

Verde Pine Glamping Pods

Landscape Specification and Management Plan

January 2024

Introduction

Purpose

2B Landscape Consultancy Ltd (2B) is a Registered Practice of the Landscape Institute. 2B has prepared this report on behalf of Mr Adam Bisaggio of Bisaggio Developments Ltd. The report aims to set out the maintenance plans and procedures related to a proposed glamping pod development, which will include six pods, and associated outbuildings as well as a pond fed by a sustainable drainage system across the Verde Pine site.

This landscape management plan supports the discharge of planning condition 4 for application no. 22/03028/PLF

Scope

This Landscape Management Plan, from this point known as LMP, supplies the necessary information to care correctly for the proposed landscape elements. In order to achieve the full goals and effects of the scheme this plan should be read in conjunction with Drawings 100 - Landscape Masterplan & 300 - Planting Plan, together with the Planting Schedule.

Objectives

The objectives of this LMP are:

- To ensure the continued health and vigour of the existing trees, shrubs and any retained vegetation on the site;
- To ensure the successful establishment and continued healthy growth through to maturity of all proposed vegetation;
- To manage drainage and infiltration areas to ensure they are effective;
- To achieve a clean, tidy condition and appearance of all external areas;
- To ensure the continued existence of natural habitat for existing species and promote the environment wherever possible; and
- To control invasive and injurious weeds within the planting plots and within the scheme boundary.

The Proposed Development

The project comprises six timber-clad pods of modern design, with associated reception /storage building and car parking/access areas, and a drainage pond in the south-west corner near the entrance.

The Site & Context

The proposed site is located on the southern edge of Great Hatfield, in the East Riding of Yorkshire. The site lies immediately to the east of a minor road, Hull Road, the main road through the area. The site slopes gently from around 19m AOD in the north-east, to 15.5m AOD south-west corner near the access gate.

The site is bounded by trees on all sides: to the western highway boundary is a combination of Hawthorn, Willow and Poplar; to the south is a line of Balsam Poplar and Willow; to the east, the garden boundary has been planted with a Hawthorn hedge and, within the garden, a Leylandii hedge; and to the north is a mixture of open garden fence to the north-east, and mature grown or maintained native species hedgerows.

Collectively these allow a good degree of containment and screening or filtering of views into the site, with some visual permeability along the southern and western boundaries, below existing tree canopies.

Management Responsibilities

Maintenance will be carried out for the establishment period following planting - typically 5 years.

Long term maintenance is recommended after the establishment period to ensure the scheme reaches its full potential.

Design Vision

The overall vision is for 6 modern style glamping pods to be located in a pine woodland setting. The development is to use sustainable drainage strategies across the site including swales which feed into a drainage pond near the entrance to the site. The pine woodland will extend into a diverse meadow towards the edges of the site as shown on the landscape masterplan.

On the southern boundary, it is proposed to plant under the existing Balsam Poplars to provide a more diverse understorey, using the hedge and tree species.

Planting Specification

Abbreviations

EHS: extra heavy standard HS: heavy standard; HaS: half standard; S: standard; BR: bare root; CG/PG container/pot grown

Preparation

Screefing (surface grass removal) and/or spraying of coarse vegetation should be used to clear the areas to be planted;

All planting areas to be cleared/weed-killed with non-residual systemic herbicide (eg "RoundUp") to provide clear ground at least 2 weeks prior to planting. Avoid spray drift, especially near water courses/bodies.

Soil conditions

Cultivate and plant into moist friable soil that is not waterlogged. Do not plant into frozen or snow covered soil. Provide adequate additional root protection and prevent planting pit sides and bases and backfill materials from freezing.

Climatic conditions

Carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Deciduous trees and shrubs: preferably November-December, otherwise November to March

Planting

Plants to be handled in accordance with National Plant Specification: 'Handling and Establishing Landscape Plants'. <https://palette.csdhub.com/helpNPS/>

Tree Pits and Planting: Tree Pits and Planting: For each dig a pit 700mm square x 500mm depth, or 1000x1000 for EHS. Pit bottoms: with slightly raised centre. Break up to a depth of 150mm. Scarify pit sides.

Staking: Drive a single wooden stake vertically at least 600mm into bottom of pit next to tree position before planting. Consolidate material around stake during backfilling. **Height of stake:** cut off 600mm above final ground level. **Stake material:** Sawn, pressure treated softwood. Round, 50/75mm diameter. **Ties:** to be proprietary products - Heavy duty rubber belting, min. 50mm width with rubber spacer block min. 40mm deep, slotted to take 50mm webbing. **Tying:** Secure tree firmly but not rigidly to stake.

Transplants and Shrubs for woodland / scrub: As specified, consistent in species, cultivar and clone to ensure a uniform hedge.

