Development

2.1.1 This application seeks to gain retrospective authorisation for the soil tipping activities at the Kirby Lodge IVC facility and to also obtain permission for the regrading of the tipped area and an update to the landscaping scheme at the site. In addition, there is also a requirement to retain the existing lagoon for surface water management purposes.

2.1.2 The slumping of the earth bank around the eastern side of the IVC facility has generated the requirement for the management of the soils. The slump was caused by the unusually wet weather during 2012 and at the beginning of 2013. The soils were subsequently moved from the bank to the field during April 2013.

Soil tipping

2.1.3 The soils have been tipped on an area of land which is currently a field, located to the west of the IVC facility. The extent of the tipped area is shown on drawing GPP/MC/KL/13/12 Site Plan. The soils originate from a slumped area of bank located around the IVC facility.

2.1.4 It has been calculated that approximately 4,500 tonnes of soil material have been relocated to the field area, and will be stored until there is future development of the site. The soils, derived from the bunds, would have been the virgin material extracted from the site during the construction phase of the IVC facility.

2.1.5 The soils have currently been laid as per the contour information on drawing GPP/MC/KL/13/14 Existing Contour Plan, derived from a recent site survey. The contours have been achieved through progressive tipping of the material, the resulting form is shown on drawing GPP/MC/KL/13/15 Soil Photograph Panel. This is however a temporary solution and it is required that contours are regraded in line with those shown on drawing GPP/MC/KL/13/13 Proposed Contour Plan. The regrading of the land will be undertaken by a 360 backhoe excavator which will spread the soil.

2.1.6 The bunds around the IVC facility have been regraded to account for the removal of the slumped material and will be planted to aid stability as set out by the proposed landscaping scheme attached in Appendix 2.

Retention of existing lagoon

2.1.7 It is also required that the existing lagoon is retained on site for contingency purposes. Condition 11 of permission 13/00022/WASFUL required that the lagoon be filled in following the installation and commissioning of two leachate holding tanks which, will be installed to manage surface water runoff from the maturation pad.

2.1.8 The requirement to retain the lagoon is in relation to its ability to act as a contingency or relief outlet for leachate, if there is a requirement in extreme events of flooding. In extreme flooding events the maturation pad is able to produce large volumes of surface runoff. Whilst the leachate tanks have been designed to a level that accounts for the M5 48hr levels of rainfall it is considered that extra capacity for leachate retention at the site is beneficial, as a failsafe measure.
2.1.9 In the existing arrangements, in the event that the leachate tanks are unable to cope with severe flood events the operator will shut down the outlet valve between the maturation pad and the leachate tanks and retain the water on the maturation pad until the tanks can be emptied. This will have negative impacts as the retained water has the potential to cause odour issues and will also impact negatively upon the maturation and screening operations at the site. The retention of the existing lagoon, which has a capacity of 400 m³, will therefore provide a contingency option whereby surface water can be diverted away from the maturation pad in the most extreme of flooding events. This will prevent the retention of water on the maturation pad.

Landscaping improvements

2.1.10 Planning permission 8 and 9 of planning permission 07/00007/WAS required that a planting scheme was agreed with the Waste Planning Authority and subsequently implemented and completed within 12 months of the approval of the scheme. Despite the scheme being approved it was never fully implemented. The non-compliance with the condition has been highlighted in discussions with the Waste Planning Authority, and this application seeks to provide a revised scheme and proposals for implementation.

2.1.11 The detail of the planting scheme is set out in document Kirby Lodge Revised Landscaping and Maintenance Scheme as attached in Appendix 2. The landscape scheme, which is further detailed on drawing KB-KL.001.Rev1 Kirby Lodge Revised Landscape Plan will be implemented in the first available planting season after the granting of planning permission. The scheme has been developed on the basis of the originally consented scheme and also the findings of an ecological survey, which is attached in appendix 3.

2.1.12 The proposed aftercare scheme set out in the document titled Kirby Lodge Revised Landscaping and Maintenance Scheme will be implemented in full.
3 PLANNING CONSIDERATIONS

3.1 Introduction

3.1.1 In light of the scale and nature of the development it is considered that only a limited number of waste planning policies apply. On this basis, the relevant policies of the Northamptonshire Minerals and Waste Development Framework Core Strategy, Development Plan Document and the Control and Management of Development, Development Plan Document have been assessed.

