DISCONS 09/00599/FUL

OAK FARM PARK, BARLESTONE
LANDSCAPE MANAGEMENT PLAN



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Revisions

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Executive Summary

This Landscape Management Plan (LMP) has been prepared by DSA Environment + Design to discharge condition 3 attached to the planning consent, Hinckley and Bosworth Borough Council (HBBC) reference 09/00599/FUL for the development of a new Farm Park at Oak Farm, Barlestone, Leicestershire.

Work is anticipated to start on site in 2011. It is envisaged that landscape implementation works would be completed as part of the building of the park, in late 2011.

The main landscape feature of the site is existing mature woodland, running the length of the site on Heath Road. Part of the eastern end of the woodland is to be cut back to admit visibility splays for site access at the eastern corner of the site.

The site itself consists of a number of paddocks formerly used for grazing, bounded by mature hedges, some of which contain hedgerow trees.

Discussions with HBBC officers have identified the importance of retaining and enhancing the character and composition of the existing woodland, in particular, as part of this LMP.

Specialist arboricultural advice has been taken from Lesley Adams at Symbiosis Consulting as regards the condition of the woodland and hedgerow trees. This has been included in the LMP document.

Responsible and active landscape management is crucial for landscapes to thrive in the longer term. This LMP details the landscape management philosophy for the site. It divides the site into three zones.

The LMP provides a prescription for the management operations within the zones (which are predominantly annual and routine in nature), and a Management Works Schedule, in Section 5.0, which covers a longer time period.

It is envisaged that the LMP and management operations would be reported and **reviewed annually in early summer** so that priorities and prescriptions can be modified, agreed and implemented for the forthcoming season. Periodically the LMP would be reviewed and revised. The timescale is set out in Section 5.0.

The plan covers a period of twenty years from the start of the works, i.e. from September 2011 until September 2032.

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APPENDIX 3	**Landscape Maintenance Record Sheet**		A4 Document

Section 1

1.0 Introduction

1.1 Background

1.1.1 Planning Condition 3 of the planning consent for the site requires a plan for the management of the landscape of the site. This landscape management plan has been prepared to guide the farm park staff in the management of their new landscape.

1.1.2 The hedges surrounding the site comprises a mixture of native trees and shrubs, with a high proportion of hawthorn, with ash and oak as hedgerow trees.

1.1.3 It is envisaged that this Landscape Management Plan (LMP) and maintenance operations shall be reviewed, informally, every year. Every five years there would be a more comprehensive and formal review, inspection and the production of a short review report.

1.1.4 The extent of the LMP is shown on drawing 0820 701 - , which is attached to this document in Appendix 2.

1.2 The Site

1.2.1 The site is roughly 12 hectares of farmland, majority of which is open grassland formerly used as grazing pastures. The site is bordered on 3 sides by mature mixed species hedgerow, with woodland along the southern boundary fronting. Heath Road

1.2.2 The woodland along the southern boundary is approximately 1 hectare in size, with a mix of well established trees and shrubs, mainly ash, elm and oak.

1.2.3 The ecological quality of the site is unknown, but assumed to be reasonably good. The existing woodland, being well established, probably has ecological value and would act as a strong wildlife corridor, as potentially do the hedges and grasslands across the site.

1.3 Context

1.3.1 The site is located in open countryside some 2km north east of the village of Barlestone, off the junction of Heath Road and B585 Bagworth Road. The wider site slopes gently from a low ridge in the north at 153m AOD to Heath Road at around 142mAOD. The context is rural; beyond the boundary hedges lies open farmland.

1.3.2 A public footpath runs along the western boundary (off site). The site itself is not covered by specific landscape designation.

1.3.3 The site sits within JCA area 71, 'Leicestershire and South Derbyshire Coalfield'. which, amongst other things, identifies the opportunities for tourism to 'bring about an improved enjoyment of the landscape and improved management'.

1.3.4 Within this, the site lies within 'Forest Hills' , as designated by HBBC in their Landscape Character Assessment, July 2006. The key characterisitics of this landscape type are:

- Gently undulating landform with small plateaus on higher ground. Highest point centred around Bagworth.
- Predominantly rural landscape with arable and rough set-aside, influenced by industrial/ urban features such as masts, poles and pylons.
- Fields enclosed by hedgerows with scattered trees.

(key characterisitics of this landscape type continued:)

- Industrial heritage of quarrying and mining resulting in areas of restored land and new woodland within the National Forest.

- Generally large scale field pattern with groups of smaller fields surrounding settlements.

- Linear settlements of former mining villages with sparsely scattered farms on slopes in between.

- Good public access and footpath network throughout, especially within National Forest area.

- Visually open due ot immature plantations. Wide ranging views from higher ground.

- Thornton reservoir is an attractive focal point.

1.4 Aims

1.4.1 The aim of the Oak Farm Park Landscape Management Plan (LMP) is to ensure planning requirements are met, as a minimum and exceeded if at all possible, to create a well managed farm park site, that is attractive both to the people who work there, visitors to the site and (especially with regards to the woodland towards the southern side) wildlife. It is also, being a recreational and leisure use - drawing people from across the borough and potentially beyond, important that the landscape is appropriately 'tidy' and appears cared for.

1.4.2 It should be noted that although portions of the new landscape will be beneficial to wildlife, the operational requirements of the site (being a visitor experience primarily for children) should always be regarded as paramount.

1.5 Method

1.5.2 The site is divided into three landscape management zones, A, B and C, each with its own aims and operations. These are sometimes quite different, reflecting the different primary functions of the landscape. They are shown on DSA drawing 0820 701 –.

1.5.3 Management operations will be controlled through an annual review by the client's site manager and their appointed landscape contractor.

