

THIS DEED dated

18<sup>th</sup> June

2010, is made BETWEEN:-

1. THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL of Brockington, 35 Hafod Road, Hereford, HR1 1SH ("the Council")
2. SHERWOOD WILLIAM KEOGH of 1The Clusters Kings Caple Hereford ("the Owner")

WHEREAS:-

1. The Council is empowered by Section 106 of the Town and Country Planning Act 1990 (as amended) ("the Act") to enter into an agreement with any person interested in land in its area for the purpose of restricting or regulating the development or use of that land.
2. The Owner is the registered proprietor of land described in Schedule 1 ("the Land").
3. The Owner has by application dated 14<sup>th</sup> July 2009 ("the Application") applied to the Council for permission to develop the Land in the manner and for the uses set out in the Application and in the plans specifications and particulars deposited with the Council and forming part of the Application details of which are set out in Schedule 2
4. The Council has resolved to delegate authority to its officers for the grant of planning permission (subject to conditions) in pursuance of the Application subject to the Owner entering into this deed with the Council for the purpose of restricting or regulating the development or use of the Land in manner hereinafter appearing.
5. The Council is the local planning authority for the area in which the Land is situated and by whom the restrictions and obligations contained in this deed are enforceable.

NOW THIS DEED is made pursuant to Section 106 of the Act and is a planning obligation for the purposes of that section; Section 111 of the Local Government Act 1972, Section 2 of the Local Government Act 2000 and all other powers enabling and enactments which may be relevant for the purpose of giving validity hereto or facilitating the enforcement of the obligations herein contained and WITNESSES as follows:-

1. Words and Expressions

In this Deed the following words and expressions shall where the context so admits have the following meanings:-

- 1.1 the expressions "the Council" and "the Owner" shall include their respective successors in title and assigns.
- 1.2 words importing the singular number only include the plural number and vice versa and where there are two or more persons included in the expression "the Owner" covenants expressed or implied to be made by the Owner shall be deemed to be made by such persons jointly and severally.



- 1.3 words importing the one gender includes the other gender.
- 1.4 references in this deed to a person or persons shall include corporations unincorporated associations trust bodies and all other legal entities.
- 1.5 words denoting an obligation on a party to do any act include an obligation to procure that it be done.
- 1.6 words placing a party under a restriction include an obligation not to permit an infringement of that restriction.
- 1.7 references to any statute or statutory instrument shall except where otherwise specifically provided include reference to any statutory modification or re-enactment for the time being in force.
- 1.8 "Commencement of Development" means to commence development of the Land pursuant to the Planning Permission by the carrying out of a material operation as defined in Section 56(4) of the Act
- 1.9 "Dwelling" means the proposed forestry worker's dwelling; attached workshop and associated facilities described in and the subject of the Application in that part of the Land shown edged green on the Plan.
- 1.10 "Existing Accommodation" means the Owner's existing accommodation on the Land comprising of a static caravan; bus; connecting timber extension; hard standing and ancillary infrastructure in the location shown edged blue on the Plan.
- 1.11 "Management Plan" means the attached document and plan entitled 'Management Plan for Trilloes Court Wood, Bolstone, Herefordshire', the purpose of which is to protect and increase the biodiversity of the Woodland and to safeguard the monument (scheduled pursuant to the Ancient Monuments and Archaeological Areas Act 1979) situated in the Woodland.
- 1.12 "Occupation" means occupation for the purposes permitted by the Planning Permission but excludes construction and fitting out.
- 1.13 "the Plan" means the plan scale 1:2500 annexed to this deed.
- 1.14 "Planning Permission" means the planning permission that the Council has resolved to grant (subject to the completion of this deed) pursuant to the Application.
- 1.15 "Woodland" means that part of the Land that is the subject of the Management Plan as identified on the plan attached to the Management Plan.

## 2. Covenant

The Owner for the purposes of Section 106 of Act and with the intention of binding himself and all persons deriving title under him to the Land and each and every part thereof hereby agrees and covenants with the Council to observe the restrictions and perform the obligations set out in Schedule 3.



3. Reservations

Nothing in this deed shall prevent the Council from exercising any of its statutory powers or functions in relation to the development of the Land.

4. Local Land Charge Provisions

This deed is a local land charge and shall be registered as such.

5. Costs

Before the completion of this deed the Owner shall pay to the Council the reasonable and proper costs and disbursements incurred by the Council in the preparation and completion of this deed.

