

# **Plémont Park Landscape & Visual Assessment - Appendix 9**





Gorse



Wind blown Hawthorn



Group of Sycamore and Ash



Broom



Blackthorn



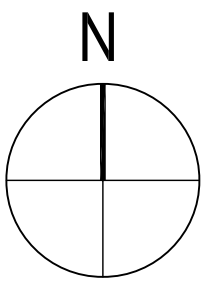
Elder





















Tamarisk and Holly



Monterey cypress



-  Existing trees
-  Existing bracken
-  Existing gorse
-  Existing agricultural field
-  Existing shrubs
-  Restored grassland
-  Proposed deciduous trees
-  Proposed evergreen trees
-  Proposed primary screening planting
-  Proposed secondary screening planting
-  Proposed informal hedging
-  Domestic curtilage
-  Proposed wetland - reed beds
-  Proposed hoggin
-  Granite walls
-  Existing building to be removed
-  Proposed building
-  Cobble paved courtyard

COASTAL CHARACTER  
(open grassland/  
heathland/scrub)

AGRICULTURAL  
CHARACTER  
(cultivated with mixed  
species wind breaks)

P2	General amendments	UK	27.05.09
P1	General amendments	DBD	22.05.09
P0	Preliminary Issue	UK	08.05.09
Issue	Revision	Initial	Date

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Project  
**Plemont Bay Holiday Village**  
**Plemont 30 House Development**

Client  
**Plemont Estates Ltd**

Title  
**Landscape Site Plan**

Date	MAY 2009	Scale	1:500 @ A0
Drawn	UK	Checked	
Job No.	1456	Drawing No.	201
		Rev.	P2



Timings

● SPRING ● AUTUMN

● SUMMER ● WINTER

#### Palms and Leyland Cypress

Remove tennis court and alien existing exotics - Cordyline, Pampass Grass and Leylandii from ridgeline above coast.

#### Buffer planting

Reduce bracken along western edge by regular cutting and rolling.

Selectively coppice slopes newly planted with Gorse and Blackthorn at intervals to limit views to track and public car park. Retain Tamarisk and Privet at top of bank and reinforce screening.

#### Communal open space

Introduce hoggin path as footpath link to bus stop/turning area across southern field. Plant edges with informal pockets of small transplants (45-60cm height at 1-1.5m) apart using strictly native species of Hawthorn, Blackthorn, Elder with Gorse and Broom. Protect with shrub shelters/rabbit guards.

Thin transplants at 3,5 and 10 years intervals.

Apply organic feed and keep clear of weeds for first 3 years to aid establishment. Consider soil strip on artificially improved grassland utilising existing excavated material as an infill to make up levels following demolition.

#### Level change

Manage bracken i.e. reduce existing. Reinforce south-west embankment with additional Gorse and Broom to stabilise downslope. Add Blackthorn whips. Thin out and coppice in rotation to provide variation in height.

Limit tree planting to occasional small groups suitable for coppicing at 10 years intervals, e.g.: Sweet Chestnut, Ash and occasional Evergreen Oak. Maintain as bushy, compact, multi-stem forms to resist the wind.

#### Informal grassland

Cut verges to footpaths at regular 2-3 week intervals during growing season. Maintain remainder as meadow. Implement first cut June/July, second cut September. Remove all arisings to reduce soil fertility.



#### LANDSCAPE STATEMENT

- New setting responds to both coastal influences and the land use patterns of the interior.
- Scheme aims to restore and extend existing network of 'banques' and drystone walls.
- Emphasis is on typical headland vegetation i.e. thicket forming species of Gorse, Blackthorn and Broom managed as a mosaic of different layers.
- Restrict tree planting to small indigenous groups within the courtyards and protected areas of scrub away from the coast.
- Proposal incorporates waste water treatment comprising two reed beds and natural living soak-away planted with Willow and Flag Iris.
- Habitat enhancement on areas of former agricultural land to be achieved by restoration and better management of maritime/acid grassland. Translocate existing turf from within 'footprint' of southwest and southeast clusters.
- Informal paths to be mown into the grassland.

