

MANOR FARM, WEST LITTLETON

SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

LADY HOPE
PLEYDELL-BOUVIERE



Written by:	JS
Checked by:	JC
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Revision	Date	Details	Revised

1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment, and continued healthy growth through to maturity of the trees, shrubs, and grass.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.
- 1.3. To ensure that the development provides biodiversity enhancements.

2.0 Background Information

- 2.1. ACD Environmental was commissioned in 2020 to undertake landscape, ecological and arboricultural surveys and works to support the planning permission for the proposed development. These have culminated in the preparation of detailed soft landscape proposals with a written soft landscape specification. The landscape proposals, drawing reference PRI23127-11B can be found in the Appendix of this report.
- 2.2. The controlling authority is South Gloucestershire Council, which should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

Strategic Planning

South Gloucestershire Council

Department For Environment And Community Services

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3.0 Preliminaries

- 3.1. The landscape scheme in drawing PRI23127-11B, as found in Appendix A, should be installed in the first available planting season, (October to March), following the construction works.
- 3.2. Failures of Plants (Pre-practical Completion): The Contractor entirely at his own cost shall replace any trees, shrubs, or other plants other than those found to be missing or maliciously damaged.
- 3.3. Malicious Damage or Theft before Practical Completion: The Contractor at his own expense shall make all loss or damage arising from theft or malicious damage before practical completion of the entire project good.
- 3.4. Post Practical Completion: The Contractor will carry out the maintenance of trees, shrubs, and grasslands after the date of practical completion until the responsibility is transferred to the Land Owner/ Developer.
- 3.5. Replacement of plants shall take place as many times as is necessary to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub, and grassland mix.

4.0 General Maintenance

- 4.1. Following installation of the landscape scheme the Land Owner/ Developer (Developer) will be responsible for the ongoing management and maintenance of the landscape scheme.
- 4.2. The landscape should be maintained in perpetuity, but implemented in accordance with this management plan for a period of 5 years following installation, to accord with planning requirements.
- 4.3. The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of South Gloucestershire Council when the maintenance agreement is completed and is operative.
- 4.4. The Developer shall ensure that any landscape contractor employed by the Developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the Developer will directly be responsible for. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.
- 4.5. The Developer shall ensure that any landscape contractor employed by the Developer shall carry out in all areas any shrub, tree, grass, and other plants replacements that may be necessary until the end of the Defects Liability period.
- 4.6. The Developer shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas following the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of the British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Developer or Contractor, at minimum monthly intervals and the appropriate work carried out.

5.0 Existing Trees and Vegetation

- 5.1. No existing trees, shrubs, or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected, and undisturbed throughout the contract in accordance with the approved tree protection plan, drawing reference PRI23127-03, and the Arboricultural Method Statement, reference PRI23127ams. The existing trees to be retained have been shown on the landscape plan within Appendix 1.
- 5.2. All works should be undertaken following the British Standard BS3998:2010 Tree Work Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance providers will be required. All work shall be undertaken at the appropriate time.
- 5.3. All operations should be carried out sensitively, taking care not to unnecessarily damage the trees that are being worked on or any other neighbouring vegetation. The practice of natural target pruning should be used to ensure that branches are not cut "flush" with the stem, and conversely, a "stub" is not left proud, as in both scenarios it is not possible for the tree to adequately react to the wounding and may lead to an area of decay developing.
- 5.4. All trees on site should be visually checked annually. These checks should be staggered so that the trees are inspected at different times in the year. If any tree displays signs of decline, distress or damage then a competent person should be instructed to carry out a tree inspection where necessary. A comprehensive inspection of all the trees on site should be carried out by a competent person at a maximum interval of every three years.
- 5.5. Any vegetation clearance should be undertaken in the autumn and winter months outside of the time during which birds are most likely to nest (March-August) where possible. If this is not possible then vegetation to be removed must be subject to a nesting bird check by a suitably experienced ecologist no more than 24 hours prior

to the works taking place. Should nesting birds be recorded then a suitable exclusion zone will be established where no works can proceed until it has been confirmed that the young have fledged.

- 5.6. All arisings from any work carried out, including leaf material, branches, wood chip, and timber should either be removed from the site, or composted on site, or to form log piles in the field to the north east of the arena to form ecological habitat. The work site should be left clean and tidy as instructed.
- 5.7. If large branches or entire trees need to be dismantled it is recommended that a rigging system be used where possible to reduce the risk of damage to surrounding structures and also to reduce ground compaction and deterioration during works. It is preferable if contactors are certificated with NPTC Unit CS41 Dismantling and Rigging.
- 5.8. Heavy Ivy infestation is not recommended in development situations, where wind risk may be a concern. The form of the tree can also be affected and it is therefore proposed to remove any dense infestation of Ivy if evident or to simply sever any ivy stems at the base of the tree during the maintenance period.

