

10 October 2024

Landscape and Ecological Management Plan

Client: Mr A Hodgeson

Site: Highland, Stansbatch, Stansbatch, Leominster, HR6 9LL

Application No: 241257

Introduction

HEC Ltd have been instructed by applicant to produce a Landscape Scheme in support of a planning condition for the installation of a pond upon the above site.

A walk over assessment of the current site has been carried out by HEC Ltd, a company that has been involved in numerous local and national projects involving landscape/habitat enhancement schemes. These include numerous habitat creation schemes involving the construction of large ponds and lakes.

Aims and Objectives of Management.

To increase the biodiversity of area and improve the aesthetic value of the site. The planting of new native trees and mixed native hedgerows within a broad green corridor around the site will improve the visual setting and create a strong environmental corridor for movement and habitat of the general ecology of the area.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

Summary of proposal

The application is for the construction of a pond, which has already taken place upon a small parcel of land adjacent to the residential property and gardens. The proposal has resulted in the loss of a small section of mowed amenity grass, with no loss of trees or hedges.

Objectives

Strategic

To conserve and enhance the wildlife value of the area.

To promote and enhance visual enjoyment of the area.

Management for achieving aims and objectives.

To consider landscape design and manage existing features

Tactical

Use of Local provenance native stock that matches existing trees within the wider region, plant trees and shrub species best suited to size constraints, soil conditions, increase connectivity and the general habitat and food source for a wide range of species.

Objective 1

Evaluation of existing features that are to be protected, enhanced and managed

The main ecological feature on site are the external hedgerows and trees, a large historical gap is present within the eastern margin of the site, the filling of this gap will reinforce the ecological provided by hedgerows used by multiple species

Prescriptions for management actions.

A detailed management scheme for landscape going forward will be produced and found at rear of document. Landscape and biodiversity features will be directly incorporated onto the site plan. Bird and bat boxes will be placed on trees and within hedgeline. The additional insect and hedgehog homes, together with the building of hibernaculum will also provide direct net benefit.

Protection of general nocturnal habitats.

No external lighting is present within this area and no external lighting is proposed, this will ensure dark corridors and bat flightlines are unaffected.

Objective 2

Create a variety of habitats to improve the potential for local biodiversity of the area.

The planting of mixed native broadleaved trees with native shrubs and hedging produces a significant gain to local biodiversity, it provides new environmental corridors for movement / flight and will develop into nesting and hibernation habitat for multiple species to benefit from.

Planting of New Hedge and hedgerow re enforcement of existing hedges.

The reinforcement of broken hedgerows and new hedges will be used by amphibians, badgers, bats, birds, insects, hedgehogs, dormice and reptiles etc. when present. The planting of additional hedgerow trees will directly benefit bat flight corridors and provide safer movement from and through the site to the surrounding areas.

New native hedge planting

BS 3936 Nursery Stock

The mixed species native hedge will be planted in double rows 15cm apart, 30cm apart within the rows. 1 + 1 60/80cm transplants will be used with a standard 45cm spiral guards. A 1m weed free strip will be initiated and maintained throughout the establishment period, during this period a slow-release fertilizer will also be applied. Stock of local provenance should be used.

Species to include: -

Corylus avellana	600 – 800mm	BR 10%
Cornus sanguinea	600 – 800mm	BR 5%
Crateagus monogyna	600 – 800mm	BR 60%
Ilex aquifolium	400 – 600mm	2L 5%
Viburnum opulus	600 – 800mm	BR 5%
Ligustrum vulgare	600 – 800mm	BR 5%
Prunus spinosa	600 – 800mm	BR 10%

New hedgerow tree planting.

Acer campestre (Field maple) Standard 8-10 cm RB x 1

900mm x 900mm x 900mm tree pits. Planting in accordance with BS 5845:2014 Trees; From Nursery to Independence. Backfilling with 80 litres of peat free compost and approved topsoil, 40g approved slow-release fertilizer, watering tubes, staking and tying with 2 short stakes with cross rail and clearly marked to avoid hedge cutting operations. On sloping ground horizontal bases and vertical sides with no less than minimum depth throughout. Sides and bottoms to be scarified and broken up to a depth of 150mm.

New Tree Planting.

Betula pendula (Silver birch) 1.8m Feather RB x 2

600mm x 600mm x 600mm tree pits. Planting in accordance with BS 5845:2014 Trees; From Nursery to Independence. Backfilling with 10 litres of peat free compost and approved topsoil, 10g approved slow-release fertilizer, watering tubes, staking tying with 1 short stakes. On sloping ground horizontal bases and vertical sides with no less than minimum depth throughout. Sides and bottoms to be scarified and broken up to a depth of 150mm.

Quercus robur (Oak) 8-10 cm RB x1

900mm x 900mm x 900mm tree pits. Planting in accordance with BS 5845:2014 Trees; From Nursery to Independence. Backfilling with 80 litres of peat free compost and approved topsoil, 40g approved slow-release fertilizer, watering tubes, staking tying with short stake. On sloping ground horizontal bases and vertical sides with no less than minimum depth throughout. Sides and bottoms to be scarified and broken up to a depth of 150mm.

