

**Kirsten Bowden**  
CHARTERED LANDSCAPE ARCHITECT

## Landscape Management Plan

for

SAM Ltd, Station Road, Catfield, Norfolk.

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**Landscape Maintenance Schedule**

1. Introduction – Scope & structure of Management Plan
2. Site planting overview
3. Landscape maintenance and specification schedules
4. Species list and individual management requirements
5. Summary

**Tables:**

**1.0** Landscape Feature Management

**2.0** Planting List and Management

**Figures:**

1.0 Site location plan and extent of proposals.

2.0 Drawing Number: 2020/45\_Landscape\_001 Rev F – refer to original for additional information.

1. Introduction:

1.1 The proposed development of buildings on land at Station Road, Catfield, Norfolk, would see the extension of and improvements to industrial buildings. In addition to this there would be improved planting areas and additional car parking. The aim is to create a safe and attractive working environment which relates to the existing rural character of adjacent landscape. The plant species have been chosen to reflect those growing locally and to effectively screen the working operations and car parking areas. Consideration has also been given to the long-term implications of species choice and their potential impact on their surroundings.



Figure 01: Site location plan and existing extent of occupation.



1.4 This document provides a tool that can be actively used to manage the soft landscape as it grows whilst maintaining the hard landscape in good repair. Maintaining and managing the landscape features in an integrated manner will aesthetically enhance the setting and strengthen the character of the site within the wider area. The schedules of maintenance identify landscape elements, their location, management proposals and their overall aims.

## **2.0 Site Planting Overview**

2.1 The planting proposals on drawing 2020/45\_Landscape\_001 Rev F reflect those growing successfully locally and also native species growing nearby. The conversion of the existing buildings, new buildings and creation of a car parking area, means that how the proposed planting relates to the existing setting was a key consideration in the design process. The additional car parking area to the east of the buildings would be accessed via the existing hardstanding of the yard. The hedge and trees on the site boundary are well established and care has been taken to ensure their long term retention.

2.2 In order to filter views of the new buildings trees are to be planted. These are of mixed native species which grow locally and would not therefore look out of place. The areas of mixed native shrub planting would benefit from occasional selective pruning to encourage good vigour, mixed canopy heights and new growth.

2.3 The new buildings and parking would be built on ground within the Site, which has previously been used for storage of materials. In order to create a permeable parking surface, block paving and cellular grass crete structures would be used. The surfaces immediately adjacent to the buildings would be made up of concrete hard standing, as existing.

2.4 The maintenance and specification schedules set out the works actually required prepare the site and to keep the landscape in good condition as it establishes. The following tables identify the main different hard and soft landscape features and the associated management required. To be read in conjunction with drawing number: 2020/45\_Landscape\_001 Rev F.

**Table 1.0: Landscape Feature Management.**

<b>Landscape Feature</b>	<b>Location</b>	<b>Management Proposals</b>	<b>Aims and objectives</b>
Grassed areas	Within the car park area.	Car park grass areas to be kept as a short sward to allow for parking use. Grass to be sown in accordance with the Suppliers guidelines.  Regular mowing should encourage a thick healthy grass sward. Spot treatment of weeds to ensure a healthy consistent sward across the site should only be undertaken when there are problematic weeds. Anyone using or handling herbicides should be appropriately qualified.	The grass is a valuable habitat for birds such as green wood peckers and other species that eat small insects from the soil. The grass also has amenity value in this situation, providing areas to relax and it also enhances the setting of the proposed new buildings.

Landscape Feature	Location	Management Proposals	Aims and objectives
Hedges	As shown.	The new hedges within the site are to be pruned every third year until established in order to encourage healthy growth and to create good bird cover. New native hedges to be maintained at a height of 3m.	Hedge to form boundary between the Site and the road. This would form a defined edge between the Site and the wider landscape.
Trees	As shown.	The proposed trees within the Site will need annual checks to ensure that they are still firmly in position and established. The tie fixing should be loosened sufficiently to allow for growth.	Mature trees which visually break up the lines of the buildings as well as providing a valuable resource for wildlife.
Hard surfaces and pathways	On site – wherever applicable /present.	Paths and paving to be kept weed free and clear of residual build-ups that may become slippery when wet. Any uneven surfaces to be re-laid and made good and any superficial damage repaired.	In order to ensure that paths and paving are kept clean and level, minimising safety risks and in order to ensure that an overall high quality landscape scheme is maintained.
Access entrance and parking area	All access roadways and parking areas within the site.	Roadways to be kept clear of weeds and debris. Any damage to the surface to be repaired and made good. Any uneven surfaces to be levelled and residual build-up of organic matter to be regularly cleared.	In order to ensure that roads and parking are kept clean and level, minimising safety risks and in order to ensure that an overall high quality landscape scheme is maintained.

2.5 All works in and around the retained trees should be done in accordance with BS 3998-2010 Tree Works - Recommendations.

2.6 All other landscape works should be done in accordance with BS BS4428: 1989 Code of practise for general landscape operations and BS8545: 2014 Trees: from nursery to independence in the landscape – Recommendations.

2.7 Those undertaking landscape works should be suitably qualified for the work tasks and relevant certification held for particular tasks where necessary (i.e. spray certificates/chainsaw training etc).