3.2 Planning policy


3.2.1 The application site is within an existing waste site, therefore the only relevant policy CS14 which relates to the site specific requirements of development.

Policy CS14 – Addressing the impact of proposed minerals and waste development

3.2.2 The policy sets out to ensure that waste development is controlled in terms of potential impact upon the environment and amenity. Development proposals should set out to:
• Minimise environmental impact
• Protect natural resources
• Ensure its design and layout has regard to visual appearance in the context of the defining characteristics of the local area, and
• Ensure that local amenity is protected.


3.2.3 The Control and Management of Development DPD contains specific policies for controlling Minerals and Waste development in the county and complements the strategic visions and policies that are set out in the MWDF Core Strategy.

Policy CMD3: Development criteria for inert waste disposal and recovery

3.2.4 Proposals for the disposal or recovery of inert waste, where this does not relate to the restoration of a site identified in the Location for Mineral DPD, must demonstrate that:
• It will not prejudice the restoration of mineral sites, and
• There is clear engineering, agricultural, landscape, or recreation amenity justification for the development.

Policy CMD8: Landscape Character

3.2.5 Policy CMD8: Landscape character requires that waste development should seek to reflect Northamptonshire’s landscape character.

‘Waste development should mitigate potentially adverse impacts on the local character and distinctiveness of Northamptonshire’s landscape where necessary during the development, operational life, restoration, aftercare, and after-use.'
Opportunities for enhancement should be maximised through restoration, aftercare, and after-use. Proposals will be required to undertake a landscape impact assessment to identify the potential impacts and any necessary mitigation measures.

CMD10: Layout and Design Quality

3.2.6 The policy requires that the layout and overall appearance of waste management facilities, will be required to demonstrate that the development:
- supports local identity and relates well to neighbouring sites and buildings,
- is set in the context of the area in which it is to be sited in a manner that enhances the overall landscape,
- incorporates specific elements of visual interest,
4 Planning Considerations

4.1 Introduction

4.1.1 In assessment of the Northamptonshire Minerals and Waste Development Framework, Development Plan Document and in particular the relevant policies, it is considered that the following topic areas should be addressed. They are:
- The justification for the development
- Potential impact on landscape and visual amenity
- Other environmental considerations

4.2 The justification for the development

4.2.1 Assessment of policy CMD3 states that there should be clear justification provided for development which comprises the disposal of inert material that is not in relation to the restoration of a mineral site. The following areas are considered in line with the requirements of the planning policy:

The potential prejudice of the restoration of other mineral sites

4.2.2 The amount of inert fill that has been relocated from the existing bunds at the site is not of a significant nature. The material which originated at the site would not have been available for relocation if the banks around the site had not slumped, which was in relation to the unusually wet weather in 2012.

4.2.3 To relocate the material to another site to assist with the restoration of a mineral working would not have been financially or sustainably appropriate due to the nature and the amount of the material. The most proximate mineral restoration to the site is the Harley Way Quarry located at Churchfield near Oundle. At the time the placement activities were undertaken the Harley Way Quarry were not accepting restoration material. The most proximate restoration site actively accepting inert material is the Earle Barton Quarry, this is over 25km away from the application site.

4.2.4 The storage of the material will allow for it to be beneficially used in the future in line with potential development at the IVC site.

4.3 The potential impact on landscape and visual amenity

4.3.1 The development will not have an impact on landscape or visual amenity due to its nature. The main engineering work is the tipping of the soil in the identified location on drawing GPP/MC/KL/13/12. The eventual grading of the soil will lead to a 1m increase in topographical contours in this area, which is not a significant increase and not of a scale that is large enough to have an impact on the surrounding landscape or visual amenity.

4.3.2 It is considered that the proposed landscape and restoration scheme will provide a beneficial enhancement in visual amenity and landscape terms as it will see the implementation and management of a significant level of screen planting around the site.
4.3.3 The proposed aftercare scheme will ensure that this planting is maintained appropriately to ensure that there is long term establishment of the planting scheme.

4.4 Other Environmental Considerations

Ecology
4.4.1 An ecological survey was undertaken to assess the impact of the previous soil tipping activities upon any ecology of value. It is considered that the soil tipping was located in an area of little ecological interest.

4.4.2 In line with the recommendations of the ecological appraisal, the soil tipping has been undertaken in a manner that has avoided impact upon the hedge and the existing planting to the west, and the hedge to the south.

