Milton-under-Wychwood Neighbourhood Plan

Appendix 12

Calais Field: Landscape and Ecological Management Plan

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1. Confirmation of Compliance with Conditions of planning permission.
2. Landscape and Ecological Management Plan.

1. Confirmation of Compliance with Conditions of planning permission

Planning and Strategic Housing

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WEST OXFORDSHIRE
DISTRICT COUNCIL

Mrs Emma Foster
IM House
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Coleshill
B46 1DF

Date: 12th May 2020
Our Ref: 19/00409/CND
Please ask for: Sarah Hegerty
Telephone: 01993 861713
Email: sarah.hegerty@westoxon.gov.uk

Dear Mrs Emma Foster

Compliance with Conditions

APPLICATION NUMBER: 19/00409/CND

PROPOSAL: Discharge of Conditions 7 (Landscaping) and 10 (Surface Water Drainage) of planning permission 17/01174/FUL

AT: Land South Of Jubilee Lane Jubilee Lane Milton Under Wychwood

FOR: Mrs Emma Foster

For the purpose of the Planning Permission reference 17/01174/FUL approved on the 4th August 2017, my Council approves the following:

Condition 7: The Landscape details provided are considered to be acceptable and the condition is discharged. The works must be carried out in accordance with the approved details.
Details: Pegasus Group Landscape and Ecological Management Plan (LEMP) May 2020 | P16-0805_16E

Condition 10: The surface water drainage details provided are considered to be acceptable and the condition is discharged. The works must be carried out in accordance with the approved details.
Drawing: Micro Drainage Date 27.02.19 Whole Site Infiltration
Infiltration Basin and Headwall Details Drawing Number: ENG_270 Rev A Dated: 28.02.19

I shall arrange for copies of this letter to be attached to and form part of the Planning Permission.

Yours sincerely

Sarah Hegerty
Planner

2. Landscape and Ecological Management Plan

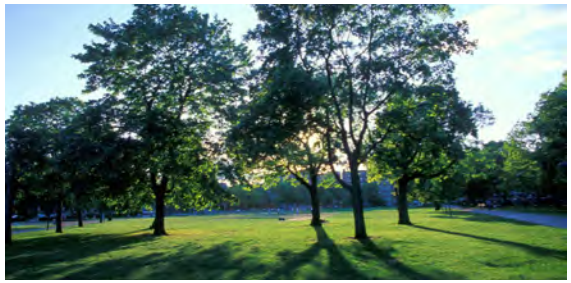
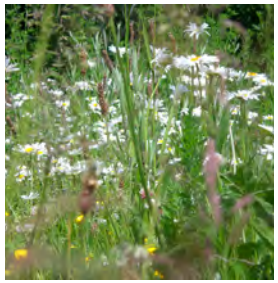
Land south of Jubilee Lane, Milton - under - Wychwood,

Landscape and Ecological Management Plan (LEMP)



Prepared by Pegasus Group on behalf of Spitfire Properties LLP
May 2020 | P16-0805_16E

Pegasus Group






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Date: April 2020
Project code: P16-0805
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1.0 Introduction

1.1 This Landscape and Ecological Management Plan (LEMP) will be undertaken by the management company instructed by the developers.

1.2 This LEMP is designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.

1.3 Note the management company responsible for the management of the public open space is the landowner (of Calais Cottage). The developer has rights to ensure the attenuation basin can be maintained for the lifetime of the development.

Purpose of the Management Plan

1.4 The purpose of this Landscape and Ecological Management and Plan (LEMP) is:

- To ensure the original design intent and vision for the public open spaces within the site at Milton - under - Wychwood is realised and maintained;
- To ensure that clear objectives for the management and maintenance of the public open space areas are established;
- To set clear standards for the performance of landscape maintenance work following handover from the landscape contractor at the beginning of the operational phase;
- To identify, manage and resolve possible conflicts between different users of the site;
- To establish work programmes and schedules for landscape maintenance staff;
- To help in the allocation of financial resources for landscape maintenance and,
- To help monitor success and progress against management targets.

Planning Background

1.5 This Landscape and Ecological Management Plan has been submitted in accordance with Condition 7 of the planning application for land south of Jubilee Lane, Milton under Wychwood that relates to the planning permission (ref. 17/01174/FUL)

1.6 This LEMP have been reviewed in relation with the Drainage Management Strategy submitted in conjunction with condition 10 (surface water drainage). The drainage mechanics and associated drainage elements within the public domain such as the infiltration basin will be maintained in accordance with the Drainage Management Strategy which allows for inspections, routine maintenance such as litter and debris removal and de-silting. The landscape elements such as the grassland cutting and maintenance of trees within this area will be maintained as per the management regime described within this LEMP. .

Landscape Management and Maintenance Aims

1.7 The main aims for this Landscape and Ecological Management Plan are:

- To uphold the original design intent, vision and qualities for the open spaces;
- To present an attractive and safe environment for home owners, residents and visitors;
- To provide and maintain access for the public for recreation purposes;
- To ensure that existing site features are appropriately managed;
- To ensure that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public;
- To ensure that newly planted areas become established;
- To keep the site clear of litter and rubbish;
- To provide an appropriate level of management intervention ranging from a moderate (recreational areas) to a minimal approach to management;
- To carry out maintenance work according to best practice using sustainable techniques and materials;

Scope

1.8 This LEMP details the management of the open space within the site. It does not include the on-plot/curtilage landscaping which would be maintained by the occupiers.

1.9 This LEMP covers landscape management and maintenance following the handover from the landscape contractor to the landowner. It does not cover works associated with site clearance and construction works.

Review

1.10 This document should be seen as an operational guide, subject to change and improvement as the different landscape features mature and develop.

1.11 Monitoring (every three years) will be undertaken by a qualified ecological professional and management requirements assessed by the project ecologist. The monitoring report will be used to determine whether or not objectives for the site have been met.

2.0 Site Description

Development and Landscape Proposals

2.1 The development south of Jubilee Lane in Milton under Wychwood comprises 9 dwellings with an area of open space to the south, and vehicular, pedestrian access, and related infrastructure.

2.2 The landscape proposals for the open space include a number of ecological mitigation and enhancement features. These have been proposed as per the recommendations of the Ecological Assessment by Ethos Environmental Planning (dated 2017). The open space to the south of the residential dwellings will be retained and managed by the owners of Calais Cottage who own this area of land.

2.3 This landscape and ecological management plan applies to the areas of public open space south of the cotswold stone wall.

2.4 The landscape proposals aim to create areas of naturalistic greenspace for residents and users of the site. Scattered tree planting creates an informal parkland setting with areas of coppice planting along the northern part of the public open space to provide screening element and a transition to the built edge of the development.

2.5 In addition, the retention of the existing vegetation along the site's boundaries will provide a strong green edge to the open space with supplementary planting along the western and northern boundary.

2.6 The landscape proposals for open space offers formal as well as informal types of the footpaths. Main routes are to be a 2m wide hoggin footpath with timber edging. Their direction coincides with the Public Right of Way no. 301/5 & 301/13 providing the access to the public open space from land adjacent to the site. Mown footpaths whose run mainly around the periphery of the site amongst scattered tree planting. The course of Public Right of Way no. 301/14 is to remain in situ and is demarcated with a mown path.