Malus sylvestris (Crab apple) 8-10 cm RB x1

900mm x 900mm x 900mm tree pits. Planting in accordance with BS 5845:2014 Trees; From Nursery to Independence. Backfilling with 80 litres of peat free compost and approved topsoil, 40g approved slow-release fertilizer, watering tubes, staking tying with short stake. On sloping ground horizontal bases and vertical sides with no less than minimum depth throughout. Sides and bottoms to be scarified and broken up to a depth of 150mm.

Sorbus torminalis (Wild Service tree) 8-10 cm RB x1

900mm x 900mm x 900mm tree pits. Planting in accordance with BS 5845:2014 Trees; From Nursery to Independence. Backfilling with 80 litres of peat free compost and approved topsoil, 40g approved slow-release fertilizer, watering tubes, staking tying with short stake. On sloping ground horizontal bases and vertical sides with no less than minimum depth throughout. Sides and bottoms to be scarified and broken up to a depth of 150mm.

Aquatic Marginals

Supplier British Seed Houses, 9cm plant plugs at the rate of 5 per m² planting directly into soil margins.

Species to include the following: -

Angelica sylvestris

Carex acutiformis

Juncus articulatus

Lythrum salicaria

Mentha aquatic

Rununculus lingua

Native Shrub Planting

BS 3936 Nursery Stock /specifications for trees and shrubs.

Species planted at 1 - 3m staggered centre in groups of 5-10 no per species to be planted around the rear margins and along central bank area.

Species to include-

Cornus sang.	Dogwood	600-800mm	1 + 1 BR Transplant	20no.
Corylus Avellana	Hazel	600-800mm	1 + 1 BR Transplant	20no.
Euonymus europaeus	Spindle	600-800mm	1 + 1 BR Transplant	20no.
Ligustrum vulgare	Privet	600-800mm	1 + 1 BR Transplant	20no.
Rhamnus cathartica	Buckthorn	600-800mm	1 + 1 BR Transplant	10no.
Rosa arvensis	Rose	600- 800mm	0 + 1 BR Transplant	5no.
Salix purpurea	Willow	600-800mm	1 + 1 BR Transplant	5no.
Viburnum opulus	Guelder rose	600-800mm	1 + 1 BR Transplant	5no.

Species Rich Grass – Marshy/damp seed mix.

Work to comply with BS 4428:1989.

Grass seed for wildflower meadows, supplier British Seed Houses, traditional mixture with an application rate of 5 g/m2. Timing of sowing, April – May or August – September. Maintenance of meadow grass – cutting is to take place annually in August depending upon weather conditions, all arising's shall be collected and removed. As canopy closes mowing can be reduced due to shade competition.

Wildflowers 20%

Achillea ptarmica
 Lotus corniculatus
 Silene flos-cuculi
 Lathyrus pratensis
 Centaurea nigra
 Lotus pedunculatus
 Filipendula ulmaria
 Plantago lanceolata
 Rhinanthus minor
 Angelica sylvestris
 Prunella vulgaris
 Sanguisorba officinalis
 Stachys palustris
 Silene dioica
 Succisa pratensis

Grass species 80%

Agrostis capillaris
 Cynosurus cristatus
 Festuca ovaria
 Festuca pratensis
 Festuca rubra
 Phleum pretense

Species Rich Grass – Meadow seed mix.

Work to comply with BS 4428:1989.

Grass seed for wildflower meadows, supplier British Seed Houses, traditional mixture with an application rate of 5 g/m². Timing of sowing, April – May or August – September. Maintenance of meadow grass – cutting is to take place annually in August depending upon weather conditions, all arising's shall be collected and removed. As canopy closes mowing can be reduced due to shade competition.

Wildflowers 20%

Achillea millefolium
 Agrimonia eupatoria
 Anthyllis vulneraria
 Betonica officinalis
 Centaurea nigra
 Centaurea scabiosa
 Daucus carota
 Echium vulgare
 Galium album - (Galium mollugo)
 Galium verum
 Geranium pratense
 Knautia arvensis
 Leontodon hispidus
 Leucanthemum vulgare
 Lotus corniculatus
 Origanum vulgare
 Pastinaca sativa
 Plantago lanceolata
 Primula veris
 Prunella vulgaris
 Rhinanthus minor
 Rumex acetosa
 Sanguisorba officinalis
 Silaum silaus
 Silene latifolia
 Silene vulgaris
 Vicia cracca

Grasses 80%

Agrostis capillaris
 Cynosurus cristatus
 Festuca rubra
 Phleum bertolonii
 Poa pratensis

Additional Biodiversity Enhancement

Major landscape improvements will be the main driver for biodiversity enhancement on site, the creation of new additional and diverse habitats will deliver a significant net gain in biodiversity providing additional food sources and shelter with boxes used as supplementary habitat.

Exact locations are to be confirmed with the appointed Ecological Clerk of Works.

Bird Enhancements.

Schwegler 1B 32mm Nest box. X1

The nest box can be attached to a mature trees around site margins using an aluminium nail or by hanging over a branch. Designed to attract Great, Blue, Marsh, Coal and Crested Tit, Redstart, Nuthatch, Collared and Pied Flycatcher, Wryneck, Tree and House Sparrow and bats.



Bat Enhancements.

Bat box x1

To be located at least 4m above ground preferably south or S/E facing for summer maternity roost where possible. Exact location can be decided upon on site and avoid excessive shading.



Insect Enhancements.