6. Declarations

IT IS HEREBY AGREED AND DECLARED that

- 6.1 The covenants restrictions and requirements imposed upon the Owner under this deed create planning obligations pursuant to Section 106 of the Act and are enforceable by the Council as local planning authority against the Owner and his successors in title to the Land
- 6.2 the Owner shall not be entitled to any costs or compensation whatsoever from the Council arising from the agreement restrictions and obligations contained in this deed.
- 6.3 If any provision in this deed shall be held to be invalid illegal or unenforceable the validity legality or enforceability of the remaining provisions hereof shall not in any way be deemed to be affected or impaired.
- 6.4 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this deed, therefore any person who is not a party to this deed cannot enforce any of its terms in their own right but this does not affect any right or remedy of a third party which exists or is available apart from such Act.
- 6.5 No person shall be liable for a breach of covenant contained in this deed after he shall have parted with all interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest.
- 6.6 With the exception of paragraphs 4 and 5 above which take effect on the date of this deed the agreements restrictions and obligations contained in this deed are conditional upon the issue of the Planning Permission by the Council
- 6.7 If the Planning Permission shall expire before the Commencement of Development or shall at any time be quashed revoked or otherwise withdrawn or (without the consent of the Owner) it is modified by any statutory procedure this deed shall determine and shall cease to have effect but without prejudice to the validity of anything done or payments or contributions made whilst this deed is in force
- 6.8 No waiver (whether express or implied) by or on behalf of the Council of any breach or default of the Owner in observing the restrictions or performing the obligations or other terms of this deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the restrictions

obligations or other terms of this deed or from acting upon any subsequent breach

- 6.9 The provisions of section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Act 1972 shall apply to any notice to be served under or in connection with this deed and any notice:

6.9.1 to the Council shall be in writing and sent to the Planning Obligations Manager Planning Services Herefordshire Council Blueschool House Blueschool Street Hereford HR1 2ZB (quoting reference DCCE009/1528/F);

6.9.2 to the Owner shall be in writing and sent to the address set out at the beginning of this deed; or

6.9.3 to either party at such other address as one party may notify in writing to the other at any time as its address for service;

6.9.4 the Owner shall give to the Council at least 14 days prior written notice of Commencement of Development

7. Warranty as to Title

The Owner hereby warrants to the Council that the title details referred to in recital 2 and in the First Schedule hereto are complete and accurate in every respect

8. VAT

All consideration given in accordance with the terms of this deed shall be exclusive of any value added tax properly payable

9. Interest

If any payment due under the terms of this deed is paid late interest calculated at the Council's standard rate of 1% above the Bank of England base rate from time to time will be payable from the date payment is due to the date payment is made

10. Jurisdiction

This deed is governed by and interpreted in accordance with the law of England and Wales

11. Headings

The headings in this deed are for convenience only and shall not be taken into account in the construction and interpretation of the parts of this deed to which they relate.

IN WITNESS of which this instrument has been duly executed as a deed by the parties and delivered the day and year first before written

