

LANDSCAPE MANAGEMENT PLAN

Guide to the Management of Landscape Areas at Kennel Lane, Witherley

On behalf of
Cameron Homes

February 2026

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF DOCUMENT

- 1.1.1 This management plan sets out the long-term management proposals for the adoptable open spaces at Kennel Lane, Witherley, including all new planting, seeded areas and any areas of existing vegetation running through the site.
- 1.1.2 The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape, ecology in perpetuity. The Management Plan sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals.

1.2 THE SITE

1.2.1 Location

The site is east of Kennel Lane, Witherley.

1.2.2 Site Description and Development Proposals

The outline landscape proposal for the scheme is set out on drawing c-2382-01 & 02. Please ensure the latest revisions are referred to.

1.3 PARTIES INVOLVED

- **The Developer:** Cameron Homes are responsible for the construction of this development. The developer will be responsible for the protection and management of existing landscape components through the construction phase and the implementation of the hard and soft landscape works in accordance with the planning drawings, including any contractual maintenance period associated with these works.
- **The Local Planning Authority:** This term (abbreviated to LPA) shall refer to the local planning authority and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
- **The Landscape Management Contractor:** The company/companies who may be appointed by The Developer to carry out the landscape maintenance works.

2.0 AIMS AND OBJECTIVES

2.1 AIMS

- 2.1.1 The principal aims of this Landscape Management Plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the residential development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives in the approved planning documents. This will include the appropriate maintenance of existing retained, and proposed landscape components.

2.2 OBJECTIVES

- 2.2.1 The main objectives of the Landscape Management Plan are as follows:

- **To maintain landscape character:** To protect and conserve the existing landscape character and screening function of the existing trees, hedgerows and to incorporate locally indigenous species within screening/structural landscape areas, to provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness;
- **The sustainable management of existing vegetation:** To retain existing trees, as far as is practicable and other vegetation that is worthy of retention, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety. Any removal of existing trees at the north west corner of the site is mitigated for within the proposed landscape scheme through new extra heavy standard replacement planting using large species of trees where possible.
- **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
- **To maintain and enhance biodiversity:** To protect and enhance the nature conservation interest of both existing and new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and reptiles;
- **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property; and
- **To provide a mechanism or monitoring and review:** To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances and the views of key stakeholders (Adopting Authority, residents representatives and LPA).

3.0 MANAGEMENT TYPE AREAS

3.1 LANDSCAPE AREAS

3.1.1 The landscape areas subject to this Landscape Management Plan include the following components:

- Management type 1 - New tree planting
- Management type 2 – Native hedgerows
- Management type 3 – Native whip/shrub planting
- Management type 4 – Amenity grassland
- Management type 5 - Wildflower areas/retained grassland.

3.1.2 The information includes a description and specific management objectives for each area along with the annual and occasional management regimes required.

3.2 NEW TREE PLANTING

3.2.1 Description

- New tree planting is proposed throughout open space areas in addition to that within the residential areas of the scheme.

3.2.2 Management Objectives

The management objectives for new tree planting is to:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
- Promote conditions so that trees are healthy and safe; and
- Ensure continuity of the design approach and amenity value of tree planting.

3.2.3 Annual Works

- General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500mm) to aid mowing and prevent damage to the main stem. All trees shall be fertilised using a suitable and approved liquid feed (N10:P15:K10) at a rate of 60g/m² during early May and again in late September. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.
- Watering trees:** Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

3.2.4 Occasional Works

- i) **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties between 5-10 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re- instate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25- 35mm below the top of the post, in order to prevent chaffing against the post in high winds. Remove old posts and ties and arisings and dispose off site.
- ii) **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboricultural Assessment and any works recommended shall be carried out in accordance with paragraphs 3.6.3 and 3.6.4.
- iii) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are considered, the species should be suitable to the character of the location and adjoining trees. Trees should be a minimum stock size of standards (10-12cm girth), and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

3.3 NATIVE HEDGEROWS

3.3.1 Description

- Native hedgerows are proposed to create a buffer between the proposed development and public open space areas.

