



Land Adjacent To Prescott Road
(North Of Red House Farm And South Of Cronton Road),
WA8 5PS

Landscape Management & Maintenance Plan

Prepared on behalf of Messrs W Bennett & Son
by OS Planning Limited

Created August 2023

1. INTRODUCTION AND GENERAL DESCRIPTION

This report has been compiled on behalf of W Bennett and Son in respect of condition 1, attached to approval number 23/00005/AGR dated 16th May 2023, condition being:

Landscaping Scheme

Prior to any works above slab level, a landscaping scheme to screen the building and site shall be submitted to the local planning authority. The building shall not be used until the scheme has been installed in accordance with the agreed details. The landscaping shall be retained as long as the building is standing.

Reason: In order to effectively screen the building and reduce its visual impact.

The following information has been prepared to detail required landscape maintenance and management obligations for required planting as part of the proposed development, construction of an agricultural grain storage building.

Although the submission is made in a full application, to allow for approval of a lawful access to the land, this statement and accompanying plan has been prepared to discharge (as above) landscape planning conditions and ensure that the landscape is maintained in a manner which protects and enhances existing wildlife habitats and promotes the biodiversity value of the site. Notwithstanding, contribute to the visual amenity of the local area and successfulness of the development.

The overall objective of this statement is to provide a practicable document that can be referred to by relevant contractors. This management plan will look to ensure that the landscaping is implemented, established and maintained as the design intended and will provide 5-year maintenance objectives for all landscaped elements within the scheme as a whole.

The persons or companies responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management plan after a 5-year period, to ascertain any changes on site and to provide updated maintenance regimes as the landscape matures. After this time, it would be appropriate to review this plan every 3-5 years to ensure that the management objectives and maintenance regimes responds to any changes on site and within the environment.

2. HEALTH AND SAFETY

The following potential hazards have been identified during the maintenance operations within and around the proposed development;

- Contractors working on the site should make themselves aware of the location of any underground or over ground services and cables.
- Working on an undulating surface, the contractor must be aware of the danger using machinery on uneven surfaces and implement the necessary precautions when carrying out maintenance operations.
- Working in areas close to roads and houses, including local residents and the general public; consideration must be given to vehicular and pedestrian users Working in areas used by the residents who may be disabled or visually impaired, ensuring surrounding roads and paths are kept clear at all times, and ensuring potentially dangerous tools or machinery is not left lying around causing a trip hazard.
- The use of chemicals known to be hazardous to humans and animals; the contractor must also be aware of the limitations using of certain chemicals close to a water course, ensuring they compile with Environment Agency (EA) recommendations.
- Lifting heavy objects and working with heavy machinery
- The possibility that hazardous material may be deposited in or inadvertently left in areas requiring clearing i.e. needles, dog faeces and fly tipping
- Works to existing trees, including the use of chainsaws/machinery, climbing heights, falling branches.

Methods for reducing the potential site risks are well established and are common practice for competent contractors. The contractor is expected to identify all hazards associated with any maintenance operations proposed, together with an assessment of the risks involved and methods for reducing the risks.

3. SITE OPERATIONS

All operations described within this document relate to the landscaped areas that fall under the responsibility of the applicant.

The applicant is responsible for all operations on site are to be carried out either by themselves or an appointed qualified operatives with appropriate safety clothing and whom adhere to the latest guidance on safe working practice, including information from the recognised industry body, the Local Authority and the government Health and Safety Executive.

4. IMPLEMENTATION OF THE MANAGEMENT PLAN

This plan sets out a framework for the management of the proposed scheme of landscaping and includes detailed of all maintenance requirements over the next 5 years with annual work schedules which look to quantify the frequencies and timings of these works.

The applicants or an appointed contractor will take on all maintenance and monitoring responsibilities of the development and site once construction and planting has been completed. The 5 year plan will then be implemented and reviewed accordingly to ensure the long term success of the landscape. All rubbish and general arisings should be removed from the site.

5. GENERAL LANDSCAPING

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas. All plants will be protected from rabbits (if required) with a 600mm high shelter/guard at a diameter to suit the plant stock and supported by a cane.

All planting shall be undertaken in accordance with BS4428. Plants shall be supplied in accordance with the national plant Specification with labelling and information to be in accordance with BS 3936.

6. SERVICES

Location of proposed services are not currently available. Appropriate easements to be implemented between all planting and proposed /existing services.

Root barriers are to be used where trees are located within 2 metres of proposed and existing service or foundations of proposed buildings. Vegetation is to be maintained to a maximum height of 2.5m below overhead pylons (where applicable)

7. MULCH

General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch.