2.7 The existing improved grassland will be stripped and re-sown with a species diverse wildflower grassland eg. EM10 Tussock Mixture. This provides a good habitat for insects, small mammals, birds, amphibians and reptiles. The area of marshy grassland located in the central part of the public open space is to be retained due to its habitat value.

2.8 The attenuation basin in the western part of the site will be seeded with a pond edge wild flower and grass mix. This will be secured with a timber post and rail fence with an access gate for maintenance. In addition log and habitat pile are to be created around the edges of the basin to support a mosaic of habitats for wildlife.

2.9 The cotswold stone wall forms a barrier to the open space, along the northern boundary.

2.10 In order to strengthen the northern and eastern existing hedgerows supplementary infill planting is proposed. The species composition here, and across the public open space has been selected from native and locally found species.

2.11 Bird and bat boxes will be installed on the relevant facades of the proposed dwellings to provide further opportunity for birds and bats, locations shown in Appendix 1.

2.12 For detailed landscape proposals including species, sizes and densities, refer to P16-0805_13 Detailed POS Proposal, within Appendix 1.



Open Space Proposals (extract of drawing ref: P16-0805_13)

3.0 Environmental Considerations

3.1 This sections details the environmental considerations that need to be examined to enable a thorough landscaping management and maintenance strategy for the site.

Horticultural Peat

3.2 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner. Wherever possible plants grown without peat will be preferred to those grown using peat.

Recycled Materials

3.3 Where appropriate use should be made of materials made from recycled components e.g. wood chip mulch.

Pesticides/Herbicides

3.4 A minimal intervention and organic approach will be used in terms of weed control. In areas of transplant tree and shrub planting this is to be achieved by using mulch mats and hand weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

Water Management

3.5 Where necessary maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation. If appropriate and available, recycled water should be used e.g. from rainwater harvesting.

Habitat Management

3.6 Retention of trees and hedgerows, along with proposed native planting and creation of grassland habitats within the public open space will provide habitats for wildlife with the aim to improve the sites biodiversity.

3.7 Allow deadwood, jagged stumps, splits, fungal growths/fruiting bodies and holes in tree trunks to remain unless they are creating a safety hazard.

3.8 Trees should not be felled unless they are classified as dangerous. Where a tree poses as a health and safety hazard, advice shall be sought immediately from a Arboriculturist. Ivy should only be severed where it is growing into tree canopies and is likely to create a sail hazard.

3.9 The retention, as far as possible, of the existing trees, tree groups and hedgerows is considered an important part of the development. Such areas will be managed appropriately to maintain and develop their value.

4.0 General Maintenance Requirements

General Maintenance Operations

4.1 Maintenance operations are to be carried out with regard to BS 4428: Code of Practice for General Landscape Operations. Maintenance of soft landscaping (other than amenity turf) to have regard to BS 7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape.

4.2 Planting of new trees to have regard to Section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape. All plants to conform to BS 3936 and be in accordance with the National Plant Specification.

4.3 All arisings from landscape works will be removed from site and disposed of at a registered facility, recycling or composting of arisings should be prioritised.

4.4 Litter and debris shall be cleared by hand from all open space areas and removed from site on a monthly basis, and prior to mowing.

Pruning and Tree Works

4.5 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st March to 31st August inclusive. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.

4.6 All tree surgery work is to be carried out to BS 3998:2010 Tree Work– Recommendations, and should be undertaken by a suitably qualified operative. Any trees with bat potential to be inspected by a qualified bat specialist prior to any tree works commencing.

4.7 Hygiene works will be avoided, for example fungal fruiting bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an Arboriculturist. Where possible, trees will be allowed to age naturally and dying trees will be allowed to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an Arboriculturist.

4.8 All new trees and shrubs shall be checked at each maintenance visit for damage, security, firmness, fixing and support.

4.9 It is recommended that all new and existing planting on site is subject to on going management. Such an approach will involve minimised effective use of pesticides and vegetation pruning works to take place outside of the bird nesting season.

Failure to Thrive / Establish

4.10 Any shrubs, hedges or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plans. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season. If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant. Replacement planting of container plants to be undertaken as required, root-ball/bare root planting to be undertaken November to March.

4.11 Amenity bark mulch shall be topped up annually to a depth of 75mm where there is bare soil in planted areas. To avoid accidentally damaging plants herbicides will not be used to control weeds once foliage covers 75% of the ground surface.

4.12 A 800mm diameter circle of bark mulch to a depth of 75mm will be retained around individual trees in grass in order to suppress grass and weed growth and minimise the risk of mower/strimmer damage.

Watering

4.13 Care should be taken not to over-water plants. Until well established all shrubs and trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increase as required. Care should be taken to ensure applied water is absorbed into the root-zone and does not run off the surface.

5.0 Maintenance Specification

5.1 Retained Trees and Tree Groups

Management Aim

- To prolong the life and enhance the aesthetic value of the existing trees and tree groups along the site's boundaries;

Management Objectives

- To maintain the health and visual amenity of the retained trees and tree groups; and
- To maintain the varied age and structure of the trees.

To avoid disturbing nesting birds, maintenance should take place between September and February i.e. outside the bird nesting season. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.

All trees are to be subject to an annual basic walk-by visual inspection to identify any obvious hazard/defects (fungal brackets, splits/cracks in branches/stems etc.) that may require remedial works/further Arboricultural assessment. Only trees identified with defects/hazards are to be recorded and further assessment is to be made by a qualified and competent person. A detailed condition survey/risk assessment is to be carried out by a qualified Arboriculturist at least every 3-5 years (or as advised by the Arboriculturist). Any necessary remedial works are to be carried out by a suitably competent and qualified contractor/Arborist in accordance with BS 3998:2010

5.2 Retained Hedgerows and Supplementary Infill Planting / Native Shrub Planting

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing hedgerows.

Management Objectives

- To maintain a dense continuous hedge line with no gaps;
- To improve the form of existing hedgerows with supplementary infill planting
- To maintain their health and visual amenity;
- To take care in construction and maintenance operations near hedgerows;
- To enhance their ecological value; and
- To keep hedgerows free from litter and other waste.

Hedgerows within the site will be maintained at their current width or a minimum width of 2m, and maximum of 3m high. Hedgerows shall be trimmed on rotation every three years.

NOTE: The two sides of a hedge often grow at different rates. It can therefore be recommended that hedgerows along the boundaries are to be trimmed on one side, leaving the alternate side untrimmed. The cutting regime for the hedgerows is to be done on a rotational basis where only one side of the hedge is cut at any given time. The untrimmed growth on one side of the hedge allows wildlife to migrate to the other side and re-colonise before the next trim, and also to allow development of mature fruiting stems

5.3 New Tree Planting and Scattered Tree Planting

Management Aim

- To successfully establish new areas of native and wildlife attractive tree planting and scattered tree planting;
- To maintain tree planting and scattered tree planting to establish a diverse treed environment;
- To present and maintain high quality visual appearance of new tree planting.

