LIZARD

Landscape Design and Ecology

HENLEY ROAD LIMITED

209 – 219 HENLEY ROAD
CAVERSHAM, READING

Landscape and Ecological Management Plan

Prepared by	ML
Checked by	JJ
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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to prepare a Landscape and Ecological Management Plan for the proposed development at 209 – 219 Henley Road in the suburb of Caversham located in the borough of Reading in Berkshire, England (Grid Reference: SU 730 752 – hereafter referred to as 'the site'). The report has been prepared by Mary Lannia – Assistant Landscape Architect - Lizard Landscape Design and Ecology, Worthing and has been reviewed by Joe Jackson; Principal Landscape Architect - Lizard Landscape Design and Ecology, Worthing.

1.2 A Preliminary Ecological Appraisal (PEA) was undertaken of the site on 1st May 2018, to appraise the existing ecological resource within the site and the surrounding area and the Preliminary Ecological Appraisal survey and Preliminary Bat Roost Assessment was produced on 1st June 2018.

The Site

1.3 The site is situated on Henley Road in Caversham, located to the north east of urban Reading at some 40m above Ordinance Datum (aOD).

1.4 The site area falls within the private back gardens of several plots of land which are approximately 80x10m (1ha area). The plots together contain a total of 6 residential dwellings (which comprise two semi-detached properties both divided into two dwellings and two detached properties).

1.5 The private gardens of the dwellings are predominantly laid to lawn with shrub lined boundaries, and comprise small sheds or outbuildings and a small artificial pond.

Surrounding Site

1.6 The site is located off of Henley Road (A4155) and is bordered on the north by residential dwellings and their private gardens which have direct access from Henley Road. The east and west of the site similarly abut private gardens of residential properties. To the south of the site is a strip of vegetation along Berry Brook that is fed by the River Thames.

Surrounding Landscape

1.7 The site being located on the eastern edge of the residential suburb of Caversham which has a fine-grained residential fabric to the north and west whilst the surrounding land to the south and east is dominated by farmland.

1.8 The wider landscape is characterised predominantly by a residential setting to the north and the west beyond which are arable and agricultural land with several golf courses along the edge of the settlement. Some 400m to the east of the site are large water bodies encompassing the Caversham Lakes, Redgrave Pinsent Rowing Lake and the Marinas. Further south of the site location is the urban town centre of Reading located beyond the River Thames which shapes its northern edge.

1.9 Some 1.7km to the north of the site is Clayfield Copse, a Local Nature Reserve (LNR) and Ancient Woodland. Within 2.0 km of the site there are Priority Habitats of Deciduous Woodland, Lowland Fens, Lowland Dry Acid Grassland, Good Quality Semi-Improved Grassland, Coastal & Floodplain Grazing Marsh, Ancient Re-planted Woodland and Wood Pasture & Parkland.

Existing Site Vegetation

1.10 The private gardens of dwellings are generally laid to lawn which are regularly maintained and have an assemblage of vegetation common in amenity grassland habitat. Trees, shrubs and hedgerows across the gardens and along the boundaries are composed of common ornamental and native species.

1.11 Some tall ruderal vegetation can be found concentrated in the far end of the gardens of the centrally located plots.

Proposed Development

1.12 The development proposals comprise the erection of 9 dwellings (three semi-detached houses and one terraced house) as well as the associated hard standing and soft landscape garden areas to the rear of each residential property.

1.13 Vehicular and pedestrian access to the site will be gained via a sub-road leading off Henley Road.

1.14 The proposed soft landscape scheme includes incorporating species-rich hedgerows, ornamental shrub planting and, native and ornamental tree planting along the driveways, to the northern boundary treatment, the frontages and in between buildings.

1.15 The hard landscape scheme comprises surfacing for the circulation scheme and wildlife friendly boundary treatments along private garden boundaries.

1.16 The scheme provides a buffer zone to the south of the site and habitat features across the site, to deliver mitigation measures and habitat enhancement for the benefit of wildlife.

Proposed Landscape Scheme

1.17 The proposed landscape scheme provides visual and habitat enhancements to the site with carefully selected hard and soft landscape materials that complement the architectural proposals.

