

Landscape and Ecology Management Plan

July 2024

**Leicester Road,
Earl Shilton**

Prepared by
CSA Environmental

On behalf of
Vistry South East Midlands

Report No: CSA/4519/14

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/4519/14	-	05/06/2024	KK	TP	First Draft
	A	08/07/2024	KK	-	Revised landscaping details
	B	23/12/2025	AMc	-	Included Hard Surfacing; Play Equipment regimes



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1.0 INTRODUCTION

1.1 This report has been prepared by CSA Environmental on behalf of Vistry South East Midlands.

1.2 It sets out a Landscape and Ecology Management Plan (LEMP) for land located at Leicester Road, Earl Shilton (hereafter referred to as 'the Site') where outline planning permission for up to 140 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) was granted by Hinckley and Bosworth Borough Council in May 2022 (ref: 21/00135/OUT).

1.3 Condition 16 of the permission states:

Prior to commencement of development a landscape and ecology management plan shall be submitted to and approved in writing by the local planning authority. The plan shall provide details on the mitigation and management measures required by this development to ensure that the flora and fauna is appropriately considered and protected. The development shall only be carried out in accordance with the approved details and timescales.

Reason: *To protect and enhance the landscape, flora and fauna in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016.*

1.4 This report should be read alongside the following drawings by CSA Environmental which show the proposed treatment of areas of public open space at the Site:

- Soft Landscaping Proposals (CSA/4519/116-119)
- POS Landscape Proposals (CSA/4519/120-121)
- Play Area Proposals (CSA/4519/122)
- Landscape Masterplan (CSA/4519/123).

2.0 GENERAL MANAGEMENT PRESCRIPTIONS

Overview

- 2.1 This management plan is designed to cover all retained and new habitats at the Site.
- 2.2 For each habitat, specific management aims are set out which will be used to guide the management practices included herein, and to provide a basis against which the success or failure of management prescriptions can be judged.
- 2.3 The overall aims for the Site are to provide improved opportunities for wildlife and biodiversity alongside a safe, appealing and functional space for new residents.
- 2.4 The management prescriptions are described within the following chapters, and Work Schedules covering the required actions for each habitat type is given in Section 8.0 of this report. This sets out necessary works for the initial implementation of habitats (Year 0) followed by a five-year management period which can be rolled forward in-perpetuity. A review of the Management Plan is built in at five-year intervals, to be undertaken by the appointed management company.

Management Areas

- 2.5 The Management Plan is divided into the following habitat types. These relate to the detailed landscaping plans for the Site:
 - Woodland, Hedgerows and Trees
 - Wildlife Meadow
 - Aquatic Habitats
 - Formal Landscaping
- 2.6 Following the initial implementation of new habitats, the management of features within the private ownership of new residents (such as lawns, and garden trees/shrubs) are not covered by this plan.

Ecological Requirements

- 2.7 As far as possible, management prescriptions have been designed to avoid potential harm to protected species and to maximise the biodiversity value of the Site. The following considerations have been applied herein where relevant:
 - Roosting bats: Trees can support features such as cracks, hollows, woodpecker holes, lifted bark and mature ivy which could be used by roosting bats. Bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. To address this, management works to trees or branches will need to consider the potential for roosting bats to occur. An experienced ecologist will be contacted to advise

and undertake any necessary survey work or investigations before proceeding, so as to avoid an offence under the legislation.

- Nesting birds: Management works to trees, shrubs and tall aquatic planting (e.g. within SuDs basins) have been timed to avoid the nesting bird season (March – August, inclusive) as all wild birds, their nests and young are legally protected. Any active nests found outside this period must be left undisturbed until the breeding cycle has naturally concluded. Any urgent and unavoidable vegetation removal works required within the nesting bird season will only be conducted once a nesting bird check by a qualified ecologist has confirmed no active nests are present.
- Badgers: Badgers are legally protected against killing and injury, as well as disturbance whilst in their setts. Badger setts are also protected against damage and obstruction. Badgers are active at the Site and known to have setts within adjoining land. Management prescriptions included herein are sensitive to the presence of badgers. In the event that a badger sett is discovered within an area which conflicts with necessary management works or is a potential hazard to public safety, then specialist advice must be sought from a qualified ecologist.
- Reptiles: Grass snake *Natrix helvetica* have been recorded on-site and are likely to be widespread locally. All British reptiles are legally protected against killing and injury. The management regime for rough/wildflower grassland and scrub is tailored to avoid this by prescribing high cut levels (150mm) once the meadow is established, with a precautionary approach included for the initial implementation works. This will also reduce the risk of harm to other wildlife such as amphibians.
- Other wildlife: to provide further opportunities for wildlife, this LEMP includes the following measures:
 - Cut timber and brash will be used to create habitat piles within/near woodland and hedgerows, for the benefit of invertebrates, small mammals and reptiles/amphibians
 - Flowering plants will be left to flower and set seed wherever possible as a food resource for invertebrates and birds
 - Chemical use e.g. pesticides will be avoided within formal planting areas.
 - Cutting of native hedgerows will be timed to allow berries, nuts and seeds to remain on the plants through the winter as a food resource for wildlife.