- Existing trees
- Existing bracken
- Existing gorse
- Existing agricultural field
- Existing shrubs
- Restored grassland

- Proposed evergreen trees
- Proposed deciduous trees
- Proposed primary screening planting
- Proposed secondary screening planting
- Proposed informal hedging
- Proposed lawn
- Proposed wetland - reed beds

#### Thicket planting

Retain and extend existing Blackthorn and Gorse around WWII structure. Selectively coppice Gorse to provide variation in heights.

#### East boundary

Define domestic curtilage. Adopt variable height mowing regime with short grass within garden areas. Protect dwellings from public footpath with robust species which reflect character of surrounding field pattern e.g.: Ash, Blackthorn, Elder and Hawthorn. Trim twice annually to restrict overgrowth.

#### Site of holiday complex

Restore camp and outbuildings to coastal grassland. Maintain as meadow following translocation of existing turf and overseeding. Allow broadleaves and fine grasses to self seed. Implement first cut June/July. Second in September.

#### Existing Privet

Retain some remnants of ornamental hedges to aid maturity/screening. Clip informally.

#### New hedgerows

Plant with mixed native species e.g. Hawthorn, Field Maple, Blackthorn and occasional Holly. Trim in early spring and summer i.e. twice annually by hand.

#### Reed Beds

Control spread of Reed Mace into surrounding grass by cutting back sides every 3 years. Coppice Grey Willow at yearly intervals after the second year.

P1	General amendments	UK	27.05.08
P0	Preliminary issue	UK	26.05.08
Issue	Revision	Initial	Date