8. TOPSOIL

Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

9. PROPOSED TREES

Proposed trees to be planted as per accompanying plan around the boundary of the site and the proposed building. The trees have been planted at 14-16cm Extra Heavy Standards

Road frontage (No 8) Tree

- Quercus robur (425/500)

To south:

The area will be planted with the following number of each species and the respective heights at the time of planting all to be protected by 75cm Tubex Standard Shelters (or similar) and wooden stakes.

- 25 Quercus Robur – English Oak 150/175cm
- 20 Sorbus Aucuparia - Mountain Ash/Rowan 150/175cm
- 20 Carpinus – Horn Beam 150/175cm
- 20 Betula Pendula – Silver Birch 150/175cm
- 15 Corylus Avellana – Hazel 100/125cm
- 15 Acer Campestre - Field Maple 150/175cm
- 15 Crataegus Monogyna – Hawthorn 120/150cm
- 15 Prunus Padus – Bird Cherry 120/150cm
- 10 Ilex Aquifolium - Holly 100/125cm

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 1.5m x 1.5m x 0.9m deep backfilled with 80% clean topsoil and 20% peat free tree and shrub planting compost and 100g granular fertilizer, 100mm washed medium coarse grade sand bed to base of pit.

Water-in heavily after planting and surface mulched 75mm depth. All trees, apart from Semi Mature, to be double staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard. Semi Mature trees to be fixed with underground guys. Trees planted in grass lawn to be set in bare earth squares 1m diameter around tree trunk with bark mulch to 75mm depth after planting. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

Objectives - Promote the establishment of healthy specimen trees which will be allowed to grow to maturity and provide valuable wildlife habitat and increase species and structural diversity around the site.

Inspections - Inspect the trees annually when they are in full leaf to ensure that the trees are thriving and record defects requiring remedial works.

Maintenance Operations - Newly planted trees take some time to establish, and until this occurs they are subject to competition from weeds. To reduce competition, around the trunk of each tree an area should be maintained weed free by using either a mulch mat or a non-residual based herbicide during the first 3 years to create a clear 50cm diameter circle around the base of each tree.

If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment larger trees will require regular watering particularly during prolonged dry periods during the summer months. Trees should be watered if there has been a period of dry weather for 2 weeks or more between June to September.

Tree ties should be inspected and adjusted accordingly. Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 2 to 5 years dependant on establishment rates, stability and growing conditions.

Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

10. PROPOSED HEDGEROW

Mixed Native Species Total Length of the site 226 m – Road Frontage

Mix to include:

- Acer Campestre
- Alnus Glutinosa
- Crataegus Monogyna
- Prunus spinosa
- Llex aquifolium
- Corylus avellane
- Viburnum opulus

Planting has been proposed to the road frontage (Prescott Road) This comprises of 60-90cm high whips at 1m centres with 8-10cm Standards (5 per linear m) Hedge to be double staggered 45cm between rows (22.5cm offset from centreline) and 33.3cm between plants) Transplanted. Bare Rooted with 14-16cm Extra Heavy Standards trees sporadically planted within the mix (as above - oak).

Objectives - To provide habitat areas creating a variety of structural diversity across the site and increasing biodiversity.

Inspections - Inspect on an annual basis when the shrubs are in full leaf to ensure that they are thriving, and record defects requiring remedial works.

Maintenance Operations - Newly planted trees and shrubs, take some time to establish, and until this occurs, they are subject to competition from weeds. Weeds under the trees and shrubs should be sprayed with a non-residual based herbicide during the first 3-5 years to reduce competition until the canopies of the trees and shrubs have closed. Once the trees are established weeds should be allowed to grow to provide an understorey layer.

If a few individual new plants should die, these should be removed, and gaps allowed to re-colonise naturally. However, if any large scale die back occurs that would compromise the screening potential of the planting, then these areas should be investigated to establish the reasons for failure and replacement planting carried out in the next planting season to the original specification.

During establishment (at least during the first full growing season) the plants will require regular watering to encourage their roots to establish particularly during prolonged dry periods, in these instances watering should be carried out weekly.

Where installed shelter guards, canes and ties shall be inspected and adjusted accordingly to ensure they are not restricting growth. Damaged guards, canes or ties shall be replaced. When the plants are established and can support themselves the guards, canes and ties shall be removed. This operation is likely to be required for 2 to 5 years dependant on establishment rates, stability and growing conditions.

