



landscape consultants

LANDSCAPE MANAGEMENT PLAN

York Holiday Park, New Road, Escrick

Report Reference: BG22.148.12

March 2023





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1. Summary

1.1 Brindle and Green Environmental Consultants Ltd were commissioned by Flannigan Estates Ltd to undertake a Landscape Management Plan for an area of land at York Holiday Park in Escrick, York. The purpose of this document is to set out the management and maintenance requirements for the hard and soft landscape treatments on the site. It is understood that the proposal involves the construction of 231 static pitches and 92 touring pitches, there is a total of 323 pitches all together, additionally the site will have a new leisure centre, games room, restaurants and facilities for holiday makers to use. Design proposals can be found on the BG22.148.11 York Holiday Lodges, Hard and Soft Landscape Plan produced by Brindle & Green Ltd (Brindle & Green Ltd, 2022). This report is to be read in conjunction with the hard and soft landscape plan, as well as the Arboricultural Impact Assessment (Brindle & Green Ltd, 2022) and SINC Management Plan (Brindle & Green Ltd, 2022).

2. Introduction

2.1. Scope and aims of the appraisal

- 2.1.1. This report is a Landscape Management Plan (LMP), which sets out the management and maintenance measures required by the various hard and soft elements of the proposed landscape scheme which accompanies the proposed development of 323 pitches total with associated infrastructure situated on a piece of land ('the site') at New Road, Escrick in York. The LMP is produced in order to address the requirements of Condition 12 of planning permission 20/01546/FUL.
- 2.1.2. The landscape management plan will cover the establishment period of the first 5 years following the completion of the works, as well as the ongoing management and maintenance operations applicable to maintain the landscape scheme in perpetuity (at least 30 years).
- 2.1.3. This report has three broad aims: to establish the overall intended character of the landscape scheme and how it relates to the proposed development, to provide design objectives for individual hard and soft landscape treatments (hereafter referred to as 'landscape elements'), to set management actions for each of these landscape elements in order for them to achieve their respective design objectives.
- 2.1.4. The landscape management plan needs to be read in conjunction with the following appendices:

Appendix 1 – a schedule of works which details the landscape management and maintenance actions which are required to be carried out and the timescales in which these are necessary. Years 1-5 of the schedule cover the five-year establishment period following completion of the works, whereas Years 6-10 cover longer term management operations which are to be repeated on a 5-year rolling basis in perpetuity.

2.2. The site

- 2.2.1. The site is located south of York and north-east of Escrick, approximately 1.8km away from the nearby settlement of Deighton. The boundaries of the site are defined by a combination of mature hedgerows and trees and open fields within the site. Immediately north of the site is New Road adjacent to pastoral land, whereas the eastern and western boundaries are adjacent to further pastoral land.
- 2.2.2. The current land use of the site is a mixture of woodland to the north-west, paddocks to the north-east and south, some metal structures and a large area of concrete hardstanding centrally to the site boundary. There are also hedgerow field boundaries through the site and on the borders. The site also contains a Site of Importance for Nature Conservation (SINC) to the south-west that is included in the proposals which comprises grassland areas. The site has an overall mixed appearance due to detracting elements stored around the site mixed with fields and existing vegetation.

2.3. The proposed development

- 2.3.1. The proposed development involves the redevelopment of the site from its previous mixed use to a holiday park with 323 mixed pitches along with associated infrastructure for recreational use, associated parking and public open space. The development will be accessed via New Road from the east.

3. The landscape scheme

3.1. Description of the proposed landscape scheme

- 3.1.1. The design of the proposed soft landscape scheme within the site comprises a mixture of native trees, woodland edge, native scrub, ornamental planting, meadow grassland, flowering lawn and formal turfed areas. The soft landscape scheme for each area (the residential pitches, landscape buffer, and public open space) is described in more detail below.
- 3.1.2. The management of weeds across the site is manual removal, and only spot treatment of herbicides on hard landscape treatments. This is intended to reduce the chemical input into the soft landscape and reduce impact on the environment and wildlife. If herbicide is required to be applied in or near water, this needs to be undertaken in accordance with the Environment Agency Guidance Note AqHerb01: Agreement to use herbicides in or near water (Environment Agency, 2017).
- 3.1.3. Hard landscape treatments have been applied to the site for the paths and pitches themselves, again, these are set out in relation to each area of the site below.