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30 House Development

Client  
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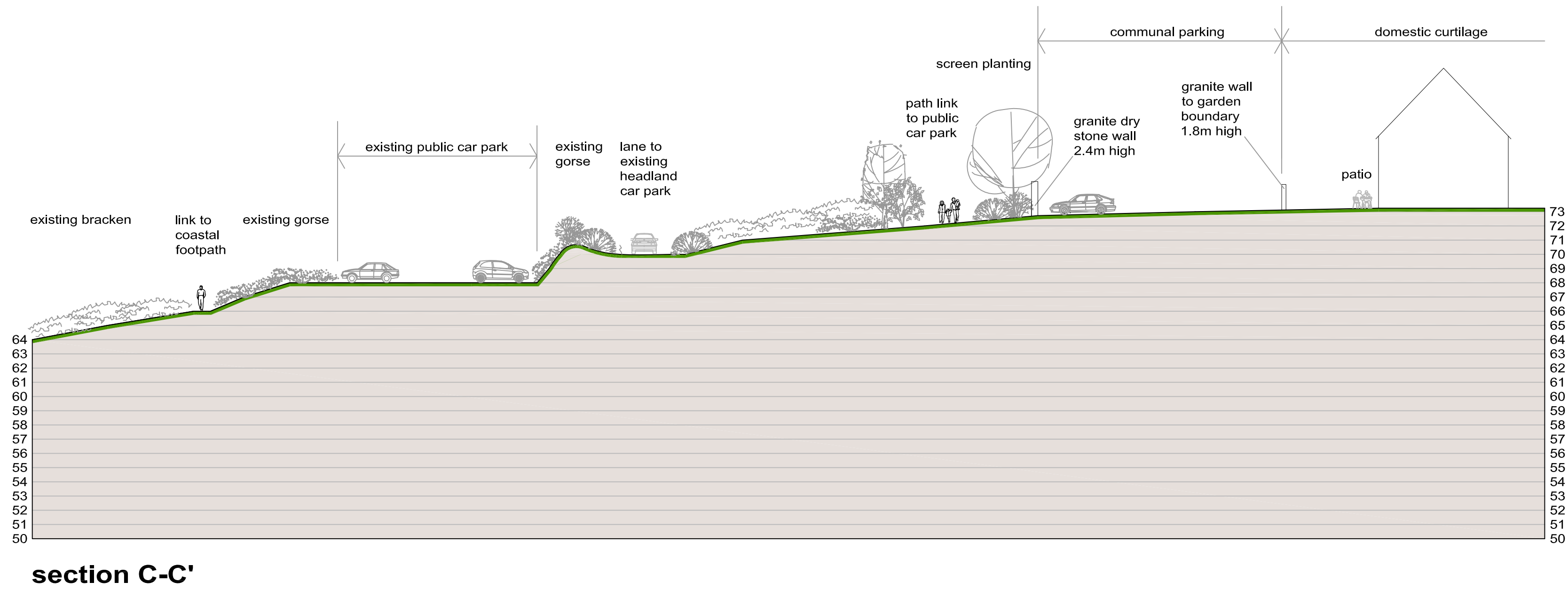
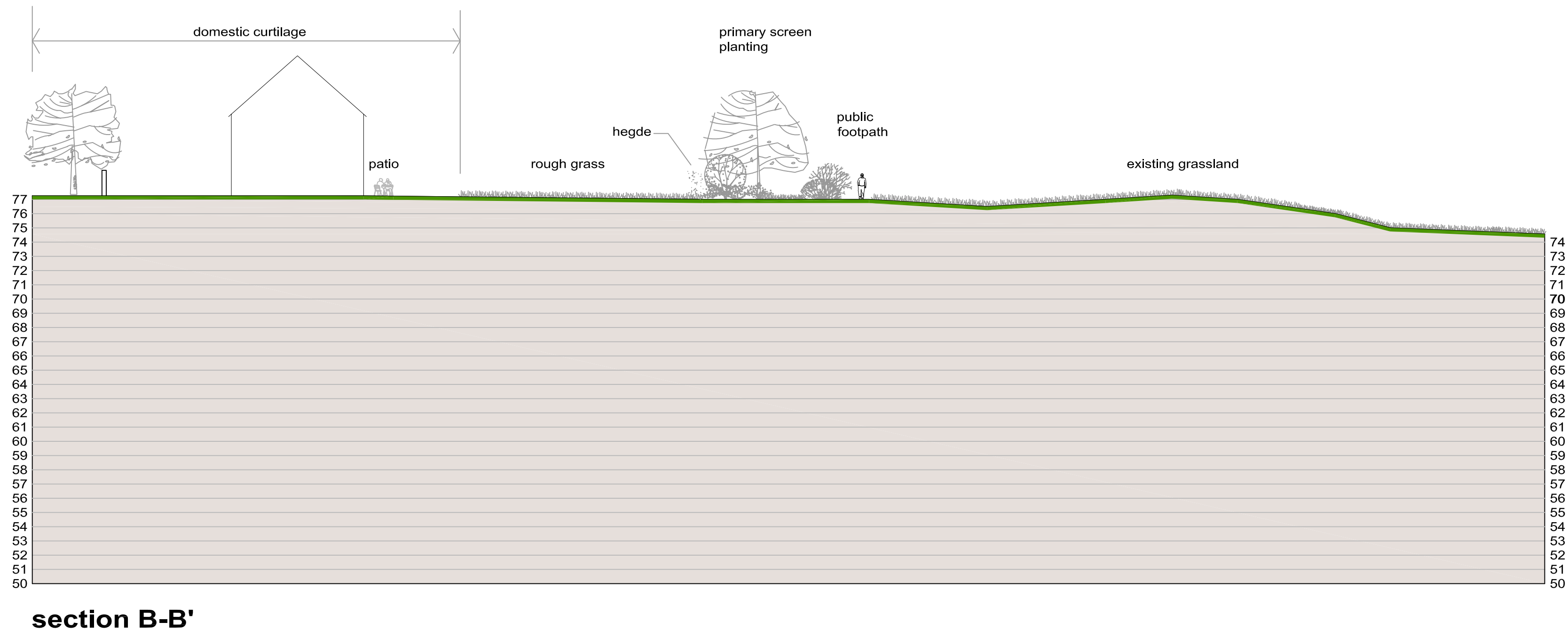
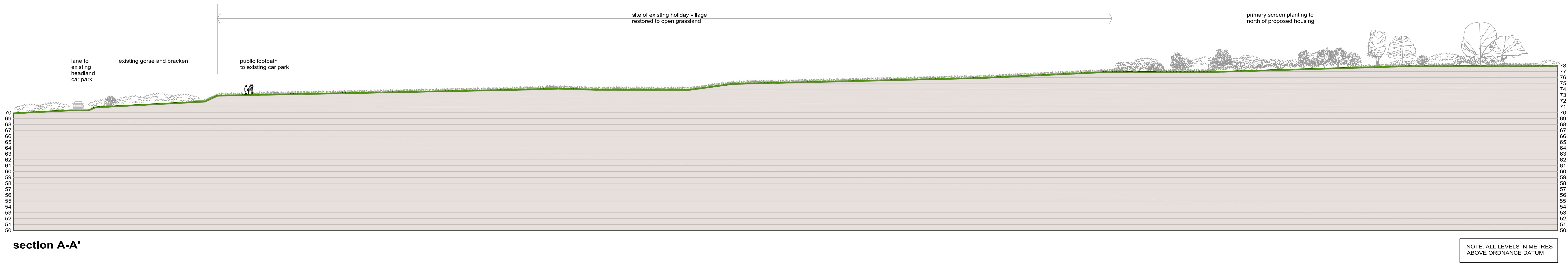
Title  
Landscape  
Management Plan