Insects

WoodStone Insect Block– Used by ladybirds, lacewings and solitary bees x 1

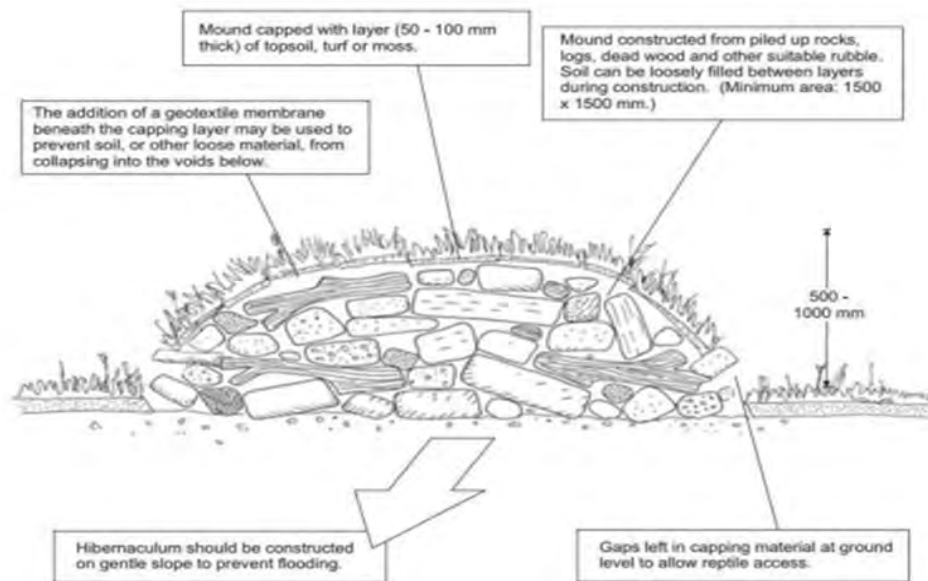




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Hibernacula

Minimum of 2 be built on site by hand, exact locations to be decided with the ECoW



Legal Guidance

The information set out within this report in no way constitutes a legal opinion on the relevant legislation. The opinion of a legal professional should be sought if further advice is required.

Legislation

Badgers

The Protection of Badgers Act 1992 makes it illegal to kill, injure or capture badgers or deliberately or recklessly interfere with a badger sett which includes damaging a sett, obstructing access to a sett, and disturbing a badger while it is occupying a sett.

Bats

All species of bats and their breeding sites or resting places are protected under the Conservation of Habitats and Species Regulation 2010 and the Wildlife and Countryside Protection act 1981 (amended). The deliberate capture, disturbance, injury or killing of bats is prohibited as is damaging, destroying or obstructing access to any place used by bats for shelter or breeding, whether they are present or not. Reckless disturbance or obstruction of access to a roost are also a criminal offence.

Birds

The Wildlife and Countryside Protection act 1981(amended) provides the legal protection of wild birds. All nesting birds and their nests eggs and young are protected from killing, injury, taking or selling.

Dormice

The Dormouse is protected under the Wildlife and Countryside Protection act 1981 (amended) and the conservation of Habitats and species Regulations 2010. The deliberate capture, disturbance, injury or killing of Dormice is prohibited as is damaging, destroying any place used by Dormice for shelter or breeding, whether they are present or not. Reckless disturbance or obstruction of places used for shelter is also a criminal offence.

Great Crested Newts

The Great Crested Newt is protected under Schedule 5 of the Wildlife and Countryside Protection act 1981 (amended) and are protected under the Conservation of Habitats and Species Regulation 2010. They are protected from deliberate killing, injury or capture with their habitat, including breeding site, resting place or any structure or place used for shelter or protection also protected against damage or destruction. It is also illegal to disturb great Crested Newts and their eggs are protected from taking or destroying.

Reptiles

Common reptile species are protected under the Wildlife and Countryside Protection act 1981 (amended). The deliberate capture, killing and injury or being sold. The habitat of these reptiles are not directly protected, however, disturbing or destroying their habitat whilst they are present may lead to an offence.

Should any protective species be found on site, work will cease immediately and the named Ecological Clerk of works will be contacted. Work will then be suspended until the Ecological Clerk of Works has visited site and consulted with Natural England.

Landscape Specification

Provide all materials and plant to execute project and remove at end of project. All materials and workmanship shall comply with BS 4428 'Recommendations for general landscape operations'

Disposal of all waste from site clearance to a licenced waste receptor via a licenced waste carrier

The site shall be kept clear, clean and tidy at all times, areas should be cleaned at suitable regular intervals throughout the day and at the end of day.

All work shall be set out following landscape drawing.

Any defective plants or workmanship shall be replaced at the cost of the contractor.

All trees supplied are to conform to and be planted in accordance with BS 3936. Plant material is to be inspected and approved by the Ecological Clerk of Works/Landscape architect prior to planting. All materials shall comply with schedule and native stock shall be of local provenance.

All landscaping work is to be completed no later than the first planting season post completion of the external works. All landscaping work is to be maintained for a minimum period of 5 years, with any fatalities being replaced the following planting season.

Deciduous trees and shrubs are to be planted November to late March. Planting will not be carried out in extreme weather conditions and adequate protection shall be enforced to protect the work force from weather, traffic and other causes.