Flood Risk
4.4.3 The application site is below 1ha and is located within Flood Zone 1. This means that the planning application does not need to be accompanied by a formal Flood risk Assessment.

4.4.4 It is however considered that the retention of the existing lagoon at the site will have beneficial impacts on the management of the water environment as the lagoon will provide additional capacity above what is already provided by the recently consented leachate holding tanks.
5 CONCLUSION

5.1.1 This application seeks to regularise the retention of inert soil material on site that has arisen through unforeseen circumstances.

5.1.2 The scheme that has been developed has been tailored so that it has minimal impact on environmental receptors and in particular, ecology and landscape and visual impact. The landscape scheme which has been developed to strengthen the perimeter bunds and protect the soil resource for a temporary period. It will provide beneficial enhancements in both ecological and landscape and visual amenity terms.

5.1.3 The retention of the existing lagoon will provide greater security of the management of surface water and leachate during period of high rainfall.

5.1.4 The development is considered to be compliant with the site specific planning policy requirements of Northamptonshire’s MWDF and will provide a range benefits to the applicant’s operations.
APPENDIX 1: Validation Checklist
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Dear Gill

Kirby Lodge composting site – site walkover to determine ecological value

Introduction
At the request of Northants County Council planning department, Conservation Constructions was instructed by Material Change Ltd, to undertake a site walkover to determine the ecological value of a small field west of the composting plant at Kirby Lodge.

The survey has been undertaken in relation to a planning application to continue to raise ground levels in the field using soil excavated from areas in the operational site. The reservoir will also be backfilled and the security fence removed.

Survey methodology
The site walkover was undertaken by Rebecca Barrett, ecologist and holder of a number of Natural England survey licences as well as a full member of IEEM. The survey was undertaken on 21st February 2013 when weather conditions were dry but cold.

Site description
The field is bounded by established hedgerows to the south and west, Gretton Brook to the north and composting area to the east. The composting area is defined by a security fence and on the field side of the fence there is a recently planted deciduous hedge.

Access to the composting site is via a road along the north side of the field with a small sloping, triangle of grass between the access road and Gretton Brook. Adjacent to the brook in this triangle of grass is a large, possibly veteran, horse chestnut (*Aesculus hippocastanum*) tree.
An overhead power line passes north-south through the field. To the east of this power line, occupying approximately two-thirds of the area of the field, the ground level has already been raised, presumably with the soil excavated from the area of the composting plant. To the west of the power line and between the access road and the brook ground levels appear original. In this area, adjacent to the west hedge is an area of recent tree planting, mostly oak (*Quercus* sp.) and ash (*Fraxinus excelsior*).

In the north-east corner of the field, close to the access road into the plant is a small, lined reservoir. This area is security fenced and at the time of the visit the reservoir contained very little water.

**Results**

The established hedgerows are mostly hawthorn (*Crataegus* sp.) and blackthorn (*Prunus spinosa*) with some bramble (*Rubus* sp.), at the time of the site visit the hedges had recently been cut, which is an ideal time of year for this activity. In the west hedge there are four trees, three cherry (*Prunus* sp.) and a hawthorn.

In the area of tree planting blackthorn has suckered and this is proving to be more successful than the trees which are the target of fallow deer (*Dama dama*) that have knocked over some of the tree guards and browsed the trees as they have started to grow beyond the top of the guards.

The grassland is rank, dominated by tussocky species and becoming encroached by common ruderal, in particular broad-leaved dock (*Rumex obtusifolius*), willowherb (*Epilobium* sp.), creeping thistle (*Cirsium arvense*), spear thistle (*C. vulgare*) and common nettle (*Urtica dioica*). The rank grasses are typical of unmanaged pasture only grazed by a small population of rabbits (*Oryctolagus cuniculus*), visiting fallow and to a lesser extent, roe (*Capreolus capreolus*) deer. The grass species are similar in both the raised area and in the area of the original ground surface. However, the raised area includes more ruderal species and the grass is less vigorous in places. This suggests that the soil in the raised area is from a local source and shares the same seed bank but that the raised ground level makes drought conditions more prevalent and soil disturbance has encouraged ruderal species.

Dominant grassland species are provided in the table below.

