

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

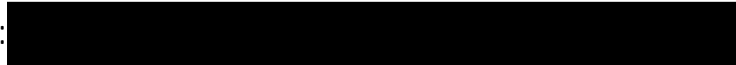
Willow Co(age, Chalfont Lane, Chorleywood, WD3 5PP

Planning ref: 22/1246/FUL

Prepared by:

The owners Vicky Inness and Daniel Avigad

Tel:



Date:

10th October 2023

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

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1. INTRODUCTION

1.1 Purpose of the Management Plan

This Management Plan has been produced by the owners Vicky Inness and Daniel Avigad to provide a framework for long term landscape management and maintenance of the land on which their new home will be positioned. The plan provides detail on the current landscape and how this will be improved to increase biodiversity.

1.2 Scope of the Management Plan

This Management Plan provides information on managing landscape elements within the site boundary to enhance biodiversity value and connectivity to the surrounding landscape. The Management Plan describes the site in terms of landscape elements and management operations.

1.3 Structure of the Management Plan

Chapter 2.0 provides a summary of the factors influencing the management of the landscape and details what we commit to do to increase biodiversity. Chapter 3.0 provides the detail on managing the landscape and Chapter 4.0 sets out how in detail the landscape will be maintained each month.

1.4 Site Location

Willow Cottage land covers an area of approximately 1.5 acres, lying on the edge of the village of Chorleywood. The village of Chorleywood lies to the south of the site, and there are horse and cattle grazing fields immediately to the north and east.

1.5 Planning Context

The Planning application was approved by Three Rivers Council in November 2022 (Application Ref: 22/1246/FUL)

1.6 Planning Condition

Planning permission was granted, subject to conditions, including condition 12 which states:

‘Prior to the first occupation of the development hereby permitted, a Landscaping and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the submitted details and shall be permanently maintained thereafter.

Reason: To prevent the development having an adverse effect on biodiversity in compliance with Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).’

2. SITE MANAGEMENT CONSIDERATIONS

2.1 Responsibility for Site Management

Vicky Inness and Daniel Avigad will be responsible for the site management and will employ a gardener to help with maintenance of the landscape within the site boundary. At this stage the Management Plan is required to be flexible and responsive to enable the most appropriate and responsible management to be undertaken, to meet the changing needs of the land as it develops. Where extra help is needed for instance to manage trees, cut the meadow/long grasses etc, contractors with experience in biodiversity management will be sought.

2.2. Long Term Management Objectives

The long term management objectives of this plan area are:

- To increase the biodiversity of the land with a particular focus on butterflies and solitary bees;
- To establish and maintain species-rich wild flower meadows to increase wildlife habitat;
- To add and maintain high grass (inc. wildflowers) and hedgerows to increase wildlife habitat

2.3 Designations

The fields to the north of the site are part of the Green Belt and an Area of Outstanding Natural Beauty. It is part of the Chilterns and covered by the plan for increasing biodiversity in the Chilterns. Philipshill Woods is within 1km of the site which is managed by the Woodland Trust. There is an abundance of wildlife in the woodland incl. a huge variety of butterflies, tawny owls and woodland birds (e.g. great spotted woodpecker and nuthatch). We hope that our land can act as part of a wildlife corridor to these areas. Indeed we regularly spot muntjacs, woodpeckers and badgers in the garden.

2.4 Butterflies

Things we will do to attract butterflies into the garden:

- Plant large clumps of larval food plants together (e.g. wildflowers, sedum, lavender, thyme, sage hebe).
- Aim for a spread of early, mid and late sources of nectar.
- Plant a Sedum roof on the house
- Delay cutting back in the autumn, leaving borders in later winter instead.
- Leave leaves on the ground for them to hide under.
- Leave some fruit on the ground for the butterflies to eat.
- Not use pesticides on plants in flower.

