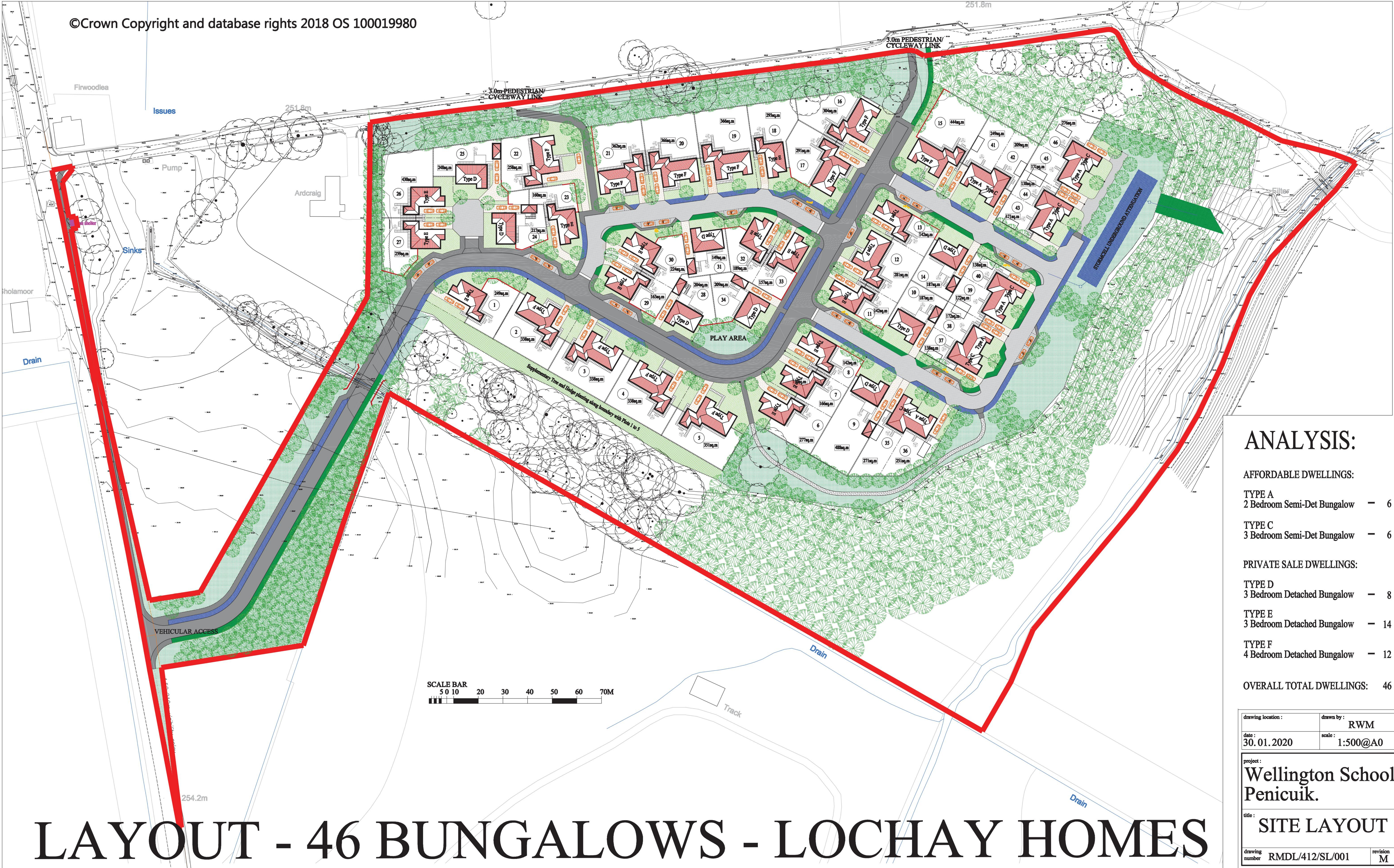
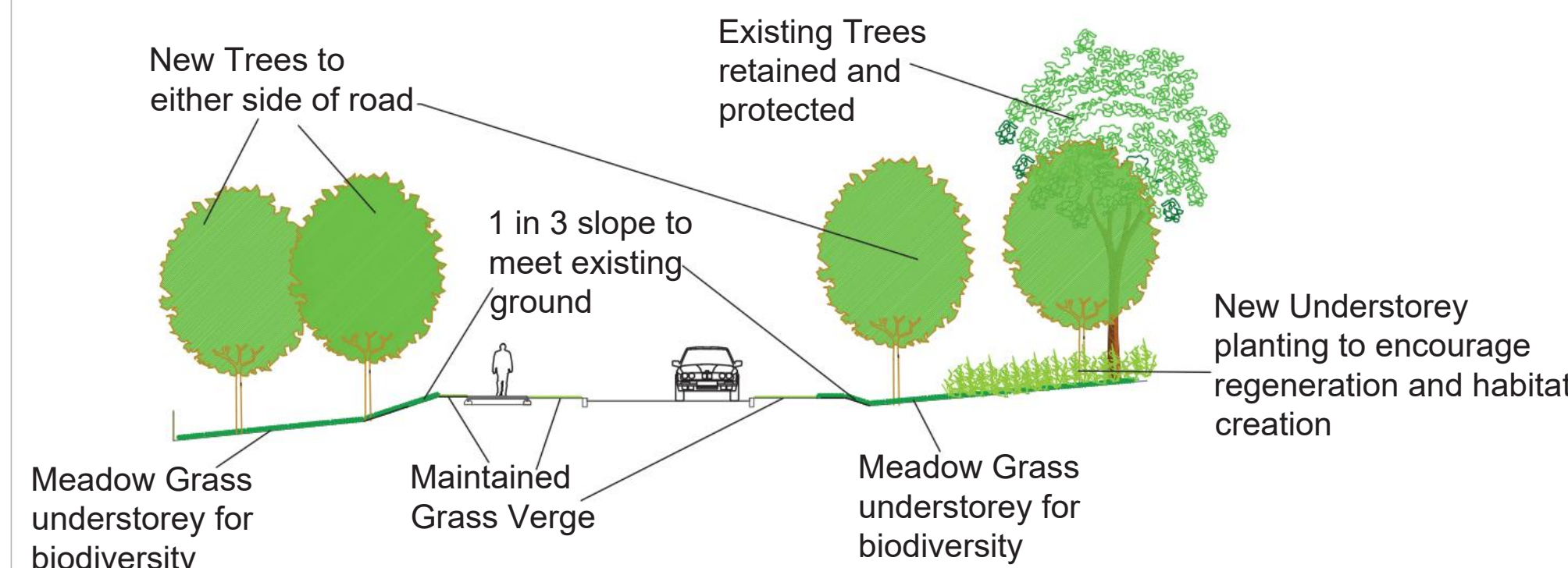
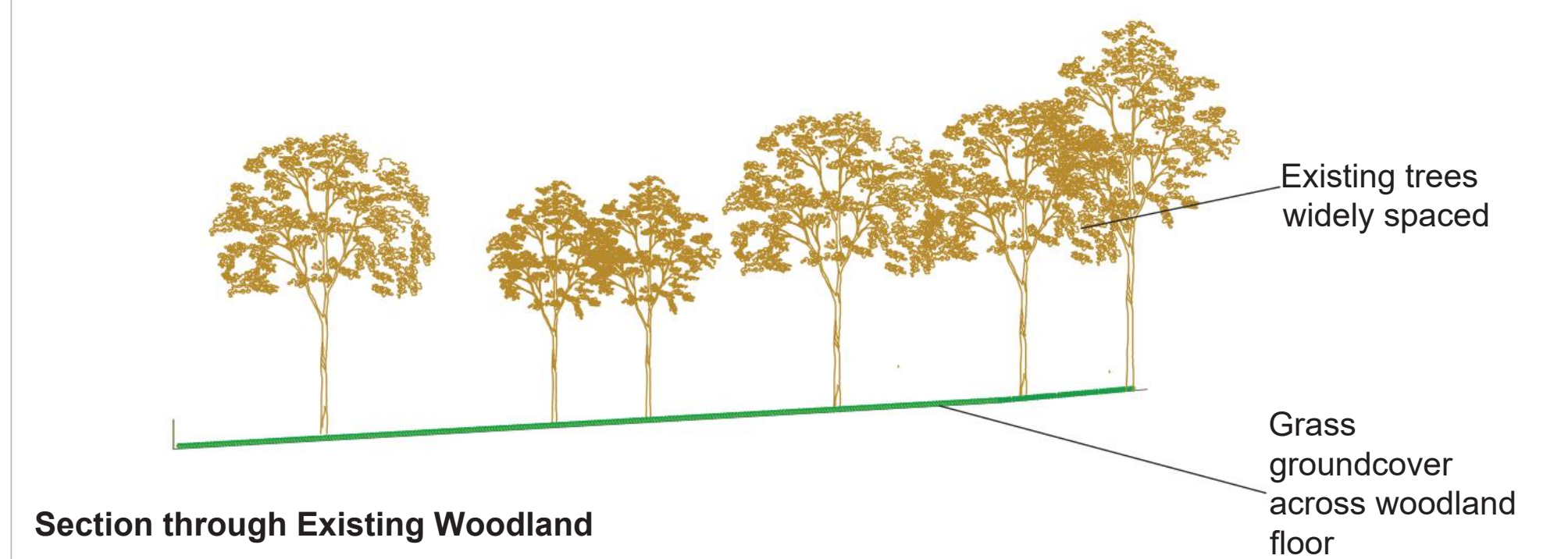


SITE OF THE FORMER WELLINGTON SCHOOL,
LOCATED SOUTH OF PENICUIK.





Sections through New Road



Future Management and Maintenance

The maintenance programme for the development site should be considered in its entirety as, over time, the existing and new planting will together form an overall landscape infrastructure of the area which will be maintained in perpetuity by the residents and landowners as a collective entity. To this end arrangements should be made through the missives of sale for residents to provide for this upkeep and maintenance for the duration of their ownership or tenancy. This will be a legal agreement and outwith the scope of this plan but must make sufficient allowance for the following programme to be carried out by a designated factoring company who must also liaise with a designated committee or representatives of the resident.

New Planting

Trees: Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturist annually.

- An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by hand. Herbicides should not be used.
- Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
- All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Woodland/ Understorey Mix: The woodland has been designed to achieve a naturally regenerating full cover, mixed woodland with varying canopy heights and characteristics. The ground cover will be allowed to establish naturally, although this can be helped with appropriate maintenance.