Date MAY 2009 Scale 1:750 @ A1

Drawn UK Checked

Job No. 1456	Drawing No. 202	Rev. P1
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P1	General amendments	UK	26.05.09
P0	Preliminary Issue	DBD	22.05.09
Issue	Revision	Initial	Date

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Title  
**Landscape Sections**

Date	MAY 2009	Scale	1:250 @ A0
Drawn	DBD	Checked	
Job No.	1456	Drawing No.	203
		Rev.	P1



## PLEMONT BAY 30 HOUSE DEVELOPMENT - 10 Year Period Landscape Management/Maintenance Schedule of Work

Task	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	This schedule to be read in conjunction with Landscape Management Plan
PROPOSED PLANTING											
Structure planting ( shrub layer ) thicket.	<div><div></div></div> <div>A/W</div>										Proposed species: Hawthorn, Elder, Blackthorn & Holly - inland. Gorse, Blackthorn & Broom - coastal edge.
Group planting (small tree groups & courtyard specimens ).	<div><div></div></div> <div>A/W</div>					<div><div></div></div> <div>A/W</div>					Further tree planting in year 6 if required - proposed species:- Pine, Monterey Cypress, Ash, Hawthorn, Sycamore & Sweet Chestnut.
Hedging.	<div><div></div></div> <div>A/W</div>										Hawthorn, Blackthorn & Elder - semi-natural areas with occasional Holly added for winter interest. Euonymus & Pittosporum - courtyards.
Bulbs.		<div><div></div></div> <div>A</div>				<div><div></div></div> <div>A</div>					Wild daffodil - ( Narcissus pseudo-narcissus )
Grass seeding.	<div><div></div></div> <div>SP</div>	<div><div></div></div> <div>SP</div>									Mix to include: Chewings Fescue, Slender Creeping Red Fescue, Strong Creeping Red Fescue, Hard Fescue, & Brown Top Bent.
Groundcover.	<div><div></div></div> <div>SP</div>										Common ivy in semi-natural areas with Wild Primrose & Sea Campion, Periwinkle & Cape Daisy in courtyards.
VEGETATION REMOVAL											
Ornamental clipped hedges - Privet ( Ligustrum ovalifolium ).	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Remove some remnants of former screens serving earlier layout. Note:- Proportion to remain as informal barriers. Clip to maintain irregular shape.
Decorative shrubs eg :- Oleaster ( Elaeagnus ebbingei ), Mophead Hydrangeas (Hydrangea macrophylla) hortensia cultivars & Butterfly Bush ( Buddleja davidii )	<div><div></div></div> <div>AW</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Removal as above by machine.
Bracken ( Pteridium aquilinum ).	<div><div></div></div> <div>SU/A</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Reduce in vicinity of new trees and shrubs. Regular cutting will limit extent. Avoid herbicide spraying.
Brambles ( Rubus fruticosus ).	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Remove within garden / courtyard areas. Reduce in vicinity of trees / shrubs. Maintain 50 - 75% in semi-natural areas as good habitat for birds & insects.
Sycamore ( Acer pseudoplatanus ).	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Remove self-sown seedlings to coincide with new whip / shrub planting. Grind out stumps to prevent re-growth. Retain some parent trees as screen/hedging.
Strap Palms ( Cordyline australis ).	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Remove in conjunction with demolition works.
Leyland Cypress ( Cupressus x leylandii ).	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Remove in conjunction with demolition works.
PROTECTION OF PLANTED AREAS											
Fit shrub shelters / rabbit guards / mulch mats.	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>GENERAL REVIEW</div>									Maintain in place to aid establishment for first three years.
Introduce rabbit proof fencing. 1.2 - 1.4m ht using 2.5cm gauge wire mesh.	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>GENERAL REVIEW</div>									Protect as above in accordance with DEFRA guidelines for first three years. Wire mesh to be galvanised with cleft chestnut pale / timber supports.
MAINTENANCE											
Control the regeneration of invasive woody species.	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									Sycamore & Evergreen Oak are main threats. Dig out young seedlings by hand. Control spread of Bramble in restored grassland areas.
Treat pests & diseases as necessary.	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									
Gorse coppicing	<div><div></div></div> <div>W</div>		<div><div></div></div> <div>W</div>		<div><div></div></div> <div>W</div>		<div><div></div></div> <div>W</div>		<div><div></div></div> <div>W</div>	Aim to create mixed aged mosaic ie:- young middle-aged and taller stands for variation in heights. Following establishment thin max 25% in each age group.	
General pruning In accordance with good horticultural & arboricultural practice.	<div><div></div></div> <div>A/W</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>									All work to be carried out by a qualified Arboriculturist in accordance with current good practice.
Weedgrowth control by mechanical & herbicide means as necessary ( spot spraying in areas of persistant weeds ).	<div><div></div></div> <div>1 Visit</div>	<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>		Carry out in growing season during calm, dry conditions. Use only non-residual applications approved by Environment Department.	
Formative tree / shrub pruning.		<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>		By qualified horticulturist / arboriculturalist. Tree work to be strictly in accordance with BS 3998 'Recommendation for Tree Work' 1989.	
Feathered / half standard trees - check low stakes / ties & remove after 3 years.	<div><div></div></div> <div>1 Visit</div>	<div><div></div></div> <div>1 Visit</div>	<div><div></div></div> <div>1 Visit</div>		<div><div></div></div> <div>1 Visit</div>				<div><div></div></div> <div>1 Visit</div>	Thinning and crown lifting as required including removal of dead, diseased or damaged wood. Ash & Sweet chestnut could be coppiced in rotation to form multi-stems every 5 years.	
Hedgerow aftercare	<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visit</div>	<div><div></div></div> <div>2 Visit</div>		<div><div></div></div> <div>2 Visit</div>			<div><div></div></div> <div>2 Visit</div>		Replace dead plants / losses in winter. Keep weed free for first 3 years. Trim twice annually after establishment at 3-5 year intervals except near roadsides. Avoid cutting during bird nesting season.	
Thinning out of whip planting			<div><div></div></div> <div>A/W</div>			<div><div></div></div> <div>A/W</div>				1/3rd of plants to be removed to reduce overcrowding. Select only well established healthiest species to grow on.	
Grass cutting ( rough grass regime ).		<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visit</div>	<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visits</div>	<div><div></div></div> <div>2 Visits</div>	Manage as dry meadow. Cut to coincide with branchage, ie. first cut June / July second cut September. Remove all arisings.	
Verges & short grass areas.	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	<div><div></div></div> <div>12 Visits</div>	Cut at 2 - 3 week intervals in growing season. Remove all arisings. Fine turf in courtyard gardens to be cut more regulary, ie weekly as weather demands.	
Eradication of notifiable noxious weeds eg. Ragwort & Docks.	<div><div></div></div> <div>1 Visit</div>	<div><div></div></div> <div>1 Visit</div>	<div><div></div></div> <div>1 Visit</div>	<div><div></div></div> <div>REVIEW ANNUALLY</div>							Remove by spraying or digging out by hand. Use non-residual weedkillers including control of Moss on pathways and cobble paved areas.
MISCELLANEOUS											
Courtyard / footpath and car park maintanance.	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	<div><div></div></div> <div>W</div>	Fill in potholes with coarse / fine local hoggin. Consolidate with whacker plate. Sweep paths after hedge cutting & pruning operations.	
Firebreaks.	<div><div></div></div> <div>W</div>			<div><div></div></div> <div>W</div>			<div><div></div></div> <div>W</div>			<div><div></div></div> <div>W</div>	Introduce precautionary mown gaps (average 4-6metres wide) between locks of whip planting and dwellings to reduce risk of furze fires threatening the buildings.