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1.6 Review

1.6.1 It is envisaged that the landscape management contract and works will be reviewed annually.

1.7 Timescale

1.7.1 Installation works are programmed for completion in 2011. It is envisaged that this would be followed by 12 months aftercare. During this time the works would be maintained by the installation contractor.

1.7.2 Details of the landscape management would be finalised in over winter 2011-2012, prior to the commencement of the LMP in 2012. Management decisions and maintenance operations would continue. The structure is given in Section 5.0.

Section 2

2.0 Zones of Landscape Management

2.1 ZONE A HEDGEROWS

2.1.1 Description and Key Features

2.1.2 These zones are visually very prominent on the site.

2.1.3 They consist of well established native species hedges with some specimen trees, present on the northern, eastern and western boundaries of the site, as well as running north to south through the middle of the site.

2.1.4 These zones are highly visible to members of the public as well as employees and visitors to the site.

2.1.5 Access to the zones for maintenance is freely available from the areas of open grassland within the site.

2.1.6 Planting to these zones is retained, mature planting that id typical of the areas local character and species types. In areas where replacement is necessary planting will match closely the existing composition of the hedgerows.

2.1.7 Being level, with good access, maintenance of the hedgerows with cutting machinery should be straightforward.

2.1.8 Aims

2.1.9 The management of Zone A aims to create visually strong and 'crisp' boundaries that function primarily as the site's boundaries, but also as a division between differing areas within the farm park.

2.1.10 The treatment sets the tone for the rest of the site and therefore a strong and very controlled management regime is appropriate.

2.1.10 Function

2.1.11 The primary function of the landscape zone is visual.

2.1.12 Features

2.1.14 Site Boundaries:
Hedging – Mainly hawthorn hedge with mature ash and oak hedgerow trees

2.1.15 Internal Boundaries:

Hedging – Mainly hawthorn hedge with mature ash and oak hedgerow trees, aswell as some holly, blackthorn and the occasional crab apple, running north to south centrally through the site. Running along side the hedge is a ditch which contains Cuckoo Flower, Mares tail and assorted Sedges.

2.2 ZONE B WOODLAND

2.2.1 Description and Key Features

2.2.2 Zone B forms the southern boundary of the site. Plants are native shrub and tree species in a mix of states from juvenile to mature trees and even some deadwood in places.

2.2.3 Access for maintenance would be via the main car park, over a small stream. Access is also available from the site entrance to the south east.

2.2.4 The zone contains mainly trees with smaller blocks of integrated shrubs throughout, with a pedestrian track through the centre and a narrow grass margin on the southern side alongside the road. The northern woodland boundary is defined by a small stream and vegetated mound. The woodland comprises mixed age oak and ash standards with smaller proportions of elm, silver birch and goat willow, and an understorey of hazel, hawthorn, blackthorn, holly and elder in differing proportions.

2.2.5 The holly is becoming invasive in some places and is suppressing the natural regeneration of the upper canopy species

2.2.6 A proportion of the elm have been infected by Dutch elm disease and clusters of standing dead trees are present, particularly on the roadside.

2.2.7 The roadside hedge and edge trees have been managed by flailing and a proportion of the lower branch growth on the roadside trees has been damaged as a consequence.

2.2.8 The landform within the woodland slopes slightly down north from the road but is generally flat.

2.2.9 Zone B acts as a strong visual screen to views from roads for the development and forms a large part of the site entrance.

2.2.10 Aims

2.2.11 The management of Zone B aims to nurture the existing planting and to secure its longevity, by allowing regeneration, to create a strong visual feature, screening the site and providing a linear habitat for wildlife in keeping with the character of planting in the surrounding area.

2.2.12 A relatively light management regime is appropriate, especially over the longer term, with works to the woodland block concentrated in winter months.

2.2.13 Access routes to allow some limited access for the users of the site may be formalised within the first few years to reduce disturbance as the habitats develop. Considering the proximity to public areas, a major issue may be litter accretion and particular attention should be paid to this.

2.2.14 This zone has an important buffer function, providing physical separation between the road and the farm park itself.

2.2.15 Function

2.2.16 The primary function of the landscape zone is visual. The secondary function is to provide on-site habitat for wildlife. The grassed margins are to be left longer as interest for invertebrates.

2.2.17 Features

2.2.18 Boundaries:

Grass margin - along southern boundary
Vegetated mound and ditch – along northern boundary of the woodland

2.2.19 Annual maintenance schedules and 5/10 year requirements are detailed in Section 5.0.

2.3 ZONE C PADDOCKS

2.3.1 Description and Key Features

2.3.2 This zone has two parts, the western field (C1) outside the buildings, and the eastern field, adjacent to the car park (C2). Both are similar in character, separated by the central hedge belt.

2.3.3 The planting within this zone is amenity grass, this gives the area flexibility and minimal maintenance.

2.3.4 The zone is accessible to the public. Further development may well occur if the farm park grows.

2.3.5 Access for maintenance is available from the car park and access road.

2.3.6 Aims

2.3.7 The management of Zone C aims to maintain open grassland paddocks, which act as a visual frontage to the park.

2.3.8 The whole of this zone is to be managed to be neat. A controlled management touch is appropriate, to keep the site looking managed and cared for. It is anticipated that this would be acheived by grazing or regular cutting.

2.3.9 Function

2.3.10 The primary function of the landscape zone is visual but more flexible uses also apply.

2.3.11 Features

2.3.12 Wetland habitat:
Pond – in north western corner of C2

2.3.13 Soft Surfacing:
Grass- amenity/ pasture

2.3 ZONE D CAR PARK

2.3.1 Description and Key Features

2.3.2 This zone is a linear area of tarmac running along the northern boundary of the woodland, creating a 'divide' between the woodland and the pastures

2.3.3 The vegetation cover within this zone is amenity grass, requiring straightforward if regular maintenance.

2.3.4 The zone is accessible to the public.

2.3.5 Access for maintenance is available from the access road.

2.3.6 Aims

2.3.7 The management of Zone D aims to keep the carpark looking 'neat' and 'cared for' as its the first area users of the farm park and other visitors will experience on arrival.