Roles and Responsibilities

- 2.8 The initial implementation of new habitats will be the responsibility of the developer, via their appointed contractor.

- 2.9 Following this time, ongoing management of habitats will be the responsibility of the appointed management company. Planting areas that are conveyed to the individual dwellings will remain the responsibility of the owner/occupier. The developer will need to make the LPA aware of all contact details (company name, address, telephone number) for the appointed management company, at the time the contract is awarded, once a suitable party has been chosen. This Management plan will need to be updated to include such information so that all parties (LPA, developer, contractor, future RoSPA inspectors, etc.) are aware of one another.
- 2.10 Where input from an experienced ecologist or arboriculturist is required, these will be contracted by the management company as needed. Situations where specialist advice is needed are flagged within the work schedule and accompanying text.
- 2.11 The management aims and objectives will be available for review by new residents. The current management plan will be held by the Management Company but freely distributed to anyone that requests a copy.
- 2.12 Routine inspections of the entire Site should be reported back to and recorded by the Management Company. A RoSPA inspection of the LEAP will be required before this can be opened to the public. All further inspections (as part of weekly maintenance regimes) will be the responsibility of the management company, with any findings reported back to the LPA, if necessary.

Monitoring

- 2.13 An annual review of management success and failures will be undertaken by the management company, with corrective actions planned and completed where appropriate. It is also prescribed that a more thorough review of the management prescriptions be undertaken every 5 years. The reviews will be completed by the management company to determine:
- a) Have the habitats established correctly? Are there any areas which need replanting/resowing or remedying?
 - b) Are there any conflicts with the current management regime? Do the prescriptions need to be revised to tackle these e.g. increased shrub trimming near paths?
 - c) Are there any new management issues to consider (e.g. invasive species, anti-social behaviour, protected species)?
 - d) Are the management aims being met? Are there any additional aims of management which should be factored into the next iteration of the Plan?
- 2.14 The answers to these questions should be used to determine any necessary changes to the management plan, and a new schedule prepared for the following management period.

3.0 GENERAL MANAGEMENT AIMS AND PRESCRIPTIONS

General Management Aims

- 3.1 The three key aims of this management plan are as follows:
- Maximise the potential biodiversity value through the management and creation of a diversity of habitats and therefore encourage local wildlife in the long term.
 - Provide a high-quality and extensive open space for local residents.
 - To provide a range of interesting habitats and key focal features for local residents to engage with their natural surroundings.

General Management Prescriptions

- 3.2 Any tree surgery works shall be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association and in accordance with the requirements of BS 3998:2010 'Tree work - Recommendations'.
- 3.3 All significant pruning works have been timed to occur outside of the bird-nesting season to ensure nesting birds are not disturbed. For clarification, the bird-nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.
- 3.4 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.
- 3.5 All new planting will be maintained in accordance with good horticultural practice to ensure the thriving of individual species.
- 3.6 No machinery is to be used for cultivation or any other groundworks beneath the canopies of trees. All soil works beneath canopies of trees to be carried out by hand.
- 3.7 All new/replacement planting will be conducted into well-prepared ground and follow good horticultural practice and included on the Detailed Landscape Layout. All new native transplants should be protected with proprietary rabbit guards or shrub shelters where there is potential for damage from browsing animals.
- 3.8 Sufficient watering will be undertaken by the contractor to establish and maintain healthy plant growth.
- 3.9 New ornamental shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.
- 3.10 Peat-based composts will be avoided wherever possible.

- 3.11 All plants will be maintained in a disease and pest free state. In most instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants will be treated through the application of a suitable proprietary herbicide/pesticide.
- 3.12 All trees and shrubs will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action when required.
- 3.13 Tree shelters, stakes, ties and guards will be checked annually for adjustment and/or replacement/removal as required.
- 3.14 Areas of shrub/tree planting with a bark mulch layer will be topped up annually in the early spring to retain moisture and limit weed growth, to a nominal depth of 75mm.
- 3.15 All formal planting areas will be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.
- 3.16 Litter will be removed from the Site ahead of any mowing or management operations.
- 3.17 Any hard surfacing adjacent to management areas are to be protected from damage by machinery including mowers, with surface debris swept after each visit.
- 3.18 The appointed management company will keep records of all visits undertaken and the operations carried out on each visit.
- 3.19 Records are to be kept in one location and copies are to be made available for inspection by the Local Planning Authority.

4.0 WOODLAND, HEDGEROWS AND TREES

- 4.1 Mature native hedgerows are present around the Site with good connectivity to the wider landscape for wildlife. There is also a triangular area of semi-mature woodland to be retained within the development.
- 4.2 New hedgerow planting is proposed around the Site boundaries as well as extensive scrub planting to buffer existing habitats.
- 4.3 The implementation of new hedgerow/shrub planting within private gardens is covered in Section 7.0, but their ongoing management is the responsibility of the owner/occupier of each plot and therefore not covered within this Plan.