<table>
<thead>
<tr>
<th>Common name</th>
<th>Scientific name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cock’s foot</td>
<td><em>Dactylis glomerata</em></td>
</tr>
<tr>
<td>Annual meadow grass</td>
<td><em>Poa annua</em></td>
</tr>
<tr>
<td>Crested dog’s tail</td>
<td><em>Cynosurus cristatus</em></td>
</tr>
<tr>
<td>Yorkshire fog</td>
<td><em>Holcus lanatus</em></td>
</tr>
<tr>
<td>False oat grass</td>
<td><em>Arrhenatherum elatius</em></td>
</tr>
</tbody>
</table>

Due to the lack of grazing and the tussocky grassland habitat the field is populated with wood mice (*Apodemus sylvaticus*), field vole (*Microtus agrestis*), common shrew (*Sorex araneus*) and pygmy shrew (*S. minutus*) all of which were caught during the survey. Not surprisingly red kite (*Milvus milvus*) was observed foraging over the site and it is likely that barn owl (*Tyto alba*), kestrel (*Falco tinnunculus*) and buzzard (*Buteo buteo*) also take...
advantage of the small mammal (including rabbit) food source. The faeces of fox (*Vulpes vulpes*) were also found on site.

The only other birds observed on site were great (*Parus major*) and blue tit (*P. caeruleus*) associated with the hedges, but this is considered under-representative of the species that are expected to be present.

The site is generally considered too small for nesting meadow pipit (*Anthus pratensis*) and skylark (*Alauda arvensis*) both ground nesting species, and the presence of predatory birds will also discourage these species.

No evidence of badger (*Meles meles*) was found. Fallow and roe deer were identified by the presence of slots and faeces on site. The ground has been disturbed in areas by rabbit and deer (probably when it was snowing).

Gretton brook flows west to east, emergent species identified included bulrush (*Typha latifolia*) and brooklime (*Veronica beccabunga*). The bed of the brook is very silty, unsuitable for crayfish and there was no evidence of water vole (*Arvicola terrestris*) activity along the banks.

The large horse chestnut tree includes a number of small cavities where there rot has occurred associated with limb loss. No evidence of a bat roost was present but this tree is a species often used by bats and nesting birds as heartwood rot commences early in the life of the tree and creates good cavities for a variety of species.

**Recommendations**

The horse chestnut tree, although not a native species, is an important local feature and should be retained. It is important that a root protection zone is identified (at least the area of the tree canopy) and no heavy machinery should be permitted in this zone to avoid root compaction.

The tree planting along the west boundary of the field is of little value and its loss is would not be significant provided replacement native trees, better protected, were established.

Increasing the area of raised ground levels must take care not to damage the existing hedge, so the land form should follow that previously undertaken adjacent to the south boundary hedge.

Soil deposited on the site, should be spread under the existing topsoil and the topsoil re-instated. Vegetation should be allowed to re-establish with only ruderal control. This may take the form of spot spraying using a knapsack sprayer. Where the ground levels have been raised already the grass should be topped to a height of 300 mm, thereby retaining the tussocky grass habitat but preventing the tall ruderal from seeding. This may require two or three cuts in the year.

Replacement tree planting should be undertaken in groups of 4-5 trees that are protected from deer browsing but will need weeding until established. Tree species that could be
used include oak (*Quercus petraea* may fare better on the raised ground), sweet chestnut (*Castanea sativa*), lime (*Tilia x europaea*) and field maple (*Acer campestre*).

The triangle of grass between the access road and Gretton Brook should be kept clear of litter and mown once in late summer from the access road. This will help control tall ruderal in this area while retaining the riparian habitat.

Yours sincerely

Rebecca Barrett
Ecologist
KIRBY LODGE, CORBY, NORTHANTS
REVISED LANDSCAPING AND MAINTENANCE
SCHEME

AUGUST 2013

Prepared on behalf of
Material Change Ltd
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INTRODUCTION

Kirby Lodge lies to the north east of Corby. It is surrounded by a mosaic of open countryside made up of both arable and grassland fields. The Rockingham Motor Speedway track is sited less than 100m from the site entrance to the south west of the site.

The Kirby Lodge facility is surrounded to the east and south by a screening bund. A well established and maintained hedgerow with hedgerow trees runs between the site and roads to the south and west. A new hedgerow has been planted immediately to the west of the facility.

The site is approached by an access road running east west. Gretton Brook and a grazed pasture are to the north of the track and open tussocky grassland to the south. The land to the south of the access road rises steeply to the east. Soil arisings from within the site have been placed on the base of the sloped grassland to the south of the access road.