Management Objectives

- To maintain newly planted trees to ensure good survival rate and development;
- To minimise competition from grass and weeds from around newly planted trees;
- To maintain the health and visual amenity of the new trees;
- To maintain appropriate forms of trees for future growth; and
- To ensure trees do not present a hazard to site users.

An establishment survey of all trees will be carried out by a qualified arboriculturist annually for the first five years, making recommendations to assist with establishment. Any necessary remedial works will be carried out as soon as possible.

Tree stakes, ties and guards will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes, ties and guards will be removed by the landscape maintenance contractor at the earliest opportunity (typically between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will only be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 2.4 metres.

If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar tree shall be selected.

Where trees have become moribund due to compaction or lack of nutrients soil aeration techniques and the use of inoculants shall be considered.
Care should be taken not to overwater trees. Until well established all trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increased as required.

Trees will establish anchor roots better, increase stem girth and form a better stem taper if allowed to move in the wind, whilst remaining secured at ground level. Therefore low staking (75mm dia x 1.5m length) will be used and attached to the tree at approximately 600mm above ground level. Staked trees will be fixed using proprietary rubber ties and must be firmly fixed and a spacing device must be used to prevent chaffing against the tree. The tree belt is to be thinned at appropriate intervals to ensure successful growth and continued development.

5.4 Coppice and Understorey Planting

Management Aim

- To establish a new area of coppiced planting for visual amenity and wildlife value;
- To assist establishment of attractive native coppice planting to reinforce the northern edge of the public open space

Management Objectives

- To maintain newly planted trees to ensure good survival rate and development.
- To establish and maintain understorey planting;
- To encourage the biodiversity value of the coppice floor fauna and flora;
- To maintain the coppice planting for long term habitat benefits
- To maintain the habitat by removing any invasive species;
- To keep coppice planting free from litter and garden waste.

Coppice planting will be created adjacent to the northern part of the public open space, providing a transitional habitat between the green open space and the built edge of development.

The transplants, after the first 4 years of growth, will under go a rotational coppicing regime, with 25% of the species cut back every 7 years. Coppicing will allow light back to the floor and encourage a grater diversity of coppice ground flora and fauna. By having the coppice planting at different stages of regrowth, slightly different ecosystems are established.

5.5 Tussock Grassland, Pond edge wild flower and grass mix and Marshy Grassland

Management Aim

- For grassland areas to present and maintain high quality visual appearance of naturalistic grassland areas of high ecological value;
- Areas of marshy grassland to be maintained as features with high ecological value;
- Maintain and enhance botanical species diversity and open habitat structure of wildflower grassland to deliver favourable conditions for insect foraging, reptiles and flora;
- Areas of tussock grassland and pond edge wild flower and grass mixture to be maintained as features with high ecological value.

Management Objectives

- To ensure grassland areas successfully establish and provide areas of high ecological value;
- To manage grassland to control weeds and opportunistic or invasive species;
- To control weeds / scrub invasion detrimental to appearance or usage;
- To keep grassland areas in good condition, with aesthetic value for site occupants, visitors and users; and
- To maintain mown footpaths through the grassland to provide access through the space.

General Grass Maintenance

Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of. Arisings shall be swept from hard surfaces adjacent wildflower areas after each maintenance visit.

Junctions between wildflower areas and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees no mower or strimmer will be allowed within 400mm of a tree trunk.

Note: Grass growth regulator will not be permitted. And no fertiliser will be used on grassland areas.

Tussock Grassland

Tussock grassland areas will be established using an appropriate seed mix to suit the site conditions once areas of existing improved grassland are stripped, for example Emorsgate EG10 Tussock Mixture.

Pond edge wild flower and grass

The attenuation basin is to be sown with a pond edge wild flower and grass seed mix. For example, Emorsgate's 'Pond Edge Mixture' EP1. The grassland mix will be cut as required, with invasive species removed in order to ensure the diversity of species is maintained.

Marshy Grassland

The existing areas of the marsh grassland requires active management if it is to retain its conservation interest. Generally each year's growth of vegetation must be removed. Otherwise the sward becomes dominated by tall, vigorous grasses. Traditionally, this management is achieved by grazing. If grazed (by cattle, or horses) grazing period for the marshy grassland area should be limited to summer and spring with a stock rate not exceeding 0.3 livestock units/ha/year. In addition, the scrub coverage on the retained marshy grassland should not exceed 5%, therefore scrub cutting should be taken annually Oct-Feb. Should grazing not be possible, the grassland sward would be mown in accordance with the maintenance prescriptions set out in Section 6.0 within this document.

5.6 Hard landscape – including footpaths, stone wall and street furniture

Management Aim

- To present the visible indication of high quality, regular site maintenance.

Management Objectives

- To keep hard landscaped areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain hard landscaped areas in safe condition;
- To maintain street furniture, including litter bins and seating and replace if necessary; and
- To maintain the cotswold stone wall in good condition.

Hard areas and elements will be regularly checked for subsidence and damage and will be repaired at the earliest opportunity using the original specified material. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

Painted and stained surfaces shall be checked at five yearly intervals. Where necessary surfaces shall be prepared and repainted/stained using the same product to maintain the integrity of the original design.

A "no tolerance" policy will apply to graffiti which shall be removed as soon as it appears and where necessary specialist contractors shall be employed to carry out this work.

Small mammal gaps (ie. CD-sized, 13cm x 13cm) to be integrated within cotswold stone wall boundary to enable access and movement for hedgehogs to the public open space. Gaps are to be retained and left clear of obstructions

6.0 Schedule of Management and Maintenance

6.1 Table of Management and Maintenance Operations 0-5 years

The below table sets out how the maintenance tasks for the management aims and objectives will be achieved for the establishment period of years 0-5:

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.1	All planting areas	Every Visit	• Ensure continued health of all landscaping - water as required to ensure that the planting continues to establish successfully. Investigate any failed growth and take remedial action as necessary.
		Monthly	• Removal of rubbish and debris - clear litter and fly-tipped rubbish by hand and remove from site. Remove rubbish and debris from grass/wildflower areas before mowing. • Inspect for vandalism - visual inspection of all landscaping for vandalism, report to client. On instruction from client replace any landscaping damaged by vandalism.
		Annually	• Monitor and record any plant losses and report to client - on instruction from client remove dead plant and replace as per original approved specification, unless otherwise agreed to plant alternative species. Maintain to ensure survival. Re-planting to be undertaken in November/December. • Remove exotic plant species that do not belong in each type of habitat/the general environment - check all landscaped areas for exotic species, clear by hand and remove from site • Control vigorous plant species that are out competing less vigorous species - check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site.
6.1.2	Trees/tree groups	As required	• Maintain a proactive approach to tree risk management by carrying out any necessary remedial/ maintenance works e.g. removal of hanging deadwood where this has the potential to cause a health and safety risk, such as overhanging of vehicular and pedestrian routes. • Maintain a proactive approach to tree risk management by ensuring tree safety records are kept up to date - a record/log book should be kept of basic and detailed inspections, including the date they were carried out, any issues identified and how they were addressed.
		Monthly	• Ensure trees/shrubs are stable - visually inspect tree/shrub guards/shelters to check for signs of bark damage or damage. Check that stakes, ties and guards are not too loose, too tight or broken. Check underground anchors. On instruction from client, replace or upgrade guards/shelters as necessary. • Monitor transplants to ensure developing healthily - visual inspection of plants, if not stable/upright rectify by replanting in an upright position and re-firm, if plant remains unstable remove by hand and replace. Undertake for the first two years. • Visual inspection for fungal activity (for trees this is t o be performed by a qualified Arboriculturist) - remove diseased wood or treat as appropriate. Keep use of pesticides to a minimum. Inspection to be undertaken March to October when trees/shrubs are still in leaf.
		3 times per annum	• Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use strimmers or herbicides in these areas - April/June/August. • Visually inspect structural shrub surrounds for grass/weeds - remove by hand or spray grass/weeds with a glyphosate based herbicide. Do not use strimmers - April/June/August