2.8 There are a number of trees within the existing boundary hedges and these should be regularly checked and managed to ensure that they are kept in the best health possible. Some vegetation has been removed in order to improve access and the new planting would compensate for any loss. The species chosen not only reflect those growing locally, but also will enhance the setting in the long term.

2.9 The proposals have used planting that reflect the attractive setting of the historic Broads landscape. This would ensure that the character of the approach when entering the Site

is maintained and in the long term, would ensure that any potential impact on the wider setting is limited and contained.

- 2.10 Any hard or soft landscape works which, within a period of 5 years of being implemented fail, are removed or seriously damaged or seriously diseased shall be replaced, like for like, in the next planting season with others of similar specification/size/species, unless the Local Planning Authority agrees, in writing, to a variation of the previously approved details.
- 2.11 The following schedule (on the next page) sets out the landscape specification (this is also shown on drawing number 2020/45\_Landscape\_001 Rev F to be followed at the initial installation and as part of the ongoing management.

### 3.0 Landscape maintenance and specification schedules

#### LANDSCAPE SPECIFICATION:

- 3.1 All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

#### TOPSOIL

3.2 *Importation:*

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

3.3 *Handling:*

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

#### PLANTING

3.4 *Seeding:*

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.
- Wild Grass Seed Mix (Emorsgate Meadow Grass for Wet Soils – EG8) to be sown onto prepared ground and monitored for dominant species (i.e. thistles etc) which are not part of the mix. No fertiliser to be applied. Mow in the autumn once the majority of species have set seed and collect arisings.

3.5 *Watering:*

- As and when required to ensure healthy establishment of plants.

3.6 *Site Clearance:*

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

3.7 *Soil Conditions:*

- Soil for cultivating and planting must be moist, friable and not waterlogged.



- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

**3.8** *Plants:*

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Hedge whips to be slot planted and protected with a biodegradable to encourage more natural growth.
- Newly planted hedges to be maintained at a height of 2m.

**3.9** *Timing:*

- The landscape scheme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) after substantial completion of the development, or (where applicable) prior to sale of any individual plot(s), whichever is the sooner.

**3.10** *Cultivation:*

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

**3.11** *Weeding of planted areas:*

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

**3.12** *Mulching:*

- Well-rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

**3.13** *Spot treatment of weeds:*

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.

- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - hedges to be regularly pruned to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

#### MANAGEMENT

##### *Protection of existing vegetation:*

- There are a number of hedges and trees on the site and where possible, existing vegetation would be retained. Protection of trees and hedges would be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction should be taken when working adjacent to the existing trees and hedges, particularly in relation to the washing out of machines, storage of materials and other activities which may be deemed hazardous to the health and well-being of the existing vegetation.

##### *Inspection Timetable:*

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.
- The landscaped area(s) will be managed in perpetuity, it will be competently monitored and follow best landscape management practice principals, it will follow a maintenance schedule sufficient to keep it well maintained, safe, tidy and in a good state of repair.

#### 4.0 Species list and individual management requirements

Table 2.0 Planting list and management.

Plant Schedule	
PLANT NAME	Associated management
<b>Hedges</b>	
Native Hedge Mix: 50% <i>Prunus spinosa</i> (Blackthorn) 10% <i>Corylus avellana</i> (Hazel) 10% <i>Cornus sanguinea</i> (Dogwood) 10% <i>Rosa canina</i> (Dog Rose) 10% <i>Acer campestre</i> (Field Maple) 10% <i>Prunus avium</i> (Wild Cherry)	All new native hedges to be allowed to grow untrimmed and only cut in their third year once established. It is advised that hedges are cut on a three year rotation (but not between the 1st of March and the 31st of August).
Trees: <i>Acer campestre</i> (Field Maple) <i>Alnus glutinosa</i> (Alder) <i>Betula pendula</i> (Birch) <i>Carpinus betulus</i> (Hornbeam) <i>Malus domestica</i> (Crab Apple) <i>Prunus avium</i> (Wild Cherry) <i>Quercus robur</i> (Oak) <i>Salix caprea</i> (Goat Willow) <i>Tilia cordata</i> (Small-leaved Lime)	Prune only as required to maintain a good balanced form and if there are branches causing obstruction. Any branch removal should be done in accordance with best Arboricultural Practice. Any torn branches should be tidied up with a clean cut to minimise the surface area for potential infection.
Mixed Native Shrub Planting: 15% <i>Acer campestre</i> (Field Maple) 30% <i>Cornus sanguinea</i> (Dogwood) 10% <i>Corylus avellana</i> (Hazel) 25% <i>Crataegus monogyna</i> (Hawthorn) 10% <i>Prunus domestica</i> (Damson) 10% <i>Viburnum opulus</i> (Guelder Rose)	Occasional pruning on a five year rotation to encourage a range of canopy heights. Species like the Dogwood and Hazel would benefit from being cut back to ground level every 3 years. This will not only encourage good vigour, but also stimulate fruit production which will benefit wildlife.

#### Summary

The landscape scheme has been designed with aim of successful establishment of the planting in the long term. The selection of appropriate species and materials to suit the site conditions should ensure that the scheme looks good and meets the needs of the users. The tables in this document supply the necessary information to maintain and keep the plants in good, healthy condition for the next five years and beyond.

Care should be taken to ensure that:

- good quality materials and plants are used from the outset;
- the site is prepared properly for both hard and soft works, and;
- that good management, using the information supplied is undertaken to ensure successful establishment of a high-quality scheme.