2.5 Solitary and Bumble Bees

Things we will do to attract bees into the garden:

- Plant/maintain pollinator plants (e.g. crab apple, wild cherry, plum)
- Grow a range of plants for year-round flowering
- Leave some fruit on the ground for Bees to eat
- Leave areas alone such as compost heaps, grass, any bees nests
- Not use pesticides on plants in flower
- Provide nest sites for wild bees inc a bee hotel
- Create and leave log piles

2.6 Birds and Bats

Things we will do to encourage birds and bats into the garden:

- Install bird and bat boxes
- Leave the garden undisturbed with leaves and do not cut back to give them areas to rest in the winter
- Leave dense cover such as bramble and hedgerows throughout the year
- Set up bird feeders, particularly in winter
- Leave fallen fruit for them to feed on
- Attract insects by growing insect friendly plants inc grassland, having log piles and compost heaps and planting wild flowers.

2.7 Hedgehogs

Things we will do to encourage hedgehogs into the garden:

- Leave the garden undisturbed with leaves and do not cut back to give them areas to hibernate in the winter
- Leave dense cover such as bramble and hedgerows throughout the year
- Leave fallen fruit for them to feed on
- Attract insects for them to feed on by growing insect friendly plants
- Create homes by having log piles and compost heaps
- Check the area before any strimming and bonfires
- Not use pesticides on plants in flower

2.8 Badgers

We already have a large badger set located to the rear boundary of the property. We will ensure that Natural England guidelines are adhered to so that the set is not disturbed. No new planting will take place in close proximity to the set.

3. LANDSCAPE MAINTENANCE

3.1 General

POST IMPLEMENTATION CONTRACT WITH A LANDSCAPE CONTRACTOR

The owners will arrange for a maintenance programme with a qualified contractor for 12 months post practical completion, and the owners will take responsibility for replacing planting and maintenance should the decision be taken not to employ the original installation contractors.

REINSTATEMENT

Damage or disturbance to the soil structure, planting, grass, fencing, hard landscaping, structures or buildings will be reinstated to the original condition.

WATERING

The planted areas around the house and garage will be largely supplied by a rain water harvest tank. The wider garden areas including the long grass and wildflowers will be left to natural irrigation via rain fall. The frequency will be as necessary for the continued thriving of all planting.

DISPOSAL OF ARISING

We will dispose of arising as follows:

- Biodegradable arising: Compost on site.
- Grass cuttings: Compost on site.
- Tree roots and stumps: make log piles on site to encourage bugs and insects.
- Shrub and tree prunings: Compost on site.
- Litter and non-biodegradable arising: remove from site to appropriate recycling facility.

PROTECTION OF EXISTING GRASS

We will protect areas affected by maintenance operations using boards/tarpaulins and generally not place excavated or imported materials directly on grass.

CLEANLINESS

We will remove soil and leaves etc from hard surfaces and leave the works in a clean, tidy condition at completion and after any maintenance operations.

3.2 Grassed Areas

MAINTENANCE OF GRASSED AREAS

We will maintain turf in a manner appropriate to the intended use i.e. maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt; prevent water-logging and compaction; and repair trampling, abrasion or scalping; we will remove litter and leaves as appropriate. Where we have ornamental lawns, we will maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.

MAINTENANCE OF WILDFLOWER ROOF TO HOUSE

Product: Sedum wildflower turf. Once established Sedum Wildflower turf needs very little maintenance. In Spring and Autumn it will be checked for weeds which will be removed, and any dead heads in Autumn will be removed. The gutters and drainage channels will be cleaned.

TREE STEMS

Precautions: We will not use mowing machinery closer than 100 mm to tree stems. We will use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

LEAF REMOVAL

We will collect fallen leaves by hand raking and compost on site

MOWING LAWNS

We will remove arisings with a rotary mower with a roller. When required we will scarify and aerate the lawn, and where necessary add compost/sand/loam mix. We will also spike the lawn to reduce compacted soil.

MOWING ROUGH GRASSED AREAS TO REAR OF GARDEN

Grass height: 1m maximum. We will move arisings (leaving seeds to drop over a few days) and compost on site.

FERTILIZER

We will apply slow release fertilizer Spring and Autumn where appropriate.

3.3 Flower beds / Seasonal Beddings

BEDS OF PERENNIALS OR PERENNIALS AND ANNUALS

- We will stake and label plants using metal canes if required.
- At the end of the growing season we will:

Trim: Older flowering stems of herbaceous perennials.