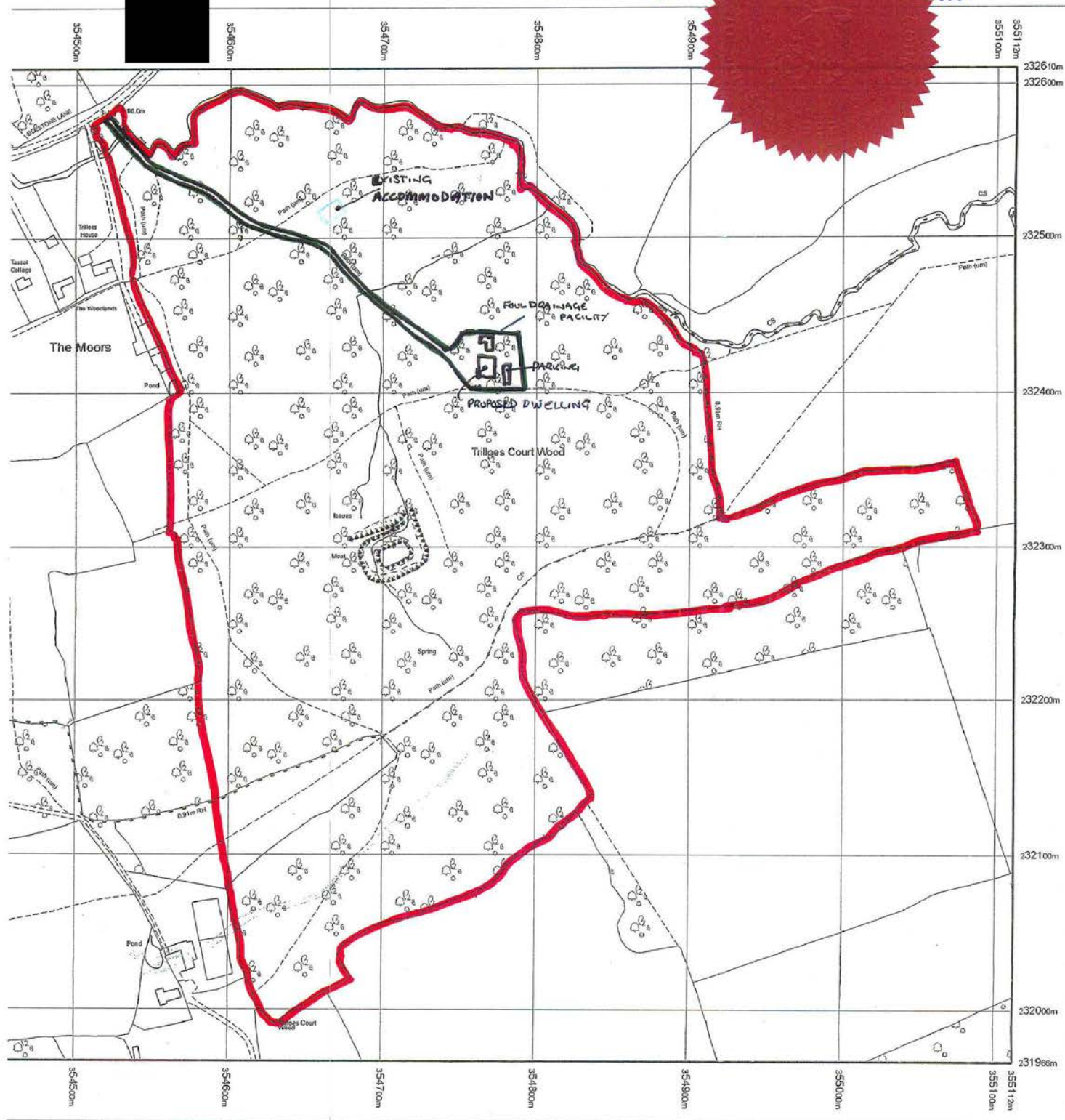




Authorised officer

## OS Sitemap®

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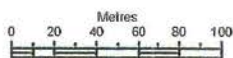
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Scale 1:2500

Supplied by: **Hereford Map Centre**  
Serial number: 00480400  
Centre coordinates: 354755.75 232288

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:

## SCHEDULE 1

(the Land)

The freehold land known as Trilloes Court Wood Bolstone Lane Little Dewchurch Hereford HR2 6PS and registered with absolute title under title numbers HW104262 and HW165780 and shown edged red on the Plan.

## SCHEDULE 2

(the Application)

An application for planning permission dated 14<sup>th</sup> July 2009 made under the Council's reference DCCE0009/1528/F for construction of a timber framed one bedroom forestry worker's dwelling with attached workshop parking and composting/foul drainage facility.

## SCHEDULE 3

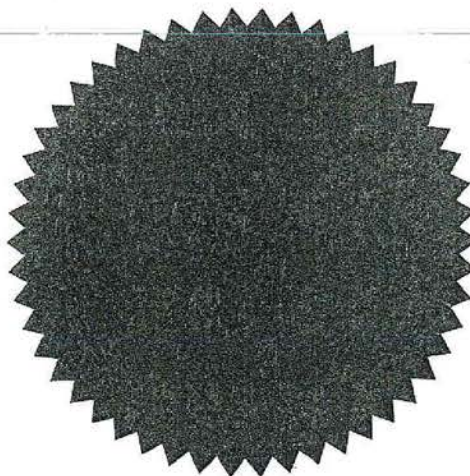
(Owner's Covenants)

No dwelling erected or to be erected on the Land shall be occupied except in accordance with the following restrictions:

1. Before Occupation of the Dwelling to implement the Management Plan; thereafter to use all reasonable endeavours to ensure that the aims and objectives of the Management Plan are met in the timescales specified unless otherwise agreed in writing by the Council.
2. To review the Management Plan jointly with the Council bi-annually from the date of this deed and to implement any changes to the Management Plan agreed with the Council as part of the bi-annual review.
3. Not at anytime to sell lease or otherwise dispose of the Dwelling separately from the Land or vice versa PROVIDED THAT the occupation of the Dwelling by a person employed in forestry and his/her family shall not be a breach of this restriction.
4. The Existing Accommodation must be permanently removed from the Land within three months of the first Occupation of the Dwelling.

EXECUTED AS A DEED when  
THE COMMON SEAL of  
THE COUNTY OF HEREFORDSHIRE  
DISTRICT COUNCIL  
was hereunto affixed BY ORDER

  
Authorised Officer



SIGNED AS A DEED by  
SHERWOOD WILLIAM KEOGH  
in the presence of

Witness signature

Witness name (capitals)

Address

  
DR. M. P. BLACKWELL

TRILLOES HOUSE  
LITTLE OAKWOOD  
HOLEFORD  
NR2 6PS



## MANAGEMENT PLAN FOR TRILLOES COURT WOOD, BOLSTONE, HEREFORDSHIRE.

### SITE LOCATION

Situated approximately 7 miles south of Hereford in the Parish of Bolstone. Grid Reference SO547323

### SITE DESCRIPTION

Designated a Local Wildlife Site in 1990. Described as "An ancient woodland with larch inter-planting. Ash is the dominant species, with sallow, oak, hazel, alder, elder, English elm, wych elm, maple, birch and holly also occurring. The ground flora includes herb-Paris and orchids. The site forms an excellent habitat for insects, the white letter hairstreak is among those species recorded." The woodland covers 15.9 Hectares