Objectives

- 4.4 To protect and enhance existing linear habitat features for local wildlife.
- 4.5 To provide a net gain in woody vegetation, increasing overall species diversity and opportunities for wildlife.
- 4.6 To manage new and existing woody habitats in a way that maximises their benefit to wildlife.
- 4.7 To provide screening, aesthetic interest, seasonal interest and foraging opportunities for new residents.

Prescriptions

Implementation

- 4.8 Prior to the completion of the development, the on-site woodland will be cleared of any litter and other waste (e.g. furniture) currently present. Damaged ground will be made good.
- 4.9 New native shrub and tree planting will be undertaken into prepared ground in accordance with the Soft Landscaping Proposals (CSA/4519/116).
- 4.10 Planting will be undertaken during the winter months (November – March) wherever possible to encourage successful establishment. Any planting undertaken outside this time must use container-grown trees and ensure sufficient aftercare watering is provided.
- 4.11 New hedgerow plants will be pruned back by 1/3 of their height to encourage branching and a bushy structure. Formative pruning of new trees and shrubs should be undertaken where necessary to remove any damaged, diseased or dead wood and to develop a suitable structure. Stone-fruit (e.g. cherry and plum trees) should not be pruned during the winter months as they can develop silver leaf disease. Pruning of these species, if required at all, should take place during spring-autumn.

- 4.12 New shrubs and trees should be watered during prolonged periods of hot and dry weather during their first year of establishment. After this time no additional watering should be needed.
- 4.13 New transplants will be protected with propriety spiral rabbit guards or shrub shelters, where necessary. These will be checked at least annually and removed as soon as they are no longer required to prevent harm to the plants. Any stakes and ties should be readjusted annually or after extreme weather (e.g. high winds) and removed as soon as they are no longer needed. Use of guards and ties should be avoided in areas where future access is likely to be limited (e.g. for boundary planting strips behind residential plots), unless there is a clear need. This is to avoid shrub guards from damaging the maturing plants and from polluting the environment. If guards are essential in such locations, they will be removed whilst access to the planting area is still possible.
- 4.14 Any failed planting will be replaced like-for-like within the next available planting window unless prior approval for any deviation from the agreed planting schedule is received from Wiltshire Council.

Ongoing Management

- 4.15 New and retained vegetation will be monitored for any sign of defects or poor health annually and after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required. Failed planting will be replaced as necessary in line with the measures above.
- 4.16 Mulch around new plants will be topped up annually to 75mm for three years, or until the planting area is fully established.
- 4.17 Collect brash and arisings into discreet habitat piles at the edges of the development (i.e. within hedgerow bases or woodland edge) for the benefit of wildlife.

Woodland

- 4.18 The retained woodland will likely need minimal management other than litter picking (monthly) and remediation works for any anti-social behaviour.
- 4.19 A qualified arboriculturist will review the woodland in year 5 of this management plan and provide prescriptions for any thinning/felling works which would be beneficial for developing an improved woodland structure with a range of tree, ages, sizes and species. The recommendations of the arboriculturist will be completed during the winter months (November -February) and any felled sections cut into manageable lengths (c. 0.5m) and stacked with brash for wildlife benefit.

Hedgerows

- 4.20 Mature hedgerows and boundary vegetation will be trimmed back in winter as necessary to prevent obstruction of paths and public spaces,

and to encourage bushy growth (<1.5m wide). Hedgerows will be cut annually in January/February so that a supply of food is available over most of the winter for wildlife. Native boundary hedgerows will be managed to a minimum height of 2m. Hedgerows bordering public paths and recreational routes may need occasional light trimming to maintain clear access.

- 4.21 Any damage e.g. from vandalism, will be rectified at the earliest opportunity, pruning out damage or replanting as necessary.

Trees

- 4.22 Trees will not be included within the hedgerow pruning works and will be protected from damage and allowed to grow as standards. Low or overhanging branches will be cut back as needed.
- 4.23 Tree branches will only be removed where they grow lower than 2.5m above adjacent pedestrian areas. Branches to be removed will be cut back to the branch collar at the main stem or to the branch collar on a suitable large branch. No cutting of trees and shrubs will take place in the bird nesting season.
- 4.24 All trees will be inspected from the ground in late February of each year by landscape maintenance workers. An arboriculturalist will be commissioned to inspect and report on any large branches or trees which appear to be significantly damaged, diseased, dangerous or unstable. Any works recommended by the arboriculturalist are to be carried out by local-authority-approved tree surgeons. Works to smaller trees and branches may be carried out by suitably qualified landscape maintenance staff. No tree work will be carried out unless approved of by the arboriculturalist.
- 4.25 All works will be in line with BS 3998 (2010) "Recommendations for Tree Work".
- 4.26 Dead and decaying branches are a valuable wildlife resource and will be left in-situ on the tree wherever possible, only being removed where they present a hazard to the public or property. In these instances, the cut material will be left as intact as possible and placed close to the tree so it can continue to be used by wildlife.
- 4.27 Proposed street/ornamental trees are discussed in Chapter 7.0

Shrub planting

- 4.28 Planting areas will have their mulch topped up annually to 75mm for years 1-2 whilst the shrubs get established. Aggressive weed species will be removed by hand from between new plantings during this time if there is a risk of them smothering or suppressing the intended habitat. There is unlikely to be a need for general weeding as most species are unlikely to cause an issue and will provide wildlife habitat. Weeds will gradually be suppressed as trees and shrub canopies develop.