All handling and storage will comply with CPSE "Handling and Establishing Landscape Plants" part I, II, & III, paragraphs 1.3.3 to 1.3.6, 3.0 and 4.0. Planting should be carried out as soon as practically possible after delivery.

All planting will comply with CPSE "Handling and Establishing Landscape Plants" part III, paragraphs 6.2 to 6.6.

Site Preparation and Earthworks

Programme of works -Dates are subject to discussion and agreement. The contractor must verify this programme of works before commencing on site.

The contractor shall provide adequate protection to all works during installation and protect work from damage. Any work damaged shall be removed and made good at the cost of the Contractor.

Site preparation

All weeds shall be cut down and disposed of by licenced carrier, then an approved contact herbicide spray shall be applied to all areas of site to control site vegetation. The contractor shall be fully licenced to carry out the use of herbicides/pesticides/fungicides under the 'Code of practice for the use of approved pesticides' and keep full records for COSHH 'control of substances hazardous to health 2002'.

Any existing topsoil shall be stripped before any building works begin.

All stone, brick, concrete, wood, rubbish, weed roots and foreign matter etc. shall be removed from the sub-soil formation layer to a minimum depth of 600mm below topsoil and broken up immediately prior to sub-soil application.

The sub-soil shall be evenly graded to the appropriate formation levels below the finished levels of the top soil to the appropriate depth,

Removal of surplus excavated material via a licenced waste carrier to a licenced waste receptor

All rubbish is to be immediately cleared and removed as it accumulates during the course of the work.

At completion the site is to be left clean and tidy.

Site Cultivation

Prior to cultivation as outline in site preparation all planting and seeding areas that are infested with weeds will be treated with an approved herbicide. Treatment to be undertaken in the growing season preceding planting, at a minimum 2 weeks prior to works to allow for repeat treatment if necessary. The contractor shall be fully licenced to carry out the use of herbicides/pesticides/fungicides under the 'Code of practice for the use of approved pesticides' and keep full records for COSHH 'control of substances hazardous to health 2002'.

All rubbish, vegetation, perennial weeds, roots, stones over 25mm shall be removed and raked to even levels that follow contours of site.

Imported topsoil shall be to BS3882: 2015 Specification for Topsoil. Topsoil storage shall be no more than 1m and protected from compaction and contamination, depending on duration of storage it is either to be capped with grass or managed with a suitable contact herbicide for a short duration.

Topsoil shall be multi-purpose grade, medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination and roots of perennial weeds. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm.

All work shall be carried out at the appropriate season and suitable weather conditions. No soil operations will take place during waterlogged or frozen conditions. Finished levels of topsoil in planted areas shall be 150 mm below top of D.P.C. of any adjoining buildings or structures.

Installation

Planting shall be carried out in general accordance with the requirements BS4428:1989 Code of practice for general operations

Plants shall be sourced from an approved nursery or supplier all planting stock will comply with planting schedule and be available for inspection at the nursery or at the time of planting. All plants should be free from pest, disease or other infections. They should have a well-developed structure and the root system shall be in balance.

All plants are to be carefully lifted and transported to site without damage, plants damaged during transport and handling will be rejected at point of delivery 'Plant Handling published by the Committee for Plant Supply and Establishment'.

After delivery storage should be minimised and planting should commence without delay. Rootball trees should be stacked together and covered with sand or damp hessian, bare root trees and transplants should be placed into a prepared trench and back filled, these should be checked regularly to ensure they have not dried out.

All materials delivered shall be available for inspection, all planting material should be labelled correctly and any defects removed at contractors cost.

Work is to be carried in weather conditions that are suitable for the work required and season, extreme weather conditions are to be avoided, waterlogged, frozen or drought conditions all result in damage to soil structure and root systems, these events should be recorded if an extension to the project is required.

Times of year for planting:

- o Deciduous trees and shrubs: Late October to late March.
- o Conifers and evergreens: September/ October or April/ May.
- o Herbaceous plants (including marginal): September/ October or March/ April.

Shrubs

Shrubs shall comply with BS3936-1:1992 with holes large enough to receive the roots of the plant fully. Plants to be carefully backfilled and gently heeled in with levels at the nursery depth. Care must be taken not to disturb the root balls of pot grown plants and not let any roots dry out at any time. Plants are to be arranged in a random groups, with spacing/ density as indicated for each specimen within specification, an informal layout should be adopted to avoid straight lines or repetitive blocks. All plants shall be well watered immediately after planting to a full depth to ensure root zone is fully wetted.

Watering should be carried out as many time as necessary in order to ensure the continued thriving of all planting materials. If water supply is likely to be restricted by emergency legislation the contractor should suspend work and submit proposals for an alternative suitable source of water.

The contractor shall ensure that all planting areas are weed free prior to the spreading of bark mulch. On completion of all shrub planting areas the contractor shall supply and spread a 75 mm layer of bark mulch. This shall be a medium grade fresh composted bark mulch free of pests, disease, weeds and Methyl Bromide contamination. The mulch shall be applied only to moist soil and should not be piled up against the stems.

Trees

Planting of Trees shall be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape.

Trees shall be well grown nursery stock free from disease, true to type and size within specifications. All root-balled trees shall have been transplanted the correct number of times as specified in the plant schedule. All rootballs shall contain a fully fibrous root system with obvious evidence of root pruning or transplanting.