Plant sizes to be 600-800mm height, 1+1 age, which can be trimmed back to encourage vigour. Conifers and Holly to be pot-grown, 10-30 litre and 2-3 litre pot sizes respectively.

Trees are to be planted at 1.5m centres for the larger planting areas around the lodges and along the western boundary, see dwg 300 Planting Plan and planting schedule;

Shrub species will have closer groupings (500-300mm spacing) to create informal hedges between the glamping pods for enhanced privacy. The same specification applies to the southern boundary hedge.

All whip species to be planted in loose groups of 5-15 with overlap between species with a random distribution of species avoiding straight lines and a regular geometric patterns,

Tree species to be located towards middle of plantations but include shrub species as understorey. Do not plant any tree species within 6m of gas pipeline.

Transplants and Shrubs for hedges: As specified, consistent in species, cultivar and clone to ensure a uniform hedge.

Set out in two staggered rows, plants at 300mm centres, 7 per metre. Species to be planted in groups of 3-7, randomly arranged. Plant in trenches large enough to take full spread of roots. Set out plants evenly as scheduled.

Establishing Meadow Areas: Sow seed to ecologist's / manufacturer's specification. Irrigate (sparingly) during the first growing season.

Backfill

Incorporate compost/soil conditioner/ameliorant: suitable humus-forming material such as leaf mould, sterilised spent mushroom compost, composted bark, or other approved organic material. Do not use peat or peat-based compost.

Mix 70% topsoil to 30% compost.

Fertiliser: Enmag CRF at appropriate recommended application rate.

Water in thoroughly without disturbing plant roots.

Post-planting Operations

Protect as planting proceeds with spiral guards or tree shelters as per schedule, fitted as per manufacturers' recommendations.

Ensure that guards are installed upright and with bases in contact with the ground. Apply mesh shrub guards to bushier species (Holly/Hazel).

Mulching: Medium grade bark mulch.

Purity: Free of pests, disease, fungus and weeds.

Preparation: Clear all weeds, water soil thoroughly.

Coverage: In a circular area of 500mm radius from the tree stem, or 500mm either side of hedge line, to a compacted depth of 75mm.

General Maintenance

The entire landscape proposals are covered by the following maintenance and management operations. The maintenance should be carried out by an appointed professional Landscape Contractor, further known as 'The Contractor'.

British Standards

Where applicable relevant British Standards should be followed, these include;

BS 4428:1989 - Code of practice for general landscape operations.

BS 8545:2014 - Trees: from nursery to independence in the landscape.

BS 7370-4:1993 - Grounds maintenance Recommendations for maintenance of soft landscape.

BS 3936-1:1992 - Nursery stock Specification for trees and shrubs.

BS 7370-1:1991 - Grounds maintenance Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

BS 3998:2010 - Tree work. Recommendations.

Maintenance Visits

During the establishment period maintenance visits should take place at a minimum of once a month (at least 2 visits per year). These visits may need to be more frequent to ensure that all the operations in the LMP are sufficiently executed.

Each visit should consist of:

- Weeding all newly planted areas
- Watering of all new planted areas as required. This helps the plants to establish especially during dry periods.
- Remove all plant debris from hard surfaces
- Carry out operations as scheduled and specified in the LMP to a high standard and soft landscape areas to be maintained to BS7370-4:1993
- The Contractor should keep an accurate record of all visits and works carried out. This should be available for the client to view when they wish and all records collated as deemed suitable by the client or a maximum of yearly.
- All chemical application should be agreed with the landscape

designer prior to use, Chemical application should only be carried out by those with appropriate qualifications for the application methods used. Detailed records must be kept of all chemicals applied to the site and when they were used.

- After each visit the site should be left clean and tidy as well as free from safety hazards. This should also be the case at the end of each working day on the site during the visits. All material should be removed from site as per the disposal agreement with the client.

The Contractor should keep the Client informed about the maintenance visits and their operations and outcomes as well as make sure that the operations are carried out to standard including:

- Ensuring no damage is caused to softscape areas or hard surfacing during maintenance works by protecting with boards or tarpaulins dependent on the materials.
- Visits should be carried out according to suitable weather conditions. If chemicals are being applied or mowing is scheduled particular care and attention should be taken to the weather conditions.
- The Client should be notified of any pest or disease issues found on the visit by the Contractor. A strategy for the treatment or removal should also be agreed upon, with advice from a specialist if needed.
- The Client should be made aware of all the plants and trees that are failing or damaged and when these will be replaced by the Contractor.
- No waste material should be disposed of on site without prior approval from the Client. This includes shredding of material.
- Water supply for the operations set out in this document should be agreed with the Client A backup water supply strategy should also be agreed with the Client in case of water restrictions being imposed (drought for example)

Retained Planting

Existing planting should not be removed or cut without specific written instruction to do so.