3.2. Areas within the proposed landscape scheme

Surrounding the pitches

- 3.2.1. The soft landscape treatments within the holiday park area comprise a mixture of native shrub and scrub mix with turf laid around the pitches. There are some existing hedgerows across the site, predominantly these will be retained at the site boundaries, however the soft landscape plan proposes native shrub species will be added to the site to provide structure and strengthen the quality of the development. Pathways around the lodges will consist of utility paving whilst under the pitches themselves will be aggregate for low maintenance. Parking areas will consist of tarmac but will have planting throughout to soften the impact of the hard landscape treatment.

Landscape buffer

3.2.2. Along the north and western edges of the site, the soft landscape treatment to the landscape buffer will comprise native and specimen trees with an understory of scrub planting. This landscape buffer will sit adjacent to the existing road network in place around the site and will help screen the site from the wider landscape.

Public Open Space

3.2.3. Public Open Space (POS) is proposed for the northern part of the development. The soft landscape treatment to this area will comprise meadow grassland to the main public areas and dog walking area as well as trees, scrub mix and ornamental planting. Existing trees across the POS and around the edges of the site will be retained. In addition, a new recreational area will create space for people to use and enjoy.

3.3. Design principles and intentions

3.3.1. The design of the proposed landscape scheme has been primarily driven by ecological factors; enhancing and creating habitats and in turn adding biodiversity value to the site. In addition, the landscape planting has been used in order to soften the proposed development and blend it into the surrounding landscape; both following the prevailing landscape character and providing visual screening and softening where required.

3.3.2. The overarching principles and intentions of the landscape scheme set out in section 3.1 are as follows:

Table 1: Design principles related to the proposed landscape scheme on the site

Number	Principle	Relevant areas of the site
1	Maintain and protect existing conservation value of retained features such as the existing trees on site.	Wider field and site access
2	Ensure that existing retained trees are protected, managed and maintained in line with the Arboricultural Impact Assessment (Brindle & Green Ltd, 2022)	Across site
3	Create new habitat including scrub, shrubs, hedgerows, grassland and specimen trees	Across site

Number	Principle	Relevant areas of the site
4	Monitor retained and created habitats	Across site
5	Ensure the successful establishment of soft landscape elements during the five-year establishment period	Across site
6	Ensure the ongoing management of the landscape scheme in perpetuity beyond the initial establishment period	Across site
7	Use the landscape elements to replace, reinforce and enhance the landscape character of the site in line with the current site condition, the site context, and local published landscape character assessments	Across site
8	Provide a safe and functional play area for use by holidaying residents	Public Open Space
9	Provide a design that complies with the requirements of the Disability Discrimination Act	Across site
10	Appropriate management of the Site of Important Nature Conservation (SINC) to ensure the longevity of this area.	South of the site

4. Landscape elements

4.1. Existing retained trees and shrubs (reference number 01)

Applicable areas

4.1.1. Wider site and site access

Intended character

4.1.2. These landscape elements will provide a semi-mature landscape framework into which the new landscape proposals can sit and develop.

Element objectives

4.1.3. The existing retained trees and shrubs within the site need to meet the following management and maintenance objectives:

Retain semi-mature existing vegetation where applicable;

Integrate new planting into areas of existing vegetation; and

Monitor and manage the growth of existing vegetation to provide a diversity of vegetation within the site.

Actions

4.1.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis; and

Undertake hand weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds and laying a mulch to suppress weed growth.

Inspections

4.1.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Monitoring by a qualified Arboriculturist at the construction stage, in particular the following key points: signing off the installation of tree protection fencing, ground protection and pre-works toolbox talk with the contractor; erection of any required

scaffolding and ground protection within the RPA; and removal of tree protection fencing following completion of all ground works.

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species; and

Annual inspections to be carried out by a qualified Arboriculturist to ascertain the health of retained trees and shrubs and specify any remedial measures.

4.2. Specimen trees (reference number 02)

Applicable areas

4.2.1. Whole site

Intended character

4.2.2. Specimen tree planting is proposed throughout the site to provide structure and vertical interest within the scheme. Species are chosen to be reflective of the local landscape character.