1.18 Species-rich native and ornamental hedgerows will be proposed along the northern border of the site providing a soft edge that will also enhance biodiversity potential on site.

1.19 Adding bursts of colour, texture, movement and seasonal interest to the site and creating a soft and welcoming transiton space from the driveways to the houses by proposing species-rich ornamental planting to the frontages of dwellings and along the stepped access to the private gardens. As recommended within the PEA; the planting beds will include pale and night-scented species to increase bat foraging potential and include flowering shrubs as listed within the RHS *'Perfect for Pollinators'* plant list to provide year-round interest for invertebrates.

1.20 The visual amenity across the development will be enhanced by proposing native and ornamental tree planting that will provide vertical and year round interest to the site.

1.21 A Landscape and Ecology Buffer Strip comprising mature trees and rough grassland will be maintained to the rear of the site forming part of the mitigation and ecological enhancements as recommended within the PEA. Enhancements will also include implementation of reptile hibernacula, log piles and wildlife nest boxes.

1.22 The driveways and pedestrian pathways will be paved with materials that reflect the functionality of the surface whilst also rendering the circulatory pathways with different textures, colours and laying patterns that will enhance the visual quality of the development.

Objectives of Landscape and Ecological Management

1.23 The Management Plan sets out long-term objectives for the landscape and habitat maintenance and management. The long-term design and management objectives include:

- Addressing landscape management objectives set out in Preliminary Ecological Appraisal *(LLD1441-ECO-REP-001-00)* and Proposed Soft Landscape *(LLD1441-LAN-DWG-200-04)*;
- Maintaining the ecological functions of the proposed soft landscape components and habitat enhancements;
- Sustaining the amenity for end users;
- Ensuring safety for people and property.

Purpose of the Landscape and Ecological Management Plan

1.24 The native and ornamental hedgerows and tree planting, and ornamental shrub planting along with the landscape and ecology buffer zone comprise soft landscape elements which will require active management to ensure they deliver the anticipated levels of visual amenity and genuine landscape and biodiversity gains.

1.25 The purpose of the LEMP is to provide detailed management prescriptions for the proposed soft landscape within the scheme in terms of the works to be carried out; when specific tasks are to be undertaken; and the method of undertaking the prescribed tasks.

1.26 The LEMP will additionally specify subsequent management and monitoring for the landscape areas. It is intended that the LEMP functions as a ‘living document’, with a process for continually reviewing, monitoring, revising, editing and updating.

Management Responsibility

1.27 The LEMP (together with *Hard and Soft General Arrangement Drawing, Detailed Planting Plans and Detailed Plant Schedule and Specification*) has also been produced to inform the Clients Managing Agent and aid the preparation of an annual management budget for the long-term landscape management of the scheme.

Non-domestic Areas

1.28 The long-term management and maintenance of the external, non-domestic areas (*such as shared spaces and landscape*) shall be undertaken by the Client appointed, fully insured landscape management contractor, with the skills, knowledge, experience and capability to do so. The management of these landscape elements shall be undertaken as set out and prescribed. Non-domestic areas are shown at **Figure No.1** on the following page.

Domestic Area (Private Gardens)

1.29 Most of the landscape areas associated with houses will be in the control of the householders as their private gardens, by way of the division of ownerships across the scheme.

1.30 Figure No.1 below indicates the non-domestic areas, as described above. The areas where the long-term management and maintenance will be undertaken by the landscape contractor are shown in light blue.

Figure No.1 - Management Responsibility - Non-domestic Areas

Report Structure

1.31 **Section 2** will introduce the landscape elements / prescriptions. **Section 3** will provide the method of implementation to each landscape element / prescription. **Section 4** will provide the long-term management for each landscape element / prescription. **Section 5** will provide information for monitoring existing and recently implemented landscape elements. **Appendix A** and **Appendix B** comprise Management Schedules.