2.3.8 The whole of this zone is to be managed to be neat. A controlled management touch is appropriate, to keep the site looking managed and cared for. It is anticipated that this would be acheived by regular cutting and inspections of hard standing for any damage.

2.3.9 Function

2.3.10 The primary function of the landscape zone is functional - as car parking and access for larger vehicles.

2.3.11 Features

2.3.12 Hard standing:
Tarmac surfaced car park

2.3.13 Soft Surfacing:
Grass - amenity. at the margins of the parking area.

2.3 ZONE E HOMESTEAD

2.3.1 Description and Key Features

2.3.2 This zone is the main farm park area, containing the barns, play features, animal enclosures and farm house.

2.3.3 The planting within this zone is amenity grass, this gives the area flexibility and minimal maintenance.

2.3.4 The zone is accessible to the public.

2.3.5 Access for maintenance is available from the car park and access road and Heath Road to the south.

2.3.6 Aims

2.3.7 The management of Zone E aims to ensure a well maintained and safe environment for both the visitors to the park and the animals and staff that will regularly inhabit it.

2.3.8 The whole of this zone is to be managed to be neat. A controlled management touch is appropriate, to keep the site looking managed and cared for. It is anticipated that in the case of grassed finishes this would be acheived by grazing or regular cutting.

2.3.9 Function

2.3.10 The primary function of the landscape zone is recreational amenity - as a farm park.

2.3.11 Features

2.3.12 Structures
Including barns, farm house and animal enclosures, chiefly timber and post and wire fencing.

2.3.13 Soft Surfacing:
Grass- amenity/ pasture

Zone	Operation	Ref	Qty	Unit	Details	Frequency											Freq total	Rate	Cost
						J	F	M	A	M	J	J	A	S	O	N	D			
A	**GENERAL ACTIVITIES**																		
	Thorough visual inspection	4.1			to include disease check	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Litter Pick	4.1			throughout whole area	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Remove all arinsings	4.8			to be disposed off site, unless otherwise agreed with Landscape Architect	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Watering	4.1			asnecessary, especially to larger trees	1	1	1	1	1	1	1	1	1	1	1	1	12		
	EXISTING																		
	HEDGEROW																		
	Thorough visual inspection	4.2			Check, esp. specimen trees, for dead wood and disease. Note areas for gapping up and any damage to trees.			1										1		
	Formative pruning	4.2			at time appropriate to species/growth								1					1		
	PLANTING																		
	HEDGEROW																		
	Gapping up of hedgerow	4.4			to match existing species mix									1				1		
	Weed control	4.4			spray with non-residual systemic herbicide			1				1						2		
	Fertilising	4.4			suitable slow release pelletised fertiliser			1										1		
	Topping up of bark mulch	4.4			Top-up bark mulch to depth of 75mm where closed cover not established			1										1		
										Sub Total carried to summary page									

Zone	Operation	Ref	Qty	Unit	Details	Frequency												Freq total	Rate	Cost
						J	F	M	A	M	J	J	A	S	O	N	D			
B	**GENERAL ACTIVITIES**																			
	Thorough visual inspection	4.1			to include disease check	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Litter Pick	4.1			throughout whole area	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Remove all arinsings	4.8			to be disposed off site, unless otherwise agreed with Landscape Architect	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Watering	4.1			as neccesary, especially to larger trees	1	1	1	1	1	1	1	1	1	1	1	1	12		
	EXISTING																			
	GRASSED MARGINS				Longer 'Conservation' grass - insect habitat															
	Cut grass	4.6			Striimers, avoiding areas of wildflower re-growth						1		1					2		
	Removal of arisings	4.8			Disposed of on site, in designated zones.						1		1					2		
					Zones to be agreed with Landscape Architect.															
	WOODLAND BLOCKS																			
	Inspection of trees	4.3			Check: Deadwood and disease, Note any damage, especially trees within falling distance of the road or car park.						1							1		
	Arboricultural works	4.3			For safe retention of trees, as identified in inspection									1				1		
	Felling	4.3			Select specimens to be left as standing deadwood									1				1		
	Coppicing of specimens	4.3			For regrowth, as identified in inspection									1				1		
	Removal of ivy from specimen	4.3			As identified in inspection									1				1		
	Stacking of cut timber	4.3			Timber over 75mm in areas agreed with LA									1				1		
	Replanting of certain species	4.5			As identified in inspection, to increase diversity									1				1		
					Details to be agreed with Landscape Architect.															
	SHRUBS																			
	Thinning of shrubs and groundcover	4.3			To allow for woodland regeneration									1				1		
					Extents to be agreed with Landscape Architect.															
											Sub Total carried to summary page										

Zone	Operation	Ref	Qty	Unit	Details	Frequency J	F	M	A	M	J	J	A	S	O	N	D	Freq total	Rate	Cost
B	**EXISTING**																			
	EVERY **5** YEARS																			
	Selective thinning of trees and shrubs	4.3			Typically 10-20% each rotation															
	Stacking of cut timber	4.8			Timber of 75mm diameter or larger, in areas agreed prior to works with Landscape Architect															
																		Sub Total carried to summary page		