Element objectives

4.2.3. Specimen trees within the site need to meet the following management and maintenance objectives:

Ensure establishment, particularly that of larger plant specimens; and

Monitor and manage the growth of specimen trees on a longer-term basis to ensure that the range of sizes and ages of vegetation across the site remains varied.

Actions

4.2.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

Provide artificial irrigation as and when required, particularly during periods of abnormally dry weather. Artificial irrigation to be undertaken through surface watering. Where watering is either the initial application or the first application for a period of five or more weeks, the soil around the tree needs to be loosened for a radius of 0.5m as this will aid the percolation of the water into the soil. Should there be a restriction on water usage, seek advice on the use of grey or second-class water as an alternative;

Adjust and replace any displaced or damaged spiral guards, stakes, tree ties or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Ensure that chafing is not an issue and adjust any ties accordingly should this occur. Remove and dispose of all spiral guards, stakes, tree ties and other equipment at the end of the five-year establishment period;

Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;

Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required;

During the establishment period, undertake formative pruning on an annual basis to encourage a natural shape and form for each specimen. Pruning should be undertaken by a qualified Arboricultural Contractor and comply with both BS3998 (British Standards Institute, 2010) and good arboricultural practice. Pruning operations to include the crown lifting of all standard trees to achieve a maximum of 3.0m clear stem. At no point should the leader shoot be cut; and

The planting areas need to be inspected quarterly and any dead, dying, damaged or diseased trees recorded/reported. These defective specimens are to be removed and replaced with stock of the same species, size and form of that

originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the specimen must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly.

Inspections

- 4.2.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species; and

Annual inspections to be carried out by a qualified Arboriculturist to ascertain the health of all trees and specify any remedial measures.

4.3. Native scrub (reference number 03)

Applicable areas

- 4.3.1. North of the site

Intended character

- 4.3.2. Native scrub planting is proposed throughout the north of the site to act as an ecological resource and to provide an element of structure within this section of the scheme. Species are chosen to be reflective of the local landscape character, as well as their fruiting qualities to encourage wildlife.

Element objectives

4.3.3. Native scrub planting within the site needs to meet the following management and maintenance objectives:

Compensate for lost habitat and provide a new viable habitat as part of an overall biodiversity net gain; and

Ensure successful establishment of all native scrub planting within the site.

Actions

4.3.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

Adjust and replace any displaced or damaged spiral guards, stakes or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Remove and dispose of all spiral guards, stakes, and other equipment at the end of the five-year establishment period;

Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;

Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required;

During the establishment period, undertake formative pruning on an annual basis to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards; and

The scrub planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and

The scrub planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

- 4.3.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.4. Native woodland (reference number 04)

Applicable areas

- 4.4.1. Northern Bank

Intended character

- 4.4.2. Native woodland planting is proposed along the bank immediately north of the static caravan area. This would add a buffer to the scheme as well as acting as an ecological resource and provide softening of the proposed development. Species are native and varied in order to be cohesive with the local landscape.

Element objectives

- 4.4.3. Native woodland planting within the site needs to meet the following management and maintenance objectives:

Provide a new viable habitat as part of an overall biodiversity net gain; and

Ensure successful establishment of all native woodland planting within the site.

Actions

4.4.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

Adjust and replace any displaced or damaged spiral guards, stakes or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Remove and dispose of all spiral guards, stakes, and other equipment at the end of the five-year establishment period;

Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;

Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required;

During the establishment period, undertake formative pruning on an annual basis to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards. At no point should the leader shoot of any plant within this area be cut; and

The native woodland planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and

The native woodland planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

- 4.4.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.5. Species-rich grassland (reference number 05)

Applicable areas

- 4.5.1. Public Open Space

Intended character

- 4.5.2. Informal species-rich grassland which will add seasonal interest and increase the biodiversity of the site. A low maintenance landscape element which will act as an ecological resource as well as an attractive feature.

Element objectives

- 4.5.3. Species-rich grassland within the site needs to meet the following management and maintenance objectives:

Integrate the new seeding with surrounding planting areas;

Maintain the species composition of the seeding mix where possible whilst allowing for locally characteristic grassland species to grow; and

Ensure the successful establishment of a species-rich grassland which can act as an ecological resource.