Every specimen tree, and one tree from each group shall clearly be labelled with its full botanical name. Trees supplied shall correspond exactly with the species, varieties and sizes stated. No substitutes will be permitted unless expressly authorized in writing by the Local Planning Authority.

All trees shall be adequately and carefully packed and protected during transportation, once on site they shall have their roots protected from drying out until planting is carried out, damp hessian sacking or washed sand can be used. If trees are not to be used same day they should be trenched in and remain moist until usage, where possible this should be avoided with good site management.

Tree pits shall be excavated to the specification outlined for each rootball size. The base and sides shall be broken to relieve any smearing within clay soils. During excavation topsoil and subsoil shall be kept separate.

Backfill of tree pit: 300mm depth topsoil in line with BS3882:2015 Specification for topsoil (multi-purpose topsoil), with 600mm subsoil for trees within soft landscape and should replicate the original topsoil/subsoil profile. Backfill shall be added gradually in layers of 150mm depth and gently firmed in.

Rootballed trees shall be installed at the original nursery grown level. The exposed tree pit shall be protected from waterlogging or frozen conditions, work should be suspended until conditions improve.

Tree Pit Accessories (trees within soft landscape)

Stakes to be requisite length, pressure impregnated (with preservative non injurious to plants) and de-barked softwood 100mm square or diameter. Tree stakes shall be driven into the ground before the tree is planted, to a sufficient depth to provide full support for the tree. Rubber tree tie with spacer block between tree and timber to be used.

Mona Relief Tree Irrigation with Aria Inlet Watering System to be installed to manufacturers guidelines or similar approved product. Watering should be carried out as many times as necessary in order to ensure the continued thriving of all planting materials. If water supply is likely to be restricted by emergency legislation the contractor should suspend work and submit proposals for an alternative suitable source of water.

Management

Maintenance work shall be in addition to the normal operations required under the defects liability period. Upon practical completion the contractor is to make arrangements with the employer/agent to make sure is able to gain access to the whole site.

The contractor shall provide a minimum of 9 monthly maintenance visit during an annual growing season and provide all tools, equipment, materials and suitably trained operatives to carry out the work.

Maintenance Operations

Trees and mixed planted areas

Watering: Allow for a minimum of 4 waterings a year to all planting areas at a rate of 60 litres for standard trees and 15 litres per m2 for transplant and shrub planted areas at each watering. Water shall be applied directly and slowly to the planted areas. Larger tree specimens should be watered until soil is fully wetted via the irrigation tubes. All ties and stakes shall be checked and adjusted, secured and replaced as and when required.

Maintain all areas free from items of rubbish throughout the maintenance period.

Upon practical completion of the site, the applicants landscape contractor will hand over to the site management contractor who will be responsible for the maintenance of all landscaped areas. The management period shall be for 5 years following practical completion and site hand over.

Site management shall include

- Check all plants for damage, replanted and replace if required to ensure correct planting densities maintained.
- Check all trees for damage, check fixing, ties and supports and replace and re-firmed if required. Its should be assessed on an annual basis if support is required and remove to prevent damage to bark and cambium layer.
- Check all spiral guards and refit/replace
- Keep all planting areas free from weed growth and remove weeds to licenced receptor or compost on site, maintain mulch levels as necessary.
- Remove any litter or waste material generated by maintenance operations from site by licenced waste carrier to licenced waste receptor and maintain record.
- Annual and perennial weeds shall be eradicated by chemical or manual methods depending upon location, season and suitability.

Tree Pruning

All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), and assessed by a suitably competent person or arboricultural consultant.

General pruning and maintenance of trees hedges and shrubs should be carried outside of the recognised bird nesting season March to August inclusive.

New Hedge Pruning

Pruning is to take place late in winter season to allow berries and nuts to be utilised by species on site.

Lead shoots are to be reduced to allow the hedge to form a thick base with a tapered "A" form, vigorous species can be cut back harder to allow slower growing species to contribute to canopy closure, once this has occurred a standard maintenance cutting plan can be adopted .

Watering

On going seasonal conditions should be considered and a minimum of 4 visits or as required shall be carried out to ensure all trees and shrubs have become successfully established and will not require further watering, normal time frame is the 3rd season post completion.

All visits shall ensure the planted areas and planting pits are watered to field capacity , pooling of water shall be avoided .

Shrub Pruning

All pruning should be carried out BS 4428 'Recommendations for general landscape operations' and use good horticultural practices. On a regular basis deadwood, diseased and crossing/damaged growth should be removed at a time suitable for the species. The encouragement of suitable leaders and lateral growth should be encouraged that represent the individual species form. Any infected growth should be removed from site at correct time of year ie silver leaf to avoid infection of adjoining species.

Species Rich Grassland

Areas of wildflower grassland will be mowed on an annual basis in accordance with landscape specification, this should take place in August depending upon weather conditions, all arising's shall be collected and removed. As canopy closes mowing can be reduced due to shade competition and should be re assessed every 5 years, no fertilizers or broad ranged herbicides are to be used in these areas.

Replacement of failed planting

At an agreed date during annual growing season all plants /trees that have died or in a poor condition shall be recorded, all failed trees and shrubs etc shall be removed from site at an appropriate time. The recognised tree /transplant planting season of November to late March will be used to replace these specimens to ensure the site is maintained at numbers and densities as outlined in Landscape specifications . Failures to seeded area or herbaceous planting shall be replaced during the recognised growing season of March to November

The area around these works shall be cultivated and returned to site specifications reducing any impact to surrounding plants etc.