Zone	Operation	Ref	Qty	Unit	Details	Frequency												Freq total	Rate	Cost
						J	F	M	A	M	J	J	A	S	O	N	D			
C	**GENERAL ACTIVITIES**																			
	Thorough visual inspection	4.1			to include disease check	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Litter Pick	4.1			throughout whole area	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Remove all arinsings	4.8			to be disposed off site, unless otherwise agreed with Landscape Architect	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Watering	4.6			as neccesary, especially to larger trees	1	1	1	1	1	1	1	1	1	1	1	1	12		
	EXISTING																			
	LAWNS				Longer 'Conservation' grass - insect habitat															
	Regular cut	4.6			With rotary machinery, including strimming to all margins				2	2	2	2	2	2				12		
	Remove all arisings	4.8			Arisings to be collected and deposited within Zone B in designated areas as habitat				2	2	2	2	2	2				12		
					Areas to be agreed with Landscape Architect.															
	"CONSERVATION" GRASS																			
	Strimming to all margins	4.7			One margin left uncut on rotation for insect habitat			1					1					2		
	Removal of arisings	4.8			Arisings to be collected and deposited within Zone B in designated areas as habitat			1					1					2		
					Areas to be agreed with Landscape Architect.															
											Sub Total carried to summary page									

Zone	Operation	Ref	Qty	Unit	Details	Frequency												Freq total	Rate	Cost
						J	F	M	A	M	J	J	A	S	O	N	D			
D	**GENERAL ACTIVITIES**																			
	Thorough visual inspection	4.1			to include disease check	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Litter Pick	4.1			throughout whole area	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Remove all arinsings	4.8			to be disposed off site, unless otherwise agreed with Landscape Architect	1	1	1	1	1	1	1	1	1	1	1	1	12		
	EXISTING																			
	GRASSED MARGINS				Longer 'Conservation' grass - insect habitat															
	Regular cut	4.6			With rotary machinery, including strimming to all margins				2	2	2	2	2	2				12		
	Remove all arisings	4.8			Arisings to be collected and deposited within Zone B in designated areas as habitat				2	2	2	2	2	2				12		
	HARD STANDING																			
	Inspection	4.9																		
	Cleaning	4.9																		
	Weed Control	4.9																		
											Sub Total carried to summary page									

Zone	Operation	Ref	Qty	Unit	Details	Frequency											Freq total	Rate	Cost
						J	F	M	A	M	J	J	A	S	O	N	D			
E	**GENERAL ACTIVITIES**																		
	Thorough visual inspection	4.1			to include disease check	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Litter Pick	4.1			throughout whole area	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Remove all arinsings	4.8			to be disposed off site, unless otherwise agreed with Landscape Architect	1	1	1	1	1	1	1	1	1	1	1	1	12		
	Watering	4.6			as neccesary, especially to larger trees	1	1	1	1	1	1	1	1	1	1	1	1	12		
	EXISTING																		
	LAWNS				Longer 'Conservation' grass - insect habitat														
	Regular cut	4.6			With rotary machinery, including strimming to all margins				2	2	2	2	2	2				12		
	Remove all arisings	4.8			Arisings to be collected and deposited within Zone B in designated areas as habitat				2	2	2	2	2	2				12		
	"CONSERVATION" GRASS																		
	Strimming to all margins	4.7			One margin left uncut on rotation for insect habitat			1					1					2		
	Removal of arisings	4.8			Arisings to be collected and deposited within Zone B in designated areas as habitat			1					1					2		
	TIMBERWORK																		
	Inspection	4.10			including gates and fences.														
											Sub Total carried to summary page								

Section 3

3.2 LANDSCAPE MAINTENANCE WORKS SUMMARY

Zone	Page	Sub Total	5 Year Timescale				
			2012	2013	2014	2015	2016
A	12						
B	13						
B	14						
C	15						
D	16						
E	17						
	TOTAL						

Section 4

4.0 MATERIALS AND WORKMANSHIP

4.1 GENERAL ACTIVITIES: ALL AREAS

MONITORING

Allow for inspections to ascertain the progress of the works. Make a thorough inspection, Zone by Zone, to identify and RECORD all extraneous material that would be considered detrimental to the neat and tidy appearance of the environment. Include temporary material.

LITTER COLLECTION

Leaves and in-organic litter are to be collected to maintain all hard surfaces, ornamental shrub area and lawn grass areas free of litter at all times. Particular attention is to be paid to footways and pedestrian pavements, paying special attention to drainage gulleys.

ANIMAL PESTS

The entire site is to be inspected and signs of the presence of the following pests are to be reported, together with suggestions to combat their effects; pigeons, grey squirrels, deer, voles, rats and mice. Instructions are to be obtained on their treatment prior to proceeding.

INVASIVE PLANTS

No invasive weed species are understood to be present. Record the presence of Japanese Knotweed, Himalayan Balsam and Ragwort. Instructions are to be obtained on their treatment prior to proceeding.

POISONOUS AND HAZARDOUS PLANTS

Spiky shrubs or material known to be harmful may become a problem from time to time. Report this to the client and obtain instruction to deal with the issue straight away.

WATERING

All planted and establishing areas of vegetation are to be regularly watered to ensure establishment and future survival

4.2 EXISTING HEDGEROWS

INSPECTION

Inspect hedgerows regularly as scheduled and after high winds to identify areas where gapping up may be necessary, signs of deadwood and disease are present. Note any damage to specimen trees. Gapping up to be agreed with Client prior to works.

PRUNING

Prune hedges to achieve an 'A' line profile at a time of year appropriate to species, to maintain a formal appearance.

4.3 EXISTING WOODLAND

CLEANLINESS

Maintain woodland in a clean and tidy condition. During the growing season remove any litter or tipped rubbish from woodland areas. If litter is inorganic and unsuitable for composting, remove it off site. Otherwise compost all arisings, or shred and spread in areas to be agreed with the Client.

DAMAGE

Avoid damage to adjoining areas or vegetation and especially to paths. Any damage accidentally caused should be REPORTED and made good as directed by the Client.

SPILLAGES

Take adequate precautions to avoid all fuel or hazardous material spillages. ALL vehicles and machinery are to be provided with drip trays for use when the vehicle is stationary for any length of time. Report any spillage immediately and await instruction. Herbicides may be authorised, but are not to be stored on site.