### BRIEF HISTORY

The woodland's past like many is poorly documented. There are several archive references to its use for charcoal production to supply the iron smelting industry (Carey Forge). This process declined with the advent of the Bessemer blast furnace around the 1780's. The wood is likely to have continued to be managed as coppice with standards, supplying materials for fuel, hurdles, tools and tool handles, basket and crate manufacture. (A lot of farm crops were harvested and conveyed manually and a lot of products, especially from the potteries, were shipped in baskets and crates.) Coppicing generally declined in the last century and quite rapidly after the end of WW II. At some point, between the OS mapping in the early 1800's and the 1987 revision of the Forestry Commission Hereford inventory of Ancient Semi-Natural Woodland, part of the northern half of the wood was cleared. In the inventory this is stated as 10 Ha classified as Ancient semi-natural woodland and 6Ha cleared for agriculture.

The Forestry Commission purchased the wood from private ownership in 1961. Nothing significant occurred until 1978 when, in the area to the north of the public footpath the majority of the mature timber trees were removed and the under-storey felled. Two plantation blocks of Japanese Larch were planted, totalling around 3Ha. The remainder was abandoned. Parts that were predominately coppice then re-established themselves. The other areas naturally regenerated with mixed broadleaves.

The Forestry Commission sold the wood to a private owner in 1991. No significant activity took place and the wood was sold to me in 1996. To fall in with the (now well established) resurgence of traditional woodland crafts and skills I aimed to return Trilloes Court Wood into a working woodland. With Forestry Commission approval in 1998 and 1999 I cut two areas of the over-stood coppice. The plan was to continue year on year to establish a seven year rotation over all the coppice areas. The need to maintain continuous income to pay for the woods overtook the plan and the impetus was lost. Now I am better placed to cope with fluctuations in income I am able to propose a more structured, focused and comprehensive plan.



## AIMS AND OBJECTIVES

In broad terms the aim is to utilise the productive capacity of the woodland whilst maintaining and improving its biodiversity. These aims are not in conflict as the associated flora and fauna inhabit woodland over a range of age and structure. Open spaces (glades and rides) and young growth (short rotation coppice) are important habitats just as mature structures and dead wood. This implies a need for sustained management in some areas and other areas of minimum intervention, and a case for leaving large, older trees wherever they happen to be sited. It is noted that the wood has records for white letter hairstreak which is a UK Biodiversity Action Plan priority species. Elm is a larval food plant of this butterfly and any Elm trees or suckers shall be retained rather than felled as part of the coppicing or thinning program. The exception to this is where an elm shows evidence of die-back caused by attack from elm beetle. Then it is better to fell the tree and allow it to re-coppice, as opposed to allowing it to die off completely and become a total loss.

## SHORT TERM

In the short term the coppice cycle is to be re-established. This will involve dividing the coppiced areas into fourteen roughly even sized 'coupes' and then implementing a schedule so that coppice can be cut every year, *ad infinitum*. This short term activity will thus lead to a continuous and hence long term practise.

The tree cover along selected rides is to be cut back, (those running in an east-west direction as they get more sunlight), to give a total cleared width twice the height of adjacent canopy growth. This will create habitat for woodland edge species. Similarly the creation of glades will lead to valuable habitat. Open space on the woodland floor will benefit flowers and butterflies. The ride and glade centres will grass up naturally. The edges will quickly develop medium and high grasses and a range of plants. These might include violets, primroses, red campion, birds foot trefoils and vetches. (The latter being food sources for the common blue and wood white butterfly). Goat willow will almost certainly become established which is a food source for many butterflies, (a breeding site for the purple emperor), and insects. Other shrubs and bushes with brambles will provide an area for birds and small mammals to live and nest. (Much of the flora and fauna within a wood lives in the first ten metres of the woodland edge). Bats, in particular, use rides for feeding and it is hoped there will be an influx of the Lesser Horseshoe bat during part of the year.

As with coppicing, maintaining the cleared areas will be a continuing process and hence also forms part of the short, medium and long term objectives. The intention is to establish and maintain up to approximately 1.6 hectares of permanent glade/cleared ride. (10% of the woodland).

## MEDIUM TERM

Over a period of 20-25 years the plantation Larch (all within the secondary woodland) will be removed. Because the Larch is deciduous there is a moderate level of understorey cover. The plan is to remove the Larch in stages, partly by thinning, partly by freeing up (from light competition) the stronger developed broadleaves that are amongst it. Where it is suitable small patches will be cleared and the under storey will be 'gapped up' (by layering and using seedlings from within the wood) to re-establish coppice with standards. The emphasis will be to reflect the species composition and



structure of the adjacent Ancient semi natural woodland. Eventually these small areas will link up.