- 4.29 Pruning of trees and shrubs in these areas will not be required except to control their encroachment into surrounding areas. This will enable a soft, naturalistic edge to planting areas which also maximises opportunities for wildlife. Shrubs should be cut to slope back at an angle of between 30° and 60° from vertical to encourage attractive, even and steady regrowth. Vigorous suckers will be cut off at ground level where these appear beyond the planting bed though some young growth will be maintained. Hazel can be coppiced where these occur at the edge of the planting bed and require maintenance.

5.0 WILDFLOWER MEADOW

- 5.1 Areas of public open space will contain swathes of wildflower meadow, to provide aesthetic interest and wildlife benefit.

Objectives

- 5.2 To provide areas of species-rich wildflower meadow of varying type to provide visual interest for local residents and maximise biodiversity value.
- 5.3 To provide nectar and food-plants for invertebrates, in particular bees and butterflies, as well as sheltering and overwintering habitat.

Prescriptions

Implementation

- 5.4 At least two weeks prior to seeding, the areas to be seeded will be cleared of existing vegetation (e.g. by spraying) and cultivated as needed to create a fine tilth free from large rocks and debris. Exact cultivation methods will depend on ground conditions and should be informed by an experienced practitioner to reduce damage to soils. The resulting soil surface will be graded to provide smooth, flowing contours.
- 5.5 The cultivation will likely encourage mass regrowth of weed seeds present in the existing seedbank and these will be removed to reduce the burden of perennial/aggressive weeds competing with the newly sown meadow mix. Emerging weeds can be hand-pulled, burned, cut, sprayed or cleared using light (shallow) cultivation of the soil. This process can be repeated one further time if necessary.
- 5.6 Seed (Emorsgate EM2 General Purpose Mix) will be sown onto the prepared seedbed following the manufacturer's specification, in spring or autumn when the chances of germination and successful establishment are highest. Seed will not be covered but will be rolled after sowing to ensure contact with the soil. Temporary fencing will be installed around seedbeds to prevent access whilst the sward is establishing.
- 5.7 For the first year of establishment (Year 0), the meadow plants will take time to establish. Meadow areas should be maintained at c. 50mm height throughout the first year of growth to control weed growth and allow for the slower growing perennial wildflowers to establish. Perennial weeds such as thistles, docks and nettles should be managed through hand-pulling, cutting or spot-spraying as necessary throughout the year to prevent them dominating the meadow areas and reducing overall diversity. All arisings will be removed to prevent build-up of nutrients.
- 5.8 The following year (Year 1), the grass will be kept short (c. 100mm) over the spring before being allowed to flower in summer. An autumn cut will be made in September/October with a further cut in early winter as needed. As always, the arisings will be collected and removed.

Ongoing Management

- 5.9 An early spring cut will be made to remove excess winter growth. They will then be left to grow unchecked from March/April to allow wildflowers to flower and set seed. A hay cut will be taken in July (depending on conditions), with arisings left to dry in-situ for 48-72hrs. This allows extra seed to ripen and drop to the ground. The arisings must then be raked off and added to the compost area. A second flush of growth may then occur and a second cut will be taken in autumn.
- 5.10 Perennial weed control may be required for several years following establishment though some cover (<5%) of nettles, docks and thistles etc can be permitted as they provide wildlife habitat in their own right.
- 5.11 Sufficient clearance will be left around trees, hedgerows and shrub areas prevent damage and to maintain some longer grassland for wildlife to retreat to during cutting.
- 5.12 If by Year 3 there is poor coverage of wildflowers (i.e. species sown initially have not established or there is less than 30% coverage of wildflowers amongst the sward), then the ground preparation works will be repeated (short cut, remove arisings and scarify the ground in areas where improved condition is needed). The wildflower seed mix will be over-sown to manufacturer's specification and rolled. Any perennial wildflowers already established will survive this treatment and regrow, with added coverage from new seed.

6.0 AQUATIC HABITATS

- 6.1 There are three attenuation basins proposed at the Site which will be planted with a mix of grass and wildflower species suitable for damp conditions.
- 6.2 There is also an existing natural pond in the south of the Site bordered by hedgerow and shrubs, with extensive cover of reedmace.

Objectives

- 6.3 To maximise the multi-functional value of surface water attenuation features for biodiversity and drainage use.
- 6.4 To ensure drainage features remain in good working order for effective flood control.
- 6.5 To manage SuDS basins to provide a range of vegetation types beneficial to aquatic and semi-aquatic wildlife.
- 6.6 To ensure appropriate management of the existing pond for wildlife benefit.