INSPECTION

Inspect woodlands regularly as scheduled and after high winds, checking for deadwood and disease. Note any damage to trees. Mark selected trees and shrubs for thinning/ arboricultural works to retain the tree/standing deadwood to be conducted during the appropriate season.

DISEASE

Notify the Client of incidence of any disease or fungus and carry out appropriate preventative treatment as instructed. Remove all arisings and shred on site or burn off site as appropriate.

TREE PRUNING GENERALLY

Notify Client prior to starting work. Use sharp tools, including saws and secateurs. Trim off ragged edges and bark or wood using a sharp knife. Do not tear of damage stem.

PRUNING SHRUBS

Remove all suckers by cutting back level to the source of stem or root. Remove all dead foliage by cutting back to an OUTWARD pointing bud. Reduce the amount of growth of shrubs to encourage flower, fruit and allow for woodland regeneration and remove any growth encroaching onto paths, roads, sight lines, lamps, lights and through fences.
Vary the amount and nature of thinning, trimming and shaping according to species, variety, season, stage of growth and desired visual effect.

Flowering species:
Winter flowering: prune early spring
Spring and Early Summer flowering: prune after flowering in Summer
Summer and Autumn flowering: cut back to old wood in Winter

Where lower growing plants adjoin a hard edge, prune back to achieve the desired natural edge by selective cutting of lower vegetation, allowing upper growth to conceal lower pruned stems. Cut trees and shrubs to prevent tree canopies and shrubs from joining.

Every 5 years the area to be managed shall be selectively thinned to remove a minimum of 30% of the holly and the Hazel shall be coppiced. Any dead of heavily diseased specimens that are deemed unlikely to survive until the next management period shall also be removed as a elemont of the overall thinning operations.

THINNING

The woodland area shall be divided into three seperate management units to allow one third to be selectively thinned and mangement operations undertaken every 5 years (i.e the whole woodland area should be lselectively thinned on a 15 year roatation). Any dead of heavily diseased specimens that are deemed unlikely to survive until the next management period shall also be removed as a elemont of the overall thinning operations and these shall be marked for removal. Following inspection, carry out thinning as agreed with Client. Thinning will concentrate on selectively thinning approximately 10% of the upper canopy species each rotation and the removal of diseased or dead species and the creation of a glade structure around the pathway within the woodland. All arisings from thinning works are to be collected. Arisings larger than 75mm diameter to be stacked in habitat piles within the woodland in areas agreed with the Landscape Architect, all other arisings to be shredded and composted down.

STANDING DEADWOOD

There is NOT a presumption in favour of retaining dead trees or wood because of the safety hazard on this site. Note any standing dead wood or dead limbs that might cause a potential hazard during routine maintenance. Carry out Arboricultural works only when directed and separately agreed with the Client.

4.4 PLANTING: HEDGEROWS

GENERAL

CLEANLINESS

Remove all arisings, litter, etc from all planting areas. Maintain areas in a clean and tidy condition. Make visits as scheduled.

GAPPING UP

Following inspection of existing hedgerows plant areas identified with species matching existing.
Species to be planted in double staggered rows @ 5pants/m2, to be well heeled in with 3kg well rotted horse manure per plant and pest protection where necessary. Planting areas to be finished off with 1m wide strip of 75mm depth ornamental grade bark mulch as agreed with Landscape Architect.

WEED CONTROL AND MULCH

Maintain beds weed free making visits as scheduled. Use herbicides where appropriate. Remove all weed species from site. Do not compost.

Top up mulch to achieve consistent required depth (generally 75mm minimum) over soil. Apply after weeding and fertilising generally in spring. Use suitable ornamental grade mulch, such as Melcourt Ornamental Grade Mulch, a SMAPLE to be AGREED with the Client prior to operation. During dry periods ensure mulch does not dry out to become a fire hazard by dampening.

WATER

Ensure sufficient water is applied to maintain healthy growth.

FERTILISER

Apply in spring a necessary to maintain healthy growth. Lightly rake fertiliser into surface around each individual plant. Advice Client on proposed type and rate to be used, typically 40g 6:6:6 per plant.

PRUNING

Prune hedges to achieve an 'A' line profile at a time of year appropriate to species, to maintain a formal appearance.

4.5 PLANTING: NATIVE WOODLAND

GENERAL

CLEANLINESS, DAMAGE, SPILLAGES

This material is generally included in Existing Woodland.

FAILURES

Inspect woodland planting areas and remove failed material by coppicing to base. Shred or stack the arisings from this operation. Areas to be agreed.

MULCHING USING COMPOSTED MATERIAL

Obtain instruction prior to proceeding. Collect composted material where suitable from compost areas and spread to keep down weed growht within woodlands.

INSPECTION AND THINNING

Arrange to inspect woodland to mark and record as necessary. Following inspection, carry out thinning as agreed with Client. During establishment thinning will concentrate on removal of nurse species. Select specimens as future standards.

4.6 GRASS AREAS: ORNAMENTAL

GENERAL
For al types of cutting, include in rates for cutting around trees, posts and signs and any other obstacles in swards. Rates are to include for any rolling, stone pick or burial to achieve the desired finish.

CLEANLINESS
Maintain the site in a clean and tidy condition. During the mowing season remove any litter or tipped rubbish from grass areas. If litter is inorganic and unsuitable for composting, remove it off site. If litter build up is evident, notify staff.

DAMAGE
Avoid damage to adjoining areas or vegetation. Any damage accidentally caused should be REPORTED and made good as directed by the Client.

SPILLAGES
Take adequate precautions to avoid all fuel or hazardous material spillages. Report any spillage immediately and await instruction. Herbicides may be used where authorised but are not to be stored on site.