3.3.2 Management Objectives

- To maintain new native hedgerows to a naturalistic appearance and to a given predetermined ultimate height, shape and width for their intended purpose, form and function.
- To ensure continuity of form and density through under or inter-plant any gaps or sparse areas using species mixes to match as required.
- To ensure that leggy and unkempt growth is pruned back and maintained at a functional size so that the hedge does not hold litter or present Health and Safety problems

3.3.3 Annual Works

- General native hedge maintenance:** Top up mulch levels for new hedges where necessary, using the same or similar product to that previously supplied. Prune new and existing native hedges once or twice annually; once in June and, if required, again in November. Single cuts will provide a more natural appearance and a second cut will ensure a neater profile – more suitable to urban areas. Native hedges associated with the urban Public Open Space areas will be maintained to an eventual height of **1.8m**.
- Pruning native hedges:** Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. Remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales. Remove all cut material from site and cart away to tip. Do not site burn. Top out native hedgerows to the above intended eventual height, and face up the sides, using an electric hedge cutting device, to form an even and tidy hedge alignment. Cut larger stems with a shrub pruning tool. Long rural native hedges can be flailed once annually if there is suitable access.
- Tree/shrub protection:** Inspect all tree guards/shrub tubes should be checked annually, with any damaged or split guards removed, from year 5 onwards, until all guards/shrub tubes have been removed from the scheme.

3.3.4 Occasional Works

- Gapping up native hedges:** Remove failed plants for new native hedges and replace with a plant of the same species, to a minimum size of an open ground whip, 0.9-1.2m high, planted between the months of December and mid-March inclusively, unless the plant is either Ilex, Ligustrum or other native evergreen species, when the height can be 500mm minimum and be supplied in a 3L pot. Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge alignment, taking due allowance for natural growth and regeneration of cut material.
- Occasional surgery to larger native hedges:** Native hedges which have grown out into tree lines, should be faced up only, retaining taller trees, unless there are weaknesses in the root stock and stumps from rot. Such trees shall be pollarded to the given hedge height above. Retain any sound stems.

3.4 NATIVE WHIP/SHRUB PLANTING

3.4.1 Description

- Native whip and shrub planting has been proposed in strategic positions around the public open space of the site. This planting is designed to contribute to the site sitting in with the rural character of the wider landscape and provide visual interest and amenity value.
- Native species will be selected to provide general habitats and foraging for wildlife including flowering and fruiting varieties.

3.4.2 Management Objectives

The management objectives for native whip and shrub planting are to:

- Ensure the satisfactory establishment and growth of new planting;
- Maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and
- Ensure continuity of the design approach and amenity value of planting.

3.4.3 Annual Works

- Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Six to eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied. Note: For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.
- Spot Herbiciding:** Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations, the product COSHH sheet and EC Directive 91/414/EEC (the "Authorization Directive") and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997. All herbicides must have an appropriate full or "off-label" approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance: www.pesticides.gov.uk. All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6-week intervals, from late April onwards. The timing of visits may vary according to weather

conditions. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Management Contractor's expense.

- iii) **General planting maintenance:** At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.
- iv) **Pruning of planting:** Prune back shrubs in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back Rosaceous and quick and leggy growing plants much harder than other species but prune back by no more than 30% in any one-year. Prune Cornus varieties back to 200mm above ground every 3rd year, but retaining any young growths.
- v) **Watering:** For the first year after planting water both shrubs and whips during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the responsible party and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract. Following the first year after planting watering should be unnecessary as all of the species are native and should be tolerant of drought conditions.
- vi) **Tree/shrub protection:** Inspect all tree guards/shrub tubes should be checked annually, with any damaged or split guards removed, from year 5 onwards, until all guards/shrub tubes have been removed from the scheme.

3.4.4 Occasional Works

- i) **Replacement and enhancement planting:** Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs or herbaceous plants so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be open grown whips (60-90 cm high) or where evergreen species a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out

i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

ii) **Thinning and Coppicing:** On a rotational basis, once every three years, coppice areas of native scrub planting in the period between October to March in accordance with sound horticultural practices. Repeat continually every third year until all areas of scrub within the site have been coppiced, then recommence with the originally coppiced area etc.

3.5 AMENITY GRASS

3.5.1 Description

- Areas of grass/lawns within the development will be managed as closely mown grass.
- The mowing frequency will be related to the grass mix and function of each area. Although grass areas will generally be subject to a regular cutting regime for aesthetic reasons and recreational use, the height of the sward can be varied according to amenity and to ensure nature conservation benefits.