Drawings and Reports

1.32 The Landscape Management Plan is accompanied by, and shall be read alongside, the following documentation:

- *LLD1986-LAN-DWG-100 – Hard and Soft Landscape General Arrangement Drawing;*
- *LLD1986-LAN-DWG-200 – Detailed Planting Plan;*
- *LLD1986-LAN-SCH-001 – Detailed Plant Schedule and Specification;*
- *LLD1986-LAN-SPE-001 – Soft Landscape Specification;*
- *LLD1986-ECO-DWG-001 – Habitat Enhancement and Mitigation Plan;*
- *LLD1986-ECO-DWG-002 – Construction Ecological Management Plan.*

2.0 LANDSCAPE AND HABITAT MANAGEMENT ELEMENTS / PRESCRIPTIONS

2.1 Each landscape element has been given a 'Prescription' (*P1 – P9*), addressing elements individually. Landscape management elements incorporated within the scheme are addressed within the following management prescriptions:

- P1 – Proposed Native/ Ornamental Tree Planting;
- P2 – Proposed Native Mixed-Species Hedgerow Planting;
- P3 – Proposed Ornamental Hedgerow Planting;
- P4 – Proposed Ornamental Planting;
- P5 – Existing Vegetation;
- P6 – Reptile Habitat;
- P7 – Bat Habitat;
- P8 – Bird Habitat;
- P9 – Hedgehog Habitat.

2.2 For the location of proposed shared spaces and soft landscape elements (*prescriptions P1 – 8*); refer to the following drawing:

- *LLD1986-LAN-DWG-100 – Hard and Soft Landscape General Arrangement Drawing;*
- *LLD1986-LAN-DWG-200 Series – Soft Landscape Layout and Detailed Planting Plans;*
- *LLD1986-LAN-SCH-001 – Detailed Plant Schedule and Specification.*

3.0 IMPLEMENTATION OF SOFT LANDSCAPE ELEMENTS

3.1 Within this section, the method by which the landscape elements shall be implemented is described through prescriptions.

Generic Information on Soil Preparation

3.2 Soil shall be tested and certified by a Soil Scientist, and advice sought on how the soil onsite may best be improved prior to and during planting.

P1 – PROPOSED NATIVE/ ORNAMENTAL TREE PLANTING – IMPLEMENTATION

3.4 Tree planting will provide enhanced levels of visual amenity and increase the habitat and foraging potential for birds and invertebrates. Native and ornamental tree planting is proposed across the development along the circulation route.

Tree Planting Preparation

3.5 All tree planting pits are to be cut by removing the existing grass or vegetation. Planting pits shall be dug by hand and any major existing tree or shrub roots found within the pits shall not be severed prior to seeking arboricultural advice (*in accordance with BS5837:2012*).

3.6 Refer to *'BS 8545: 2014 - Trees: from Nursery to Independence in the Landscape - Recommendations'* for details on tree planting. Any source of topsoil (*including soils to be retained on site*), whether natural or manufactured, shall be investigated carefully with respect to its suitability for the intended use, and certified in accordance with *BS 3882:2015.*

Planting

3.7 Planting shall take place any time from mid-autumn until late winter, while the trees are without leaf. Planting is best undertaken when soil can be worked easily; delay planting if the ground is frozen or waterlogged.

Tree Planting Pits

3.8 Proposed specimen tree planting shall be in accordance with the following guidance:

- Planting pits shall be excavated to the same depth as the tree root system with the root flare / root collar to be level with the surface of surrounding soil;
- The planting pit shall have a slightly raised centre and be broken up to a depth of 150mm. The width of the tree pit shall be excavated to be 150 - 300mm larger than the root ball or container;
- If the tree pit sides are compacted, smooth or smeared they shall be scarified to loosen the soil. During excavation the soil shall be separated into topsoil and subsoil in order that during backfilling the soil can be replaced in the same order;
- The trees root system shall be lightly wetted prior to planting;

- The tree shall be planted at the correct depth ensuring the root flare is just visible above the soil level and allowance made for any settling of soil levels;
- Backfilling shall be added gradually in layers of 150mm ensuring the tree is held upright;
- Each layer shall be firmed down to remove air pockets within the soil and to aid tree stability but not to excessively compact the soil. The final layer of backfilling shall not be consolidated, but shall be of a sufficient depth to allow for settlement and mulching.