In the areas where there is dense natural regeneration as a result of the 1978 clearance there has been a lot of self-thinning taking place. The weaker trees that have been overtaken and shaded out have died off. Many of these have keeled over and where they have been leaning on other trees I have cut them down to minimise collateral damage. Where decay has precluded other uses these have been left as habitat, either as 'standing dead-wood' or stacked into habitat piles. These areas are overdue for further thinning. Favouring the more robust trees and taking care to retain the mix of species, initially up to 30% could safely be removed leading to up to 50% or more in the longer term. (The actual degree of thinning will be determined by accepted good silvicultural methods and according to size and extent of canopy cover)

During this period there will also be the continuing cutting of the coppice and scheduled maintenance of the cleared areas.

#### LONG TERM

A continuation of the practises established in the short and medium term. Ultimately, Trilloes Court Wood should return to being a prime example of traditionally managed 'coppice with standards' type woodland. There will be areas of High canopy with under-storey that will ultimately be reverted to coppice with standards as the mature trees are selectively felled and thinned out.

#### DEVELOPMENT SITE, SPECIFIC MANAGEMENT

To the northern end of the present clear area there are around 20 larch, 4 ash and 4 hazel to be removed to accommodate the proposed structure and the Wetland Ecosystem Treatment (W.E.T) System. The W.E.T system will be planted with a specifically wide variety of willows. In addition to the tree species around 15 plant species will be included. This combination will provide a biodiversity enhancement to suit many invertebrates, small mammals, amphibians, butterflies and birds.

(Greater detail of the plant species and maintenance of the W.E.T system are included as Appendix I. Please note this information is confidential for commercial reasons and restricted circulation/ publication would be appreciated by it's originator).

#### MINIMUM INTERVENTION AREA

At the south-eastern corner of the wood there will be an area of approximately 0.8Ha that will receive no practical management. The site will be visited occasionally to observe any changes as a result of natural processes e.g. a gap in the canopy caused by wind-throw will be noted but the fallen tree(s) will be left un-cleared.

#### ECOLOGICAL GAINS

The woods, in addition to the regular benefits from being managed, will have the significant extra ecological value of the areas especially managed for biodiversity: cleared rides, glades and the permanent minimum intervention area.

#### SCHEDULED ANCIENT MONUMENT

This site falls under the jurisdiction of English Heritage with whom I hold a management agreement. The essence of the agreement is to maintain the site free of trees, scrub and invasive plants. By default this action creates one of the permanent glade areas within the wood.



### TIMESCALE

The implementation of the plan is scheduled as an annual program of work and relates to the extract of the O S map attached. It is in line with the current felling license granted by the Forestry Commission. (The felling licenses issued by the F C last for five years. This allows them to monitor condition and progress when subsequent applications are made).

### EXTRACTION

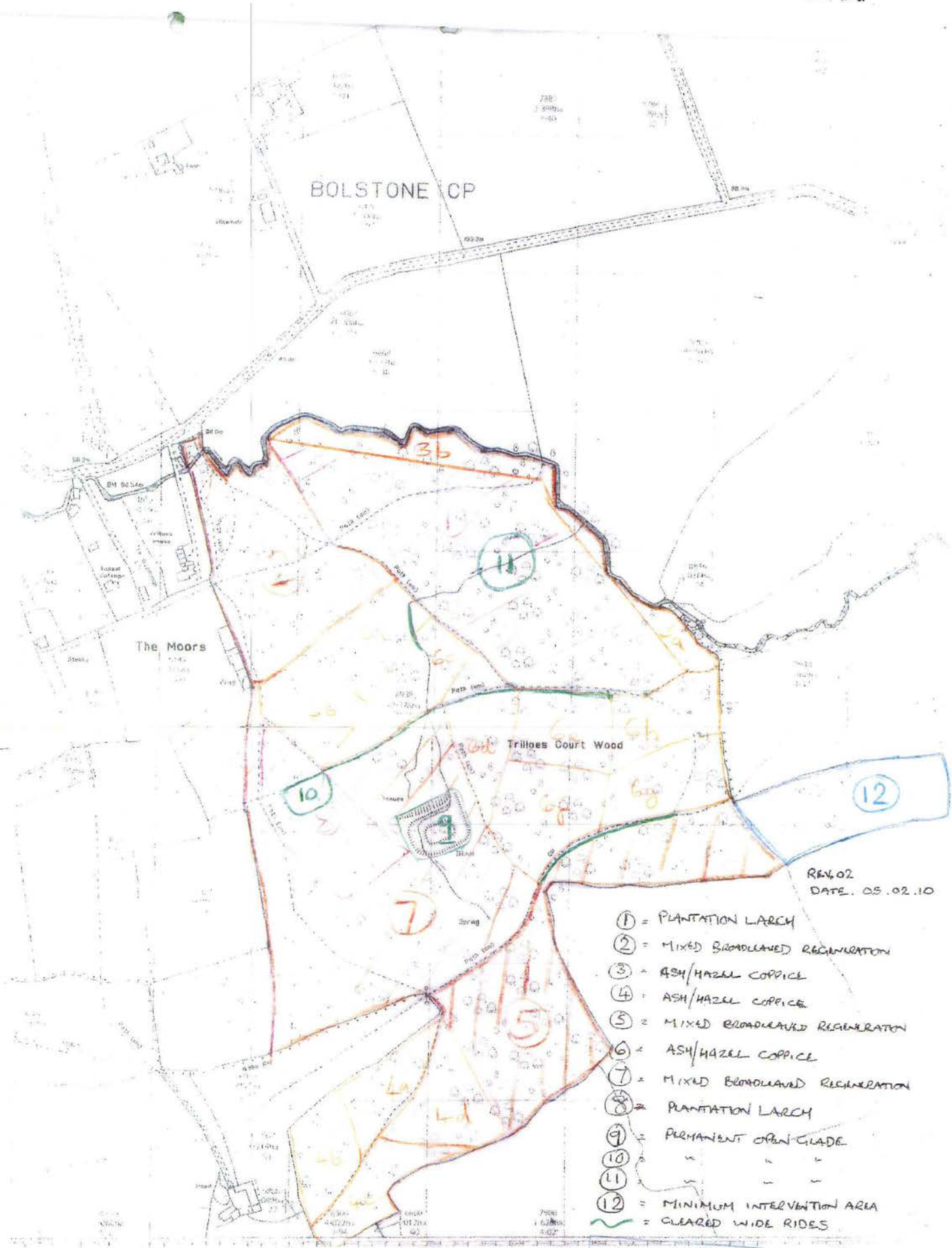
Coppice produce will generally be carried manually from the coupe either in bundles or as pole lengths. Cord-wood will be stacked in an accessible place and be removed when ground conditions are favourable using either a wheel-barrow or an ATV with a light trailer attached. Larger stems will be extracted using a timber arch coupled to an ATV. A tractor with a cab-mounted crane may also be used once heavier timbers are drawn to the edges of the tracks. This system will allow timber to be lifted and carried rather than dragged. Damage to the woodland surface should therefore be avoided. Essentially, extraction will be performed and timed to minimise compaction and disturbance.