3.5.2 Management Objectives

The management objectives for amenity grass areas will be to:

- To ensure the satisfactory establishment of the grass sward and bulbs; and
- To maintain healthy and suitable grass areas, appropriate to function and use.

3.5.3 Annual Works

- i) **Mowing and edging:** Amenity grass areas shall be regularly mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted the function and use of each area:

- Close mown lawns shall be cut weekly at peak growing times (mid March to mid-June and September to October), reducing to once a fortnight in hot and dry summer weather, usually between mid-June and late-August. In mild autumns, one further cut may be needed in November. Allow for a maximum of 20 cuts per year. Cut to a height of 25mm, but increase height to 45mm in hot dry weather.
- For verges and general amenity areas grass areas shall be cut fortnightly from Mid-March until the end of October. Reduce frequency to every 21 days in hot and dry weather. Allow for a maximum of 12-15 cuts per year. Cut to a height of 35mm, but increase to a height of 50mm in hot dry weather.

All grass shall be mown initially with a rotary mower once during the spring (mid-March), to a height of 50mm and thereafter using a cylinder mower, collecting the arisings each time, and removing off site. Delay cutting of grass areas containing bulbs (including a 150mm margin) until late June once bulbs have finished flowering and the leaves have wilted after deadheading bulbs in May. Soft edges between grass areas and planting beds shall be kept free from grass by cutting the grass with a 'half moon' edging tool to ensure a neat, clean-cut finish once per year at the start of the growing season. The edge of paving and shrub beds shall be kept free of grass using strimmers or edge clippers once per month during the growing season.

- ii) **General lawn care:** Apply an approved turf fertilizer, selective weed killer and moss retardant in May and September, applying strictly in accordance with the manufacturers instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Otherwise amenity grass areas shall be weeded either by hand or (especially persistent weeds) herbicide treated in order to maintain the visual amenity of the area (refer to paragraph 3.6.3).

- iii) **Watering amenity grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of 15 occasions. After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m²) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

3.5.4 Occasional Works

- i. **Replacement of failed turf:** Small areas of dead, dying or failing grass shall initially be made good through changes to the mowing regime or through temporary protection of high wear areas using temporary fencing or similar. Larger areas of degradation may require re-cultivating and reseeded. Cut out sections of distressed and failing or dead areas of turf using a suitable turf-stripping machine or for small areas by hand. Supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil. This sand/soil mix shall also contain grass seed of the same or similar species to the turf. For more wholesale degradation of the turf sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

3.6 WILDFLOWER GRASSLAND/RETAINED GRASSLAND AREAS

3.6.1 Description

- The public open space areas include several areas of wildflower grassland. The grassland will incorporate a diversity of wildflower and grass species (appropriate to the microclimate and soil type) to benefit a variety of species including birds, bats and invertebrates.
- To maximise biodiversity the area will be cut once annually.

3.6.2 Management Objectives

The management objectives for wildflower grassland areas will be to:

- To ensure the satisfactory establishment of the grass sward; and
- To maintain a healthy and biodiverse sward suitable for a range of wildlife.
- To maintain mown paths through areas of meadow grassland to discourage walking within species-rich areas.

3.6.3 Annual Works

- Cutting of wildflower areas:** Meadow grass and wildflower areas shall be mown only once a year, using a tractor-drawn drum or disc mower to a height of 100mm in late August. To ensure that soil fertility is reduced, rake up the arisings immediately, or in hot dry weather, they can be left in situ for a maximum of 2 days to set seed before raking. In a warm and wet year, a second cut may be required and if so this should be carried out either in October or March as appropriate. The timing of all cutting operations should take into consideration any protected species (such as reptiles) that may be present. There may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure that no protected species are present. Once cut and raked up, using a hay-rake attachment, or other suitable mechanical device, all arisings shall be collected and removed off site as agreed
- Condition of mown paths:** Mown paths shall follow the routes shown on the landscape proposals plans and then maintained as per amenity grass areas (3.7), as required, to retain their legibility within the landscape.
- General care:** Hand weed pernicious, ruderal and aggressive or invasive weeds in order to maintain the visual amenity of the area (refer to paragraph 3.6.3). Do not herbicide or fertilise. Hibernacula should be left undisturbed. Arisings from tree surgery work can be retained on site and used to create new hibernacula as required.