- The woodland should be inspected annually by a qualified arboriculturist.
- All dead and dying trees lost in the first five years shall be replaced by trees of similar size and species to those originally planted.
- After five years the woodland shall be assessed and thinned out by approximately 10 per cent. This should be repeated at five year intervals for the next fifteen years.

Hedgerow Mix: This has been designed to maintain a semi-natural, small-scale woodland cover. As the hedgerow matures it should encourage regeneration and ecological diversity. Pruning should therefore be kept to a minimum.

- Hedgerow is to be thinned by 10% once every five years for the first twenty years.
- The ground at the base of the hedgerow shall be kept clear of weeds by hand or mechanically. In accordance with Midlothian Council policy herbicides should not be used.

Management and Maintenance of Existing Woodland

Woodland Management Objectives

- To protect and enhance existing areas of woodland.
- The planting of native broadleaf trees within canopy to enhance diversity and improve woodland structure.
- To pro-actively manage and maintain path and woodland edge trees for reasons of public safety.
- To utilise standing and felled dead and dying trees to increase the variety and extent of deadwood habitat.
- To lay the foundation for continued and controlled management over the long term (+30 years), such that the woodland character and nature conservation values are enhanced through low intervention and sustainable management.
- To encourage public support to achieve objectives.

Generally, the woodland should be inspected annually, and any further action should be undertaken.

Deadwood

Retention of standing dead trees and deadwood, both in the canopy and on the ground should be encouraged where it is not considered to be a threat to the public. Dead trees can stand for many years and by removing branches to leave a standing butt excellent habitat can be created with an acceptable level of risk.

Habitats such as decaying wood, moss, holes and wet cavities all add to the wildlife value of the site. Dead trees can be retained where possible and inspected regularly with prompt action taken when they become an unacceptable hazard.

Felled hazard trees and thinnings will generate timber of varying dimensions, which can be utilized to create deadwood. Crosscut brushwood can be neatly stacked to create habitat piles. Larger pieces of felled wood can be dragged using a tractor-mounted winch and positioned in a variety of locations, including open or shaded, wet or dry, to create a variety of habitats. Leaving timber on site in this way is usually only feasible where it can be safely left without risk of rolling, vandalism or fire setting.

Thinning

Over time, Selective thinning will allow existing regeneration to be released from overhead shade, and to increase in light reaching the woodland floor to generate further regeneration. This is not currently required in the eastern, northern, and western section of the woodland band but may be required to the southern section and an assessment should be made by a qualified arboricultural specialist.

Removed trees should include hazard trees and those selected for poor form, condition, and limited life expectancy. By completing thinning operation in phases retained trees will be allowed to establish some wind firmness, rather than being opened to the elements too quickly.

Prescription:

- An initial thin of 5%, including the removal of hazard trees should be carried out within the first year.
- A 5% thin in year 10.
- A 5% thin in year 20.
- After these initial phases of thinning, subsequent management should aim to maintain as many mature trees for as long as possible (in a safe condition).

Replacement Planting

Landscape proposal drawings 417-08-01 to 08 propose a large degree of additional tree, woodland and hedgerow planting throughout the development to boost the existing woodland structure. Wherever possible, this will be planted at the outset and managed and maintained going forward until integrated with the existing. Thereafter the woodland structure across the site will be managed in perpetuity.

As trees are lost in the future they should be felled and/or cut into sections as described in the dead wood section and a replacement tree of similar species planted as compensation.

Wildlife

Deciduous woodlands support a large number of mammals, birds, invertebrates and flora species. Pro-active management can be used to successfully enhance the number and variety of these non-tree species. Deadwood and water play an important role in the life cycles and should be retained and capitalized on as habitat features. The invertebrate population in turn is the food source for birds and bats, with holes and cavities in dead trees provide nesting and roosting sites. The number of these habitats can be increased by the installation of bird/bat boxes. Discreet positioning and a gradual introduction, plus regular monitoring and replacement tends to overcome initial vandal pressure.

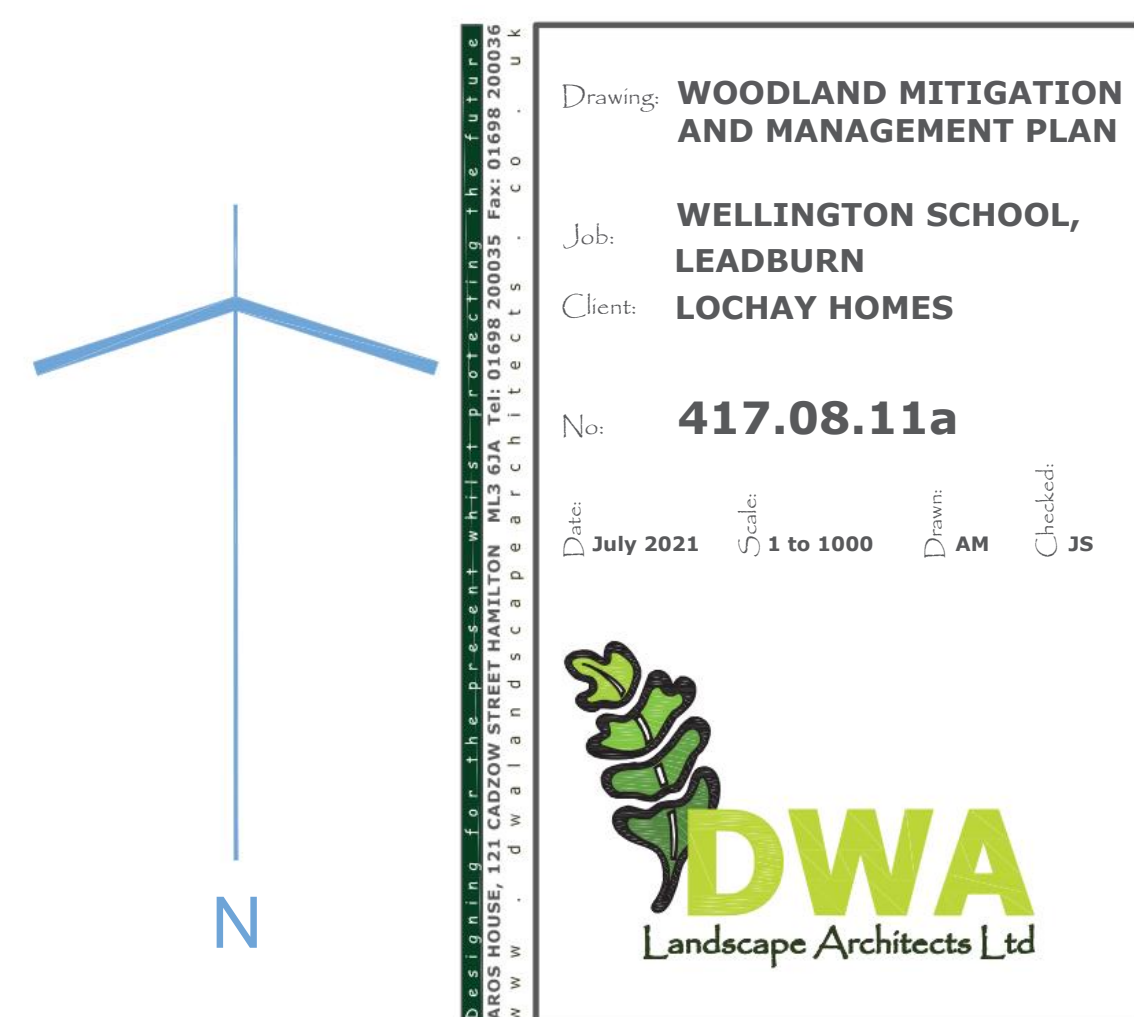
Maintenance Plan

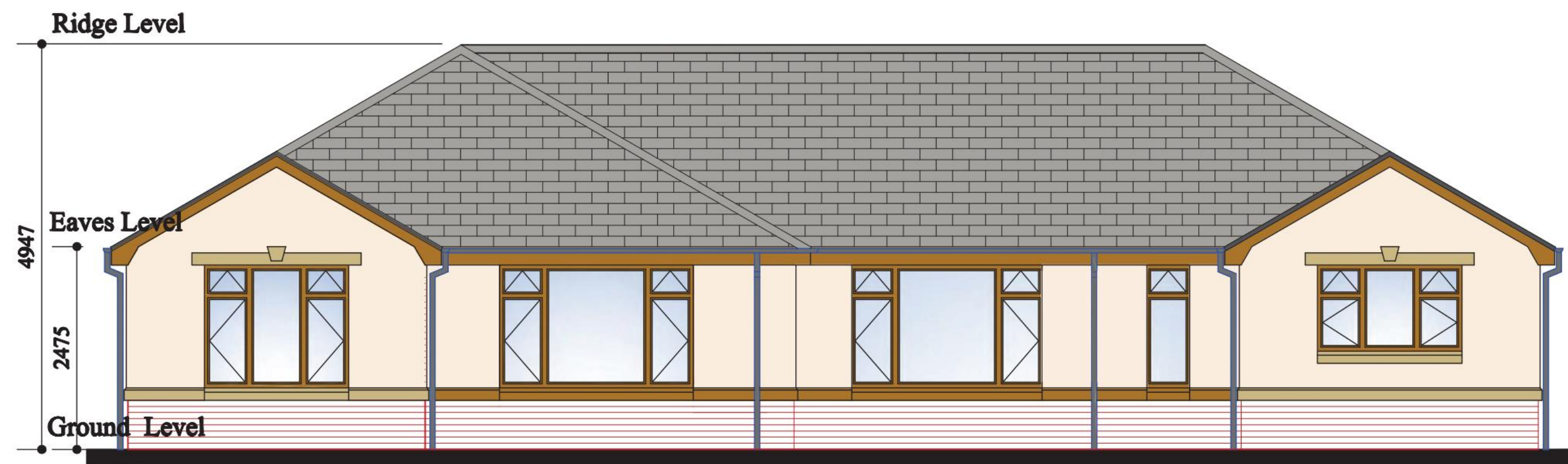
A large part of the ongoing maintenance will be reacting to circumstances on site and regular inspections will be required to identify any necessary work to deal with diseased, storm damaged, vandalised trees etc. **This must be undertaken by a qualified arboriculturist annually and after significant storm events.** This must be included into the regular programme of maintenance.