6.0 Wildflower Grassland

- 6.1. All newly grassed areas are to be seeded with a general purpose meadow mixture.
- 6.2. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 6.3. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).
- 6.4. All arisings are to be removed from the site.
- 6.5. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.

7.0 Woodland and Tree Planting

- 7.1. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 7.2. Post-planting management and maintenance of trees shall be following BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.
- 7.3. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth, and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 7.4. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from the site.
- 7.5. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 7.6. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.
- 7.7. All grilles, grids, guards, and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 7.8. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action is taken if needed.
- 7.9. All trees shall be checked regularly for mammal, human, or other external damage, and remedial action is taken where necessary.

- 7.10. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 7.11. Watering: All plants are to be well watered immediately after planting operations. To be wet to the full depth of topsoil or wet to field capacity using either potable mains water, recycled or treated greywater. If there is any surface compaction the soil is to be loosened to direct water to the root zone, taking care not to damage or loosen plants. Watering operations are to be undertaken as many times as necessary to ensure the continued thriving of all planting materials. Any failures due to drought shall be replaced by the Developer at their own cost.
- 7.12. Water restrictions: If the water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.
- 7.13. All trees should be watered to field capacity once a week during the first two growing seasons, unless significant rain has fallen that week. For the following three years, trees to be watered to field capacity during the growing season, where no rain has fallen for 10 days.
- 7.14. Woodland mix to be watered at 5ltr's per msq (note the woodland area is approximately 950msq), once a week during the first two growing seasons, unless significant rain has fallen that week. For the following three years, woodland to be watered during the growing season, where no rain has fallen for 10 days
- 7.15. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in the slow-release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include additional fertiliser application, pH testing, assessment of organic content, and levels of compaction.

- 7.16. The planting in the woodland mix shall be maintained in a natural shape and shall be annually pruned to allow for this. Any growth which will encroach upon arena shall be cut back. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 7.17. The bark mulch to the woodland planting should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 7.18. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

8.0 Hedgerows

- 8.1. Hedge maintenance operations are to be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants, and reinstatement of plant materials.
- 8.2. Around free standing hedges a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, is to be erected to run through the centre of the proposed hedgerow. This is to prevent access through the site by pedestrians until the hedges are fully established. After five years, the hedges have been fully established. The temporary fences are to be removed from the site.
- 8.3. Trimming of rapidly establishing beech (*Fagus sylvatica*) hedges: Hedges are to have lateral branches moderately trimmed with the hedge allowed to reach planned height as rapidly as possible. Once at the desired height then the tops of the hedge can be trimmed as necessary to maintain a dense formal hedge.
- 8.4. Hedge Heights: Hedges to be maintained in a neatly clipped form to a maximum height of 1m alongside the arena and 2.5m alongside the south eastern site boundary.

9.0 Maintenance Schedules

Every week

- All plants shall be watered weekly and following 10 days without rain. Then weekly until natural rainfall during growing season (April to September inclusive).

Every month

- Weed control shall be allowed at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.

Every six months

- The bark mulch should be topped up bi-annually
- Grass cutting to Wildflower areas – cut in line with the guidance given in section 6.0
- Hedges to be managed – cut in line with the guidance given in section 8.0
- After two years tree stakes and ties are usually ready to be removed.

Annual

- Replacement of any failed trees or shrubs will be allowed annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to the settlement shall be top dressed annually, early in the growing season.
- Minor pruning of dead or damaged wood shall be allowed annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.
- Woodland planting shall be maintained in a natural shape and prevented from obscuring arena.
- Check for invasive species as mentioned earlier and remove them from the

site.

- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids, and guards shall be inspected and if necessary removed.

At 2 years

- After two years tree stakes and ties are usually ready to be removed.

At 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success, and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the Developer's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Developer rectify these defects or apply for a variation to the landscape management plan.