Prescriptions

Implementation

- 6.7 Damp meadow areas will be sown using a combined grass/wildflower seedmix (Emorsgate EP1) suitable for seasonally wet conditions. Following completion of the basin construction, the ground surface will be cleared of any large debris and raked to create a fine tilth. Seed will be applied to the manufacturer's specification and rolled/trodden in. The ground should be watered before sowing in dry conditions. Additional watering may be required to ensure germination during hot, drought conditions. Hydroseeding will be considered for improved establishment on sloping ground.
- 6.8 During the first year of management, the grass should be routinely cut short to 50mm (arising removed) to promote the establishment of perennial wildflowers and prevent weeds and rank grasses becoming too dominant. Any significant growth of thistles/docks/nettles etc will be managed through hand pulling or cutting before they set seed.
- 6.9 Plug plants will be planted at the correct depth and spacing for the variety, as detailed on the Soft Landscaping Proposals.

Ongoing Management

SuDS Basins

- 6.10 Damp grassland areas will be managed as for the wildflower grassland in the previous section. Late autumn or spring cuts should be missed if wet conditions prevent access or mean that the ground would be

damaged by cutting. Excessive growth of aggressive weeds will be pulled from the meadow areas before they set seed.

- 6.11 Aquatic marginal plants should require relatively little maintenance though coverage of yellow flag iris or purple loosestrife in particular will be monitored to ensure that they do not spread to the detriment of other species or block pond outlets or inlets.
- 6.12 Outlets, inlets and other essential infrastructure will be maintained with at least 2m clear water around them. Any blockages will be dealt with as soon as they are noticed.
- 6.13 Any marginal plant removal will be completed during the autumn when there is lower impact for aquatic wildlife. Arisings will be left on the shore for 24-72 hours to allow any associated wildlife to return to the pond, whereupon the material will be composted.
- 6.14 Monitoring for invasive aquatic plant species will be carried out alongside all other pond maintenance works. Upon discovery, the Environment Agency will be contacted for advice on the removal of any notifiable species. The killing, removal, transport and disposal of pernicious aquatic weeds must conform with current Environment Agency and DEFRA advice.
- 6.15 The SuDS features will be inspected at regular intervals alongside other works, for the presence of litter and general debris that may obstruct the water and/or provide pollutants to the water. Litter and debris will be removed by hand and taken off-site.

Retained pond

- 6.16 Asides from routine litter picking, regular management is not likely to be required.
- 6.17 Every two years, in autumn, a portion of the reedmacrophyte will be hand pulled or cut to ensure that overall coverage does not exceed 50% of the pond area. The cuttings will be left on the edge of the pond for 24 hours to allow aquatic life to return to the water, before being composted.
- 6.18 The condition of the pond will be reviewed at the end of this 5-year management plan to determine if additional management is needed, for example if water levels are dropping or there is poor water quality.

7.0 FORMAL LANDSCAPING

- 7.1 The proposed landscaping scheme includes areas of more formal planting including ornamental shrub beds, hedgerows, ornamental trees, herbaceous borders and amenity grass. A village green in the north-west of the Site provides a focal place for recreation.
- 7.2 Most domestic planting areas will become the responsibility of new residents however this plan covers the ongoing maintenance of formal planting within and adjoining public areas.

Objectives

- 7.3 To green the residential environment and provide opportunities for wildlife across the site.
- 7.4 To provide screening and additional landscaping between properties within the residential parcels.
- 7.5 To maximise wildlife benefit from formal landscaping in balance with visual and seasonal interest.
- 7.6 To provide safe and pleasant areas for public use and access.

Prescriptions

Amenity grassland

- 7.7 Sow amenity grass seed into a prepared seed bed which is clear of weeds, large stones and debris as per the specific manufacturer's recommendations.
- 7.8 A pre-seeding fertiliser will be applied at a rate of 250kg/ha approximately 7 days prior to sowing and raked into the top surface (e.g. slow release granular fertiliser 7:10:10 NPK, or similar).
- 7.9 Seeded areas will be lightly raked and rolled.
- 7.10 Newly sown areas will be watered as needed during prolonged dry weather as it is establishing. Fencing and/or signage will be used to prevent public access to recently sown areas which might be compacted or damaged.
- 7.11 Cut the grass lightly once it reaches c. 50-100mm to encourage it to thicken up. The cutting height can gradually be reduced to c. 50mm for ongoing maintenance. Aggressive perennial weeds (e.g. thistles) will be removed from grassland areas where they are not controlled by mowing. Once established it is likely that cuts will be needed two to three times a month during the main growing season. Cuttings may be left in-situ, or removed to the compost bin where there is significant growth (e.g. first cut in spring).
- 7.12 Where grass areas have become worn or have failed to establish, areas will be over-seeded with amenity grass seed.

- 7.13 Dog bins will be checked and emptied at least once a week as required.