There is a requirement for some of the highway vegetation to be cut back to allow for both sight-lines for vehicular exit from the site, and for visibility of existing road signs. This will need ongoing management to allow for clear sight lines at all time. No planting should encroach the visibility splay area shown on Fig 100 Landscape Masterplan

Any work requiring use of loud machinery and alternative access arrangements should be agreed with the client and adjacent landowners for the most appropriate day and time to conduct the work.

Maintenance should be carried out as detailed in this report and according to the schedule in the Landscape Management - softworks section of this document.

Landscape Management - Softworks

Establishment

Weedkilling with non-residual systemic herbicide (eg "RoundUp") will be carried out to provide clear ground around all trees and shrubs up to canopy closure and thereafter kept in check to prevent competition with planting. Pernicious perennial weeds (e.g. nettles, thistles, dandelions, horsetail) to be eliminated by spot treatment/removal for the duration of the maintenance period.

Watering: Water the planting deeply and regularly during the first year after planting, especially during hot, dry weather or periods of drought. The soil should be consistently moist but not waterlogged, the frequency will depend on weather conditions and soil type. More visits will be required in hotter weather.

Mulching: Apply a layer of organic mulch around the base of the plant, do not to pile it up against the plant, after the rectification period. This will help conserve moisture, suppress weeds, and regulate soil temperature. Top up mulch to original depth in Spring each year.

Pruning/Thinning: Trim the plants as needed to remove any damaged or diseased leaves or branches. Prune back after the flowering period or at the end of the growing season dependent on species.

Pest and disease control: Monitor the plants for signs of pests or diseases and take appropriate action if necessary.

Protection: After strong winds, or other disturbances which may have loosened any of the planting, re-firm the plant into the soil. Maintain a weed free zone around the plant using hand weeding methods where possible or suitable chemical treatment.

Monitoring: Regularly monitor the plants for signs of stress, such as wilting or yellowing leaves. Address any problems promptly to prevent further damage.

Ongoing Maintenance

The planting, once established, still requires maintenance to ensure the plants continue to thrive. The following is recommended:

Pruning/Thinning: Prune the plants as needed to remove any damaged or diseased leaves or branches. Prune back after the flowering period or at the end of the growing season dependent on species.

Pest and disease control: Monitor the plants for signs of pests or diseases and take appropriate action if necessary.

Monitoring: Regularly monitor the plants for signs of stress, such as wilting or yellowing leaves. Address any problems promptly to prevent further damage.

Planting will be firmed-in during maintenance visits and following periods of frost or strong winds.

Hedges: End objective is to achieve an "A" shaped hedge which provides maximum habitat benefit.

Meadows: Subject to ecologist's specification, all meadow areas to be cut back annually to 5-10cm height in late August/September. In a warm and wet year, a second cut may be required and if so this should be carried out either in October or March as appropriate. Grass cutting will be undertaken when ground and weather conditions are suitable. Allow arisings to dry and shed seed for 1-7 days. Then pile arisings in discreet corners of site as hibernacula.

Tree stakes: to be checked for soundness, ties to be checked to ensure expansion room for trees. At final visit remove tree stakes and ties.

Replacement

Any planting failures to be identified in late Autumn and replaced in the immediately following Winter planting season, with plants of equivalent size and species.

Coppicing to southern boundary

Once the new planting becomes established, the Balsam Poplar and adjacent Willows should be cut back to near ground level, setting them up as coppice, from which shoots would grow strongly in subsequent seasons. This would then become a permanent management requirement, on a rolling 3-5 year cycle, to maintain the Poplar/Willow coppice at a suitable height for its location.

This arrangement means there would be no loss of screening capability to the southern boundary. Instead there would be a progression, from individual standard Balsam Poplars with gaps between, to a more diverse hedgerow and tree mix.

Schedule

Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control	Quarterly												
Water plants	When needed												
Top up mulch where needed	Annually												
Remove dead foliage and branches that are diseased or damaged	When needed												
Apply fertiliser	Annually												
Replacement of plants	Annually												

Landscape Management - Hardworks - Litter

Establishment and On-going Maintenance

The whole site shall be maintained to a good standard on a regular basis as set out below by the selected contractor.

Litter is defined as being anything that doesn't belong or have permission to be on the site, this could be accidentally dropped, thrown or have blown into the site. Examples of items this could include are; food packaging, drinks containers, tree debris and product remains.

Litter clearance should take place in the following ways:

- Litter should be collected by hand, picker or machine, dependent on the site management team preference/approval.
- All litter collected must be removed from the area on completion unless prior agreement in writing with the site management team for a bulk collection at a later stage.

Schedule

Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maintain a mainly litter free site	Daily												
Check litter bins are emptied and not overflowing	Daily												
Removal of all litter across the site	When needed												
Remove leaf litter when it becomes an obstruction	When needed												