RUTTING AND LEVELS
Report all wheel rutting however caused. Where this is severe, obtain instruction before taking remedial action. Where rutting is minor, break up compacted surface, import clean sifted topsoil if necessary, marrying into surrounding levels, cultivate, rake and re-seed. Water as necessary.

GRASS CUTTING EQUIPMENT
Cut grass with machinery appropriate for the job, correctly adjusted and fitted with shaped cutter blades set to cut sward evenly, so arisings are dispersed. All mowers are to be fitted with safety guards. Take special care where operations are on slopes or in public areas.

TIMING AND WEATHER
Carry out grass cutting ONLY under favourable conditions. When wet weather has made swards unsuitable, cutting may, with approval, be delayed. All cutting within a continuous area should be completed within the same day to achieve a neat appearance.

GRASS CUTTING IN HIGH GRADE AREAS
Frequency is to be as scheduled. Mow with a cylinder mower and alternate direction of the cut. Agree with the client before hand how arisings are to be dealt with. Generally this will mean collection of all arisings and removal off site. Potential does exist for composting on site but this is to be agreed, including precise location. Height of cut 70mm maximum all year.

TRIMMING EDGES
Trim edges of grassed areas with either shears or half-moon spade to clean straight lines or smooth curves as appropriate. Frequency is to be as scheduled.

WEED CONTROL
Apply approved selective herbicide as necessary using a knapsack sprayer to maintain a sward free of broadleaved weeds and moss.

WATER
Ensure that sufficient water is applied to maintain healthy growth of the sward. Carry out watering to filed capacity using a fine rose sprinkler.

FERTILISER
Undertake applications of suitable fertiliser. Frequency and timing is to be as scheduled.

RENOVATION OF SWARD
Scarify and aerate sward. Use a wire spring tine rake ro suitable mechanical equivalent. Aerate using hollow tine fork to minimum 100mm depth. Remove all plugs and arisings. Frequency is to be as scheduled.

BULBS IN GRASS LAWN AREAS

Bulbs are not generally planted in swards, though this possibility exists in the future.

4.7 GRASS AREAS: PASTURE/ MEADOW

GENERAL

CLEANLINESS, DAMAGE, SPILLAGES, RUTTING AND LEVELS, EQUIPMENT, TIMING AND WEATHER, WEED CONTROL AND WATER

These areas are generally covered under Grass Areas: Ornamental

GRASS CUTTING

Frequency is to be as scheduled, typically twice annually in March and August. Mow with a cylinder mower and alternate direction of the cut. Arisings are to be collected and disposed off site or composted within designated areas in the woodland, agreed with the Client prior to works.

INSECT HABITAT

One length of the paddock should be left with uncut meadow growth annually on rotation to provide habitat for insects and invertibrates. Rotation to be agreed with the Client.

4.8 HABITAT FEATURES AND COMPOST AREAS

Compost piles may be created from time to time at locations to be agreed with the Client, to receive cut grass arising and woodland and shrub pruning as necessary. Piles are to be clearly marked and material stacked neatly. Material is to be kept away from areas of existing vegetation so as not to present a fire hazard and would generally be at the rear of the planting areas.

4.9 PATHS AND HARD STANDINGS

GENERAL

The surfaced paths and hard paved areas of the site require careful management, to keep them attractive, tidy, safe and usable.

INSPECTION

As part of routine maintenance, regularly inspect the full length of the path network, including slab and block paved, 'rubber crumb', gravel and macadam surfaces and record observations where works might be required.

CLEANING HARD PAVING AND PATHS

Regularly sweep and clean all paved paths to maintain them free of litter, bark, needles and leaves and other unsightly materials. Carry out visits as scheduled.

WEED CONTROL

Apply suitable herbicide to maintain paths weed free at ALL times. Use marker dye to identify where this has been done.

4.10 TIMBERWORK

Inspect timberwork, including gates and fences and notify the Client before making repairs.

Section 5

5.0 Long Term Management Schedule

2012 1st season of growth (under LMP).

March:	Replacement of failures Begin routine annual maintenance
June:	Landscape Architect's Inspection, report and wildflower walkover. Consider interpretation for general public to explain works.
September:	Roadside trees damaged by flailing should have damaged side growth removed in accordance with BS 3998:Tree Work. Areas of dead elm felled to ground level and arisings above 75mm diameter stacked as habitat piles, remaining arisings shredded and spread as mulch within the woodland.

2013 February - March: Replacement of planting failures. Let term maintenance contracts where required.

June:	Landscape Architect's Inspection, report and wildflower walkover

2014

June:	Landscape Architect's Inspection, report and wildflower walkover Arboricultural survey.
September:	Arboricultural works

2015

June:	Landscape Architect's Inspection, report and wildflower walkover Arboricultural survey.
September:	Arboricultural works

2016 5th season of growth.

April-May:	Conduct 'Phase 1 Ecological Survey' to influence LMP revision.
June:	Landscape Architect's Inspection, report. Revise LMP. Record any changes to maintenance regimes etc. in report revision. Mark out trees within first tranche (one third) for thinning. Holly to be marked for thinning (30%) Interpretation refreshment
September:	Carry out woodland coppicing and thinning works.

2017

June:	Landscape Architect's Inspection, report

2018 Site under routine maintenance

2019

June:	Landscape Architect's Inspection, report Arboricultural survey
September:	Arboricultural works Lay hedgerows

2020 Site under routine maintenance

2021 10th season of growth.

April-May:	Conduct Ecological Survey to influence LMP revision.
June:	Landscape Architect's Inspection, report. Revise LMP. Record any changes to maintenance regimes etc. in report revision. Mark out trees within second tranche (one third) for thinning. Holly to be marked for thinning (30%) Interpretation refreshment
September:	Carry out woodland coppicing and thinning works.