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.2 (cont.)	Trees/tree groups	Annually	• Establishment survey for new trees - to be undertaken by a qualified Arboriculturist, any recommendations to assist with establishment must be undertaken as soon as possible. • Keep paths/highway/parking clear from branches/vegetation - pruning/cut back any tree branches/vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. • Remove dead, damaged or dying branches as appropriate. • Formative pruning of new trees - to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5-6m in height, lower branches will be removed to give a canopy height of approximately 2.4m
		Biennial (or as recommended)	• Check tree safety - identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified Arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
		3 to 5 years after planting	• Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/transplants - to avoid damage cut shelters away then remove stakes.
6.1.3	Hedgerows- retained and Supplementary Infill Planting / Native Shrub Planting Note - management of the eastern hedgerow could be maintained by the landowner of Calais Cottage (where/when necessary) and undertaken in accordance with this LEMP.	Monthly	• Check all hedgerows for gaps, record and infill during late October to March. Plant replacement tall whips, of a species mix to match the hedgerow or to increase native diversity, in a suitably prepared soil bed. Ensure successful establishment and protect from trampling/use as a shortcut using a temporary fence/guards. • Keep hedgerow planting free from weeds - visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas - March to October.
		Annually	• Prune retained hedgerows to ensure a good shape and healthy growth - prune to maintain an 'A' shape and control future growth. Management to be undertaken in January/February. • Identify suitable growth in retained hedgerows to develop into frequent standard trees, maintain as per tree maintenance and management. • Prune/shape new supplementary infill planting to a shape and form appropriate to the species with formative and seasonal pruning to create and maintain a natural 'A' shape hedgerow, pruning dead foliage and extension growth as necessary. • Re-plant in an upright position and re-firm plants that suffer from wind-rock - January/February.
		3 to 5 years after planting	• Confirm root growth is well established and remove shelters, stakes, guards and ties from hedgerow transplants - to avoid damage cut shelters away then remove stakes.
6.1.4	Coppice and Understorey Planting	Year 4 (Autumn)	• Coppice approximately 25% of coppice planting on a 7 year rotation commencing 4 years after planting. Work to be undertaken in Autumn.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.5	Grassland - general maintenance requirements for all areas of grassland areas		• Do not cut grass in drought conditions. Mow with suitable machinery - no mower or strimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Remove arisings from site and disposed of responsibly. Clean adjoining path areas after mowing. • Keep all grassland areas free from weeds - remove weeds and encroaching scrub by hand, hoe or fork, as appropriate. Undertake monthly from March to October, or as required. • Keep grassland areas in good condition - check and report to client on damaged areas. On instruction from client repair damaged/failed areas and re-sow seed. Undertake aeration and thatch removal if required. April or September. **Do not apply fertilised existing marshy grassland, proposed tussocky grassland or wetland meadow grassland.**
6.1.6	Existing Marshy Grassland (Grazing Option)	Annually	• Grazing by cattle, or horses limited to summer and spring with a stocking rate not exceeding 0.3 livestock units/ha/year; • Scrub cutting - whilst some scrub is encouraged, scrub coverage should not exceed 5%. Scrub should be cut back annually between Oct-Feb (when necessary).
	Existing Marshy Grassland (Mowing Option - to be implemented should grazing not be achieved)	Twice Yearly	• Should the above grazing regime not be implemented the area of marshy grassland should be mown (via a hay cut) twice yearly, once in Spring (March/April) and once in the summer (eg. July) dependent on site conditions. • Arisings should be removed from the site and disposed of / or composted responsibly • Remove perennial weeds such as dock through hand pulling if required. • Scrub cutting - whilst some scrub is encouraged, scrub coverage should not exceed 5%. Scrub should be cut back annually between Oct-Feb (when necessary).

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.7	Proposed Tussock Meadow and Pond edge wild flower and grass mix	Timing / reason to be determined	• Supervision and monitoring by Ecologist through visual assessment of the success of habitat creation, accompanied by structured sampling and survey against site-specific objectives (eg. Habitat requirements of target invertebrate species and sward condition)
		Cutting Regime - Year 1 - Tussock Grassland and Pond edge wild flower and grass mix	• **Note - the below maintenance of the tussock grass is to be undertaken in year 1 only - to help establish a well structured sward, thereafter it will be maintained as per the cutting regime detailed below for year 2 onwards.** • Tussock grass - Control height during first year of establishment - cut to between 40-60 (regularly mow throughout the growing season, April - September, or as required to maintain the height) remove the cuttings. Remove perennial weeds such as dock through hand pulling. • Pond edge wild flower and grasses, during the first year cut back annual weed growth to encourage development of good perennial ground cover.
		Cutting Regime - Year 2 onwards - Tussock Grassland and Pond edge wild flower and grass mix	• Tussock grassland once established every 2-3 years cut to control scrub and bramble development. Cut twice during the cutting year during March/ April and July depending on weather conditions so that no more than half of each area is cut in any one year leaving part as an undisturbed refuge. Control unwanted perennial weeds (docks and thistles) by occasional spot treatment with herbicide. • Pond edge wild flower and grass , if required thin and remove vegetation in small sections every 2-3 years in rotation to enable a varied structure, maintain by hand to ensure no damage is caused to soil and vegetation by machinery.
		Remedial Action	• To ensure establishment of grassland sward, watering and weed removal and re-application of seed where there are patch failures. Patch re-sowing, spot treatment of injurious weeds before weeds set seed.
		Timing / reason to be determined	• Supervision and monitoring by Ecologist through visual assessment of the success of habitat creation, accompanied by structured sampling against site-specific objectives (eg. ratio of grass to forbs, presence of desirable and undesirable species.)
6.1.8	Hard Landscape inc. footpaths, cotswold stone wall and street furnitures	As necessary	• Remove graffiti - a 'no tolerance' policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work. • Damage/vandalism will be reported to the client.
		Fortnightly	• Keep hard landscape areas clean - remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	• Maintain all hard landscape areas/elements, including footpaths, cotswold stone wall and street furniture ie. benches, in a safe and clean condition - monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.
		2 or 3 times per annum	• Keep hard landscaped areas clear of weeds - kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer - April, June and August.