### PROTECTION

The boundary of the woodland is stock-proof and will be maintained so. Deer browsing of re-growth has the potential to be a problem. Coppiced areas will be protected by temporary deer-proof netting until re-growth reaches a safe stage.

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# BOLSTONE CP

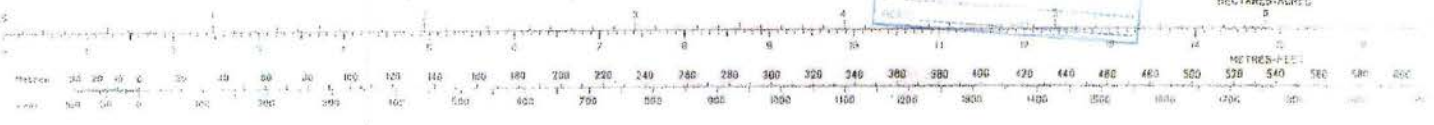


REV.02  
DATE: 05.02.10

- ① = PLANTATION LARCH
- ② = MIXED BROADLEAVED REGENERATION
- ③ = ASH/HAZEL COPPICE
- ④ = ASH/HAZEL COPPICE
- ⑤ = MIXED BROADLEAVED REGENERATION
- ⑥ = ASH/HAZEL COPPICE
- ⑦ = MIXED BROADLEAVED REGENERATION
- ⑧ = PLANTATION LARCH
- ⑨ = PERMANENT OPEN GRADE
- ⑩ =
- ⑪ =
- ⑫ = MINIMUM INTERVENTION AREA
- ~ = CLEARED WIDE RIDES

24 FEB 2010

BARFORD CO. 10.4  
SO 5431-5531  
CONVERSION SCALES  
HECTARES-ACRES





## TRILLOES COURT WOOD - MANAGEMENT PLAN SCHEDULE

## YEAR 1

Fell coppice coupe (6a). 0.41Ha

Clear glade area (9) (to include the Scheduled Ancient Monument) 0.25Ha

Fell selected Larch and Broadleaved standards

## YEAR 2

Fell coppice coupe (6b) 0.42Ha

Clear glade area (10) 0.2Ha

Clear ride 100metres along boundary between Secondary woodland and Ancient semi natural woodland in east-west direction toward glade area (10)

Fell selected Larch and Broadleaved standards

## YEAR 3

Fell coppice coupe (6c) 0.41Ha

Clear glade area (11) 0.25Ha

Clear ride along 100metre section of public footpath

Fell selected Larch and Broadleaved standards

## YEAR 4

Fell coppice coupe (6d) 0.41Ha

Clear ride 100metres further along clearance in year 2 to link up with glade area (10)

Re-clear glade area (9)

Fell selected Larch and Broadleaved standards

## YEAR 5

Fell coppice coupe (4a) 0.35Ha

Re-clear glade area (10)