KEY: Sp - Spring, Su - Summer, A - Autumn, W - Winter

Task  Review    

Original schedule August 2006 (Minor revisions by MNF/MD 11/12/08&27/05/09) - **REV P3**



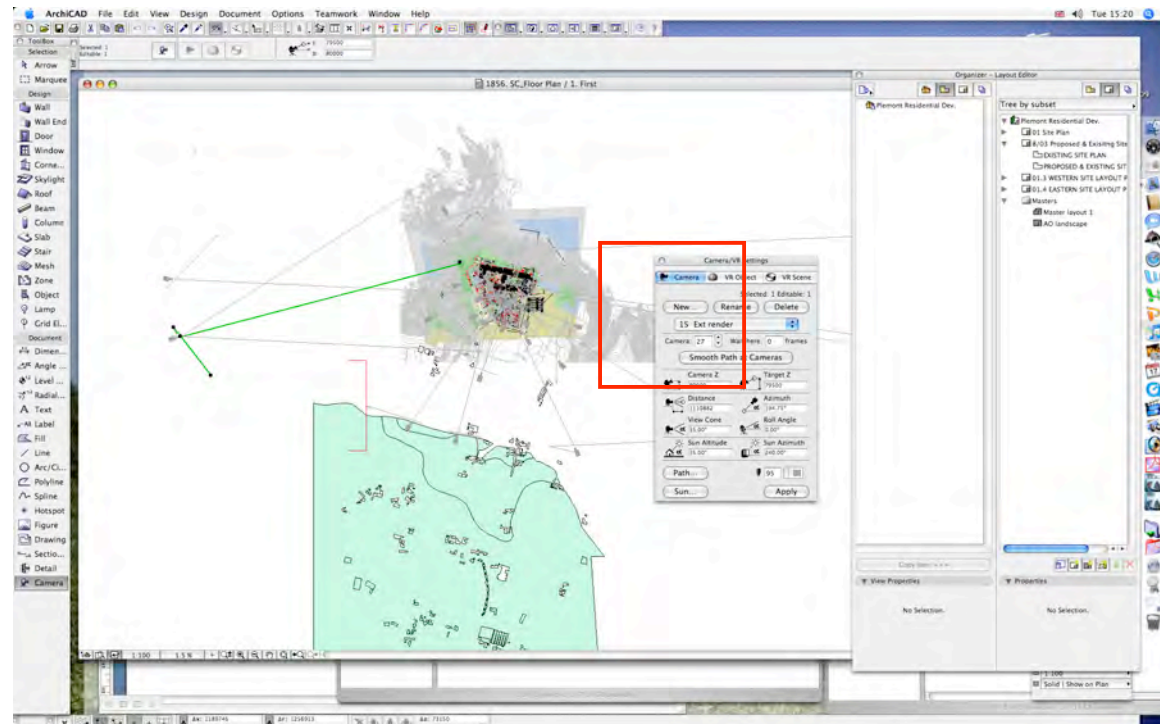
# Plémont Park Landscape & Visual Assessment - Appendix 10



## Creating Photomontages (Ref: 1856\_Plemont Park Self Catering)

*Using cameras positioned within the template and photographs taken at corresponding locations on site, photomontages of the proposed scheme can be generated as follows (this methodology is based on ArchiCAD10 software):*

1) In plan, select the camera position (for this example, Cam 27). See below:



NB: The camera settings dialogue will highlight the camera number and its position. To ensure that it corresponds with the photographs, it must be set to the correct height etc., before generating a 3D image.