2022

June:	Landscape Architect's Inspection, report.

2023 Site under routine maintenance

2024
June: Landscape Architect's Inspection, report. Arboricultural survey
September: Arboricultural works start.

2025 Site under routine maintenance

2026 15th season of growth.
April-May: Conduct Ecological Survey to influence LMP revision.
June: Landscape Architect's Inspection, report. Revise LMP.
Record any changes to maintenance regimes etc. in report revision.
Interpretation refreshment
September: Carry out woodland coppicing and thinning works.

2027
March: Inspection and report.
June: Wildflower walkover

2028 Site under routine maintenance

2029
March: Inspection and report.
June: Arboricultural survey
Wildflower walkover
September: Arboricultural works

2030 Site under routine maintenance

2031 20th season of growth.
April-May: Conduct Ecological Survey to influence LMP revision.
June: Landscape Architect's Inspection, report. Revise LMP.
Record any changes to maintenance regimes etc. in report revision.
Interpretation refreshment
September: Carry out woodland coppicing and thinning works.

APPENDIX 1

Planning Consent 09/00599/FUL

Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr William Upton
Oak Farm
CARLANDS LANE
BARLESTONE
CV13 0JD

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	Application No.
3 August 2009	09/00598/FUL

Particulars and location of development

RETENTION OF BARN, ERECTION OF NEW BARN, FORMATION OF NEW VEHICULAR ACCESS AND VISITOR PARKING AREA, RE-USE OF EXISTING BUILDINGS AND LAND IN CONNECTION WITH THE USE OF OAK FARM AS A FAMILY FARM PARK

Oak Farm Carlands Lane Barlestone Nuneaton Leicestershire

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies

Hinckley & Bosworth Borough Council Local Plan (2001) - NE5, RE1, REC4, REC12 and T5

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan as summarised below, it is considered that subject to compliance with the conditions attached to this permission the proposed development would be in accordance with the development plan and would not be to the detriment of the character and appearance of the countryside, residential amenity, highway safety or any ecological interest.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This permission relates to the application as revised by amended plan BRUN001_00 Rev B received by the Local Planning Authority on 3 September 2009.

3 A landscape management plan, including long term objectives, management responsibilities, timescales and maintenance schedules for the site and in particular the woodland area and areas abutting the woodland shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the farm park. The landscape management plan shall be carried out as approved.

4 Notwithstanding the details submitted no development shall commence until such time as a plan showing the provision of visibility splays to the access to Heath Road has been submitted to and agreed in writing by the local planning authority. The splays shall be in accordance with the standards contained in the current County Council design guide 'Highways, Transportation and Development'.

IMPORTANT - PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

5 The visibility splays as approved under the requirements of the previous condition shall be provided before the first use of development hereby permitted and maintained thereafter. Nothing shall be allowed to grow above a height of 0.9 metres above ground level within the visibility splays.

6 Notwithstanding the details submitted, no development shall commence until such time as a plan showing a revised vehicular access arrangement including radii, surfacing and drainage to Heath Road has been submitted to and agreed in writing by the local planning authority. The access shall be in accordance with the standards contained in the current County Council design guide: Highways, Transportation and Development.

7 The access arrangements as approved under the requirements of the previous condition shall be provided before the first use of development hereby permitted and maintained thereafter.

8 Notwithstanding the details submitted, no development shall commence until such time as a plan showing parking provisions (including parking for coaches and surfacing details) within the site has been submitted to and agreed in writing by the local planning authority. The parking provision shall be in accordance with the standards contained in the current County Council design guide: Highways, Transportation and Development.

9 The parking provision as approved under the requirements of the previous condition shall be provided before the first use of development hereby permitted and maintained thereafter.

10 If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 20 metres behind the highway boundary and shall be hung so as to open inwards only.

The reasons for the conditions are:

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To define the permission.

3 To ensure the site as a whole and the woodland is protected as an ecological interest, in accordance with the requirements of PPS9: Biodiversity and Geological Conservation.

4-10 In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan and the guidance contained within Leicestershire County Councils Document Highways, Transportation and Development.

NOTES TO APPLICANT:

1 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief undertaken by the Applicant and all workers on site for all protected species should be maintained throughout the development. If any such species are discovered before or during the works, the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 List of plans used in the determination of this application: 50600/100 Rev B, BRUN001_02 Rev A, BRUN001_03 Rev A and BRUN001_02 Rev B.

6 This permission is subject to a number of conditions that require further information to be submitted for approval before any development can commence. All of the required details should be submitted to the Borough Council at least 8 weeks in advance of the start date of works on site. Failure to submit the required details will result in a breach of planning control and will leave the development liable to formal enforcement action and may invalidate the planning permission.

[redacted]

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Dated: 13 October 2009

NOTES

1 You are requested to quote the application number shown overleaf in all correspondence.

2 If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months (see para 2a below)** of the date of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 3054, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by telephoning 0117 372 6372). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him.

2a Appeals - new time rules. Appeals relating to applications made to the Local Planning Authority on or after 5th September 2003 must be made within **six months** of the date of the notice.

3 If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4 In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5 This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED - ACCESS AND PROVISION FOR THE DISABLED PERSONS

1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons (1981) Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4,7,8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S. 5619 "Design of housing for the convenience of Disabled People", 1978 and Code of Practice B.S. 5810 : 1979 "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS (Tel 071 629 9000) and in so far as educational buildings are concerned - to Design Note 18 "Access for the Physically Disabled to Educational Buildings".

2 The buildings to which these requirements apply are :-

a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.