3.6.4 Occasional Works

- Replacement of failed wildflower areas:** Wildflower sward that is species poor shall be enhanced. In areas of low fertility, closely strimming or mow the existing sward and remove all cuttings in August. Rake or scarify to disturb the ground and overseed with a suitable mix of wildflowers selected to the microclimatic and soil conditions and repeatedly tread over the area. After sowing mow the grass to a height of 60mm in height to allow light and air to the emerging seedlings for a full growing season. In areas where soil fertility is too high, or the sward has failed the area will require re-cultivating and re-seeding. Remove dead material and re-cultivate the topsoil to a depth of 100mm. Small areas may be reseeded following the autumn cut by spreading the cut arisings onto the bare soil to set seed. For more wholesale degradation, cultivate the affected area until a fine,

level tilth is achieved, removing stones greater than 20mm diameter. **Do not fertilise or herbicide.** Evenly seed with an appropriate seed mix (80% grasses: 20% wildflowers) selected to the microclimatic and soil conditions at the specified rate. Carefully rake in thoroughly to ensure that the seed is a few millimetres below the surface and roll using a very light roller or a cylinder mower, ensuring the surface is even and level. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

4.0 IMPLEMENTATION, MONITORING AND REVIEW

4.1 Implementation

- 4.1.1 A Management Company will be appointed for the site to undertake all management aspects relating to the SuDS and external landscape areas that lie outside of private residential gardens.
- 4.1.2 The Management Company will coordinate management of the site in perpetuity in accordance with this Landscape & SuDS Management Plan and the accompanying maintenance schedules. A representative of the Management Company will be appointed as the main point of contact for residents, relating to the management of the site.
- 4.1.3 The Management Company may employ a Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.
- 4.1.4 The Management Company may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.
- 4.1.5 All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

4.2 Process for Monitoring and Review

- 4.2.1 The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.
- 4.2.2 The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA and local residents.
- 4.2.3 To this end the review shall include (as appropriate):
- Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
 - Records or attendance sheets demonstrating the maintenance work undertaken; and
 - A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.
- 4.2.4 The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are need to existing management practices and timeframes. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.
- 4.2.5 Within 1 calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated to stakeholders. Within 5 years of the completion of the site, then the revised document shall be submitted to the LPA as a non-material amendment to the previously approved Landscape Management Plan.
- 4.2.6 After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

5.0

SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance Operation (Landscape/POS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov – Dec (8 weeks)		
<i>GENERAL</i>							
Collection and removal of litter and other debris	Once per month	Once per month	Once per month	Once per month	Once per month	12	All hard and soft areas. Cart away litter/debris and remove off site to licensed tip.
<i>SOFTWORKS</i>							
Visual inspection of mature trees	Once per month	Once per month	Once per month	Once per month	Once per month	12	On each visit or as required.
Annual Arboricultural Assessment of mature trees and hedgerows						1 (plus additional visits as required)	To be completed by a qualified arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk.
Tree Surgery and significant works to boundary vegetation/hedgerows						1	As identified by arboricultural assessment To be carried out outside of the bird nesting season and following advice from an ecologist.
Cutting/trimming of native hedgerows						1	To be carried out outside of the bird nesting season.
Hand weeding		Once per month	Once a month	Once per month		4-8	Weed by hand taking care not to disturb sheet or bark mulch. Remove arisings off site.

Maintenance Operation (Landscape/POS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov – Dec (8 weeks)		
Spot herbiciding	Once in late March		Once in late June, once in mid-August	Once in mid-October		4	To occur at approximately 6 week intervals only if required.
Watering		Once per fortnight	Once per fortnight	Once per fortnight		15	Water once per fortnight from April to September until trees/plants/grass areas are established. Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions. Increase watering during hot and dry weather until plants have established.
General maintenance of planted areas		Optimum time for application of bark mulch				12	Check at each visit. Apply bark mulch as and when required within the first 3 years.
Fertilising trees and shrubs		Once in early May		Once in mid-September		2	Fertilize new trees and planting, once in early May and once in late September. Use a slow release product, ideally granular.
Checking, adjusting, replacing or removing tree stakes and ties						12	At each visit as required

Maintenance Operation (Landscape/POS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov – Dec (8 weeks)		
Pruning trees and shrubs	Optimum time for Buddleia & Cornus				Optimum time for most species	1	As required to sound horticultural practice between October and March. Cut back grasses in spring.
Cutting amenity grass areas	Only if required from start of growing season	Once every fortnight	Once every 3 weeks	Once every fortnight	As required to finish of growing season	12-15 times per year	Mowing frequency to be adjusted according to climatic conditions and use. Reduce frequency to every 21 days in hot and dry weather.
Edging amenity grass areas		Once per month	Once per month	Once per month		7	Re-profile and edge shrub beds at start of growing season with half moon tool, then strim or cut margins with edging shears throughout growing season.
Replacement of tree, hedgerow and shrub planting					Optimum time for most species	1	As required. To include enhancement planting.
Scrub clearance						1	As required and informed by the ecologist and arboriculturist
Selective thinning & coppicing							To be assessed on site.