Re-cut ride edge of year 2

Fell selected Larch and Broadleaved standards

## YEAR 6

Fell coppice coupe (4b) 0.42Ha

Re-clear glade area (11)

Re-cut ride edge of year 3

Fell selected Larch and Broadleaved standards

## YEAR 7

Fell coppice coupe (3a) 0.32Ha

Re-clear glade area (9)

Re-cut ride edge of year 4

Fell selected Larch and Broadleaved standards

## YEAR 8

Fell coppice coupe (6e) 0.41Ha

Re-clear glade area (10)

Re-cut ride edge of year 2

Fell selected Larch and Broadleaved standards

YEAR 9

Fell coppice coupe (6f) 0.41Ha

Re-clear glade area (11)

Re-cut ride edge of year 3

Fell selected Larch and Broadleaved standards

YEAR 10

Fell coppice coupe (6g) 0.41Ha

Re-clear glade area (9)

Re-cut ride edge of year 4

Fell selected Larch and Broadleaved standards

YEAR 11

Fell coppice coupe (6h) 0.41Ha

Re-clear glade area (10)

Re-cut ride edge of year 2

Fell selected Larch and Broadleaved standards

YEAR 12

Fell coppice coupe (4c) 0.35Ha

Re-clear glade area (11)

Re-cut ride edge of year 3

Fell selected Larch and Broadleaved standards

YEAR 13

Fell coppice coupe (4d) 0.41Ha

Re-clear glade area (9)

Re-cut ride edge of year 4

Fell selected Larch and Broadleaved standards

YEAR 14

Fell coppice coupe (3b) 0.32Ha

Re-clear glade area (10)

Re-cut ride edge of year 2

Fell selected Larch and Broadleaved standards

YEAR 15 and onwards

Continuously repeat the cycle of years 1-14

Establish further coverage of coppice with standards in both the areas of Secondary woodland and Ancient semi natural woodland as thinned and cleared areas permit.



# Biologic Design

## Wetland Ecosystem Treatment

Integrated wastewater purification, resource production & habitat creation

### - Trilloes Court WET System -

### Outline of plant species to be used and proposed maintenance

#### Plant species

##### *Callitriche* spp. Water Starwort

Aquatic providing invertebrate habitat, submerged and floating leaves; also found in terrestrial form in wet woodlands. Stem is up to 2' long; floating leaves are arranged in rosettes at the surface. The submerged foliage is generally much narrower. Tolerates some shade; terrestrial form can be found in wet woodlands locally.

##### *Caltha palustris* Marsh Marigold

Flowers for several weeks in spring, providing food for early insects. It grows in wet soil and shallow water, is shade tolerant and can be found locally in woodland bogs and ponds.

##### *Carex paniculata* Great Tussock Sedge

Evergreen plant forming a long-lived tussock with a stout trunk, providing invertebrate/small mammal cover. Shade tolerant.

##### *Carex pendula* Pendulous Sedge

Slowly forming a large clump of arching evergreen leaves, providing year round cover for wildlife. Distinctive tall, elegant flower stalks; plentiful seeds eaten by birds and small mammals. Hardy, tough and grows in sun or shade; tolerates drought or water to 1' deep.

##### *Carex sylvatica* Wood Sedge

A medium sized sedge commonly found in woods and providing evergreen ground cover.

##### *Carex remota* Remote Sedge

A small sedge forming a dense tuft of narrow deep green leaves, tolerant of deep shade.

##### *Ceratophyllum demersum* Hornwort

Floating and submerged plant not rooted in substrate, providing underwater invertebrate cover, with dark green fine rigid branching leaves in whorls along a fine flexible stem.

##### *Filipendula ulmaria* Meadowsweet

Plumes of creamy white flowers with a strong sweet smell which attracts many insects; the flowers are a good source of nectar. Bank binding with dense roots.

##### *Glyceria maxima* Reed Sweet Grass

Marginal and emergent plant, used in the inlet of WET Systems. Tall lush green growth for a long season.

##### *Iris pseudacorus* Yellow Flag

Tall with broad linear leaves. Yellow flowers in late spring. Extensive root system in damp soil or water. Good cover for invertebrates; breeding habit of Common hawk butterfly; seed eaten by wildfowl. Tolerates partial shade as well as seasonal drought.



# Biologic Design

## Wetland Ecosystem Treatment

### *Mentha aquatica* Water Mint

A variable plant in appearance, the dark green leaves becoming purplish when growing in full sun. Leaves release strong mint scent when crushed and the pink/purple flowers are excellent bee fodder, also attracting feeding butterflies and other invertebrates. Prefers moist soils and water's surface.

### *Myosotis palustris* (*M. scorpioides*) Water forget-me-not

Creeping plant; blue flowers similar to garden forget-me-not but shinier leaves. Forms loose clumps which can extend across or below the water surface providing shade and wildlife cover underwater.

### *Ranunculus lingua* Greater Spearwort

Growing in water's edge, a tall plant with narrow leaves and yellow buttercup flowers.