It will also be important for the local community to take a degree of ownership of the woodland - both literally and figuratively. The residents must form a representative body to liaise with those who will be undertaking the management and maintenance of the woodland and landscape overall. It will be legal requirement within the missives of sale to facilitate the management and maintenance of the landscape and the responsibility to the residents, via their designated representatives, to ensure that any financial arrangements are adhered to and that work is undertaken as set out within this document.

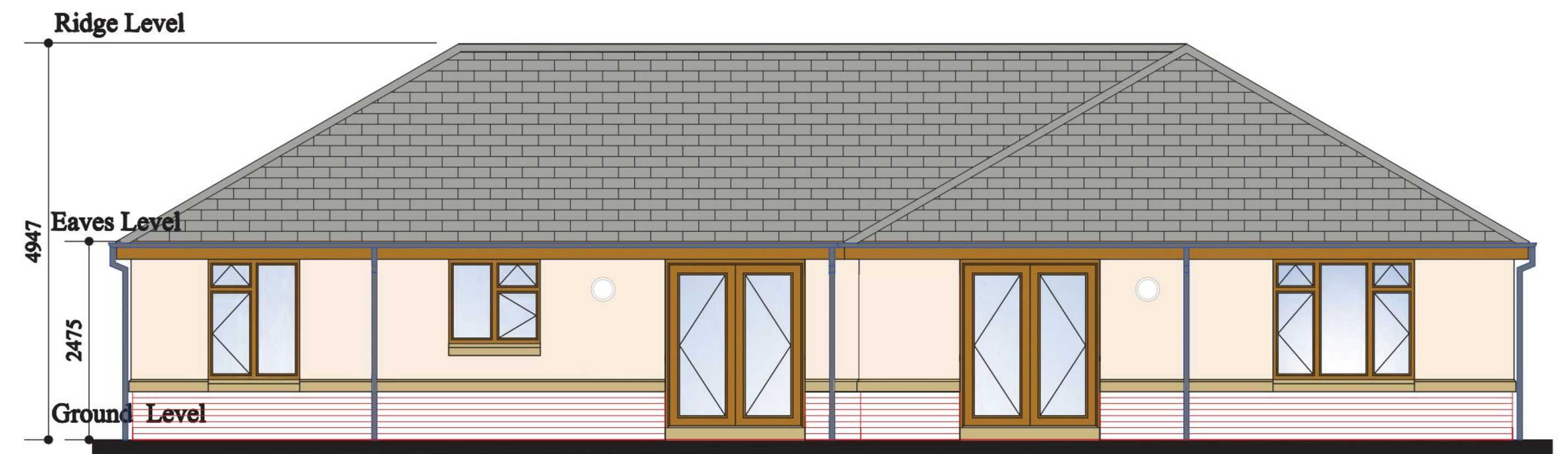
Once factoring arrangements have been established an emergency contact number must be provided to residents and displayed publicly, to allow any issues to be reported immediately after they arise. **All work must be instructed through the factor to ensure that proper channels of communication are maintained and issues and conflicts regarding liability are avoided. Under no circumstances should residents or members of the public undertake and work to trees or areas of communal landscape.**

The trees retain their Tree Preservation Order (TPO) status and any works must be undertaken within the confines of this protected status, and with appropriate approvals.