The landscape maintenance company will be responsible for the replacements of all plants which have failed to survive and replaced as in specification.

Landscape Maintenance Plan – YEAR 1

The schedule is the responsibility of the landscape contractor and to be undertaken by the landscape contractor.

Location	Operation	Objective	Timings	Action By
Tree Planting	Check all trees. Removal of failures/ dead ,dying or trees that have not established at a suitable level . Replacement with same species and size	Ensure compliance with landscape specifications and planning condition	At end of first growing season	Landscape Contractor
Tree Planting	Check all trees . Re-firm stands , inspect all stakes, rails, ties, belts and guards	Ensure healthy supported straight growth with good form	As required and or after weather event , min of 4 times annually	Landscape Contractor
Tree Planting	Spray off 600mm radius around tree base	To remove competition from grass and weed	Bi-Annually as required Early spring and reassessed mid-summer	Landscape Contractor
Tree Planting	Watering, soil should be fully wetted around each individual specimen	Ensure full healthy growth development establishment phase and reducing fatalities.	Minimum of 4 visits or as season requires	Landscape Contractor
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	Ensure all H&S requirements regarding arboriculture are carried and trees are in a safe condition, all work should be carried out under guidance of British Standard BS 3998 (2010), <i>Recommendations for tree work</i> ,	Annually or as required after weather event	Landscape Contractor/Arboricultural Consultant
Hedge Planting	Check all transplants . Removal of failures/ dead plants and replace with same species and size	Ensure full canopy and establish environmental corridor	After first growing season	Landscape Contractor
Hedge Planting	Check all canes and guards and re straighten /re firm all plants	Replace broken guards and canes to ensure full hedgerow establishes	At end of first growing season	Landscape contractor
Hedge Planting	Spray off 600mm along hedge base	To remove competition from grass and weed	Bi-Annually as required Early spring and reassessed mid-summer	Landscape Contractor
Hedge Planting	Watering, soil should be fully wetted along hedge line.	Ensure full healthy growth development establishment phase and reducing fatalities.	Minimum of 4 visits or as season requires	Landscape Contractor

Location	Operation	Objective	Timings	Action By
Wildflower Grass Areas	Mow wildflower areas to approx. 50mm in late summer and collect arisings	To ensure competition/dominance is reduced from faster growing species and mosaic flora develops without fertility increasing	Late July / August and dependent upon prevailing conditions	Landscape Contractor
Wildflower Grass	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same wildflower grass mixes as originally proposed.	To ensure no bare areas develop and full diversity develops	Reseed April or September as necessary	Landscape Contractor
Mowed Grass Paths / Areas	Grass cutting to height of between 25-50mm arisings to be collected and removed.	To maintain healthy thick sward suitable for use and season	March – November with a minimum of 25 cut and to be carried out at a regular time during growing season	Landscape Contractor
Grass Areas	Re-seed any bare patches and areas of amenity grassland that have failed. Same grass mix to be used as originally.	To ensure full sward has developed with no bare patches, weeds can be mechanically controlled subject to season	To be carried out during the active growing season March -Nov and weather dependant	Landscape Contractor
Native Shrub planting	Remove any failures or dead plants and replace with same species or approved substitution. General weeding	To ensure all plants survive and contribute to general enhancement of the area	Replacements to be carried out at end of growing season . weeding monthly	Landscape contractor
Ecological Features	Check and clean ecological enhancements	Ensure correct locations and are in a clean state for future season	Annually and not conflict with nesting /hibernation usage	Ecological Clerk of Works
Annual defects	Review all planting on site and confirm it has correct planting densities	To ensure management and all site operations have been carried out in accordance with specifications	At end defect period or at end of first growing season	Main contractor and appointed clerk of works

Landscape Maintenance Plan – Ongoing for a period of 5 years.