This revised detailed landscape plan will incorporate the soil arisings into the landscape plan and the front field will be re-graded to blend into the existing contours. Revised species mixes will be specified for the planting areas, taking account of the Forestry Commission’s ban on
the planting of ash. Enhanced planting of the 20m planting belt to the west of the site will be specified.

2 EXISTING LANDSCAPE SCHEME AND EXISTING PLANTING

Existing Approved Landscape Scheme (Landscaping v2) Condition 8 of PP07/00007/WAS

The above scheme shows a 20m planting belt, a planted bund and screen planting to the south of the site. A larger version of this plan can be found in Appendix 1.

The 20m planting belt has been planted in 1.2m tubes. These are establishing slowly and would benefit from regular maintenance. There has been some browsing by deer during the recent hard winter.

The landscaping on the bund and the screening planting to the south has not yet been completed. The bund is growing a mix of dense grass and broadleaved weeds.

Both these planting schemes contain ash (Fraxinus excelsior) which is not currently permitted by The Forestry Commission to be planted, due to the ash dieback disease Chalara fraxinia. A revised scheme for each area is included within this document.
The landscaping on the bund and the screening planting to the south has not yet been completed. The bund is growing a mix of dense grass and broadleaved weeds. Both these planting schemes contain ash (Fraxinus excelsior) which is not currently permitted by The Forestry Commission to be planted, due to the ash dieback disease Chalara fraxinæ. A revised scheme for each area is included within this document.

In addition there is a newly planted hedge on the outside of the security fence to the west of the site. This will be incorporated into the proposed maintenance scheme.

All existing trees, shrubs and hedgerows will be retained. Proposed seeding and planting will be carried out in the first available season (following soil working for the front field).
3 PROPOSED REVISED LANDSCAPING SCHEME

3.1 Front Grassland Field: Soil Placement and Seeding

The soil arisings which have been placed on the grassland adjacent to the site access road will be graded out in the application area shown in red on the plan below. Any existing better quality topsoil in the vicinity of the works will be reserved to one side whilst the poorer quality soil is re-contoured to gradients following the plan below. The topsoil will then be re-spread over the worked area creating a gentle slope which will blend with the existing topography.

Soil handling will be undertaken following DEFRA Code of Practice for Soil Placement with the intention of preserving soil structure wherever possible. Soil will not be handled during weather conditions which are too wet or too cold. Whenever possible soil workings will not be undertaken within 5m of existing hedges and new trees, and within 8m of established trees. Caution will be exercised whilst working around the existing overhead cables and supporting poles within the field area.

The soil area will be lightly cultivated to produce a suitable tilth of 50mm depth. A tussocky grass seed mixture such as Emorlsgate EG10 or similar with 10% red clover will be broadcast sown at a rate of 5g/m². After seeding the area will be lightly rolled.

The clover seed mix will create grassland which will establish well on poor soils, the clover enabling the area to "green up" quickly to improve the look of the entrance. It will also provide a valuable nectar source for bees. Long tussocky grassland is also of value to bees and other insects for nesting sites.

Proposed Contour Plan No. GPP-MC-KL-13-13 July 2013
3.2 Bund Planting and Seeding Area 1

The bund to the east and south of the facility will be re-graded and seeded with British Seed Houses amenity mix A4 with 5% red clover, at 30g/m². This is a shade tolerant mix for woodland areas. It will be hand seeded and then raked following soil placement. This should help to stabilize the soil on the bund.

150 trees and shrubs (mainly shrubs) will be planted on the bund at 3m X 3m spacing. Main tree species in 1.2m tree shelters and shrubs in spiral guards. All planting will be notch planted. Trees and shrubs in single species groups of 7-9 plants.

3.3 Screen Planting Area 2

A screening belt will be established to the south of the site between the facility and Kirby Lane. 160 trees and shrubs (mainly trees) will be planted at 3m X 3m spacing. Existing vegetation will be spot sprayed at each plant station before planting. Main tree species in 1.2m tree shelters and shrubs in spiral guards. All planting will be notch planted. Trees and shrubs in single species groups of 7-9 plants.
3.4 Front Grassland Field: Enhanced Planting of Existing 20m Planting Belt Area 3

The existing tree planting is establishing slowly and has been browsed by deer during the winter months. A 4m wide thicket belt of hawthorn, blackthorn and hazel at 1m X 1m spacing in spiral guards will be established around the planting. This will discourage deer from entering the plot. Existing vegetation will be spot sprayed at each plant station before planting.