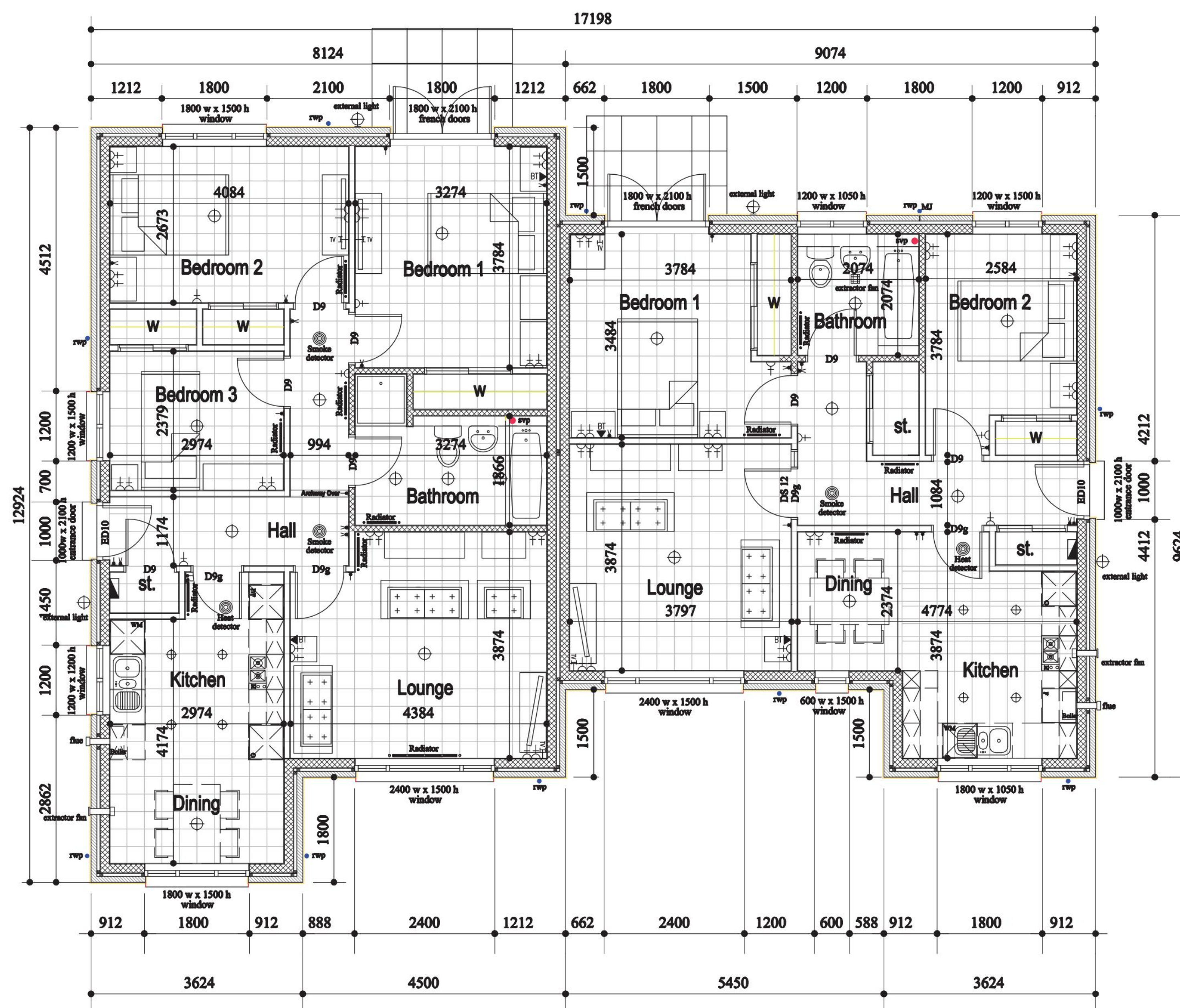




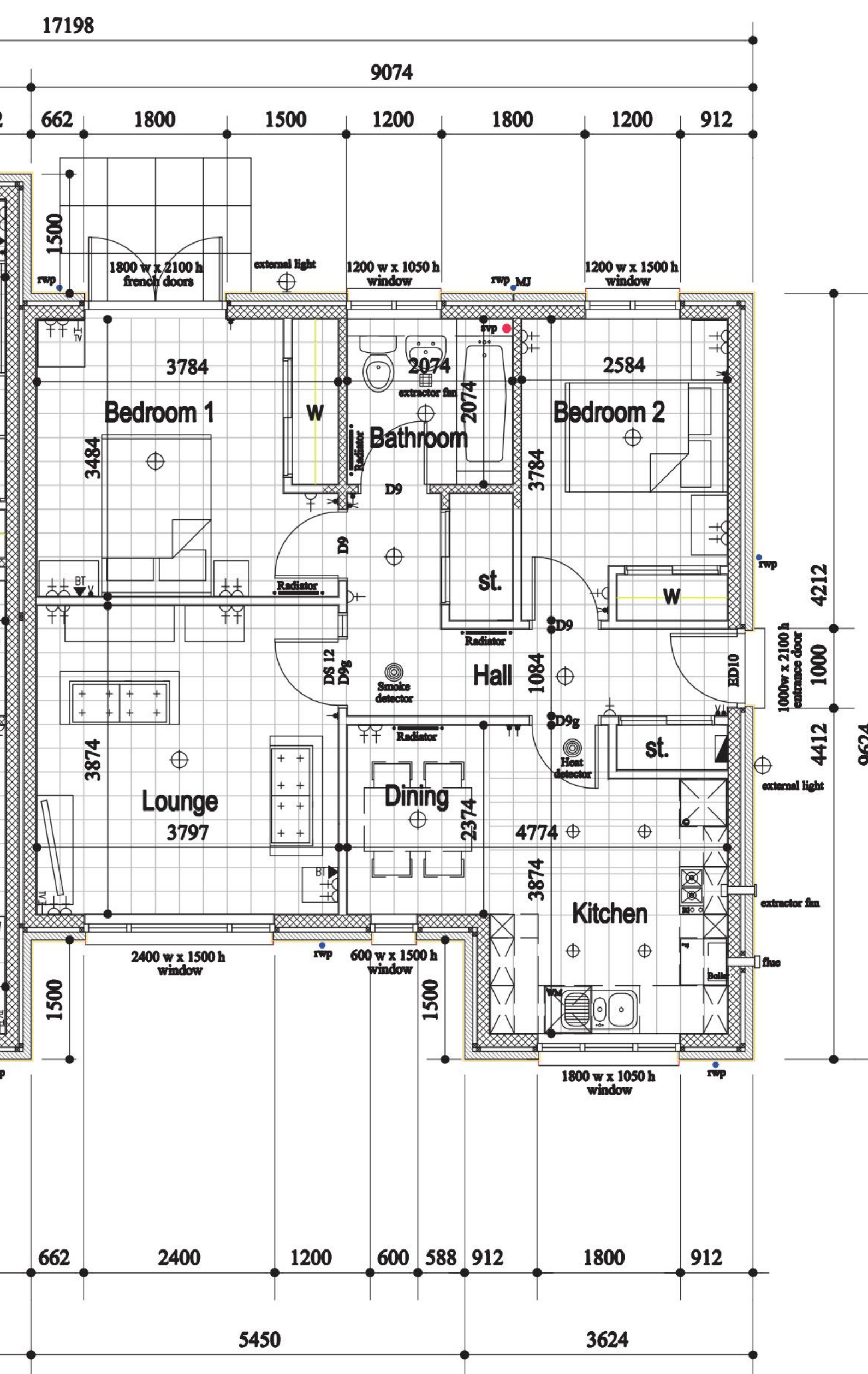
FRONT ELEVATION



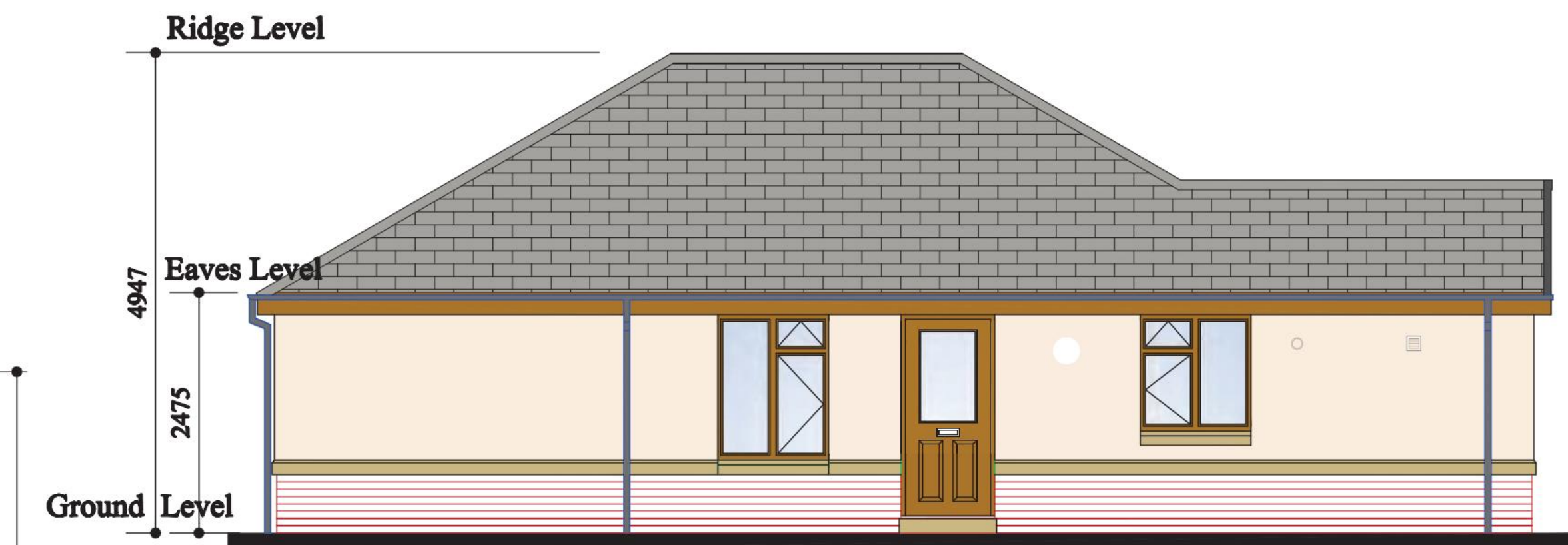
REAR ELEVATION



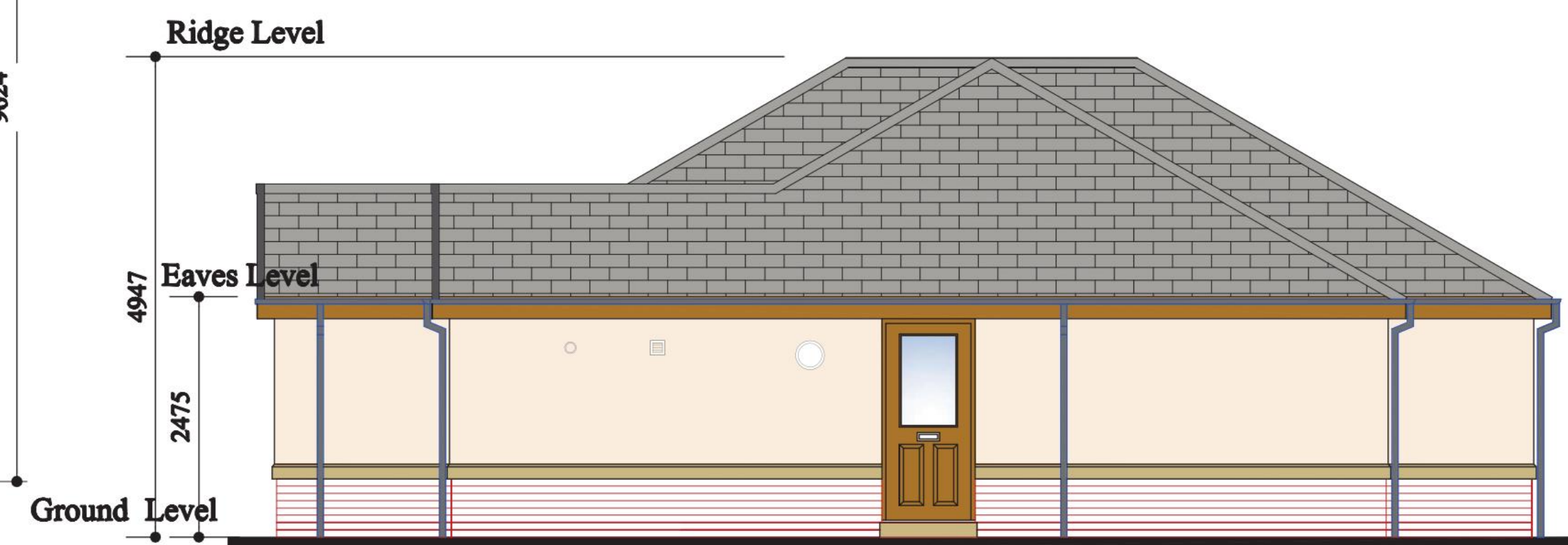
Type B - 3 bed s/d
FLOOR LAYOUT



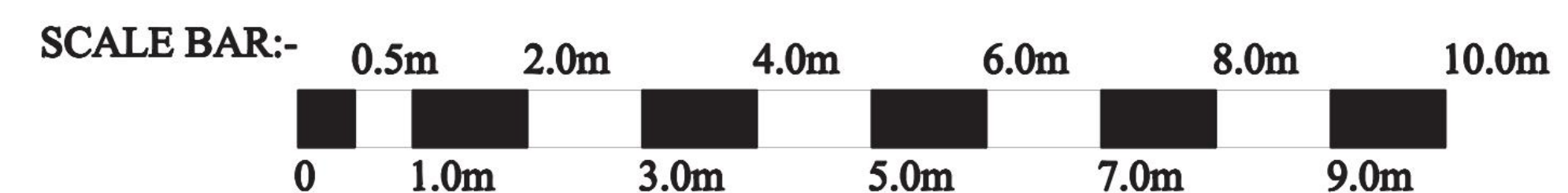
Type A - 2 bed s/d



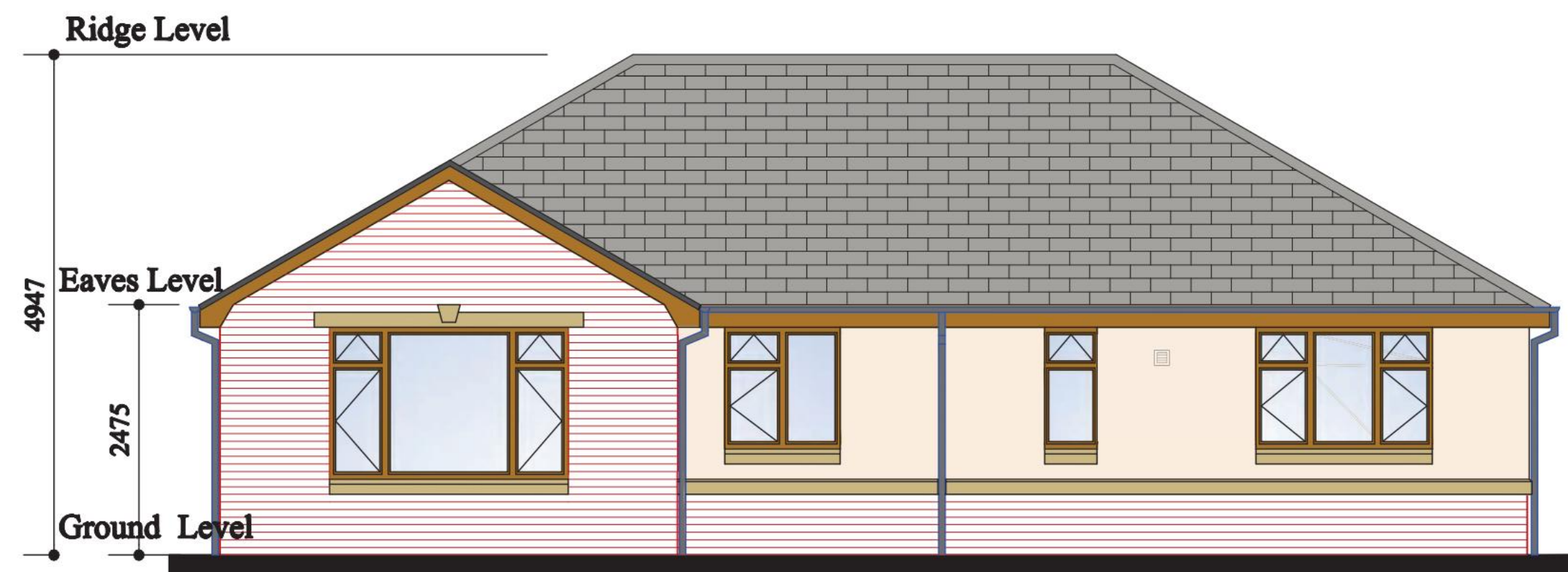