Shrub planting and herbaceous borders

- 7.14 Detailed prescriptions for the implementation of shrubs, bulbs and herbaceous perennials are included on the Soft Landscaping Proposals.
- 7.15 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. The watering programme will be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 7.16 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs will be prevented from becoming overgrown, with particular attention paid to plants adjacent to footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood. Precise pruning design will be dependent on the plant variety.
- 7.17 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings within the compost area.
- 7.18 Reapply mulch as needed to 75mm (February).
- 7.19 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning will take place as required in a logical process over several stages.
- 7.20 Monitor and replace failed planting with new equivalent plants between October and March. All plants will be maintained in a disease and pest free state. Natural or organic forms of pest and disease control will be practiced as a priority (e.g. garden hygiene, promotion of pest predators) with chemical treatments used as a last resort.
- 7.21 Dead head flowering shrubs following the flowering period to promote further flowering. A proportion of seed heads, dead stems and old growth will be maintained over winter as wildlife habitat, being cleared in the spring where necessary once new growth has begun.

Trees

- 7.22 Formal tree planting will be implemented as for native trees in section 4.0 and formative pruning will be undertaken as appropriate to the variety.
- 7.23 Maintain a mulch layer at the base of each tree by topping up to a depth of 75mm each spring as needed, to a diameter of 1m around the trunk. Mulch material must not directly touch the trunk.

- 7.24 Guards and stakes will be checked regularly and removed when no longer required.

8.0 PLAY AREAS

Equipped Play Area

- 8.1 A single equipped play area will be provided within the public open space to the north of the developable area. The playspace will cater for a range of age groups with a variety of play experiences.

Objectives

- 8.2 To provide a designated play space that provides a range of opportunities for play, with dedicated areas for all age groups.
- 8.3 To provide play areas that are safe and free from hazards, with all playable items maintained in a safe working condition and complies with all relevant legislation.

Prescriptions

- 8.4 Inspect all play, surfacing, signage, and fencing **weekly** and report any damage to the Management Company. Immediately fence-off any equipment that is deemed to be faulty or unsafe. Undertake remedial works when instructed.
- 8.5 Repairs should be carried out as soon as physically possible with a target response time within 2 weeks. However, this is subject to parts availability / delivery times. Any remedial work should be carried out by a suitably qualified playground installer.
- 8.6 Maintain safety surfaces within play area free from litter and debris as part of weekly inspections, ensuring safety surfaces are sound and fit for purpose. Any section of surface deemed unsafe should be cordoned off and repair immediately.
- 8.7 If any sharp objects (eg. knives and needles) are discovered during the weekly inspections, the object should be removed immediately. The discovery should be reported to and recorded by the management company. The area should be cordoned off, appropriate signage erected and be subject to a full inspection immediately.
- 8.8 Undertake an annual inspection of the play / exercise equipment in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPiI) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.
- 8.9 Any remedial action required as a result of the annual inspection to make safe the equipment should be undertaken with immediate effect and any failed equipment should be removed or fenced-off accordingly until such a point in time at which it can be fixed.

- 8.10 Hedge planting, ornamental shrub planting and street furniture will be maintained as outlined in this report.

9.0 STREET FURNITURE, HARD SURFACES & FENCING AND BOUNDARY TREATMENTS

Street Furniture

- 9.1 Street furniture including seats, benches and litter bins will be provided throughout the publicly accessible areas of the Site.

Objectives

- 9.2 To provide areas of seating and waste disposal for members of the public.

Prescriptions

- 9.3 Undertake bi-annual checks of all street furniture to ensure that it remains soundly and safely installed. Re-install any loose furniture.
- 9.4 If any street furniture requires replacement due to damaged, the area should be cordoned off with appropriate signage. The replacements should be installed as soon as physically possible with a target response time within 2 weeks, subject to parts available / delivery times. Installation should be carried out by a suitable qualified installer.
- 9.5 In the case of street furniture containing timber elements, ensure that the timber has not become worn, or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.
- 9.6 In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.
- 9.7 Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / remediate street furniture that is subject to graffiti.
- 9.8 Litter bins to be emptied weekly, year round.

Hard Surfaces

- 9.9 A network of surfaced footpaths as well as areas of hardstanding will be provided throughout the Site.

Objectives

- 9.10 To form part of the wider footpath network to facilitate public access across the Site.
- 9.11 To provide areas of hard standing for both active and passive recreation.

Prescriptions

All Paved Surfaces

- 9.12 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.
- 9.13 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed (or any loose-fill aggregate has migrated away from the intended route of the path in high traffic areas), are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.
- 9.14 Areas of hard surfaces to be spot treated bi-annually with an appropriate herbicide (eg. Glyphosate) to remove any weeds, moss or algae growth.

Fencing and Boundary Treatments

- 9.15 Post and Wire fencing will be used throughout the Site, to demarcate planted areas of thicket or woodland planting.

Objectives

- 9.16 To be used to restrict access to landscaped areas as appropriate.