6.2 Post Establishment - Year 5 onwards

The below table sets out the summary of biodiversity management and enhancement actions to be completed post establishments from Year 5 onwards. At Year 5, when the LEMP is to be reviewed for the ongoing management of the site landscaping the following management prescriptions should be considered.

Monitoring and Review			
Ref	**Management Categories**	**Timing**	**Maintenance Task and Method**
6.2.1	All planting areas	Monthly	• Removal of rubbish and debris - clear litter and fly-tipped rubbish by hand and remove from site. • Remove rubbish and debris from grass/wildflower areas before mowing. • Inspect for vandalism - visual inspection of all landscaping for vandalism, report to client. On instruction from client replace any landscaping damaged by vandalism.
		Annually	• Remove exotic plant species that do not belong in each type of habitat/the general environment - check all landscaped areas for exotic species, clear by hand and remove from site • Control vigorous plant species that are out competing less vigorous species - check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site. • Inspect for vandalism - for this purpose carry out the visual inspection to check for shortages in planting and report to client. On instruction from client replace missing trees/shrubs to fill in any gaps. (Nov/Dec)
6.2.2	Trees / tree groups	Annually	• Visual tree assessment with instrumental back up where necessary. Monitoring to be undertaken by qualified arboriculturalists. Tree works to be carried out to BS 3998:2010 • Keep paths/seating areas clear from branches/vegetation. Prune tree branches from encroaching onto adjacent paths and seating areas. (Avoid bird nesting season of 1st March to 31st August inclusive) • Control exotic tree species that do not belong in a native tree setting
		Monthly	• Ensure that trees grow straight and are not damaged
6.2.3	Hedgerows- retained and Supplementary Infill Planting / Native Shrub Planting	Approx 7 years after planting (Autumn)	• To maintain areas of native shrub planting to develop into healthy shrubs - coppice approximately 25% of shrub species, selecting the weakest plants, to allow strongest plants to develop.
		Annual	• Visual hedgerow assessment with instrumental back up where necessary. Monitoring to be undertaken by qualified arboriculturalists. Tree works to be carried out to BS 3998:2010 • Keep mown grass paths clear from branches/vegetation. Prune hedgerow branches from encroaching onto adjacent mown paths. (Avoid bird nesting season of March to August inclusive) • Control exotic tree and shrub species that do not belong in a native hedgerow setting • Keep shrub surrounds free from weeds - replace mulch mats if missing, hand weed shelters and do not use strimmers or herbicides in these areas (Mar-Jun)
		Autumn, or ideally January/ February	• Maintain good shape of hedgerows on a 3 year rotation pruning regime: (side A year 1, side B year 2, - , side A year 4, side B year 5 etc.)

Monitoring and Review			
Ref	**Management Categories**	**Timing**	**Maintenance Task and Method**
6.2.4	Coppice and Understorey Planting	Every 7 years (Autumn)	• Allow development of coppiced planting - coppice approximately 25% of planted trees on 7 year rotational basis.
		Monthly	• Keep tree protected from animal damage - for this purpose carry out the visual inspection to check for signs of bark damage and report to client.
6.2.5	Retained Grasslands - Marshy Grassland	Annually	• Grazing by cattle, or horses limited to summer and spring with a stocking rate not exceeding 0.3 livestock units/ha/year, • Scrub cutting - whilst some scrub is encourageable, scrub coverage should not exceed 5%. Scrub should be cut back annually between Oct-Feb
6.2.6	Proposed Tussock Meadow and Pond edge wild flower and grass mix	Every 2 to 3 years	• Tussock grassland – Once established, cut every 2-3 years twice from March to July. (on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge). Collect and remove the arisings from site. • Pond wild flower and grass mix - If required thin and remove vegetation in small sections every 2-3 years in rotation to enable a varied structure, maintain by hand to ensure no damage is caused to soil and vegetation by machinery.
6.2.7	Hard Landscape inc. footpaths, stone wall and street furnitures	As necessary	• Remove graffiti - a 'no tolerance' policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work. • Damage/vandalism will be reported to the client.
		Fortnightly	• Keep hard landscape areas clean - remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	• Maintain all hard landscape areas/elements, including footpaths, stone wall and street furniture ie. benches, in a safe and clean condition - monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.
		2 or 3 times per annum	• Keep hard landscaped areas clear of weeds - kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer - April, June and August.

6.3 Monitoring and Review

The below table sets out how the monitoring and review processes:

Monitoring and Review			
Ref	**Management Categories**	**Timing**	**Maintenance Task and Method**
6.3.1	Landscape and Habitat Management	As necessary	• Monitor comments/suggestions from users and other stakeholders - feedback comments to client and respond as instructed and incorporate into LEMP as required. • Respond to comments from client and incorporate into LEMP as required.
6.3.2	Habitat Management	Every three years	• Review of habitat conditions and species to be undertaken by a qualified ecological professional, triggers for management assessed and monitoring report produced. Any amendments set out within the report to be incorporated within this LEMP.
6.3.3	LEMP Review	Every 5 years	• Suitably experienced professional to undertake a review of habitat / landscape establishment and quality, respond to review and incorporate into LEMP as required.

Appendix 1



KEY

- Site boundary
- Existing contours
- Existing marshy grassland to be retained and maintained
- Existing Public Rights of Way (301/14/10 & 301/5/40) (Outside the site boundary)
- Existing route of Public Rights of Way
- Proposed diverted footpath route
- Existing vegetation - to be retained to BS 5837
- Existing hedgerows to be enhanced with supplementary native planting
- Environment Agency Floodzone
- Proposed large tree planting
- Proposed native tree planting
- Proposed native shrub planting - to enhance existing hedgerows
- Proposed coppice with understorey planting
- Existing areas of improved grassland to be stripped and sown with a species diverse wildflower grassland - eg. Emorsgate Tussock mix EM10
- Proposed timber post and rail fence to attenuation basin with maintenance gate
- Proposed wetland grassland for attenuation basin - eg. Emorsgate Pond Edge Mixture EP1
- Proposed 1.2m high cotswold stone wall with cock and hen coping
- Proposed 4m wide gateway within cotswold stone wall
- Proposed 2m wide timber post and rail pedestrian gate
- Proposed 3m wide timber (stock proof) single leaf field gate
- Proposed 2m wide hoggin footpath with timber edging
- Proposed 1.5m mown footpath
- Proposed Litter Bins - to be a mixed timber/steel litter bin of a simple contemporary style to complement the benches, to be root fixed e.g. Furnitubes Jubilee Litter Bin with galvanised steel frame JUB405T
- Proposed Dog Bins - to be a steel dog waste bin of a simple contemporary style to be root fixed e.g. Furnitubes Lucky Dog Bin galvanised and powder coated in green LUK 745F
- Proposed Bench - to be mixed timber/steel bench pf a simple contemporary style with a backrest, to be root fixed e.g. Furnitubes Fordham Bench witch backrest for 3 persons FORB6
- Proposed sparrow box location
- Proposed martin box location
- Proposed bat box location

Note

- For detailed on plot landscape proposals refer to Pegasus drawing no. P16_0805_14

- Refer to Landscape and Ecological Management Plan for long term management prescriptions for the public open space. (Pegasus document no. P16-0805_16)