Remove: Redundant plant supports, litter, debris and arisings.

Cul. vate: Fork over the soil, taking care not to cause undue disturbance to plants.

Top dress: Apply sani. zed and stabilized compost top dressing.

FLOWER BEDS GENERALLY

We will:

- Remove: Dead flower heads, fallen leaves, liKer and debris.
- Weeds: Thoroughly hand weed.
- Cul. vate: Lightly hoe.
- Trim: Clip grass edges.

3.4 Shrubs / Trees / Hedges

ESTABLISHMENT OF NEW PLANTING - 2 years

Weed control: - We will keep plan. ng beds clear of weeds by maintaining full thickness of mulch and hand weeding. We will maintain a weed free area around each tree and shrub, minimum diameter of 0.5 metres. We will fork over beds to keep the soil loose.

ESTABLISHMENT OF NEW PLANTING - FERTILIZER

In March or April we will spread evenly fer. liser and the applica. on rate will be as the manufacturer's recommends

TREE STAKES AND TIES

We will inspect quarterly and ac er high winds, replacing where necessary and re. eing to tree firmly but not . ghtly with a single . e, allowing for growth and to stop chaffing. We will remove supports in Spring when no longer needed and fill stake holes with lightly compacted soil.

REFIRMING OF TREES AND SHRUBS

We will reform trees and shrubs ac er strong winds, frost heave and other disturbances by treading around the base un. l firmly bedded, checking the collars at the base, breaking up by fork, avoiding damage to the roots, backfilling with topsoil and refirming.

TREE GUARDS

We will adjust, refix or replace defec. ve tree guards to the original specifica. on and to prevent chaffing.

PRUNING GENERALLY

Pruning: In accordance with good hor. cultural and arboricultural prac. ce: Removing branches, not damaging or tearing the stem or bark. Wounds, keeping them as small as possible and cul ng cleanly back to sound wood. Cul ng, making cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. Larger branches, pruning neither flush nor leaving a stub, but using the branch bark ridge or

branch collar as a pruning guide. Appearance, thinning, trimming and shaping each specimen appropriately to species, loca. on, season, and stage of growth, leaving a well balanced natural appearance. Tools, using clean sharp secateurs, hand saws or other approved tools, trimming off ragged edges of bark or wood with a sharp knife.

PRUNING OF EXCESSIVE OVERHANG

Timing: As per the plant requires Opera. ons, removing growth encroaching onto grassed areas, paths, roads, signs, sight-lines and any ligh. ng

FORMATIVE PRUNING OF YOUNG TREES

Standard: Type and . ming of pruning opera. ons to suit the plant species. Time of year, not during the late winter/ early spring sap flow period and only work on young trees up to 4 m high: We will crown prune by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader. We will remove duplicated branches and poten. ally weak or . ght forks, in each case cul ng back to live wood.

PRUNING ORNAMENTAL SHRUBS

General, we will prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. Suckers, we will remove by cul ng back level with the source stem or root.

PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES

Time of year:

- Winter flowering shrubs: Spring.
- Shrubs flowering between March and July: Immediately ac er the flowering period.
- Shrubs flowering between July and October: Back to old wood in winter.

TRIMMING RAPIDLY ESTABLISHING HEDGES

General, we will allow to reach the planned height as rapidly as possible. trimming back lateral branches moderately.

MAINTAINING HEDGEROWS

We will keep it thick and dense to provide safe nes. ng and roos. ng places for small birds like thrushes, finches, robins, hedge sparrows and wrens. We will leave trimming the hedge un. l late winter because the hedgerow berries and other fruit provide vital food for birds like fieldfares, redwings and other thrushes throughout the winter.

REMOVAL OF DEAD PLANT MATERIAL

Opera. ons: At the end of the growing season, we will check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

CLIMBING PLANTS Pruning: we will remove excess growth, to ensure that light fillings, doors and windows are kept clear at all times and we will attach supporting wires or structures using Stainless steel wire.

