
The Landscape Plan shows an outline planting scheme which responds not only to the coastal influences but also to the influences of the agricultural interior.

Planting is robust with species selection chosen to best accommodate or integrate the proposed redevelopment into both settings. These can be classified under two headings.

The primary area encompasses native planting on and around the most exposed north and north-west areas including the ridgeline and new coastal meadow which replaces the existing Holiday Camp complex.

The secondary area includes the communal public open space which acts as a buffer between the dwelling clusters and enables some of the informal screen planting and hedges inland to benefit from protection afforded by the lee of the proposed buildings.

Following a thorough examination of existing species within the locality and advice from the Environment Department it is proposed that a proportion of the existing grassland within the southern field will be lifted as large sections of turf and translocated to the reclaimed northern sector.

In advance it will be necessary to prepare the receptor site following demolition and levelling out including introduction of an appropriate soil mix* as a growing medium for coastal grassland. This technique with overseeding using a fine grass seed mix will assist in the early re-establishment of the area and go some way to maintaining local provenance.

The proposals aim to retain and extend the series of earth 'banques' and dry stone walls which in conjunction with the restored grassland and buffer planting will provide new habitats for both flora and fauna.

The success of the landscape scheme depends on the adoption of a suitable Landscape Management Plan and regime of activities to ensure initial establishment and a long term future. A Landscape Management Plan summarizing the broad principles and a Matrix of timed seasonal maintenance activities is included with this submission together with a list of proposed plants and seed mix.

It is envisaged that technical specifications and a detailed Planting Plan for future owners to follow in order to take care of the land can be conditioned in the Planning Permit.

Footnotes;

[*In the absence of locally adequate topsoil from a similar coastal source it may be necessary to make up a special mix, ie a free draining sandy loam with a very low organic content. Topsoil to be free of contaminants arising from the demolition work].

[The existing topsoil/subsoil material on site may be mixed with the imported to provide the organic element. A ph range of between 3.5-5.5 with low levels of nitrates and phosphorus is required].

LIST OF PROPOSED PLANTS AND SEED MIX

1) Trees - Broad Leaved	Trees - Evergreen
Ash (<i>Fraxinus excelsior</i>)	Pine * (<i>Pinus nigra/maritima</i>)
Common Oak (<i>Quercus robur</i>)	Evergreen Oak * (<i>Quercus ilex</i>)
Sycamore * (<i>Acer pseudoplatanus</i>)	Holly (<i>Ilex aquifolium</i>)
Sweet Chestnut * (<i>Castanea sativa</i>)	Monterey cypress* (<i>Cupressus macrocarpa</i>)

Shrubs/Hedging:

2) Common Name	Latin Name
Hawthorn	<i>Crataegus oxycantha / monogyna</i>
Tamarisk *	<i>Tamarix gallica</i>
Blackthorn *	<i>Prunus spinosa</i>
Gorse *	<i>Ulex europaeus</i>
Broom	<i>Cytisus scoparius</i>
Common Elder *	<i>Sambucus nigra</i>
Field Maple	<i>Acer campestre</i>
Euonymus	<i>Euonymus japonicus</i>
Privet *	<i>Ligustrum ovalifolium</i>

Reed Bed Surrounds:

3) Common Name	Latin Name
Yellow Flag	<i>Iris pseudacorus</i>
Bulrush	<i>Typha latifolia</i>
Pond Sedge	<i>Carex</i>
Water Mint	<i>Mentha</i>
Purple Loosetrife	<i>Lythrum</i>
Soft Rush	<i>Juncus</i>

4) Grass Seed Mix –Coastal Grassland Areas	
20% Chewings Fescue	
20% Slender Creeping Red Fescue	
30% Strong Creeping Red Fescue	
25% Hard Fescue	
5% Brown top Bent	

* existing, i.e. found nearby

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