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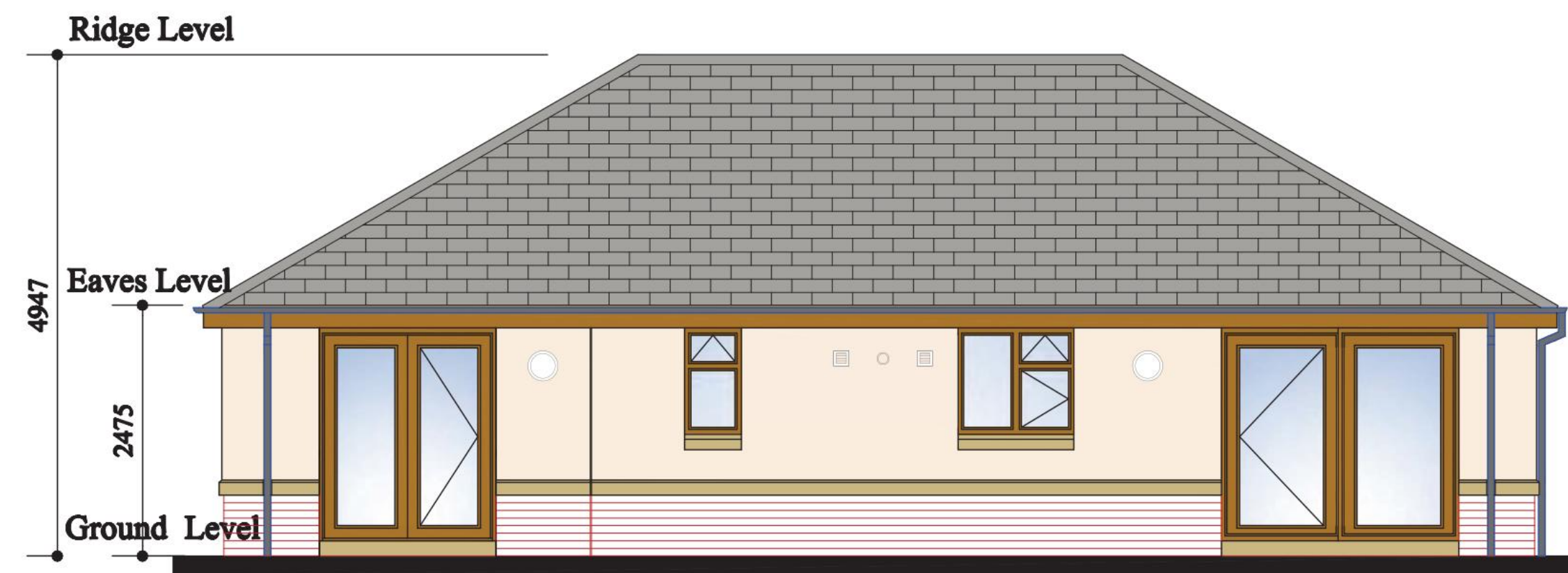
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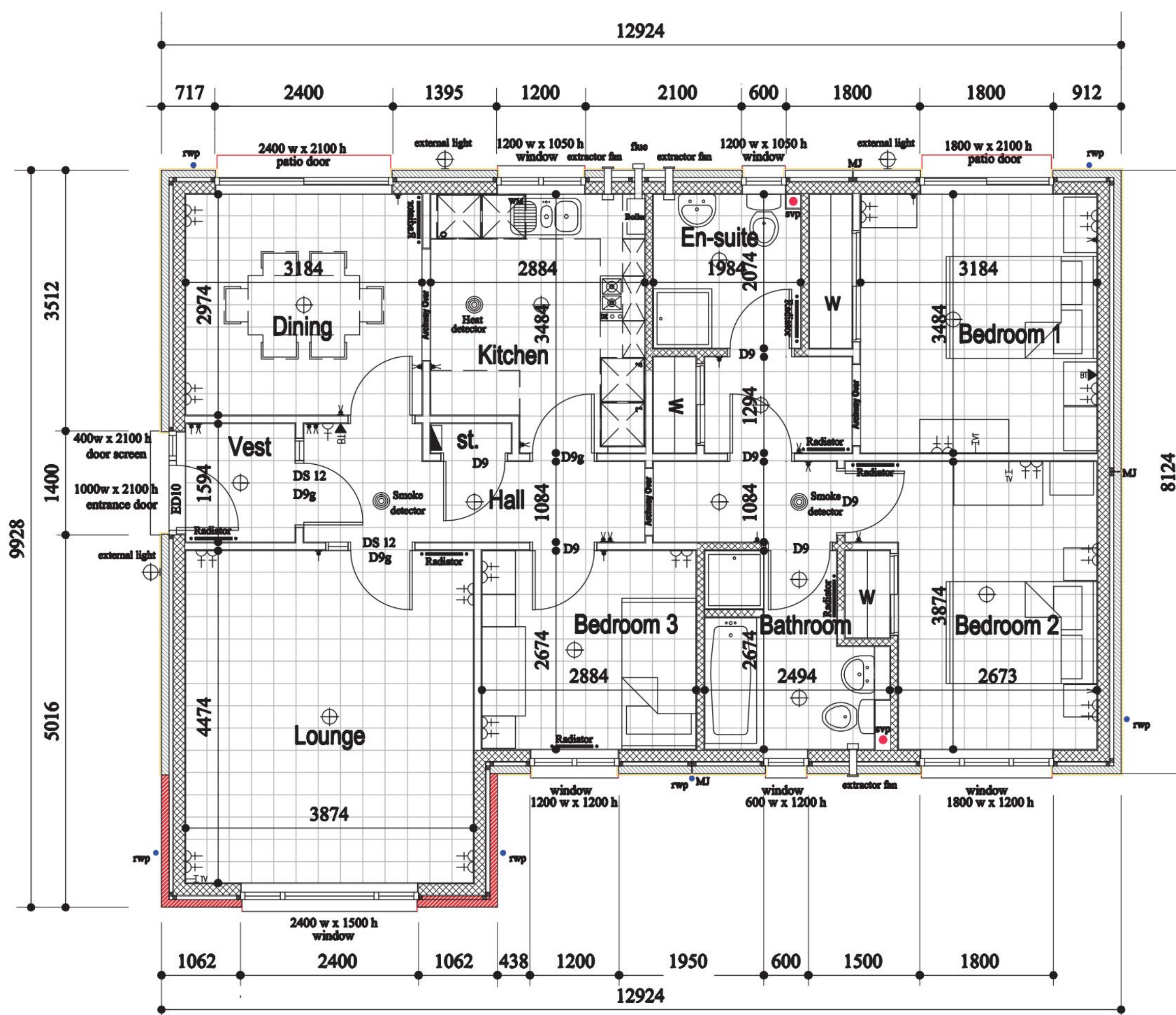
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			Lochay Homes
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Title :	FLOOR PLAN & ELEVATIONS		