BUXUS PLANTING & OTHER PLANTS WITH A SIGNIFICANT PEST RISK

We will feed/treat with Topbuxus at regular intervals in accordance with manufacturer guidelines and use Bug clear to treat pests such as Box moth Feeding/treating other plants - we will do as required to suit particular species and in accordance with industry best practice to maintain health of plants, but keep it to a minimum

DEAD AND DISEASED PLANTS

Removal: we will remove as soon as possible and replace in the next suitable planting season with like for like species or suitable alternative if the particular species has failed to thrive in this environment.

WEED CONTROL GENERALLY

Weed tolerance: all weeds will be removed during each weeks working session, generally by hand weeding, and mulching afterwards

DIGGING OVER

At the start of Autumn and again in Spring we will dig over beds, to an estimated depth of 100mm, being careful not to damage existing plants, bulbs and roots this will aid soil aeration.

MAINTENANCE OF LOOSE MULCH

We will maintain the mulch to a thickness of (minimum): 50mm.

3.5 Tree Work

TREE WORK GENERALLY

Removing branches: We will cut according to the Arboricultural Association Leaflet 'Mature tree management'. We will leave the trees with a well balanced natural appearance. Large Tree work: will be carried out by an approved member of the Arboricultural Association taking into account the following:

PREVENTION OF WOUND BLEEDING Standard: To BS 3998, clause 8.

PREVENTION OF DISEASE TRANSMISSION Standard: To BS 3998, clause 9 and Appendix B.

CUTTING AND PRUNING GENERALLY

Tools: these will be well maintained and sharp.

Pruning cuts:

- Chainsaws: we will not use on branches of less than 50 mm diameter.

- Hand saws: we will form a smooth cut surface, not tear or damage the stem. Wounds: will kept as small as possible, cutting cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.

CROWN REDUCTION/ SHAPING / LIFTING / THINNING This will be done by an approved member of the Arboricultural Association.

CUTTING TREE ROOTS This will be done by an approved member of the Arboricultural Association.

3.6 Hard Landscape Areas / Fencing

HARD SURFACES AND GRAVEL AREAS

Herbicide: we will apply a suitable foliar acting or residual herbicide, following instructions on timing (usually April and September) and leaving arisings as instructed by the manufacturers before clearing.

Hard surfaces: We will remove litter, leaves and other debris. We will pressure wash once a year and treat with algicide such as 'Algex' if required.

We will clean and wash out gullies and gullies, and rake over gravel areas, removing weeds, litter, leaves and debris, and level off.

WATER FEATURE

We will regularly maintain this in accordance with the manufacturer guidelines to ensure good working order.

FENCING

Fences: we will inspect and repair these to maintain protection against intruders.

4. MONTHLY MAINTENANCE PLAN

Each month we will:

- check trees, hedgerows, shrubs and perennials, replacing at an appropriate time if necessary and stake and re. e trees as required
- Fill any bird feed stations
- Trim hedges and trees as appropriate to eat type
- Check water feature is working and clean

January

- Complete monthly checks

February

- Complete monthly checks

- Cut rough grass in rear garden, leave for 1 week and then collect and compost arisings
- Check and top up mulch in beds and around tree bases as required

March

- Complete monthly checks
- Check house sedum roof for weeds and cut out
- Dig over beds to aid soil aera. on

April

- Complete monthly checks
- Apply fer. liser to grass, shrubs, trees etc where appropriate
- Pressure wash paths

May/ June / July

- Complete monthly checks
- Mow paths fortnightly throughout summer in the long grass area
- Mow grass areas weekly or fortnightly throughout summer and collect and compost arisings
- Deadhead throughout summer, hand weed and lightly hoe beds

August

- Complete monthly checks
- Check house sedum roof for weeds and cut out
- Trim herbaceous perennials and fork the soil
- Apply compost dressing on beds

September

- Complete monthly checks
- Apply fer. liser to grass, shrubs, trees etc where appropriate

October

- Complete monthly checks
- Check all shrubs and remove dead foliage
- Dig over beds to aid soil aera. on

November

- Complete monthly checks

- Inspect bird , bat and bee boxes and hotels and clean where appropriate

December

- Complete monthly checks
- Organise the pruning of trees, hedgerows and shrubs where appropriate