Actions

4.5.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

All strimming to be undertaken using recognised equipment fitted with a nylon filament line as per the manufacturer's instructions;

Subsequent to seeding in the spring, areas of species-rich grassland will undergo an establishment cut in June to reach a height of 60mm (if there is sufficient material to be cut). The second establishment cut will be undertaken in August, again to a height of 60mm. Following each establishment cut, all arisings are to be raked off and removed from the site. This removal process needs to be carried out carefully to avoid damage to either the soil surface or retained vegetation;

In the second and subsequent years, areas of species-rich grassland will undergo a single annual hay cut. This will take place each year in September, following flowering of the various species. Following this annual cut, the arisings need to be left in situ for 1-7 days in dry conditions, then need to be removed from site;

Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;

The seeded areas need to be inspected annually and any worn areas are to be re-seeded using a seed mix which replicates as closely as possible that which was originally specified; and

The seeded areas need to be monitored and managed to ensure that the original species composition is retained.

Inspections

4.5.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the

selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.6. Species-rich flowering lawn (reference number 06)

Applicable areas

4.6.1. Throughout site

Intended character

4.6.2. Informal species-rich flowering lawn which will add seasonal interest and increase the biodiversity of the site. A low maintenance element which will act as an ecological resource as well as an attractive feature.

Element objectives

4.6.3. Species-rich flowering lawn within the site needs to meet the following management and maintenance objectives:

Provide a low-maintenance but attractive element;

Integrate the new seeding with surrounding planting areas;

Maintain the species composition of the seeding mix where possible; and

Ensure the successful establishment of a species-rich flowering lawn which can act as an ecological resource.

Actions

4.6.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

All strimming to be undertaken using recognised equipment fitted with a nylon filament line as per the manufacturer's instructions;

Subsequent to seeding in the spring, areas of species-rich flowering lawn will undergo regular establishment cuts (every 10 days) during the growing season to a height of 40-60mm (if there is sufficient material to be cut);

In the second and subsequent years, areas of species-rich flowering lawn will undergo regular cuts during the growing season to a height of 25-40mm. To permit flowering, cuts can be reduced from late June and cut when sward is untidy (after 4-8 weeks). Arisings need to be collected and removed from site;

Undertake hand-weeding to seeded areas in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;

The seeded areas need to be inspected annually and any worn areas are to be re-seeded using a seed mix which replicates as closely as possible that which was originally specified; and

The seeded areas need to be monitored and managed to ensure that the original species composition is retained.

Inspections

- 4.6.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides – whilst herbicides are generally not to be used on the site, there may be some extenuating circumstances where limited spot treatment is appropriate. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.7. Ornamental Planting (reference number 07)

Applicable areas

- 4.7.1. Focal Areas

Intended character

- 4.7.2. Ornamental planting is proposed within and around focal areas within the site as an aesthetic feature. Species are chosen to be low maintenance and hardy whilst still creating visual interest.

Element objectives

- 4.7.3. Ornamental planting within the site needs to meet the following management and maintenance objectives:

Form a visually attractive feature for holiday makers; and

Ensure successful establishment of all ornamental planting within the site.

Actions

- 4.7.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

Re-firm any plants which are leaning or otherwise not vertical as necessary;

Undertake weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise application of an approved herbicide up to four times per year. Herbicide to be applied initially in May, July and September, although this will be reviewed and monitored to ensure that the prescribed frequency of application gives a result of 95% weed-free coverage of all planting plots. Application of herbicide is to take place in appropriate weather conditions;

Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required;

During the establishment period, undertake formative pruning of shrubs as necessary to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards;

The ornamental planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally

planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014) Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and

The ornamental planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

- 4.7.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period during the 5-year establishment period in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.8. Surfacing and paving (reference number 08)

Applicable areas

- 4.8.1. Pitches

Intended character

- 4.8.2. Surfaced areas such as roadways, parking areas and pavements within the main holiday lodge area have been designed to be functional and practical; allowing safe and easy access and egress by vehicles and pedestrians alike.

Element objectives

- 4.8.3. Surfacing and paving within the site needs to meet the following management and maintenance objectives:

Ensure the functionality, integrity and longevity of the various surface treatments is preserved;

Contribute to a tidy and smart appearance across the site; and

Provide functional pedestrian and vehicle links between the various areas of the site, as well as areas for parking/waiting, and connections to the wider site context.