Maintenance Operation (SuDS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
Check for invasive species and, if required, remove as per current regulations.	Once per period	Once per period	Once per period	Once per period	Once per period	5	
Remove litter and accumulated debris and remove from site	Monthly	Monthly	Monthly	Monthly	Monthly	12	
Inspect flood level within basin and decide if short term protective fencing is required to prevent access	As required						
Repair of inlet/outlet structures, flow control and channel	As required						
Check for damage to SuDS basin and repair/re-seed.	As required						
Re-level uneven surfaces to original design levels.	As required						
Monitor drain-down time to ensure flow is sufficient	As required						



PDP
Associates

Client
Cameron Homes

Project
Witherley

Drawing title
Detailed landscape proposals
Sheet 1 of 2

Scale
1:250 @ A1

Drawn by
PDP

Date
Jan 2026

Drawing No.
c-382-01 Revision A

Approved for construction on 14th July 2024, NPL 132126

Specification for North and West Landscape Works

All landscape works shall comply with BS 5438:2005

Unless otherwise specified:

A. Existing Site
1. Planting shall be set out exactly as shown on the drawing and measured from existing level points. Ground levels shall be set out exactly as shown on the drawing and measured from existing level points, or as shown on the drawing. The position between corners and section curves shall be set out to form a smooth and even finished line. Check that all setting out conforms to the plan before construction and planting works are carried out. Return to site to set out may result in rejection of the work by the landscape architect and may require amendment of the contractor's expenses.

2. All planting shall be set out to a minimum of 1 metre wide, except where it is necessary to plant in narrow spaces, due to the constraints of the site. All planting shall be set out to a minimum of 1 metre wide, except where it is necessary to plant in narrow spaces, due to the constraints of the site. All planting shall be set out to a minimum of 1 metre wide, except where it is necessary to plant in narrow spaces, due to the constraints of the site.

B. Proposed Planting
1. Pre-planting landscape evaluation shall be applied by suitable surveying equipment using an approved electronic system. The system shall be used to measure the location and to the nearest centimetre of all proposed planting. The system shall be used to measure the location and to the nearest centimetre of all proposed planting. The system shall be used to measure the location and to the nearest centimetre of all proposed planting.

2. Carry out the following work to the existing ground on site to ensure it conforms to BS 5438:2005, before any new planting is carried out. The work shall be carried out to ensure it conforms to BS 5438:2005, before any new planting is carried out. The work shall be carried out to ensure it conforms to BS 5438:2005, before any new planting is carried out.

3. Determine before construction is started, the extent of support from the site manager with ground investigation. The extent of support from the site manager with ground investigation. The extent of support from the site manager with ground investigation. The extent of support from the site manager with ground investigation.

4. For all planting areas to be planted, the contractor shall ensure that the ground is suitable for planting. The contractor shall ensure that the ground is suitable for planting. The contractor shall ensure that the ground is suitable for planting. The contractor shall ensure that the ground is suitable for planting.

C. Planting
1. All planting shall be carried out in accordance with the specification and schedule of quantities. All planting shall be carried out in accordance with the specification and schedule of quantities. All planting shall be carried out in accordance with the specification and schedule of quantities. All planting shall be carried out in accordance with the specification and schedule of quantities.

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D. Materials
1. All materials and materials shall conform to the following details: All materials and materials shall conform to the following details: All materials and materials shall conform to the following details: All materials and materials shall conform to the following details.

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E. Construction
1. All construction shall be carried out in accordance with the specification and schedule of quantities. All construction shall be carried out in accordance with the specification and schedule of quantities. All construction shall be carried out in accordance with the specification and schedule of quantities. All construction shall be carried out in accordance with the specification and schedule of quantities.

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F. Maintenance
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