Drawing Number :	RMDL/412/House Type A & B/001		
Revision :			



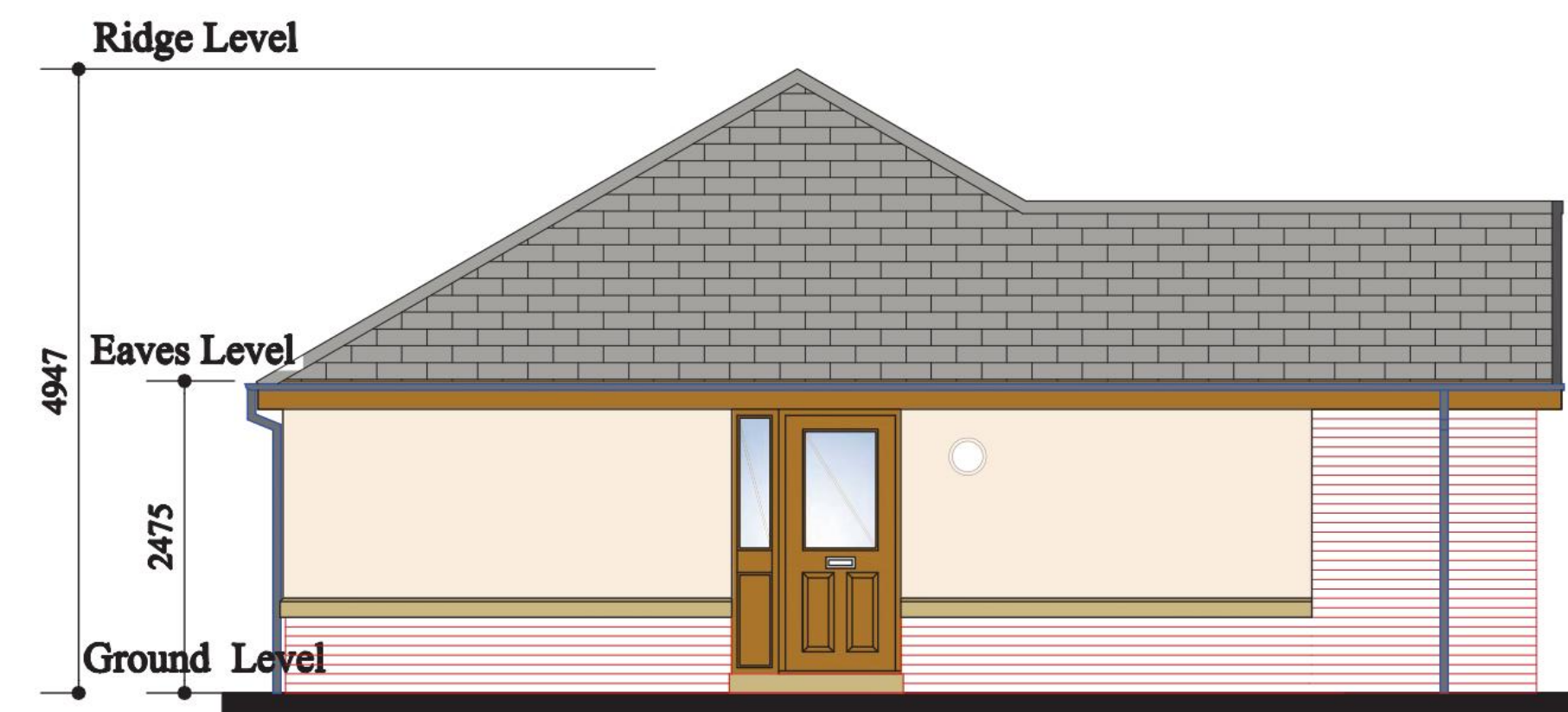
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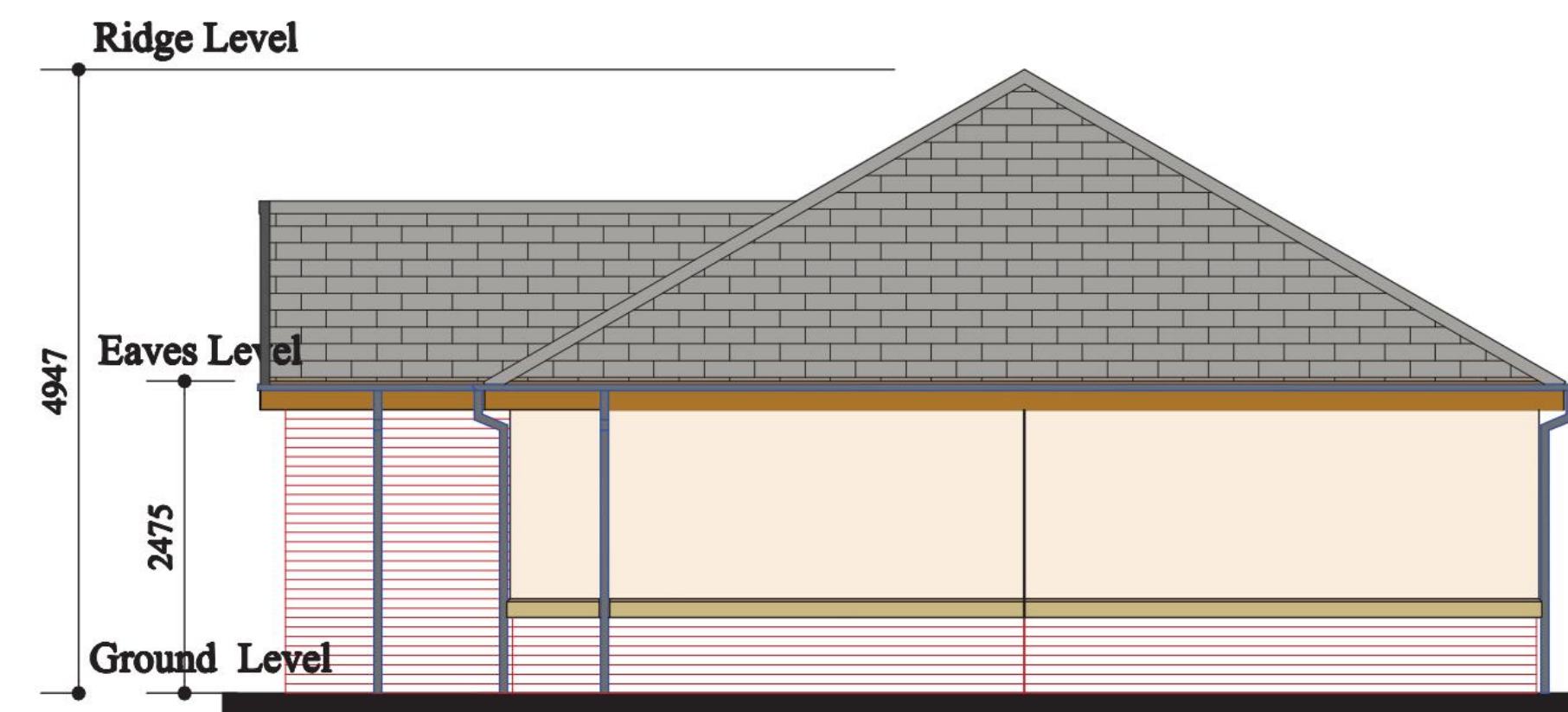
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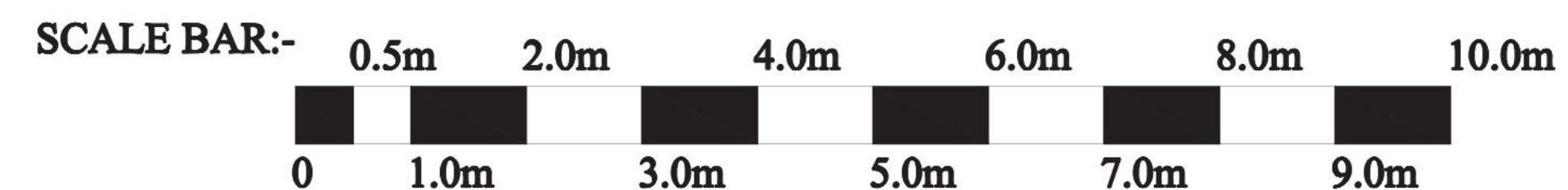
Type D - 3 bed det
FLOOR LAYOUT