An additional 50 trees in 1.2m tubes will be added to the planting area to provide more screening of the site from the road. All planting will be notch planted. The naturally regenerating blackthorn which is occurring along the hedge line will be accepted into the plot to further protect it from browsing.

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quercus robur</td>
<td>Oak</td>
<td>45-60cm</td>
<td>10</td>
<td>20</td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Fagus sylvatica</td>
<td>Beech</td>
<td>45-60cm</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td>Acer campestre</td>
<td>Field Maple</td>
<td>45-60cm</td>
<td>60</td>
<td>40</td>
<td>20</td>
<td></td>
<td>120</td>
</tr>
<tr>
<td>Larix decidua</td>
<td>Larch</td>
<td>30-45 P9</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td>Tilia europaea</td>
<td>Lime</td>
<td>45-60cm</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Salix fragilis</td>
<td>Crack Willow</td>
<td>45-60cm</td>
<td></td>
<td></td>
<td></td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Crataegus monogyna</td>
<td>Hawthorn</td>
<td>45-60cm</td>
<td>30</td>
<td>20</td>
<td>350</td>
<td>35</td>
<td>435</td>
</tr>
<tr>
<td>Prunus spinosa</td>
<td>Blackthorn</td>
<td>45-60cm</td>
<td>10</td>
<td></td>
<td>150</td>
<td>15</td>
<td>175</td>
</tr>
<tr>
<td>Ilex aquifolium</td>
<td>Holly</td>
<td>30-45 P9</td>
<td>20</td>
<td>10</td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Corylus avellana</td>
<td>Hazel</td>
<td>45-60cm</td>
<td>20</td>
<td>30</td>
<td>100</td>
<td></td>
<td>150</td>
</tr>
<tr>
<td><strong>Total Number Plants</strong></td>
<td></td>
<td></td>
<td>150</td>
<td>160</td>
<td>650</td>
<td>70</td>
<td>1030</td>
</tr>
</tbody>
</table>

Above is a Schedule of Trees and Shrubs for the 3 Planting Plots
3.5 Informal Willow Planting Area 4

20 crack willow and 50 thorns will be planted adjacent to the mature chestnut tree along the northern perimeter of the site. The willow will be protected by 1.2m tree shelters at 3m X 3m spacing. The thorn in spiral guards around the perimeter of the willow at 1m X 1m spacing. The trees and shrubs will be notch planted on good ground. On poorer ground the plants will be pit planted and any compaction relieved.

This area of planting is part of a previous application to screen the views of 2 leachate tanks. It is part of “The Site Layout Plan for Proposed Leachate Holding Tanks” Plan No. GPP/MC/KL/13/03 dated 27th February 2013 (see Appendix 4).

4 MAINTENANCE

4.1 Tree, Shrub and Hedgerow Maintenance

- The planting will be maintained for a 5 year period or until established.
- All existing trees and shrubs on the site will be retained.
- Weed growth around individual plants will be controlled by spot spraying with herbicide, 2 applications per annum or as required.
- All failures will be replaced in the following planting season to ensure 100% stocking rate.
- Vegetation between the trees will be cut annually or as required. This will be delayed until late summer to prevent disturbance of ground nesting birds and possibly hares.
- Noxious weeds will be controlled within the tree plots by selective herbicide application.
- The newly planted hedgerow will be incorporated into the annual maintenance schedule.

4.2 Grassland Maintenance

- Any areas of seeding which fail to establish will be lightly cultivated and reseeded as required.
- All the existing and proposed grassland will be managed to control noxious weeds by spot application of selective herbicide as required.
- Once established the tussocky grassland will be managed by topping alternative areas annually. 50% of the grassland will be cut each year. This will leave a refuge area for wildlife each year. Topping will be delayed until late summer to prevent disturbance of ground nesting birds and possibly hares.
During the establishment phase to control the existing broadleaved weeds already on site, topping of the whole area will be undertaken if required.