- Small mammal gaps (13cm x 13cm) to be integrated within boundary fences of plots to enable access and movement for hedgehogs. Gaps are to be retained and left clear of obstructions

- For the 'Boundary Treatments Plan' refer to Align Architecture dwg, no. PA/32 (April 2020)

PLANTING SCHEDULE

Tree Planting

Quantity	Species	Form	Girth	Height cm	Clear Stem	Root Condition
5	Acer campestre	EHS	16-18	Min 450cm	Min 200cm	75L
6	Alnus glutinosa	EHS	14-16	425-600cm	Min 200cm	75L
14	Betula pendula	EHS	14-16	425-600cm	Min 200cm	75L
10	Carpinus betulus	EHS	14-16	425-600cm	Min 200cm	75L
32	Corylus avellana (ms)	Multi-Stem (3 stems)	-	200-250cm		45L
2	Fagus sylvatica	EHS	14-16	425-600cm	175-200cm	75L
6	Malus sylvestris	EHS	14-16	425-600cm	175-200cm	75L
7	Prunus avium	EHS	14-16	425-600cm	175-200cm	75L
3	Quercus robur	EHS	14-16	425-600cm	175-200cm	75L
3	Quercus rubra	EHS	18-20	Min 450cm	Min 200cm	100L
2	Tilia cordata	EHS	14-18	Min 450cm	175-200cm	80L
9	Ulmus 'New Horizon'	EHS	16-18	400-450cm	Min 200cm	75L

Native Hedgerow Supplementary Infill Planting -To be planted at 5/linear m, double staggered row at 0.5m offsets

Species	Mix %	Height (cm)	Habit	Ages / Times Transplanted	Root Condition
Acer campestre	5	60-80	Branched	1+1	B
Crataegus monogyna	25	60-80	Branched	1+2	B
Corylus avellana	35	60-80	Branched	1+2	B
Ilex aquifolium	10	60-80	Leader with laterals	-	3L
Prunus spinosa	15	80-100	Branched	1+1	B
Sambucus nigra	10	60-80	Branched_3 breaks	1+1	B

Native Shrub Planting - to be planted in front of hedgerows to enhance habitat opportunities: To be planted at 2/m2

Quantity	Species	Mix %	Height/ Spread cm	Habit	Ages / Times transplanted	Root Condition
78	Cornus sanguinea	20	60-80	Branched	1+2	B
78	Corylus avellana	20	60-80	Branched	2x	B
98	Crataegus monogyna	25	60-80	Branched	1+2	B
78	Prunus spinosa	20	60-80	Branched	1+0	B
39	Rosa canina	10	60-80	Branched	1+2	B
20	Viburnum opulus	5	60-80	Branched	1+2	B

Understory herbaceous planting: To be planted at 2/m²

Quantity	Species	Mix %	Habit	Root Condition
158	Anemone nemorosa	20	-	3L
79	Primula vulgaris	10	-	2L
79	Pulsatilla vulgaris	10	-	2L
119	Trillium grandiflorum	15	-	3L
359	Vinca minor 'La Grave'	45	Bushy	3L

PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

1.2. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.3. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to10 and Annexes E to F.

1.4. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

1.5. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

2. TREE/COPPICE PLANTING

Ground Preparation and Tree Pit Excavation

2.1. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided unless large areas need clearing – following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

Tree Planting

2.4. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

2.5. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

2.6. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level – the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

2.7. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

2.8. General-purpose slow release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (200litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations.

2.9. All multi-stem trees are to be staked with a single diagonal stake, driven at 45° to the lead stem.

2.10. All extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, and should typically be one third the height of the tree stem above ground. Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.

2.11. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

2.12. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

Maintenance

2.13. In the autumn following planting the CA/landscape contractor will prepare a list of all trees which are dead, dying or diseased and are to be replaced during the following planting season. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

2.14. The site is to be visited monthly throughout the year to undertake the following operations.

- Weed clearance: All tree pits are to be kept weed free by hand weeding. The bark mulch shall be topped up at least once annually.
- Litter clearance: All litter is to be removed from tree planting areas.
- Watering: All trees are to be watered during the growing season following any dry periods of 7 days.
- Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. All guards shall be checked at least once annually, where no longer necessary or physically damaging the tree these should be removed.
- Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Trees are to be pruned in accordance with good horticultural practice (BS 3998) to maintain healthy well-shaped specimens which are appropriately shaped for their circumstances.

3. NATIVE HEDGE SUPPLEMENTARY PLANTING

Ground Preparation

3.1. Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

3.2. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

Planting

3.3. The planting arrangement shall be as set out in the plant schedule on the relevant planting plan.

3.4. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using L- shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

3.5. Container-grown hedge plants will be planted into a pit dug 1.5x the diameter of the root mass, with the bottom and sides of the planting pit broken up to aid root expansion. The plants will be planted so that the root collar is exactly level with the ground surface.

3.6. All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm clear plastic spiral guards, supported with 0.9m 12/14/ canes as advised by the manufacturer.

3.7. All container-grown shrubs will be protected from rabbit damage using approved proprietary 600mm plastic shrub shelters, supported with 0.9m x 32 mm x 32mm softwood stakes as advised by the manufacturer.

Maintenance during first growing season

3.8. All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.

3.9. The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August

4. NATIVE SHRUB PLANTING

Ground Preparation

4.1. Cut existing rough grass and weeds to between 20mm and 30mm and remove 300x300mm squares of turf at planting density as per planting schedule.

Planting

4.2. The minimum overall recommended rooting depth for shrubs is 600mm. The first 300mm shall be made up of multi-purpose topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

4.3. Shrub planting is to be as per the planting pattern as set out on the planting plan and planting schedule, with shrubs planted at even spaces into the prepared soil at the specified number per metre squared, with minimal disturbance to the rootball, and well firmed in. Planting should avoid man-made grids and lines, and should group species together in groups of 5-7 plants. Spread ornamental pine bark mulch to a depth of 75mm to a 900mm diameter around each planting station.

4.4. All bare-root planting stock will be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) plastic shrub/tree guards, supported with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by the manufacturer

5. SHRUB/ HERBACEOUS/UNDERSTOREY PLANTING

5.1. Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.

5.2. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm fo r shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

5.3. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

5.4. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury ground cover plants.

6. WETLAND MEADOW GRASSLAND FOR ATTENUATION BASIN

Preparation

6.1. Areas of wildflower meadow to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds debris and stones over 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth.

Seeding

6.2. Seeds shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged.

6.3. To achieve an even sowing, bulk with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 1.5g/m2 for Emorsgate: EM6F – Wild flowers for wetlands mixture. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.

Initial Cut – Maintenance during first year of management

6.4. During first 12 months sward to be regularly cut to minimise competition and weed seed production. Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings. Cutting to be suspended between April and July to allow flowering of the cornfield annuals.

6.5. When newly seeded wildflower areas reach 50mm they should be cut to a height of 30mm. All arising's shall be removed. Any bare patches shall be made good at this time. The wetland meadow grass shall be regularly maintained between 30 and 50mm during the first season after sowing, mowing (or grazing) through winter and early spring as necessary. Stop mowing in April and leave until July/August when the management regime for the wetland flowers would become the 'management once established' prescriptions below.