Pruning of young shrubs/ trees shall not generally be required during the first 3-5 years until the planting has had a chance to establish. After which only remove branches which are posing a health and safety risk or are obstructing maintenance access.

If during the first 3-5 years there is a health and safety risk the branch shall be pruned back to an outward facing bud whilst maintaining the natural shape. Any growth encroaching onto paths and/ or causing a hazard shall be cut back.

The tree and shrub planting along the North, East and West boundaries shall be allowed to achieve their natural heights and shall not be cut back unless they pose a hazard or potential hazard.

After year 5 (and year 10 and 15 until the desired effect is achieved) a qualified arboriculturalist should inspect the trees and shrubs to assess the establishment of the planting. Trees and shrubs should be thinned or coppiced as appropriate

favouring the stronger specimens to encourage them to grow to their full potential. The objective should be to achieve woodland with a dense continuous canopy, from ground level to the height of the trees to screen views in and out of the development.

Once the woodland is established manage in line with recommendations in Existing tree section 3.1 with the objective that this woodland should be managed to ensure that it will continue to provide an effective green screen to the adjacent land users.

11. MAINTENANCE SCHEDULE

YEAR 1

March	Check all shelters in position
April	Apply foliar acting herbicide
September	Check all shelters in place, pull out tall weeds
November	Replace losses

YEAR 2

March	Check all shelters in position
April	Apply foliar acting herbicide
July	Check and mark losses
September	Cut tall weeds between trees
November	Replace losses, check shelters in position, pull out tall weeds

YEAR 3

January	Apply residual herbicide
March	Check shelters in position
April	Apply Foliar acting herbicide
July	Check and mark losses
September	Cut tall weeds between trees
November	Replace losses, check shelters in position, pull out tall weeds

YEAR 4

March	Check shelters in position
April	Apply Foliar acting herbicide
November	Replace losses

YEAR 5

	Gradual removal of stakes and shelters, occasional spot weeding around any
	Trees still in need.
November	Replace losses

YEAR 6 ONWARDS

Removal of all shelters and stakes

Management of trees, any removals or trimmings as required due to storm damage or disease

12. TEMPORARY PROTECTIVE FENCING TO EXISTING TREES

To be applied

- Standard: To BS 5837 fig 4 except as varied on drawings and below:
- Height: min 1.2m.
- Materials: FRAMEWORK; Scaffold poles
- INFILL- chestnut pale panels, firmly secured. Treatment: N/A .
- Centre's of posts (maximum): 2500mm, and at every change of direction and at ends.
- Method of setting posts: driven into ground - min 800mm.
- Other requirements: To be in place in advance of any other operations on site. No storage of materials or equipment, change of levels, trafficking of plant etc. to be undertaken within fence line.



13. ADDITIONAL WILDLIFE CONSIDERATIONS

The site provides habitat for a number of species including bats, birds and invertebrates. Bat roost and bird nesting boxes will be installed on mature trees (on Prescott road), which in connection with the proposed planting will provide a suitable location within the hedgerow/wildlife corridors and/or at the receptor sites. This will increase roosting and nesting opportunities for bats and birds associated within the local area.

Objectives - To to maintain and enhance this habitat and increase the provision for wildlife on site.

Inspections & Maintenance Operations

BATS - The bat roost boxes should only be monitored yearly by a suitably experienced and licensed bat worker/ecologist and the boxes re-located if they remain un-used after 3 years.



Schwegler 2F Bat Box x 2

BIRDS

Two bird boxes have been erected upon new trees on the West boundary of the site. Management of the bird nesting boxes will involve annual monitoring to check for occupation and/or damage. If a nest box is not used for two consecutive seasons (March to September) consideration will be given to repositioning the box.

Maintenance works to trees, hedges and scrub should not be carried out within the breeding bird season (March - August).

Removal of old nests from nesting boxes that are used and any required repair/cleaning works should be undertaken with care during the winter months prior to the commencement of the bird nesting season (March to September).



1B Schwegler Nest Box

14. BREEDING BIRDS LEGISLATION:

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

It is mandatory that management and maintenance actions that involve the pruning or removal of trees, shrubs, Ivy cover, Bramble scrub or other suitable breeding bird habitat are only carried out outside the bird breeding season, unless it can be adequately demonstrated by an ecologist that no breeding birds, active nests, eggs or fledglings are present in the area to be cleared.

The bird breeding season typically extends between March to August inclusive

15. HIGHWAY IMPROVEMENT VEGETATION

Area already implemented and established to the North of the site