Actions

- 4.8.4. To achieve the above objectives, the following actions need to be performed:

Remove all litter and debris on a quarterly basis;

Undertake weeding to surfaced areas in order to remove and control any weeds. Weed management to be undertaken on an annual basis and to comprise a combination of sweeping and hand pulling of weeds. In some extenuating circumstances, limited spot treatment may be appropriate;

Slippery surfaces which are affected by the growth of algae or moss are to be treated up to four times a year using an approved proprietary cleaning fluid. Please note that high-pressure washing devices are not to be used on paved surfaces anywhere within the site; and

All areas of hard standing including asphalt and paved areas to be inspected on a quarterly basis for damage, cracks, subsidence or settlement, and any other failure. Any defects or issues found need to be reported immediately and repaired as soon as is possible.

Inspections

- 4.8.5. To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

Annual inspections by a competent individual during the 5-year establishment period in accordance with the schedule set out in Appendix A, focusing in particular on any damage, cracks, subsidence or settlement, and other failure to the various hard surfaces. Please note that the Landscape Contractor will need to hold a

BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides.

References

Brindle & Green Ltd, 2022. *BG22.148.11 York Holiday Lodges - Hard and Soft Landscape Plan*, Radbourne, Derby: Brindle & Green Ltd.

Brindle & Green Ltd, 2022. *BG22.148.8 York Holiday Lodges - Arboricultural Impact Assessment*, Radbourne, Derby: Brindle & Green Ltd.

Brindle & Green Ltd, 2022. *BG22.148.9 York Holiday Lodges - SINC Management Plan*, Radbourne, Derby: Brindle & Green Ltd.

British Standards Institute, 2010. *BS 3998:2010 - Tree work. Recommendations*. [Online] Available at: <https://shop.bsigroup.com/ProductDetail?pid=000000000030089960> [Accessed 10 March 2021].

British Standards Institute, 2014. *BS 8545:2014 - Trees: from nursery to independence in the landscape. Recommendations*. [Online] Available at: <https://shop.bsigroup.com/ProductDetail/?pid=000000000030219672> [Accessed 10 March 2021].

Environment Agency, 2017. *Guidance Note AQHerb01: Agreement to use herbicides in or near water*. [Online] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/601814/LIT_4720.pdf [Accessed 10 March 2021].

UK Government, 1996. *Wildlife and Countryside Act 1981*. [Online] Available at: <http://www.legislation.gov.uk/ukpga/1981/69/contents> [Accessed 10 March 2021].