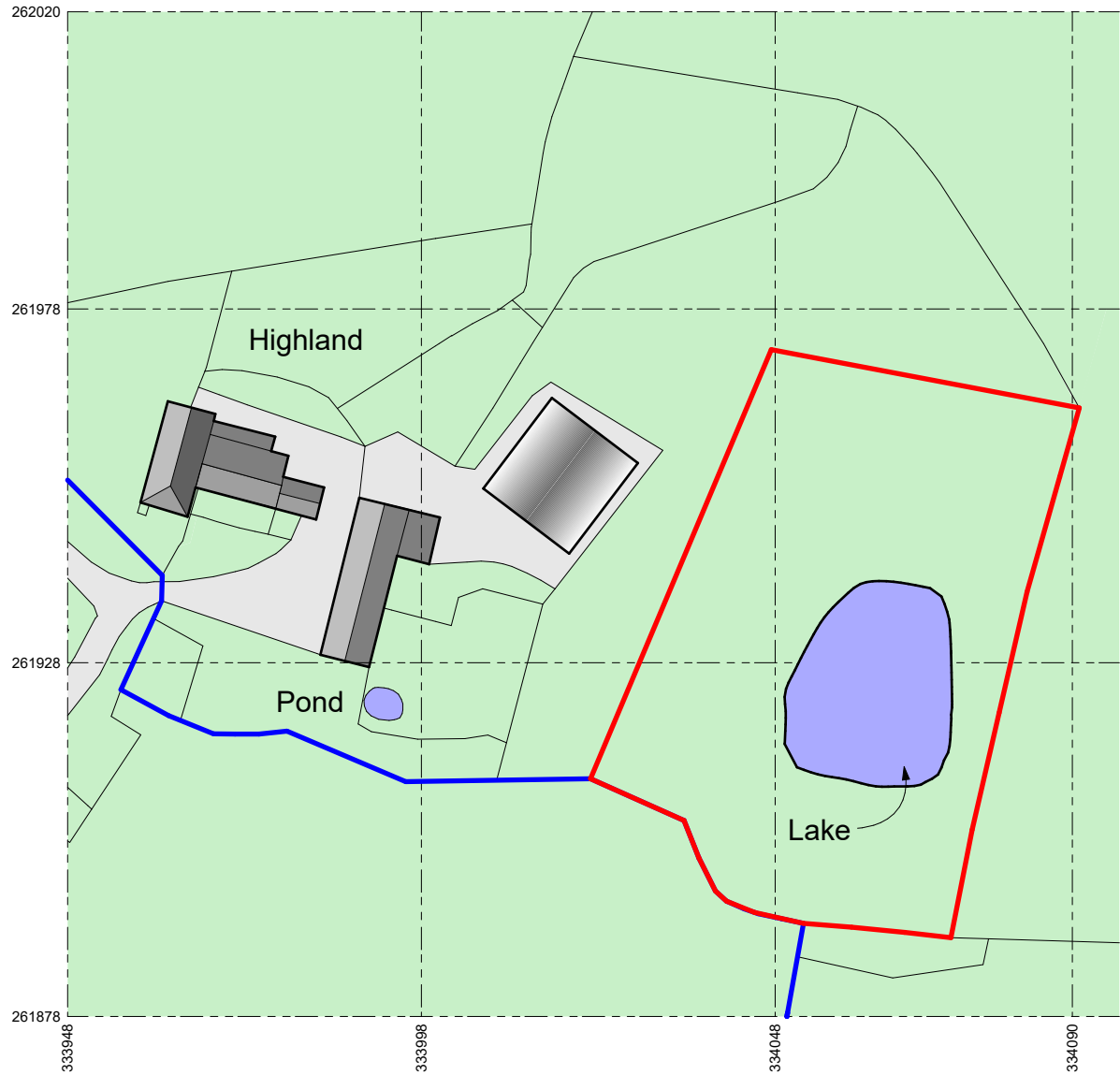
The schedule is the responsibility of the appointed management company.

Location	Operation	Objective	Timings	Action By
Tree Planting	Check all trees. Removal of failures/ dead ,dying or trees that have not established at a suitable level . Replacement with same species	Ensure compliance with landscape specifications and planning condition	At end of each growing season	Management company
Tree Planting	Check all trees . Re-firm stands , inspect all stakes, rails, ties, belts and guards	Ensure healthy supported straight growth with good form and not damaging stem /bark	As required and or after weather event and annually.	Management company
Tree Planting	Spray off 600mm radius around tree base	To remove competition from grass and weed	Bi-Annually as required Early spring and reassessed mid-summer	Management company
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	Ensure all H&S requirements regarding arboriculture are carried and trees are in a safe condition, all work should be carried out under guidance of British Standard BS 3998 (2010), <i>Recommendations for tree work</i> ,	Annually or as required after event	Management company/ Arb consultant
Hedge Planting	Check all transplants . Removal of failures/ dead plants and replace with same species and size, prune in late winter to allow birds to make use of any food source	Ensure full canopy and establish environmental corridor. To produce a broad based "A" famed hedge structure	End of each growing season	Management company
Hedge Planting	Check all canes and guards and re straighten /re firm all plants. On fast growing species guards can be removed before bark damage occurs	Replace broken guards and canes to ensure full hedgerow establishes	At end of each growing season	Management company
Hedge Planting	Spray off 600mm along hedge base	To remove competition from grass and weed, once hedge has established this can be terminated	Bi-Annually as required Early spring and reassessed mid-summer	Management company
Hedge Planting	Watering, soil should be fully wetted along hedge line.	Ensure full healthy growth development establishment phase and reducing fatalities. Once hedge has established this can be terminated	Minimum of 4 visits or as season requires	Management company

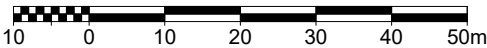
Location	Operation	Objective	Timings	Responsibility
Wildflower Grass Areas	Mow wildflower areas to 50mm (approx) in late summer and collect arisings	To ensure competition/dominance is reduced from faster growing species and mosaic flora develops without fertility increasing	Late July /August and dependent upon prevailing conditions	Management company
Wildflower Grass	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same wildflower grass mixes as originally proposed.	To ensure continuous cover and full diversity develops. Once area is full established this can be terminated	Reseed April or September as necessary	Management company
Amenity Grass Paths/ Areas	Grass cutting to height of between 25-50mm arisings to be collected and removed.	To maintain healthy thick sward suitable for use and season	March – November with a minimum of 25 cut and to be carried out at a regular time during growing season	Management company
Amenity Grass Areas	Back fill any general low spots and shrinkage at rear of kerb lines if required using topsoil mix with original seed mix	To ensure smooth safe surface	To be carried out at end of mowing season	Management company
Naitive Shrub planting	Remove any failures or dead plants and replace with same species or approved substitution. General weeding. Prune plants to encourage good form and representation of species.	To ensure all plants survive, contribute to general enhancement of the area and good horticultural practices are maintained.	Replacements to be carried out at end of growing season . weeding monthly	Management company
Ecological Features	Check and clean ecological enhancements	Ensure correct locations and are in a clean stare for future season	Annually and not conflict with nesting /hibernation usage	Ecological Clerk of Works
Annual defects	Review all planting on site and confirm it has correct planting densities	To ensure management and all site operations have been carried out in accordance with specifications	At end defect period or at end of first growing season	Main contractor and appointed clerk of works