Tree Staking – Generally

3.9 Stakes are an aid to the successful establishment of new tree planting; ensuring the tree retains good root / soil contact, which might be otherwise compromised through lateral movement of the canopy normally caused by strong wind.

Staking for Extra Heavy Standard Tree Stock

3.10 Tree staking is to be Long Double Staking for Extra Heavy Standard with stakes driven vertically to a minimum of 300mm into bottom of pit on either side of tree position before planting. The stakes shall be placed to allow the fixing of the cross bar to the windward side of the tree and as close to the stem as possible. Backfilling shall seek to consolidate material around stakes. The stake shall extend above ground level to a maximum 600mm. The crossbar shall be no more than 40mm away from the stem of the planted tree and the tree shall be tied firmly but not rigidly to the cross bar with one adjustable tie plus spacer with 50mm of the top of the stake and secured in place with a 25mm long galvanised clout nail.

Tree Protection

3.11 Tree shelters shall be provided for all new tree plant material; to be ‘Acorn Planting Products Shelterguard Plus for Shrubs’ or equal and approved; Height; 600mm; Diameter; 130 - 200mm diameter circular in section; Colour; specially blended green; Material; UV stabilised polypropylene; Support; one hardwood stake; 1200mm x 25mm x 25mm, attached to the shelter with 1 no. nylon ratchet tie. Whip / tree shelters shall be carefully placed over the plant and the entire base pushed a minimum of 25mm into the ground.

Watering

3.12 A newly planted trees shall be watered in when planted; apply 20 to 40 litres of water to the rootball area - depending on climatic / ground conditions (if rain is expected and ground conditions are moist, apply approx. 20 litres; if rain is not expected and ground conditions are dry, apply approx. 40 litres)

Mulching

3.13 Tree planting shall be planted within mulched planting beds, maintained at a consistent depth of 75mm.

P2 – PROPOSED NATIVE MIXED-SPECIES HEDGEROW PLANTING – IMPLEMENTATION

3.14 Mixed-species native hedgerow is proposed to the northern boundary of the site to provide a soft visual screen whilst also increasing wildlife foraging potential on site.

Preparation

3.15 Multi-branched hedging stock shall be planted in mulched beds; which shall be kept clear of all weeds at the base of the plant material.

Planting

3.16 Planting shall take place any time from mid-autumn until late winter, while the plants are without leaf. Planting is best undertaken when soil can be worked easily; delay planting if the ground is frozen or waterlogged.

3.17 The contractor shall form a planting pit for bareroot stock to enough depth and width to allow roots to spread without cutting or bending. The hedging material is to be inserted into the planting pit, firming the soil by treading with the heel, ensuring that the plant material remains in an upright position.

Watering

3.18 Newly planted hedging plants shall be watered in when planted; apply 5 to 10 litres of water per metre square depending on climatic / ground conditions (if rain is expected and ground conditions are moist, apply approx. 5 litres; if rain is not expected and ground conditions are dry, apply approx. 10 litres).

Mulching

3.19 Hedgerow plant material beds shall be topped up with an ornamental bark mulch to assist with the suppression of weeds to these hedgerow planting areas. Mulch levels shall be maintained at a consistent depth of 75mm.

P3 – PROPOSED ORNAMENTAL HEDGEROW PLANTING – IMPLEMENTATION

3.20 An ornamental evergreen hedgerow allows the continuity of an existing hedgerow along the southern section of the western boundary.

Preparation

3.21 Multi-branched hedging stock shall be planted in mulched beds which shall be kept clear of all weeds at the base of the plant material.

Planting

3.22 Planting can be undertaken during any time of the year but preferably between October and April. Planting is best undertaken when soil can be worked easily; delay planting if the ground is frozen or waterlogged.

3.23 The contractor shall form a planting pit to sufficient depth and width. The plant material is to be inserted into the planting pit, backfilled with topsoil, firming the soil gently ensuring that the plant material remains in an upright position.

Watering

3.24 Newly planted hedging plants shall be watered in when planted; apply 5 to 10 litres of water per metre square depending on climatic / ground conditions (if rain is expected and ground conditions are moist, apply approx. 5 litres; if rain is not expected and ground conditions are dry, apply approx. 10 litres).