Appendix 1: Schedule of works

Landscape Element	Year 1		Year 2		Year 3		Year 4		Year 5											
	Year 1	Year 2	Year 3	Year 4	Year 5	Total Y1-5	Total Y1-10	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1 : Existing retained trees and shrubs																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Remove and control any undesirable species or invasive weeds	3	3	3	3	3	15	15													
2 : Specimen tree planting																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Irrigate as necessary	0	0	0	0	0	0	0													
- Inspect and adjust stakes, guards and ties. Replace any broken stakes, guards and ties as necessary	4	4	4	4	3	19	19													
- Re-firm plants	4	4	4	4	4	20	20													
- Remove stakes, guards and ties. Fill stake holes	0	0	0	0	1	1	1													
- Control of invasive and undesirable weed species	3	3	3	3	3	15	15													
- Top up bark mulch to a minimum of 75mm depth	1	1	1	1	1	5	5													
- Formative pruning	1	1	1	1	1	5	5													
- Record any dead plant material	4	4	4	4	4	20	20													
- Report any notifiable pests and diseases as necessary	0	0	0	0	0	0	0													
- Removal and replacement of failed/failing plants	0	0	0	0	0	0	0													
3 : Native scrub planting																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Inspect and adjust stakes and guards. Replace broken stakes and guards as necessary	4	4	4	4	3	19	19													
- Re-firm plants	4	4	4	4	4	20	20													
- Remove stakes and guards	0	0	0	0	1	1	1													
- Control of invasive and undesirable weed species	3	3	3	3	3	15	15													
- Bark mulch top-up	1	1	1	1	1	5	5													
- Formative pruning	1	1	1	1	1	5	5													
- Record any dead plant material	4	4	4	4	4	20	20													
- Removal and replacement of failed/failing plants	0	0	0	0	0	0	0													
4 : Native woodland planting																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Inspect and adjust stakes and guards. Replace broken stakes and guards as necessary	4	4	4	4	3	19	19													
- Re-firm plants	4	4	4	4	4	20	20													
- Remove stakes and guards	0	0	0	0	1	1	1													
- Control of invasive and undesirable weed species	3	3	3	3	3	15	15													
- Bark mulch top-up	1	1	1	1	1	5	5													
- Apply a slow-release NPK granular fertiliser	0	0	1	0	1	2	2													
- Formative pruning	1	1	1	1	1	5	5													
- Coppicing of X species on a X-year rotation basis	0	1	0	1	0	2	#REF!													
- Record any dead plant material	4	4	4	4	4	20	20													
- Removal and replacement of failed/failing plants	0	0	0	0	0	0	0													
5 : Species-rich grassland																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Establishment cuts and removal of arisings	2	0	0	0	0	2	2													
- Subsequent cuts and removal of arisings	0	1	1	1	1	4	9													
- Control of invasive and undesirable weed species	3	3	3	3	3	15	15													
- Re-seed worn areas	0	0	0	0	0	0	0													
6 : Species-rich flowering lawn																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Establishment cuts and removal of arisings	2	0	0	0	0	2	2													
- Subsequent cuts and removal of arisings	0	5	5	5	5	20	45													
- Control of invasive and undesirable weed species	3	3	3	3	3	15	15													
- Re-seed worn areas	0	0	0	0	0	0	0													
7 : Ornamental planting																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Re-firm plants	4	4	4	4	4	20	20													
- Control of invasive and undesirable weed species	3	3	3	3	3	15	15													
- Bark mulch top-up	1	1	1	1	1	5	5													
- Formative pruning	1	1	1	1	1	5	5													
- Record any dead plant material	4	4	4	4	4	20	20													
- Removal and replacement of failed/failing plants	0	0	0	0	0	0	0													
8 : Surfacing and paved areas																				
- Remove all litter and debris	4	4	4	4	4	20	40													
- Spot treatment of weed species through sweeping, hand pulling or herbicide	4	4	4	4	4	20	40													
- Cleaning of slippery surfaces	3	3	3	3	3	15	30													
- Repair of surfaces as necessary	0	0	0	0	0	0	0													
IN : Monitoring and inspection																				
- Inspection by a qualified arboriculturist to identify any significant deterioration in tree health (4-yearly frequency)	0	0	0	1	0	1	2													
- Inspection by competent individual to monitor condition of hard landscape elements	1	1	1	1	1	5	5													
- Inspection by competent individual to monitor establishment of soft landscape elements	1	1	1	1	1	5	5													
- Annual inspection by competent individual of all planted areas to record failed or defective plants	1	1	1	1	1	5	5													
- Monitoring of planted areas by competent individual to assess species diversity and establishment	1	1	1	1	1	5	5													

Required
 Maximum frequency
 As necessary

Landscape Element	Year 6	Year 7	Year 8	Year 9	Year 10	Total Y6-10
1 : Existing retained trees and shrubs						
- Remove all litter and debris	4	4	4	4	4	20
2 : Specimen tree planting						
- Remove all litter and debris	4	4	4	4	4	20
3 : Native scrub planting						
- Remove all litter and debris	4	4	4	4	4	20
4 : Native woodland planting						
- Remove all litter and debris	4	4	4	4	4	20
5 : Species-rich grassland						
- Remove all litter and debris	4	4	4	4	4	20
- Subsequent cuts and removal of arisings	1	1	1	1	1	5
- Re-seed worn areas	0	0	0	0	0	0
6 : Species-rich flowering lawn						
- Remove all litter and debris	4	4	4	4	4	20
- Subsequent cuts and removal of arisings	5	5	5	5	5	25
7 : Ornamental grass and shrub planting						
- Remove all litter and debris	4	4	4	4	4	20
8 : Surfacing and paved areas						
- Remove litter, rubbish and debris	4	4	4	4	4	20
- Spot treatment of weed species through sweeping, hand pulling or herbicide	4	4	4	4	4	20
- Cleaning of slippery surfaces	3	3	3	3	3	15
- Repair of surfaces as necessary	0	0	0	0	0	0
IN : Monitoring and inspection						
- Inspection by a qualified arboriculturist to identify any significant deterioration in tree health (4-yearly frequency)	0	0	1	0	0	1