- Survey or Site Information
- Concept Design
- Developed Design
- Tender Drawing
- Contract Drawing
- Construction Issue

Project Address
Highland,
Stansbatch,
Leominster,
Herefordshire
HR6 9LL



Produced on 27 March 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 333948 261878,334090 261878,334090 262020,333948 262020,333948 261878
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Site Location Plan

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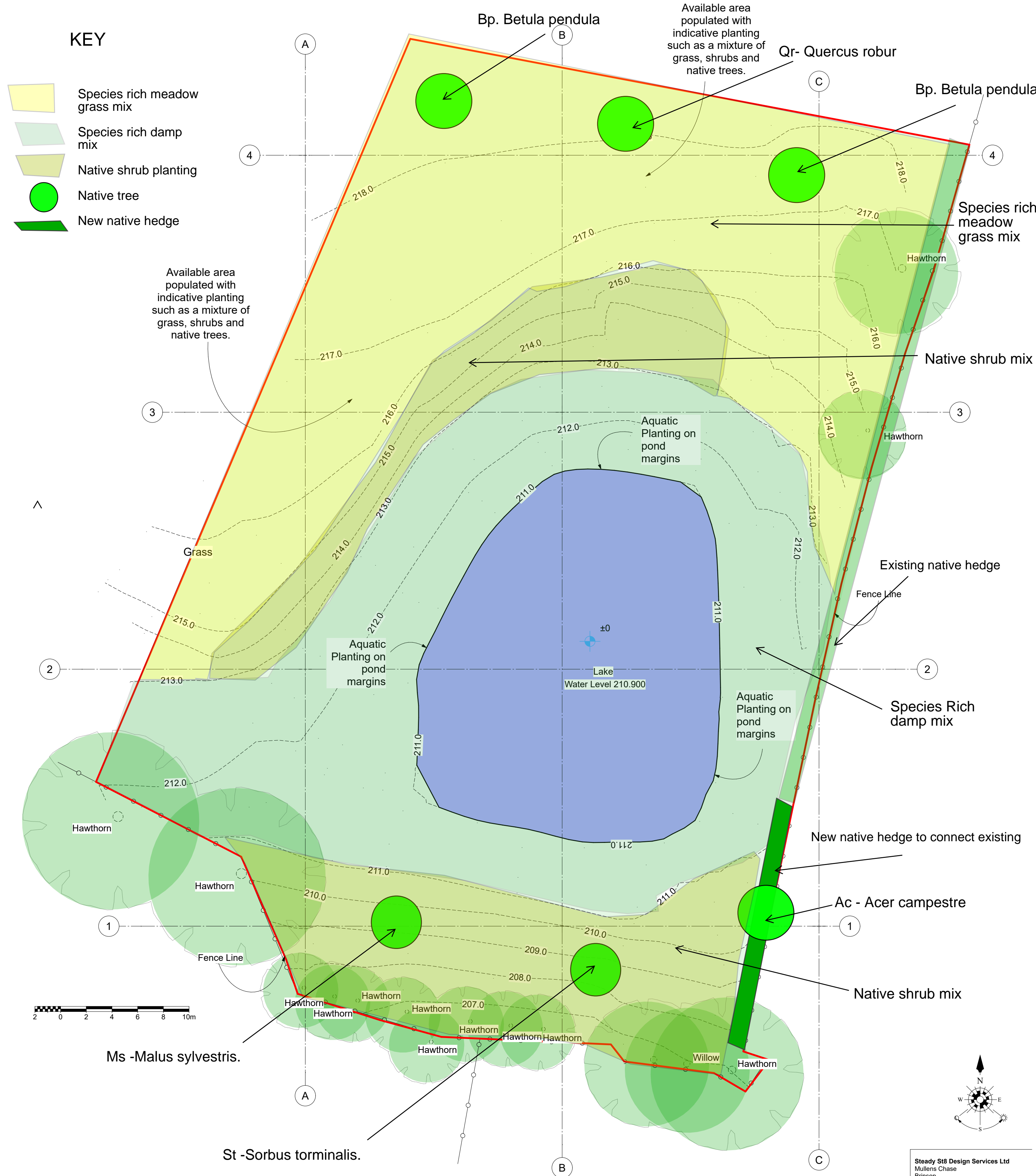
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EGT

Date :
08/05/2024

Drawing Number
1055•01.1





Site Plan
Lake Development at Highland

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A2

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Rev	Date	Comment	By

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Project Details
Adrian Hodgson,
Lake Development at
Highland

Scale
1:200
Drawn
EGT
Date :
08/05/2024
Drawing Number
105501.2