### *Scrophularia auriculata* Water Figwort

A tall plant in late summer with reddish tints to its big dark oval leaves, and small dark red flowers which provide nectar for insects, especially wasps, followed by plentiful seed. Grows in sun or shade and tolerates a range of soils.

### *Silene dioica* Red Campion

Tolerates shade; ground cover with colourful flowers and plentiful seed.

## Willows

The WET System will also be planted with various *Salix purpurea* cultivars, traditional basket making varieties which have been in existence for many years. Planting with several varieties gives a more robust system than using only one clone (As demonstrated by research on Willow Beetle by Lori Peacock of Long Ashton on a WET System in 1997).

Willow is generally considered to have a high wildlife value and to support a high number of insect species.

The willows on this WET System will be coppiced and used for traditional crafts, and thus will not be allowed to grow tall or shade out the marginal plants.

## Planting

The entire system will be mulched with woodchip prior to planting which will give both weed suppression and immediate ability to accept wastewater.

The woodchip will, over the course of the first two years' operation, decompose into a deep topsoil layer.

Weed suppression is useful initially to help ensure the establishment of the desired plant species; once they are mature they will maintain adequate cover to prevent weeds entering the WET System.

All the plants we use are species that are native to the UK and we propagate from UK sourced plant material; as we do not produce any non-native species there is no risk of the ~~use~~ introduction of any alien species.



# Biologic Design

## Wetland Ecosystem Treatment

Several of the species used are propagated from sustainably sourced local provenance material, such as the *Callitriche* which is locally abundant in damp areas in old woodlands.

Each WET System is planted with its own, site-specific list of plants, chosen for both effective wastewater treatment and suitability to the surrounding landscape.

On a woodland site such as Trilloes Court Wood it is possible to make extensive use of plants which occur naturally in the woodland surrounding the WET System, such as *Carex sylvatica*.

This evergreen ground cover plant can be used on the soil banks surrounding the WET System; this will provide cover for small mammals and amphibians accessing the ponds and will also provide an appropriate visual link between the WET System and the woodland setting.

### Maintenance Schedule

Biologic Design, as a part of our contractual agreement with the client, will maintain the WET System for the first year of its operation and offer a long term maintenance agreement if required.

In this case a three year agreement has also been made that Biologic Design will monitor the establishment of the plant community on the WET System in order to ensure satisfactory establishment of the required species.

We will thus be able to ensure that the system maintains appropriate biodiversity as it matures.



# **Biologic Design**

## **Wetland Ecosystem Treatment**

### **Bird list**

The Bird List shows numbers and species of birds on a large WET System in Herefordshire as recorded by the local British Trust for Ornithology Group over the last 16 years.

This is included as an example of the wildlife diversity that WET Systems can achieve.

### **Bird Species recorded at the Westons Cider Mill WET System in Herefordshire**

Blackbird  
Blue Tit  
Bullfinch  
Chaffinch  
Dunnock  
Garden Warbler  
Goldfinch  
Great Tit  
Greenfinch  
House Martin  
Jack Snipe  
Kingfisher  
Lesser Spotted Woodpecker  
Linnet  
Long-tailed Tit  
Mallard  
Pied Wagtail  
Redstart  
Reed Bunting  
Robin  
Sedge Warbler  
Song Thrush  
Sparrowhawk  
Swallow  
Treecreeper  
Whinchat  
Willow Tit  
Wren  
Yellowhammer

Blackcap  
Brambling  
Canada Goose  
Chiffchaff  
Fieldfare  
Goldcrest  
Great Spotted Woodpecker  
Green Sandpiper  
Grey Wagtail  
House Sparrow  
Kestrel  
Lapwing  
Lesser Whitethroat  
Little Owl  
Magpie  
Moorhen  
Redpoll  
Redwing  
Reed Warbler  
Sand Martin  
Snipe  
Spotted Flycatcher  
Starling  
Swan  
Turtle Dove  
Whitethroat  
Willow Warbler  
Yellow Wagtail

### **Source books on plants and wildlife include:**

Aquatic Plants in Britain and Ireland, Preston and Croft, Harley Books 1997  
New Flora of the British Isles, Stace, 1991  
New Rivers and Wildlife Handbook, RSPB, 1994  
Wetlands, Industry and Wildlife, Wildfowl and Wetland Trust, 1994

**Biologic Design Ltd.**  
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**WR6 5TZ**

Telephone 01432 886 886 Fax 01432 886 886



Dated

18<sup>th</sup> June 2010

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

- and -

S W KEOGH

DEED OF PLANNING OBLIGATION

made under the provisions of

Section 106 Town and Country Planning Act 1990 (as amended)

relating to

Trilloes Court Wood, Bolstone Lane,  
Little Dewchurch, Hereford, HR2 6PS.

The County of Herefordshire District Council,  
Legal and Democratic Services  
Brockington,  
35 Hafod Road,  
Hereford, HR1 1SH.