Mulching

3.25 Hedgerow plant material beds shall be topped up with an ornamental bark mulch to assist with the suppression of weeds to these hedgerow planting areas. Mulch levels shall be maintained at a consistent depth of 75mm.

P4 – PROPOSED ORNAMENTAL PLANTING – IMPLEMENTATION

3.26 Ornamental planting proposed along hedgerows and to the frontages of dwellings and along the stepped access to the private gardens will comprise of flowering shrubs, grasses and herbaceous perennials that will bolster visual amenity across the site whilst providing nectar and pollen for wildlife as recommended within the PEA.

Planting

3.27 Planting is best undertaken between October and April. Planting is best undertaken when soil can be worked easily; delay planting if the ground is frozen or waterlogged.

3.28 The contractor shall form a planting pit to sufficient depth and width. The plant material is to be inserted into the planting pit, backfilled with topsoil, firming the soil gently ensuring that the plant material remains in an upright position.

Watering

3.29 Newly planted ornamental shrubs shall be watered in when planted; apply 5 to 10 litres of water per metre square (depending on climatic / ground conditions, if rain is expected and ground conditions are moist, apply approx. 5 litres; if rain is not expected and ground conditions are dry, apply approx. 10 litres).

Mulching

3.30 Planting areas are to be mulched with an ornamental bark mulch, checked and maintained to a consistent depth of 75mm. The mulch cover shall assist with suppressing weed growth and reduce evaporation from soil. Mulch layer shall be checked and topped up annually in the Autumn.

P5 - EXISTING VEGETATION

Protection and Retention of Existing Vegetation within the Landscape and Ecology Buffer Zone

3.31 During construction, the Contractor shall at all times exercise due care in order to avoid adverse effects on the exiting trees, in accordance with *BS 5837; 2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.*

- **Protective barriers** - All trees to be retained on site shall be protected with fencing erected around the area of mature vegetation in accordance with *BS 5837: 2012.* The fencing is to be a min. 2.0 metres height 'Heras' Welded Wire Mesh Fencing secured upon a scaffolding framework, with uprights at maximum 3.5m spacing, braced to the ground with 45-degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or cable ties. "*TREE PROTECTION ZONE - KEEP OUT*" or similar notices to be attached to every fifth panel.
- **Ground Protection Measures -** Where construction operations require activity within the exposed unmade ground of any existing tree Root Protection Area, a temporary ground protection measures shall be implemented allowing for access, limited traffic and operations during the construction period. Ground protection must be fit for the purpose of supporting the level of traffic entering or using the site within RPAs without being distorted or causing compaction of underlying soil.
- **Manual Excavation -** Where the development proposals necessitate the tying in and re-grading of existing and proposed levels for vehicular access or include the implementation of underground services such as services, cables, pipe work; a ‘Manual Excavation Method’ must be assumed using hand held tools to minimise the impact on existing trees. The excavation shall be executed with due care and attention not to disturb exposed unmade ground and any existing tree roots present within it.

- **Removal of Existing Vegetation** - Care shall be taken during the tree removal process to avoid any damage to any trees which are designated to be retained and protected. Stumps shall be removed and cut away. The removal of shrub or scrub material within the tree root protection area of any tree to be retained shall employ a manual removal method. The removal of vegetation may become necessary after completion and the same good practice guidelines shall be observed.
- **New Structures in Proximity to Trees** - The implementation of pile and beam construction techniques shall be considered, to minimise impact upon root systems.
- **New Surfacing and Means of Access within Root Protection Areas -** Intrusion into or change of existing ground levels within the Root Protection Areas of existing trees to be avoided. A 'No Dig' Construction shall allow for the paving of specified areas within or adjacent to tree Root Protection Areas to be constructed without disturbance to root systems. A permeable surface treatment shall be used to allow water to permeate, nutrient access and gaseous exchange. Ground levels shall not be raised or lowered within the existing tree Root Protection Areas.