Prescriptions

- 9.17 Ensure that all fencing is maintained in a safe, hazard-free state to facilitate the effective function of its intended use.
- 9.18 Undertake bi-annual inspections to ensure that all fencing is sound and free from damage.
- 9.19 Damaged or broken sections of timber and wire fencing should be securely repaired or replaced as required with treated softwood and mild steel wire as appropriate.
- 9.20 Undertake an annual inspection of the playground fencing in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPII) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.
- 9.21 Remove any temporary fencing to planted areas once the planting has established.

10.0 WORK SCHEDULES

- 10.1 A schedule of work is provided in the following tables giving a timetable for management actions during habitat implementation (Year 0) and the following five years.
- 10.2 Monitoring requirements are described in Section 2.0 of this report with a five-year review required at the end of this Management Plan period whereby a new or updated plan will be prepared to cover future years.

Woodland, Hedgerows and Trees	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Implementation (Year 0)														
Implement new hedgerow and tree planting. Apply mulch to 75mm. Prune hedge transplants by 1/3 except stone fruit(*) (e.g. cherry/plum family) which should be pruned in the spring/summer													Landscape Contractor.	Year 0
Water new tree and hedgerow planting as required													Landscape Contractor.	Year 0
Monitor newly planted trees and hedgerows, check stakes, guards and ties													Landscape Contractor.	Year 0
Replace any failed planting Like for like unless agreed with Local Authority													Landscape Contractor.	Year 0
Trim existing hedgerows Promoting an 'A-line' profile, to 2m height													Landscape Contractor.	Year 0
Clear litter from woodland and hedgerows Initial thorough litter pick													Landscape Contractor/ Site workers	Year 0, during and at end of construction phase
Ongoing Maintenance														
Continue to monitor new planting, check stakes and ties and remove when appropriate Replace any failed planting during Nov-Feb Hand pull excess growth of aggressive weeds in planting areas													Landscape Contractor.	Annually until Year 5 or once stakes/ties removed
Continue to water new tree and hedgerow planting as required													Landscape Contractor.	Years 1-2, or until established
Top up bark mulch to new planting areas To 75mm.													Landscape Contractor.	Annually until established (likely by year 3)

Woodland, Hedgerows and Trees	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Trim hedgerows and thicket edges As needed to maintain dense form and prevent obstruction / encroachment. Minimum 2m height for boundary hedgerows. Remove suckers. Add trimmings to habitat piles.													Landscape Contractor.	Annually (or light trim as required for hedgerows bordering public access routes)
Monitor for potentially hazardous trees/limbs. With action where necessary, alongside other management/monitoring works. Make habitat piles with cut material.													Arboricultural Consultant	Annually
Removal of any dangerous deadwood in publicly accessible areas; timber used to create habitat piles. Works subject to precautionary measures for nesting bird and bats.													Landscape / Arboricultural Contractor – informed by Ecologist.	Annually
Check on habitat piles and add material as it becomes available Replace piles so there are a minimum of 3, and add large woody material as necessary													Landscape Contractor	Monitor annually. Add material as it becomes available
Monitoring for disease and pests. Alongside other management works, with treatment/management where necessary.													Landscape Contractor / Arboricultural consultant	Ongoing, at least quarterly
Check for and remove litter. At least once a month (or as required) throughout the year.													Landscape Contractor	Monthly
Undertake remedial action to woodland As needed													Landscape Contractor	As required

Woodland, Hedgerows and Trees	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Undertake woodland management review/inventory To inform management actions for woodland health/longevity over the coming management period													Arboricultural consultant	Year 5
Monitor against target condition As per Table 1 and using criteria within Appendix B. Implement remedial action as required.													Ecologist	Year 2 to inform interim management. Year 5 to whether target condition has been reached, with further monitoring every 5 years. Woodland should be assessed against target condition in Year 10

Wildflower / Tussocky Meadow	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Implementation (Year 0)														
Prepare sowing area Clear existing vegetation, create clean seed bed, cultivate to fine tilth													Landscape Contractor.	Immediately before sowing, Year 0
Sow approved wildflower into prepared areas. Spring OR Autumn. Firm-in after sowing.													Landscape Contractor.	Year 0
Implement protective fencing whilst sward establishes													Landscape Contractor.	Year 0, as required
Irrigate sown areas as needed													Landscape Contractor.	Year 0; as required

Wildflower / Tussocky Meadow	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Monitor growth of weeds, hand-weed or spot-swipe as required													Landscape Contractor.	Year 0; as required
Initial Meadow Management Maintain at height of c.50mm (Year 0) then 100mm in Year 1													Landscape Contractor.	Years 0-1, depending on sowing date
Ongoing Maintenance														
Repeat sowing where poor coverage Repeat surface preparation and oversowing if there is insufficient coverage of wildflowers.													Landscape Contractor	Year 3
Ongoing Wildflower Meadow Management: Spring Cut Take early cut to remove excess top growth (150mm)													Landscape Contractor.	Annually
Ongoing Wildflower Meadow Management Allow to grow during the spring and summer months. Take hay cut (150mm) in July and again in October if needed. Remove arisings after allowing to lay in dry weather for 48-72hours.														Twice annually
Continue to monitor weed growth and establishment Hand-pull or spot swipe aggressive weeds. Re-sow or over-sow failed planting in spring or autumn													Landscape Contractor.	Annually for at least years 1-5, then as required
Check for and remove litter. At least once a month (or as required) throughout the year.													Landscape Contractor	Monthly