2) Generate this view in 3D (right click on the selected camera → “Show Selection/Marquee in 3D”). This will bring up a visual of the site from this angle.

3) Once this has generated as a 3-dimensional model, right click → “Photo Render Projection” to create a rendered visual from this specific location. Save this image as a JPEG (e.g. CP27.jpg)

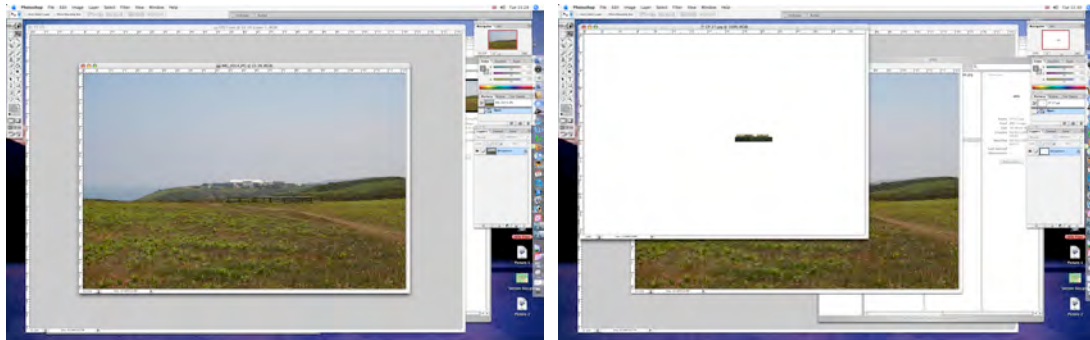
4) Open the corresponding site photograph in Adobe Photoshop (this example uses version 7.0)

5) Then, File → Open → CP27.jpg

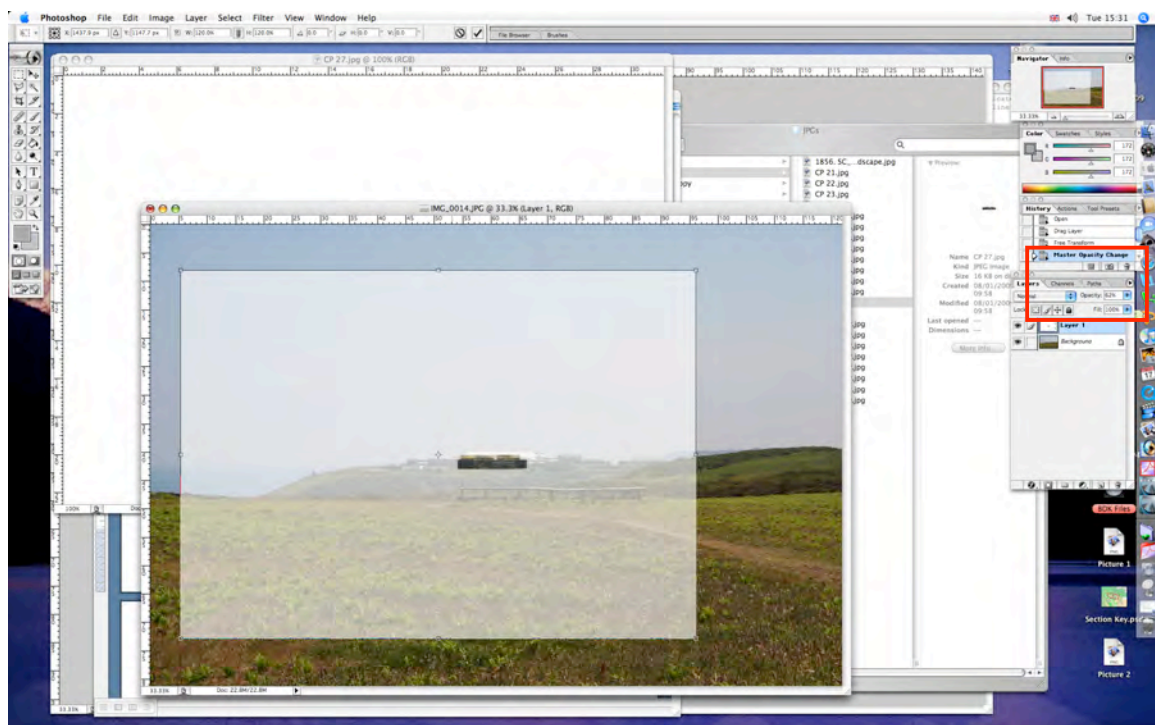
6) Drag and drop this image into the photograph already open. This will automatically create a new layer and allow you to edit each image individually.