Management once established

6.6. Do not cut meadow grassland from spring to late July/August to enable flowers to grow. After flowering maintain with a traditional summer hay cut using a scythe, strimmer of tractor mower to c. 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.

7. TUSSOCK MEADOWS GRASSLAND

Preparation

7.1. Areas of tussock meadow to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds debris and stones over 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth.

Seeding

7.2. Seeds shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged.

7.3. To achieve an even sowing, bulk with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 4g/m2 for Emorsgate: EM10 Tussock grassland. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.

Initial Cut – Maintenance during first year of management

7.4. During first 12 months sward to be regularly cut (between 40-60mm) to minimise competition and weed seed production. Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings.

Management once established

Once established cut every 2-3 years on rotational basis so that no more than half of each area is cut in any one year leaving part as an undisturbed refuge.

0 50m

N

Detailed Public Open Space Landscape Proposals

Milton- under- Wychwood

Client: Spitfire Bespoke Homes Ltd

DRWG No: P16-0805_13 Sheet No:_ REV: M

Drawn by : LVB Approved by: RVF

Date: 01/05/2020

Scale: 1:500 @ A1

Pegasus Design

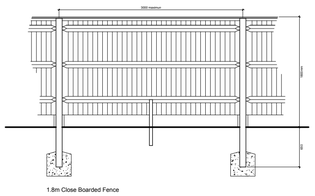
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Appendix 2

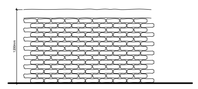

Refer to Align Architecture dwg. no. PA/31 (Rev D 13/10/2019) for the Boundary Treatments Plan
Gas
EP
SV
OHL
GY
SP
RS
shp
IC
TP
EP
OHL
SV
GY
OHL
EP
SP
EP
shp
IC
EP
OHL
1 No. Tilia europaea
12 No. Acer campestre 5%
107 No. Crataegus monogyna 45%
24 No. Ilex aquifolium 10%
36 No. Ligustrum vulgare 15%
24 No. Rosa canina 10%
36 No. Viburnum opulus 15%
1 No. Malus 'Evereste'
1 No. Sorbus aucuparia
1 No. Carpinus betulus
1 No. Sorbus aucuparia
1 No. Carpinus betulus
1 No. Malus 'Evereste'
1 No. Betula pendula
1 No. Corylus avellana 'Zellumus'
1 No. Carpinus betulus
1 No. Corylus avellana 'Zellumus'
1 No. Betula pendula
1 No. Malus 'Evereste'
1 No. Carpinus betulus
1 No. Tilia europaea
1 No. Acer campestre 5%
9 No. Crataegus monogyna 45%
2 No. Ilex aquifolium 10%
2 No. Rosa canina 10%
3 No. Viburnum opulus 15%
4 No. Acer campestre 5%
8 No. Crataegus monogyna 45%
8 No. Ilex aquifolium 10%
12 No. Ligustrum vulgare 15%
8 No. Rosa canina 10%
12 No. Viburnum opulus 15%
1 No. Acer campestre 5%
6 No. Crataegus monogyna 45%
2 No. Ilex aquifolium 10%
3 No. Ligustrum vulgare 15%
2 No. Rosa canina 10%
3 No. Viburnum opulus 15%
1 No. Tilia europaea
1 No. Carpinus betulus
1 No. Sorbus aucuparia
5 No. Acer campestre 5%
38 No. Crataegus monogyna 45%
8 No. Ilex aquifolium 10%
12 No. Ligustrum vulgare 15%
8 No. Rosa canina 10%
13 No. Viburnum opulus 15%
6 No. Sarcococca hookerana humilis
8 No. Lavandula angustifolia 'Arctic Snow'
13 No. Pachysandra terminalis 'Variegata'
6 No. Hebe 'Champagne'
7 No. Lavandula angustifolia 'Hidcote'
8 No. Lonicera maackii 'Mohnen White'
9 No. Potentilla fruticosa 'Pink Queen'
12 No. Sarcococca hookerana humilis
5 No. Lupinus arboreus
4 No. Viburnum davidii
9 No. Hebe pinguifolia 'Pagei'
11 No. Viola riviniana 'Purpurea Group'
7 No. Hebe 'Champagne'
7 No. Hebe 'Black Pearl'
5 No. Stipa tenuissima
10 No. Pyrus kawakamii 'Chanticleer'
20 No. Potentilla fruticosa 'Pink Queen'
20 No. Sarcococca hookerana humilis
20 No. Hebe 'Amethyst'
1 No. Carpinus betulus
1 No. Sorbus aucuparia
6 No. Hebe 'Champagne'
7 No. Lavandula angustifolia 'Hidcote'
8 No. Lonicera maackii 'Mohnen White'
1 No. Rosa 'Ausbernard'
10 No. Echinacea purpurea
3 No. Cosmos atrosanguineus
23 No. Stipa tenuissima
1 No. Magnolia kobus
10 No. Hebe pinguifolia 'Pagei'
10 No. Viola riviniana 'Purpurea Group'
19 No. Hebe pinguifolia 'Pagei'
23 No. Viola riviniana 'Purpurea Group'
6 No. Helleborus x hybridus 'Harvington Black'
8 No. Lucula nivea
3 No. Deschampsia cespitosa 'Goldtau'
7 No. Ceanothus thyrsiflorus repens
5 No. Hydrangea macrophylla 'Lanarth White'
3 No. Echinacea purpurea 'White Swan'
11 No. Potentilla fruticosa 'Pink Queen'
11 No. Hebe 'Amethyst'
7 No. Helleborus x hybridus 'Harvington Black'
8 No. Lucula nivea
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21 No. Prunus lusitanica
41 No. Prunus lusitanica
1 No. Betula pendula
1 No. Corylus avellana 'Zellumus'
7 No. Prunus lusitanica
9 No. Prunus laurocerasus 'Otto Luyken'
11 No. Berberis thunbergii 'Red Chief'
6 No. Potentilla fruticosa 'Pink Queen'
8 No. Sarcococca hookerana humilis
7 No. Lupinus arboreus
3 No. Lavandula angustifolia 'Arctic Snow'
5 No. Pachysandra terminalis 'Variegata'
39 No. Prunus lusitanica
11 No. Hebe pinguifolia 'Pagei'
13 No. Viola riviniana 'Purpurea Group'
10 No. Rosa 'Madame Hardy'
9 No. Heuchera 'Black Pearl'
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7 No. Hebe 'Champagne'
6 No. Lavandula angustifolia 'Hidcote'
4 No. Lonicera maackii 'Mohnen White'
3 No. Cosmos atrosanguineus
4 No. Stipa tenuissima
6 No. Deschampsia cespitosa 'Goldtau'
15 No. Rosa 'Madame Hardy'
13 No. Heuchera 'Black Pearl'
9 No. Stipa tenuissima
5 No. Rosa 'Ausbernard'
9 No. Stipa tenuissima
6 No. Tricholoma rutilans
21 No. Rosa 'Madame Hardy'
15 No. Heuchera 'Black Pearl'
13 No. Stipa tenuissima
3 No. Rosa 'Madame Hardy'
4 No. Helleborus x hybridus 'Harvington Black'
6 No. Lucula nivea
4 No. Deschampsia cespitosa 'Goldtau'
12 No. Helleborus x hybridus 'Harvington Black'
18 No. Lucula nivea
12 No. Deschampsia cespitosa 'Goldtau'
33 No. Ceanothus thyrsiflorus 'Skylark'
6 No. Lavandula angustifolia 'Arctic Snow'
25 No. Viburnum davidii
19 No. Rosa 'Ausbernard'
10 No. Hebe rakaiensis
1 No. Betula utilis var jacquemontii 'Grayswood Ghost'
12 No. Ceanothus thyrsiflorus repens
9 No. Hydrangea macrophylla 'Lanarth White'
6 No. Prunus laurocerasus 'Otto Luyken'
11 No. Prunus lusitanica
1 No. Magnolia kobus
1 No. Magnolia kobus
1 No. Parrotia 'Persian Spire'
1 No. Betula utilis var jacquemontii 'Grayswood Ghost'
6 No. Prunus lusitanica
9 No. Echinacea purpurea
3 No. Cosmos atrosanguineus
4 No. Stipa tenuissima
39 No. Prunus lusitanica
11 No. Hebe pinguifolia 'Pagei'
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5 No. Stipa tenuissima
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40 No. Prunus lusitanica
22 No. Prunus lusitanica
18 No. Hebe 'Champagne'
11 No. Lavandula angustifolia 'Hidcote'
11 No. Lonicye maackii 'Monnow White'
9 No. Rosa 'Ausbernard'
9 No. Stipa tenuissima
6 No. Tricholoma rutilans
4 No. Potentilla fruticosa 'Pink Queen'
5 No. Sarcococca hookerana humilis
5 No. Lupinus arboreus
1 No. Phlomis italicissima
1 No. Betula utilis var jacquemontii 'Grayswood Ghost'
1 No. Magnolia kobus
13 No. Acer campestre 5%
110 No. Crataegus monogyna 45%
25 No. Ilex aquifolium 10%
37 No. Ligustrum vulgare 15%
25 No. Rosa canina 10%
37 No. Viburnum opulus 15%
1 No. Magnolia kobus
11 No. Prunus lusitanica
21 No. Rosa 'Madame Hardy'
15 No. Heuchera 'Black Pearl'
13 No. Stipa tenuissima
3 No. Rosa 'Madame Hardy'
4 No. Helleborus x hybridus 'Harvington Black'
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19 No. Rosa 'Ausbernard'
10 No. Hebe rakaiensis
1 No. Betula utilis var jacquemontii 'Grayswood Ghost'
12 No. Ceanothus thyrsiflorus repens
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6 No. Prunus laurocerasus 'Otto Luyken'
1 No. Magnolia kobus