Aquatic Habitats	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Implementation (Year 0)														
Sow approved wildflower mix into prepared ground and plant marginals. Firm-in after sowing.													Landscape Contractor.	Year 0
Water meadow areas as needed													Landscape Contractor.	Year 0; as required
Monitor growth of weeds, hand-weed or spot-swipe as required within meadow area													Landscape Contractor.	Year 0; as required
Initial Meadow Management Maintain at height of c.50mm. Remove arisings													Landscape Contractor.	Years 0-1, as required
Ongoing Maintenance														
Ongoing Meadow Management Allow to grow during the summer months, cut to 50-75mm in July and September/October. Top in spring if required to take off excess grass growth. Remove arisings.													Landscape Contractor.	Years 2 onwards, 3x per year
Continue to monitor weed growth and establishment in meadow Hand-pull or spot swipe aggressive weeds. Re-sow or over-sow failed planting in spring or autumn													Landscape Contractor.	Annually
Monitor drainage infrastructure and function. Maintain clear water around inlets/pipes etc. Clear blockages immediately. Seek specialist input as required.													Landscape Contractor/Drainage specialist	Quarterly

Aquatic Habitats	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Manage aquatic vegetation within SuDS basin and natural pond Cut back dominating marginal vegetation as needed. Ensure coverage of reedmace in pond does not exceed 50% Leave arisings on bankside for 24-72hrs before composting													Landscape Contractor.	Every two years
Check for and remove litter. At least once a month (or as required) throughout the year.													Landscape Contractor	Monthly
Monitor for invasive plant species Seek advice and notify Environment Agency where required													Landscape Contractor	Ongoing, as least quarterly

Formal Landscaping	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Implementation (Year 0)														
Sow amenity grassland Into prepared seedbed as per manufacturer's instructions. Apply pre-seeding fertilised. Rake and roll seed.													Landscape Contractor.	Year 0
Maintain newly sown grassland Cut lightly when sward reaches 5-10cm. Reduce cutting height gradually until long-term height (c. 5cm) can be maintained. Re-sow failed areas. Cuts to be undertaken fortnightly (for all areas of amenity grassland [seeding] and amenity turf) within highlighted months.													Landscape Contractor.	Year 0
Implement herbaceous planting beds See Detailed Landscape Layout for spacings													Landscape Contractor.	Year 0

Formal Landscaping	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Implement new hedgerow and tree planting. Apply mulch to 75mm. Prune hedge transplants. Formative pruning of shrubs and trees as needed except stone fruit(*) (e.g. cherry/plum family) which should be pruned in the spring/summer													Landscape Contractor.	Year 0
Water newly sown grassland, planting beds and trees As needed													Landscape Contractor.	Year 0
Monitor newly planted trees and hedgerows, check stakes and ties As appropriate for variety													Landscape Contractor.	Year 0
Control aggressive/perennial weeds within planting beds, as necessary													Landscape Contractor.	Year 0
Ongoing Maintenance														
Continue to monitor new planting, check stakes and ties and remove when appropriate Replace any failed planting in appropriate season for variety													Landscape Contractor.	Annually
Prune herbaceous plants and shrubs. Deadhead, weed and tidy planting beds. Thin and transplant as necessary As appropriate for variety													Landscape Contractor.	Monthly
Continue to water new tree and hedgerow planting as required													Landscape Contractor.	Years 1-2, or until established
Top up bark mulch to planting areas To 75mm.													Landscape Contractor.	Annually until established
Check for and remove litter. Fortnightly (or as required) throughout the year, with additional visits in summer months.													Landscape Contractor	Monthly

Formal Landscaping	J	F	M	A	M	J	J	A	S	O	N	D	Implemented By	Phasing
Monitor for potentially hazardous trees/limbs within public areas. With action where necessary, alongside other management/monitoring works. Make habitat piles with cut material.													Arboricultural Consultant	Annually
Removal of any dangerous deadwood in publicly accessible areas; timber used to create habitat piles. Works subject to precautionary measures for nesting bird and bats.													Landscape / Arboricultural Contractor – informed by Ecologist.	As required following annual check
Monitoring for disease and pests. Alongside other management works, with treatment/management where necessary.													Landscape Contractor / Arboricultural consultant	Ongoing, at least quarterly
Empty dog waste bins To be emptied weekly, year round.													Management company	Weekly
Monitor against target condition As per Table 1 and using criteria within Appendix B. Implement remedial action as required.													Ecologist	Year 1



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