4.3 Kirby Lodge Annual Maintenance Schedule

<table>
<thead>
<tr>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>July</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree, shrub and hedge planting: Herbicide application and repositioning of guards</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Visits</td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Replacement planting</td>
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<td></td>
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<td></td>
<td></td>
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<td></td>
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<tr>
<td>Dormant season</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Tree, shrub and hedge planting areas:</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One cut or as required</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Perimeter Hedge Cutting</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cut roadside hedge alternate years</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Tussocky grassland</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>50% topped annually</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

The table above gives a schedule of the annual maintenance of the tree, shrub and hedge planting, and management of the grassland.
APPENDIX 1
Existing Approved Landscape Scheme (Landscaping v2) Plan No. GPP/BR/KL/07/03a

APPENDIX 2
Kirby Lodge Revised Landscaping Scheme Plan No. KB-KL.001 August 2013

APPENDIX 3

APPENDIX 4
“Site Layout Plan for Proposed Leachate Holding Tanks” Plan No. GPP/MC/KL/13/03 dated 27th February 2013
Amendments to Kirby Lodge as agreed verbally by telephone with Tina Cuss  
Northamptonshire County Council 18/12/13

The following minor changes will be made to plan number KB-KL.001 rev1Kirby Lodge  
Revised Landscaping Scheme August 2013:

- Remove the 4m wide shrub belt from the west of area 3 to create a space  
  between the planting and the existing hedgerow. Natural regeneration of  
  blackthorn to be accepted here.
- Prune existing trees to insure a dominant leader is formed (where deer  
  damage may have occurred).
- Multi-stemmed shrubs such as willow and hazel to be specified. These, and  
  holly to be planted in shrub shelters.

KAB 19th December 2013
Kirby Lodge
Revised Landscaping Scheme

Front Grassland Field: Seeding
The soil area will be lightly cultivated to produce a suitable 9th of 50mm depth. A tussocky grass seed mixture such as Emorsgate EG10 or similar with 10% red clover will be broadcast sown at a rate of 5g/m². After seeding the area will be lightly rolled.

Bund Planting and Seeding Area 1
The bund will be re-graded and seeded with British Seed Houses amenity mix A4 with 5% red clover, at 30g/m². It will be hand seeded and then raked following soil placement. This should help stabilize the bund. 150 trees and shrubs (mostly shrubs) will be planted on the bund at 3m X 3m spacing. Main species in 1.2m tree shelters and shrubs in spiral guards. All planting will be notch planted.

Screen Planting Area 2
A screening belt will be established to the south of the site between the facility and Kirby Lane. 160 trees and shrubs (mostly trees) will be planted at 3m X 3m spacing. Existing vegetation will be spot sprayed at each plant station before planting. Main species in 1.2m tree shelters and shrubs in spiral guards. All planting will be notch planted.

Noxious weeds will be controlled within the tree plots by selective herbicide application.

Grassland Maintenance
Any areas of seeding which fail to establish will be lightly cultivated and reseeded as required. All the existing and proposed grassland will be managed to control noxious weeds by spot application of selective herbicide as required. Once established the tussocky grassland will be managed by topping alternative areas annually. 50% of the grassland will be cut each year. This will leave a refuge area for wildlife each year. During the establishment phase to control the existing broadleaved weeds already on site, topping of the whole area will be undertaken if required.

KIRBY LODGE PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quercus robur</td>
<td>Oak</td>
<td>45-60cm</td>
<td>10</td>
<td>20</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fagus sylvatica</td>
<td>Beech</td>
<td>45-60cm</td>
<td>10</td>
<td>20</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer campestre</td>
<td>Field Maple</td>
<td>45-60cm</td>
<td>60</td>
<td>20</td>
<td>120</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Liriodendron</td>
<td>30-45 P/S</td>
<td>10</td>
<td>20</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraxinus Excelsior</td>
<td>Lime</td>
<td>45-60cm</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salix fragilis</td>
<td>Crack Willow</td>
<td>45-60cm</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crataegus sylvatica</td>
<td>Hawthorn</td>
<td>45-60cm</td>
<td>30</td>
<td>35</td>
<td>35</td>
<td>435</td>
<td></td>
</tr>
<tr>
<td>Prunus spinosa</td>
<td>Blackthorn</td>
<td>45-60cm</td>
<td>10</td>
<td>150</td>
<td>15</td>
<td>175</td>
<td></td>
</tr>
<tr>
<td>Hedera helix</td>
<td>Holly</td>
<td>30-45 P/S</td>
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</tr>
<tr>
<td>Corylus avellana</td>
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<td>20</td>
<td>30</td>
<td>100</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td><strong>Total Number Plants</strong></td>
<td></td>
<td></td>
<td>150</td>
<td>160</td>
<td>650</td>
<td>70</td>
<td>1020</td>
</tr>
</tbody>
</table>

Aug 2013 - Drawn by Pam Martin