3.32 Gated Access to Landscape and Ecology Buffer Area to be locked and restricted to maintenance contractors only.

P6 – REPTILE HABITAT

3.33 The landscape and ecology buffer zone will act as receptor area for the translocation of any reptiles found within the site prior to construction. The receptor area will measure c. 715m^2 and will be fenced and allowed to grow to form a tussocky sward. The area will be enhanced with a hibernaculum and log piles, to provide reptiles with increased areas for basking, shelter and hibernation.

3.34 Any reptiles found during the destructive search while removing areas of tall ruderal vegetation shall be moved to the receptor area. Vegetation from sections of the site will be removed in stages with an initial strim reducing vegetation to no less than 15.0 cm. A subsequent cut will then reduce vegetation to a height of < 5.0 cm rendering the area unsuitable for reptiles. All arisings will be removed from the construction zone to prevent the creation of compost piles which are attractive to reptiles.

Reptile Habitat – Hibernation, Basking and Refuge Sites.

3.35 Arisings from tree felling, removal of dead branches or pruning, as well as non-toxic debris and rubble can be retained on site to contribute to reptile habitat creation. Two hibernacula and two log piles have been proposed to enhance reptile habitat. For proposed location refer to drawing LLD1986-ECO-DWG-001 – Habitat Enhancement and Mitigation Plan.

3.36 The creation of a hibernaculum and log piles is proposed within the landscape and ecology buffer zone. It is recommended that hibernaculum comprises subterranean portion to the depth of c. 0.5 m and the overground portion in the form of a mound or pile, c. 1 m in height. The pit is to be loosely filled with small amounts of soil in between layers during construction to just above ground level and then capped with a layer (50-100mm thick) of turf or moss. Reptile access gaps to be left at ground level.

3.37 A log pile can be of any size and constructed from piling logs up horizontally. Log piles can be created using any type of wood, although it will be advantageous to utilise any pruning matter on an ongoing basis. Compost heaps can also be of any size and constructed from organic matter including grass cuttings.

P7 – BAT HABITAT

3.38 The landscape and ecology buffer zone will include the installation of bat boxes as part of habitat enhancement scheme across the site for bats.

Bat Habitat – Foraging Resource

3.39 Soft landscape within communal areas will be implemented and managed to maintain species that will increase bat foraging potential across the site.

Bat Habitat – Bat Boxes

3.40 Bat boxes have been proposed as fitted to the existing mature trees in the landscape and ecology buffer zone. For proposed products and location refer to drawing to LLD1986-ECO-DWG-001 – Habitat Enhancement and Mitigation Plan.

Bat Habitat – Light Management

3.41 Any lighting in the vicinity of bat boxes and flight lines to be designed in accordance with *'ILP Guidance Note 08/18: Bats and Artificial Lighting in the UK'*.

3.42 Lighting of key habitats and features, including lighting near to proposed bat boxes and tree line is to be avoided. LED luminaires shall be used where possible, due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. A warm white spectrum (ideally <2700 K) shall be adopted to reduce blue light component. Lighting shall be timed to ensure periods of complete darkness.

P8 – Bird Habitat

3.43 The development proposals will contribute to bird habitat through the implementation of sympathetic soft landscape proposals and incorporation of bird boxes into the fabric of the new buildings. For proposed products and location refer to drawing to LLD1986-ECO-DWG-001 – Habitat Enhancement and Mitigation Plan.

Bird Habitat – Foraging Resource

3.44 Soft landscape within communal areas will be implemented and managed to maintain native species rich hedgerows producing berries and supporting populations of invertebrates which comprise food resource for many bird species.

Bird Habitat – Bird Boxes

3.45 Bird boxes shall be installed at a minimum height of 2.5 m on either the north, east or western aspects of buildings.

P9 – Hedgehog Habitat

3.46 The development proposals will contribute to the hedgehog habitat through the implementation hedgehog friendly private-garden fences and incorporation of hedgehog boxes in the landscape and ecology area. For proposed products and location refer to drawing to LLD1986-ECO-DWG-001 – Habitat Enhancement and Mitigation Plan.