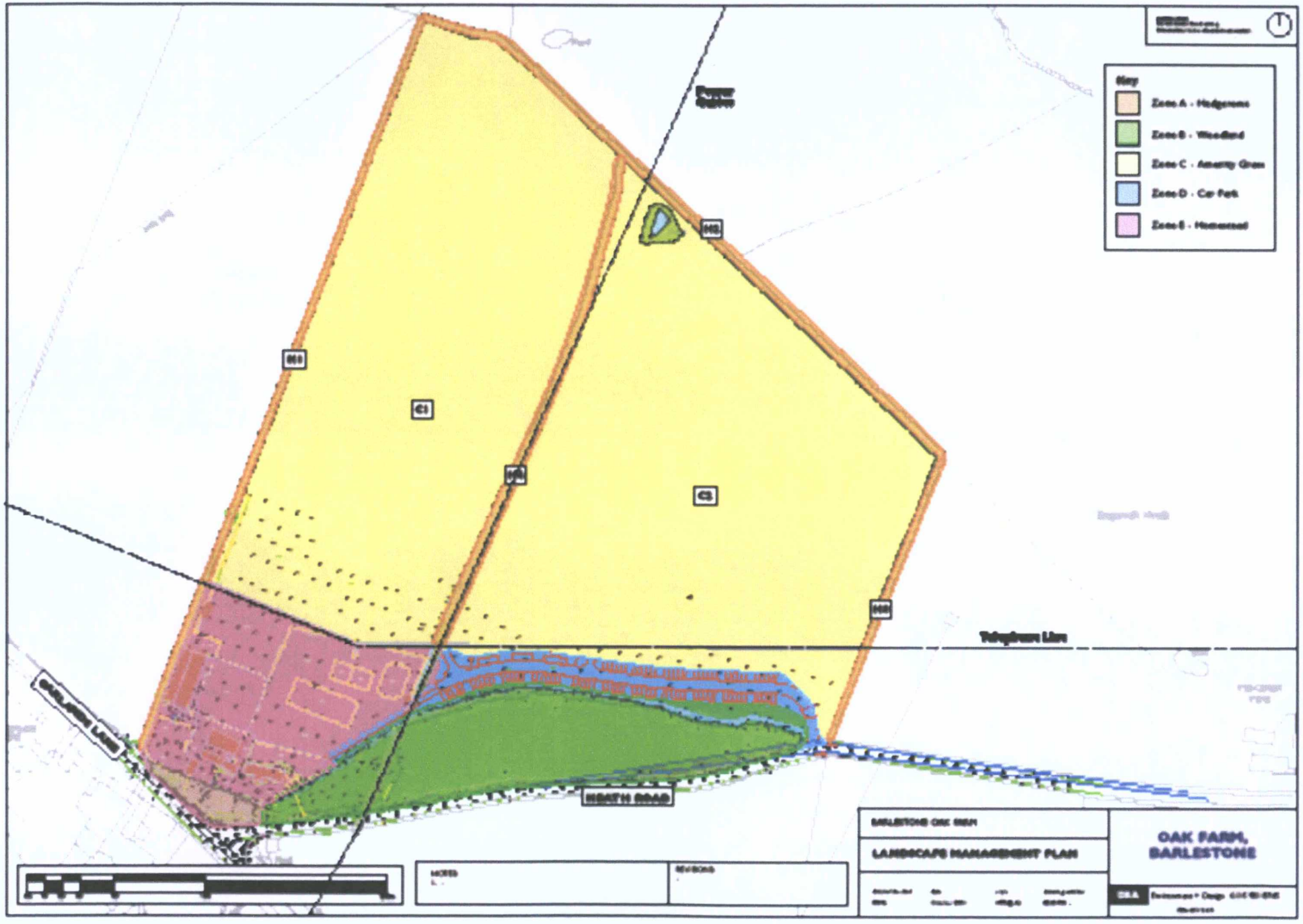
b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.

c) Factories as defined by Section 175 of the Factories Act 1961.

d) Educational Buildings as defined by Section 29(5) of the Disabled Persons Act 1981.

APPENDIX 2

0765 801 -	Landscape Management Zones	1:500@A2


Key
Zone A - Hedgerows
Zone B - Woodland
Zone C - Amenity Grass
Zone D - Car Park
Zone E - Homestead
Telephone Line
HEATH ROAD
BARLESTONE OAK FARM
LANDSCAPE MANAGEMENT PLAN
OAK FARM,
BARLESTONE

APPENDIX 3

Landscape Record Maintenance Sheet (Template)

DSA Environment + Design
Landscape Maintenance Record Sheet

SITE:_____ DATE:_____

CONTRACTOR:_____ CONTRACT:_____

Time of ARRIVAL on Site:_____ Time of DEPARTURE from Site:_____

OPERATIONS PERFORMED (please tick):

GRASS + LAWNS

1.1 Cut:	1.2 Removal of arisings:	1.3 Grass edging:
1.4 Grass banks rolling:	1.5 Grass aerating:	1.6 Fertiliser application:
1.7 Watering:	1.8 Weeding:	

HEDGES

2.1 Hedge trimming	2.2 Hedge fence repair	2.3 Removal of arisings:

WOODLAND WORK

3.1 Removal of dead wood:	3.2 Watering:	3.3 Coppicing and thinning
3.4 Removal of arisings:	3.5 Disease/ damage check	

LITTER

4.1 Litter pick:	4.2 Empty bins:	4.3 Sweeping up:

REPORT

A Is the site free of weed growth? YES/NO
If NO please detail areas requiring attention:_____

_____

_____

B Do plants require water? YES/NO
If YES please outline areas requiring attention with timescale:_____

_____

_____

C Are there any areas requiring attention? YES/NO
If YES please outline areas requiring attention:_____

_____

Other comments (flora and fauna observations, usage or vandalism evident, etc):

_____

_____

WORK APPROVED BY: (Client, Site Manager or equivalent) WORK UNDERTAKEN BY (SIGNED):

_____

DEVELOPMENT
SERVICES

26 JAN 2012

RECEIVED