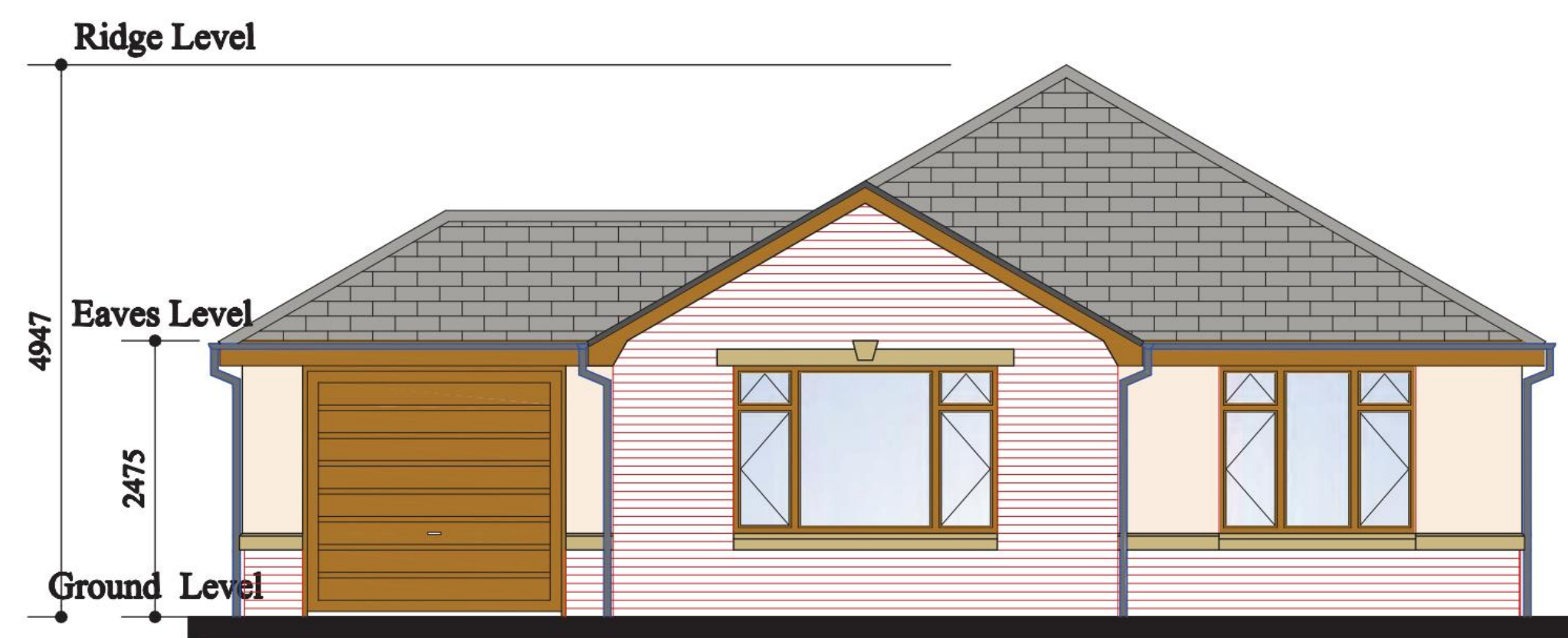
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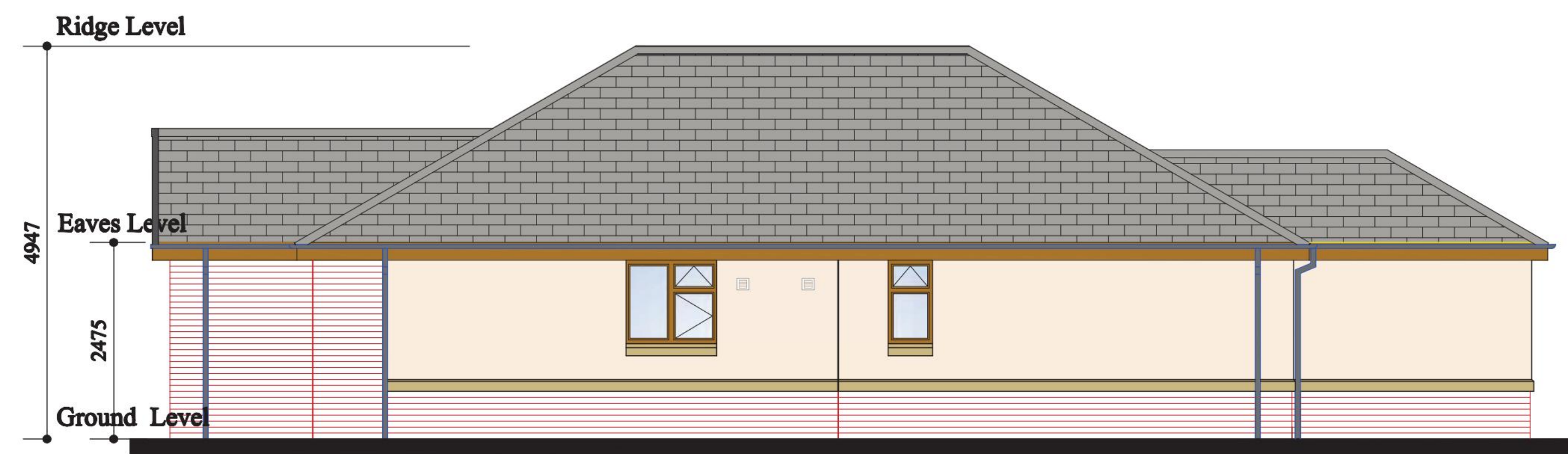
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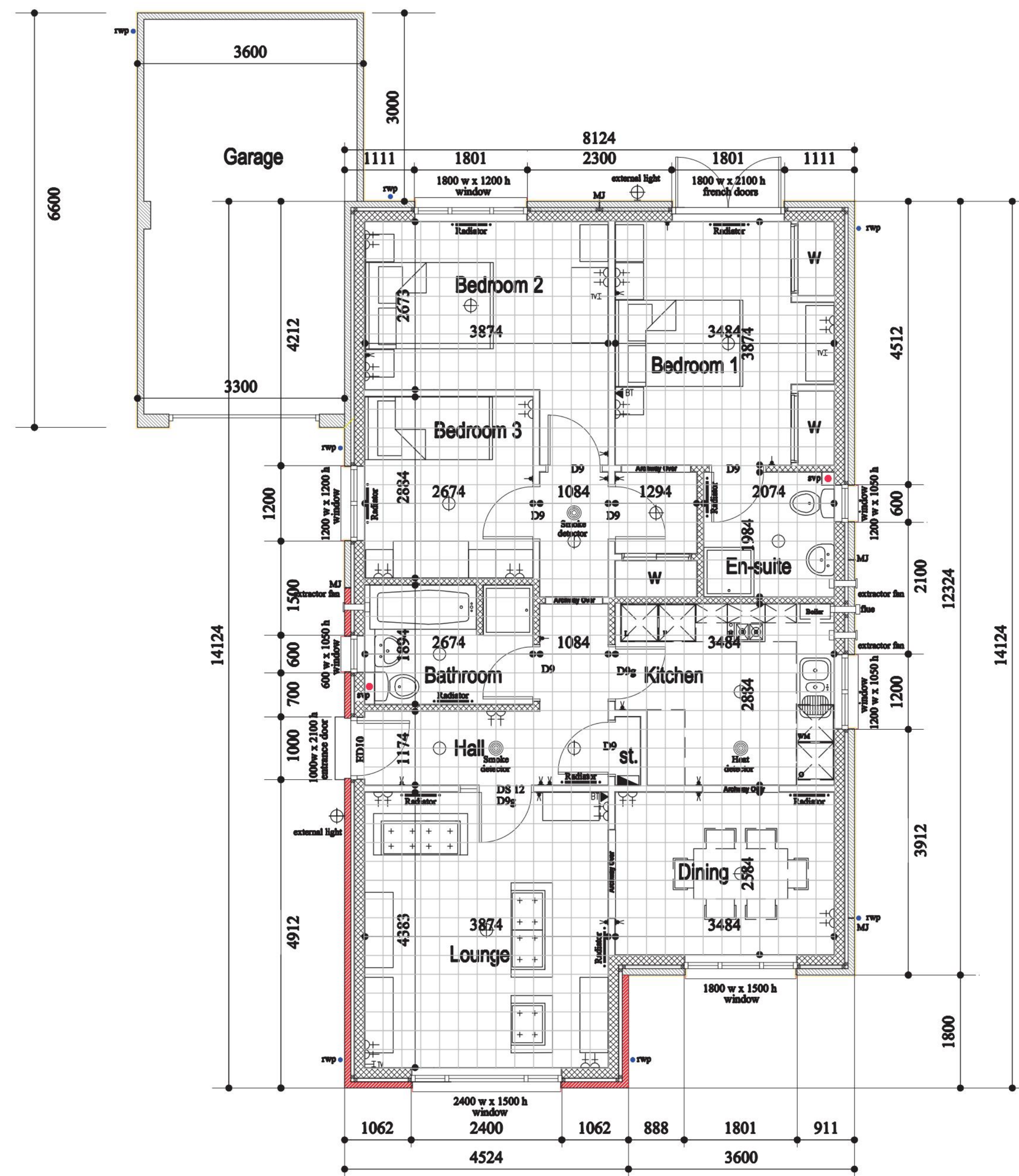
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Drawing Number: RMDL/394/House Type D/001			Revision:



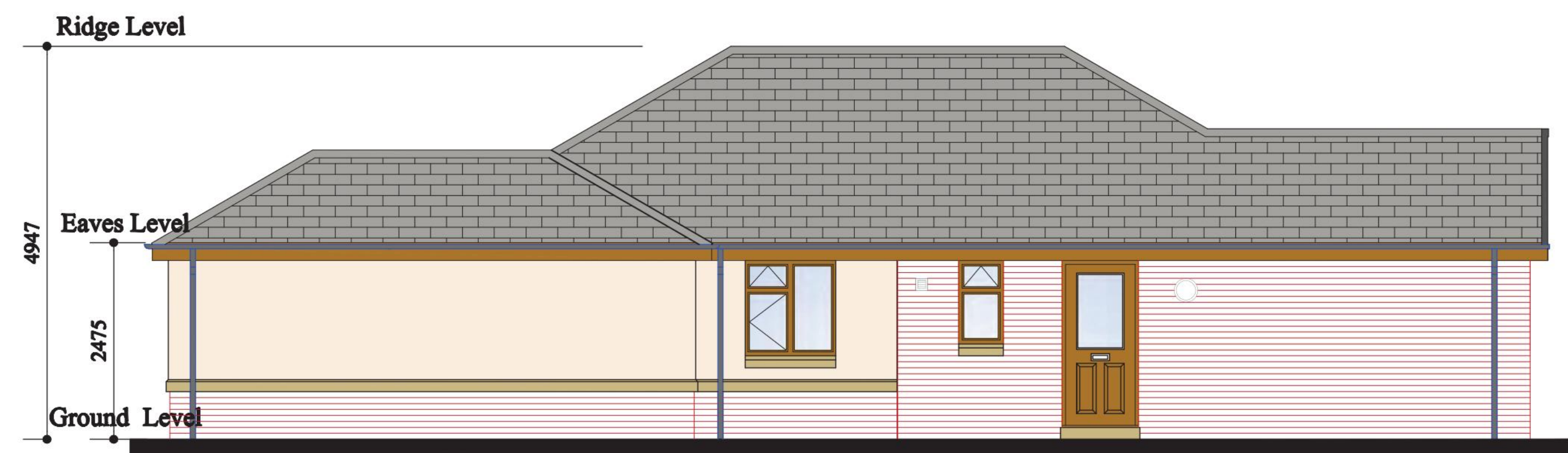
FRONT ELEVATION



SIDE ELEVATION



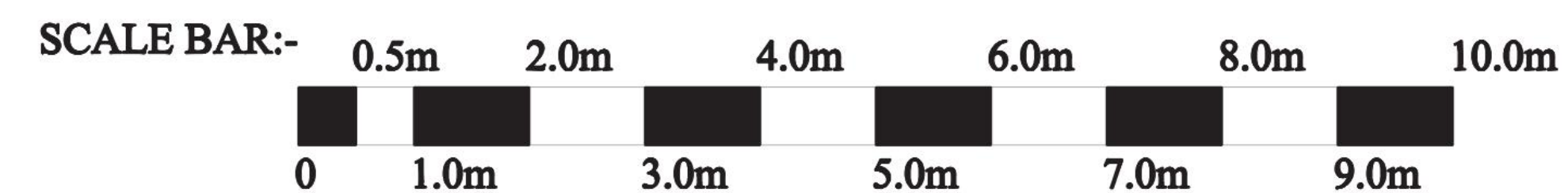
Type E - 3 bed det
FLOOR LAYOUT



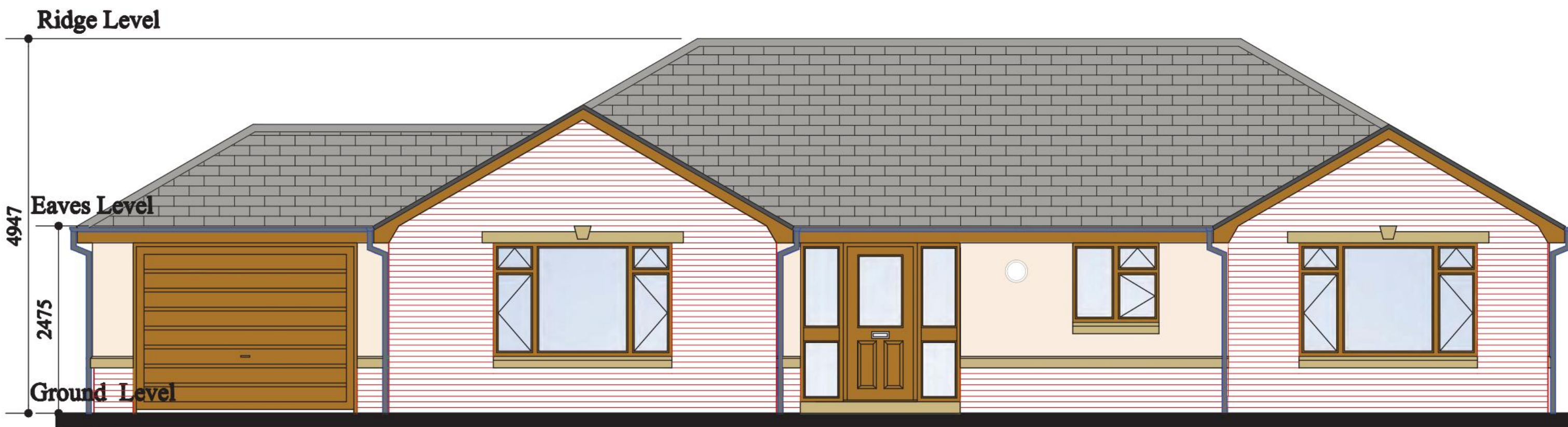
SIDE ELEVATION



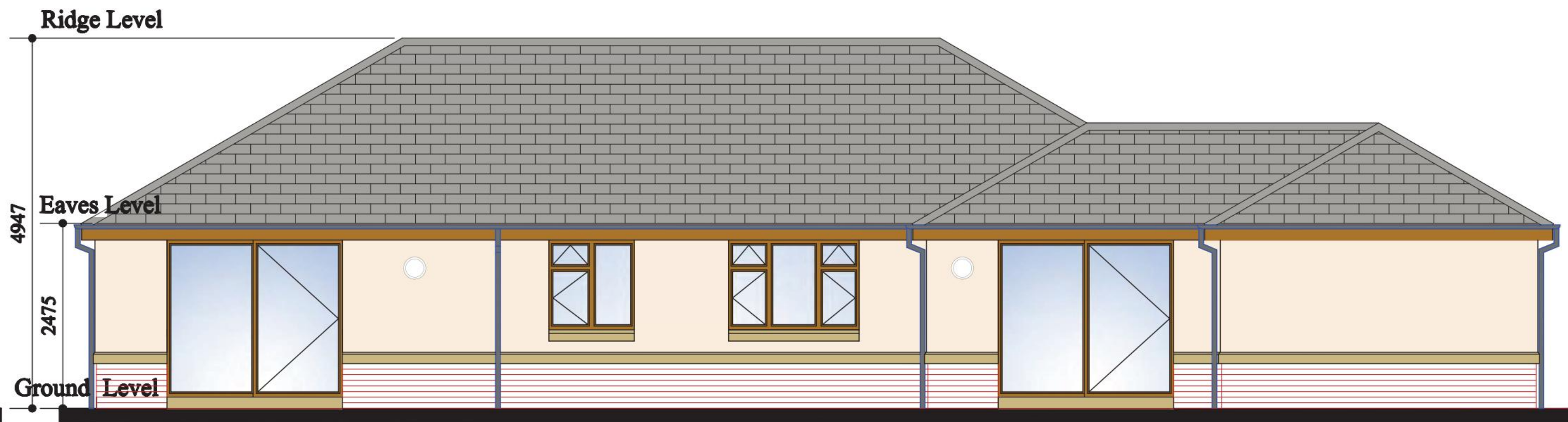
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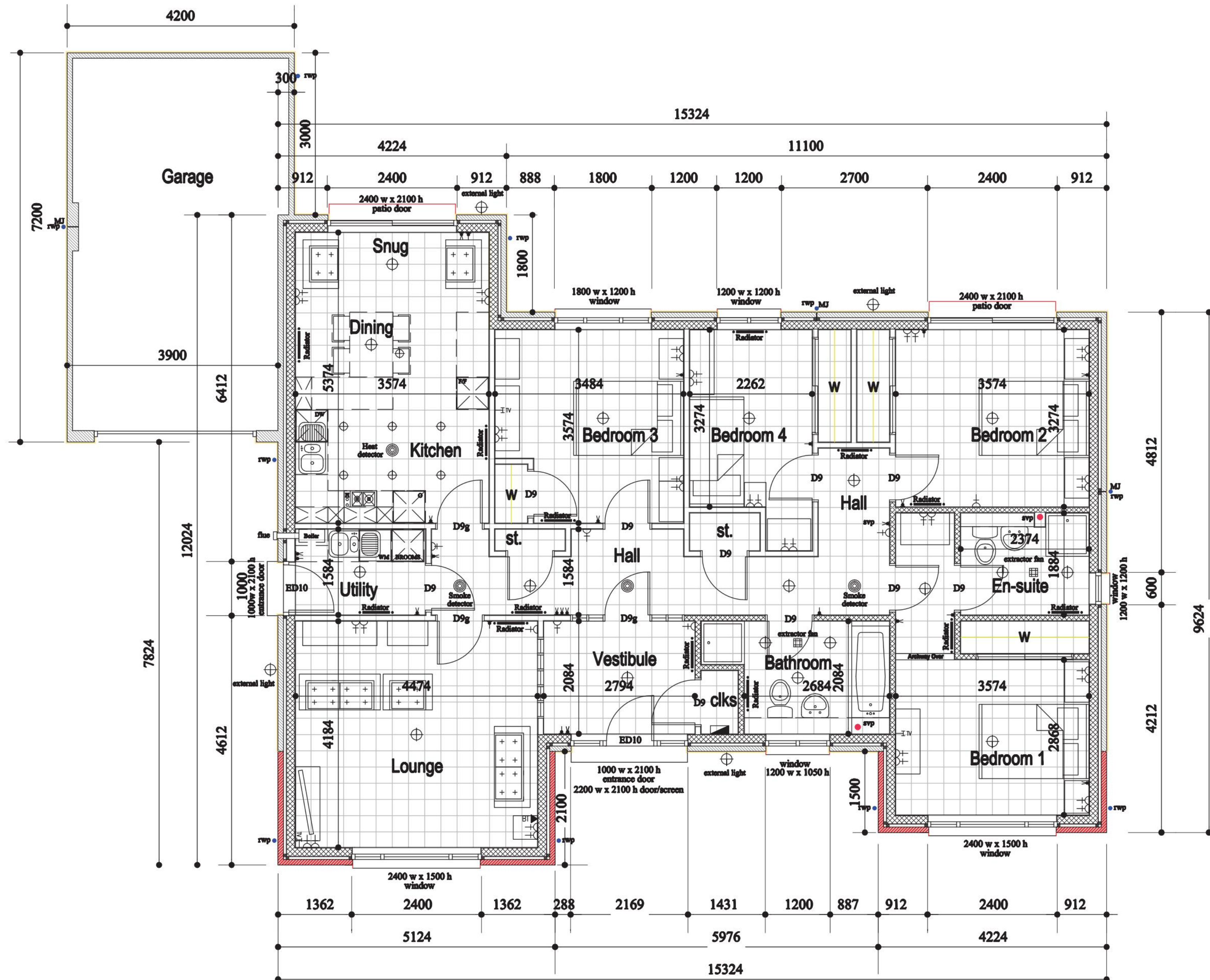
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Drawing Number :	RMDL/394/House Type E/001		
Revision:			



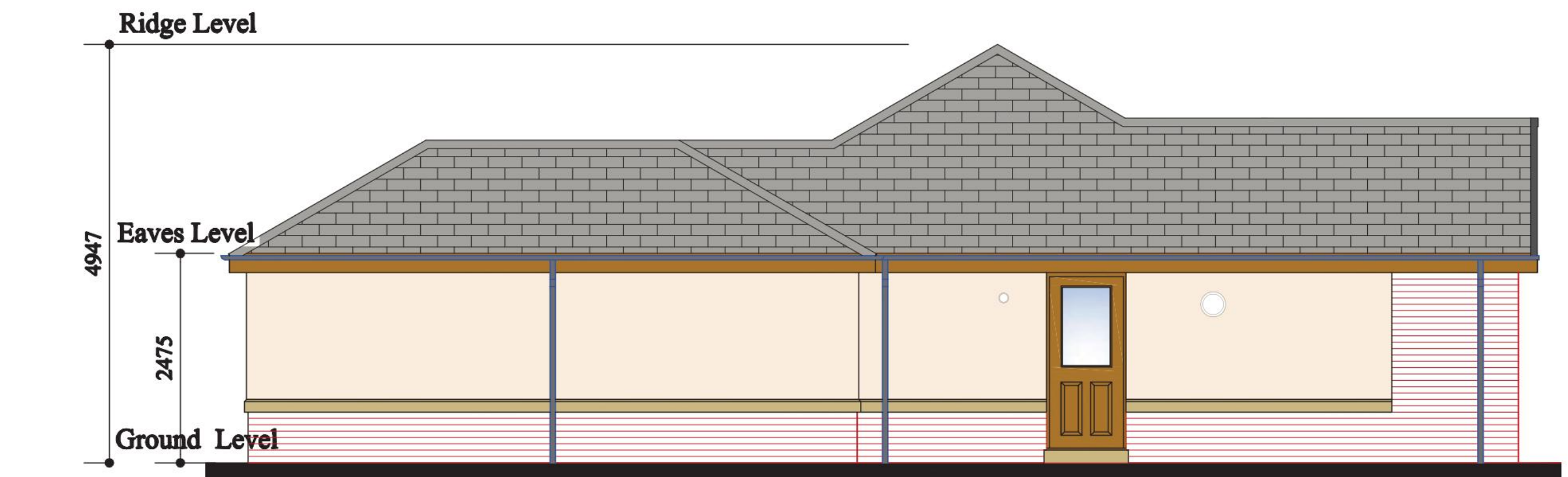
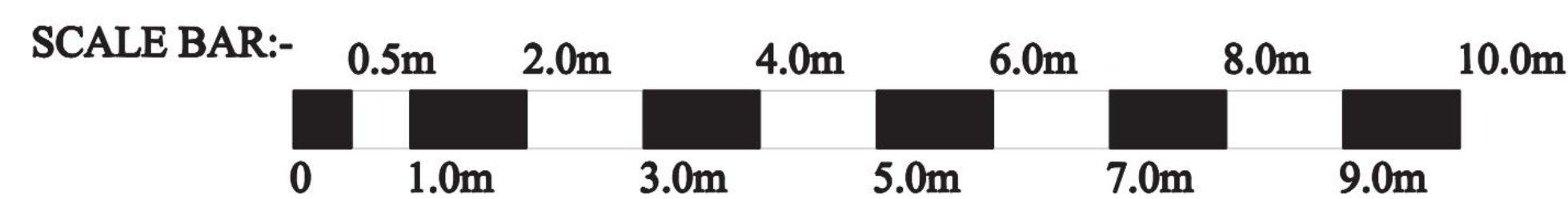
FRONT ELEVATION



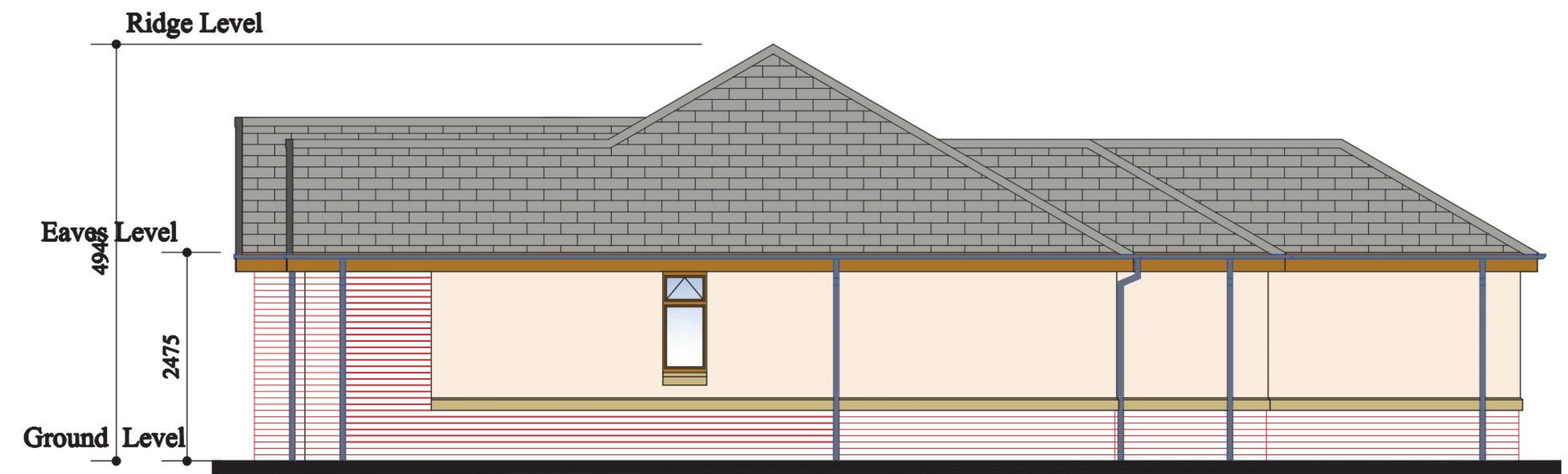
REAR ELEVATION



Type F - 4 bed det
FLOOR LAYOUT



SIDE ELEVATION



SIDE ELEVATION

Rev	Date	By	Amendments
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Title : FLOOR PLAN & ELEVATIONS			
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