Appendix 3

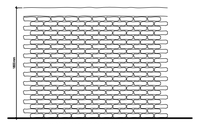
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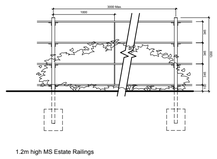
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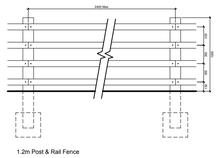
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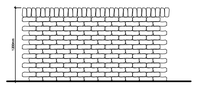
TYPE E



TYPE F



TYPE B



BOUNDARY TREATMENTS PLAN 1:250

Legend

Type A
1.8m high close boarded timber fence

Type B
1.2m high dry stone wall

Type C
1.2m high mortared stone wall

Type D
1.8m high mortared stone wall

Type E
1.2m high ms estate rail fencing

Type F
1.2m high post & rail fencing

rev	description	drwn	auth	date
A	Entrance piers removed	NC	NC	23.04.20

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client
Spitfire Bespoke Homes Ltd

project
Jubilee Lane
Milton-under-Wychwood

project no	drawing no
18201	PA/32

date drawn	rev
April 2020	A

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Boundary Treatments Plan

scale	drawn by	authorised by
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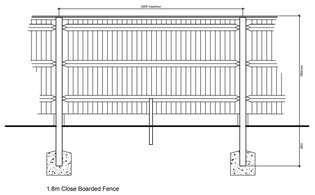
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NORTH

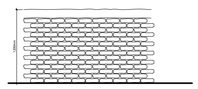
purpose of issue
planning ○ building regs ○ tender ○ comment ○ approval ○ construction ○

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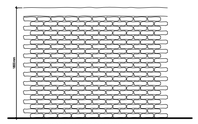
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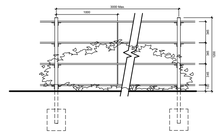
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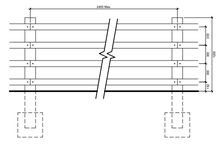
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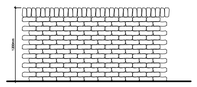
TYPE E



TYPE F



TYPE B



Drawing Notes

Drawing based on Ordnance Survey data and is subject to a full topographical line & level survey.

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Rear Gardens

Rear Garden

Private Access Drive

Existing hedge H2-C2 cut back as required

Access to existing neighbours gate to be kept clear at all times

Existing tree T38 to be removed

New 5 bar timber gate

New timber posts

New timber kissing gate

New 5 bar timber gate between posts for access to adjacent land

NEW PUBLIC FOOTPATH DIVERSION

MOWN PATH

PLANTED BANK

timber post & rail fence

BOUNDARY TREATMENTS PLAN 1:250

Legend

Type A
1.8m high close boarded timber fence

Type B
1.2m high dry stone wall

Type C
1.2m high mortared stone wall

Type D
1.8m high mortared stone wall

Type E
1.2m high ms estate rail fencing

Type F
1.2m high post & rail fencing

0 5 10 20m

rev	description	drwn	auth	date
G	Entrance piers removed	NC	NC	23.04.20
F	Plan amended to clients comments	NC	NC	08.04.20
E	Timber posts added to plots 1and 8. Plot 1 gates removed	OS	NC	07.11.19
D	Post and rail fence added to footpath	OS	NC	30.10.19
C	Fencing to plots 5 to 8 amended to client comments	SF	NC	31.05.19
B	Northern boudary to 3m offset adjusted	NC	NC	02.04.19
A	Plot 5 revised to previously approved footprint & 3m offset to plots 5 to 8 northern boundary incoporated	NC	NC	13.02.19

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client
Spitfire Bespoke Homes Ltd

project
Jubilee Lane
Milton-under-Wychwood

project no	drawing no	
18201	PA/31	
date drawn		rev
September 2018		G

description -K:\18201 - Spitfire - Jubilee Lane, Milton Under Wychwood\Drawings\02 Planning

Boundary Plan if DMMO application is approved

scale	drawn by	authorised by
1:250 @ A1		NC

All written/scaled dimensions and floor areas are subject to verification by Contractor(s) on site.

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NORTH

purpose of issue
planning ○ building regs ○ tender ○ comment ○ approval ○ construction ○



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07277000
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