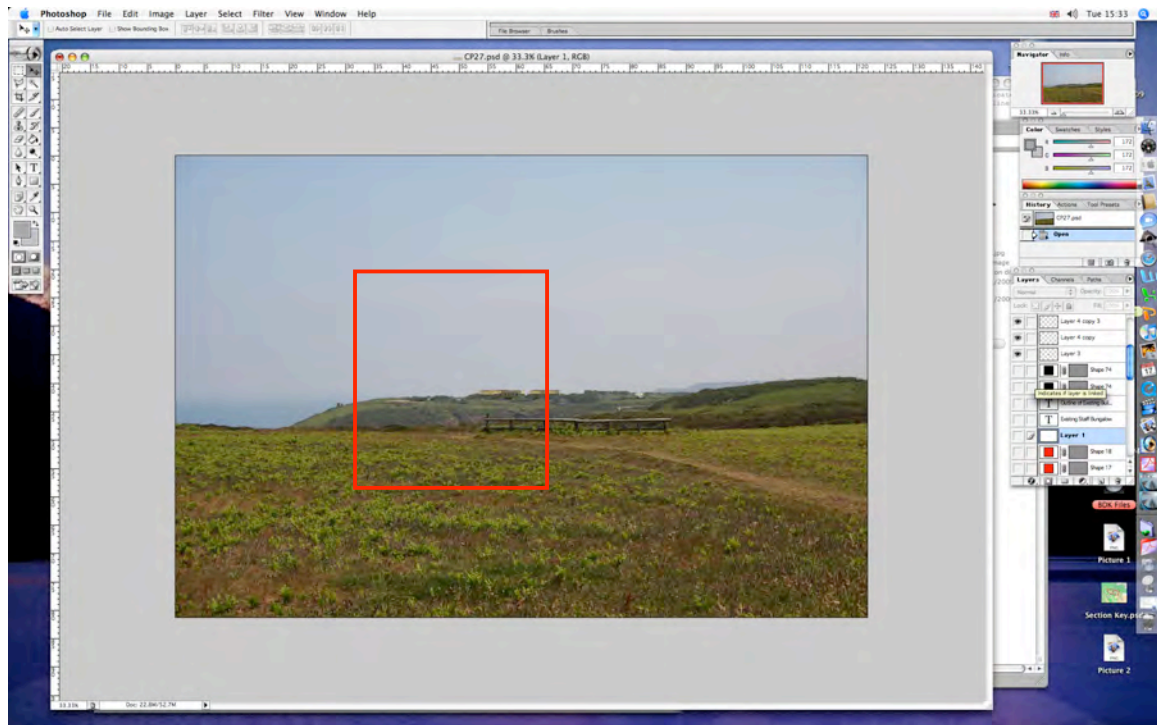
7) Adjust the opacity of the overlaid image in order to position it correctly. NB: If the camera position in the ArchiCAD model corresponds exactly with the location in which the photograph was taken, the rendered image and the photograph should be to scale, meaning the images should be the same size when overlaid.



8) Using the 'Clone Stamp' tool, remove the existing building (if necessary) from the existing photograph.

9) Using the 'Lasso' tool, marquee out the proposed building and move this onto a separate layer (right click → "Layer via cut"). The white background of the photo rendered JPEG can now be discarded or hidden.





10) Finally, using the 'Eraser' tool, remove any of the cut out, photo rendered image (proposed, originally CP27) that would be obstructed by the bushes or planting in the photograph. To ensure that this is done accurately, refer back to the original photograph and any existing buildings.



NB: If necessary, outlining of the existing buildings should be drawn on a separate layer, before the any buildings are erased.

*Any final images can now be saved in JPEG format by using File → Save As → .jpg*