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Appendix 1:

Soft Landscape Legend

- Existing trees and hedges to be retained and protected during construction
- Proposed Native Woodland and Understorey planting mix. Refer to planting matrix for visualisation of planting.
- Semi mature Wild Service Tree, and Hornbeam trees to be planted individually and distributed evenly throughout. Trees to receive short double staking with expandable rubber tree ties and irrigation tubing to root system
- Light standard Holly, Silver Birch and Crab apple plants to be planted individually and distributed evenly throughout.
- Hawthorn, Blackthorn, Dog Rose and Guelder Rose to be planted in groups of 3-7no. of each specie.
- Planting bed to be enclosed with and protected by rabbit-proof fencing.
- Proposed tree planting within soft landscape.
- Proposed hedge planting to be planted in a double staggered row 300mm apart and at 400mm centres in each row. To be maintained at 1m height
- Proposed 2-2.5m high hedge planting to be planted in a double staggered row 800mm apart and at 800mm centres in each row. To be maintained at min. 2.5m height
- Existing grassland to be retained and protected during construction. Where required to be overseeded with EG26 Standard Old Fashioned Grazing Mixture as supplied by Emorsgate or similar and sown at 4 grams per msq
- Proposed grassland areas, to be seeded with EM3 Special General Purpose grass seed mix as supplied by Emorsgate or similar and sown at 4 grams per msq. Mix to be altered to remove species that may be toxic to horses

Hard Landscape Legend

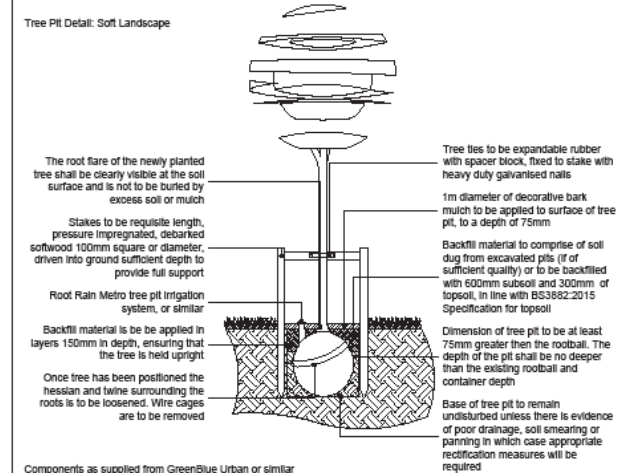
- Proposed buff coloured tarmac surfacing, laid in line with engineers details and to receive concrete edging as required
- Proposed cobble sett paving to be laid in stacker bond formation.
- Existing stone boundary wall to be retained and protected during construction



SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

In case of quantity discrepancies, the quantities on the plan(s) take precedent over the quantities shown in the planting schedule.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY



Plant Schedule

Species Name	Grth	Height	Density	Specification	No.
Fagus sylvatica	100-125cm	5-7m	Double Staggered at 0.3m offset	Transplant B	104
Pagus sylvatica	200-250cm	2-3m	Double Staggered at 0.8m offset	Transplant B	12
Betula pendula	8-10cm	200-300cm	Double Staggered at 0.8m offset	Light Standard 2x BR	28
Malus sylvestris	8-10cm	200-300cm	Double Staggered at 0.8m offset	Light Standard 2x BR	28
Carpinus betulus	12-14cm	300-350cm	Counted	Heavy Standard Clear Stem 175-200 RB	12
Corylus avellana	12-14cm	300-350cm	Counted	Heavy Standard Clear Stem 175-200 RB	12
Crataegus monogyna	12-14cm	300-350cm	Counted	Heavy Standard Clear Stem 175-200 RB	7
Malus sylvestris	14-16cm	400-450cm	Counted	Extra Heavy Standard Clear Stem 175-200 RB	12
Sorbus aucuparia	14-16cm	400-450cm	Counted	Extra Heavy Standard Clear Stem 175-200 RB	12
Prunus avium	14-16cm	400-450cm	Counted	Extra Heavy Standard Clear Stem 175-200 RB	12
Acer campestre	14-16cm	400-450cm	Counted	Extra Heavy Standard Clear Stem 175-200 RB	12
Carpinus betulus	18-20cm	450-525cm	Counted	Semi-Mature Clear stem min. 200 3x RB	12
Carpinus betulus	20-25cm	500-550cm	Counted	Semi-mature 3x RB	28
Sorbus torminalis	20-25cm	500-550cm	Counted	Semi-mature 3x RB	28

Species Name	Height	Pot Size	Specification	Density	No.
Corylus avellana	85-100cm	Transplant BR	1m ²	R89	188
Crataegus monogyna	100-125cm	Transplant BR	1m ²	R89	188
Ilex aquifolium	100-125cm	Leader and laterals C	1m ²	H7	188
Rosa canina	85-100cm	Transplant BR	1m ²	R89	188
Viburnum opulus	85-100cm	Transplant BR	1m ²	R89	188



Rev	Date	Details	Author
B	13.04.23	Amend retained tree canopies	JS
A	08.12.22	Layout changes / Client comments	JS

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