4.0 MANAGEMENT PRESCRIPTIONS

4.1 A range of management prescriptions are to be employed within the site aimed at successfully delivering the landscape scheme, as set out in the previous section. Management prescriptions include all measures required for the management and aftercare period of 1-5 years with respect to landscape planting, newly created habitats and management, aimed at maximising the landscape and biodiversity value of the scheme.

4.2 Monitoring of the soft landscape elements will be undertaken on an annual basis by a suitably qualified landscape professional to ensure that the new planting throughout the areas of the scheme have established successfully, and that the tree, shrub and hedgerow plantings are in a good state. The results of the annual monitoring will be used to inform any necessary changes to the management which will be incorporated into subsequent versions of the LEMP.

P1 - PROPOSED NATIVE/ ORNAMENTAL TREE PLANTING – MANAGEMENT

Water

4.3 In order to ensure successful establishment, the newly planted trees must be watered for a minimum of three years following planting. Watering shall occur weekly throughout the early to late summer period; May / June / July / August / September with 20 litres applied at each watering visit. Thereafter, water as deemed necessary only where natural precipitation levels are insufficient in order to maintain healthy dense growth.

Tree Works

4.4 The trees are to be inspected every year during the spring for dead, dying, or damaged branches; including any diseased wood or wounds. Any dead, dying, or damaged branches shall be removed from the tree trunk by a Qualified Tree Surgeon, removing all dead wood back to the tree trunk; the works shall be conducted in accordance with *BS3998: 2010 Tree Work – Recommendations*.

Tree Ties

4.5 All rubber tree ties shall be checked bi-annually; Spring / Autumn. Tree ties shall accommodate the tree girth and shall not draw the tree stake into the trunk of the tree, potentially causing abrasion. Tree ties shall be fitted so that the tree trunk and tree stake are located comfortably side by side and aligned. Replace and refit rubber tree ties / tree stakes and tree guards if necessary.

Pruning

4.6 Trees shall be checked bi-annually for shape, form and shall be formatively pruned accordingly during the Spring and Autumn, whilst they are still in leaf. Pruning tools shall be clean and sterile to prevent potential spread of disease between specimens; and carried out in such a manner as to avoid excessive damage / wounding which will be detrimental to the health and vigour of the tree.

Weeding

4.7 A 500 - 700mm diameter weed / grass-free zone shall be achieved by either hand–weeding or application of a non-residual herbicide. This shall be undertaken bi-annually; Spring / Autumn. The use of a suitable mulch may additionally assist.

Mulching

4.8 Tree planting may be located within mulched planting beds. Beds shall be topped up with a bark mulch to assist with the suppression of weeds to these planting areas. A mulch top–up shall be undertaken and checked annually in the autumn. Mulch levels shall be maintained at a consistent depth of 75mm.

Tree Stake Removal

4.9 The tree stakes shall be removed following successful establishment, whereby the roots have extended within the surrounding soils and the tree is self-supporting. This usually takes eighteen months to three years but may take longer for larger Stock Size trees.

4.10 Failure to remove the tree stakes may lead to stem abrasion and potential failure. Once the roots are well established, it is important to allow the tree to move freely in the wind. This encourages a natural strengthening of the tree trunk so it can support the weight of the branches as they begin grow and spread out.

1 -3 Year Check

4.11 Tree planting shall be checked at least twice a year by a landscape contractor during years 1-3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation.

Defects

4.12 Replace all failures: irrecoverably damaged, diseased / dead trees within the next planting season with stock of similar size and species.

Litter Collection

4.13 Planting areas shall be checked on a fortnightly basis for litter and leaf collection. All planting areas shall be maintained clear of litter.

4.14 P1 – Proposed Tree Planting Management Prescriptions:

- Watering: Water Tree Planting weekly throughout May / June / July / August / September; and as deemed necessary after the establishment period, only where natural precipitation levels are insufficient; provide 20 ltr / tree / visit;
- Tree Stakes and Tree Ties: Check position and fitting of tree stakes and rubber tree ties; check bi-annually in Spring / Autumn and after strong winds; remedy and replace where necessary;
- Pruning: Prune dead and damaged branches bi-annually; Spring and Autumn whilst the trees are still in leaf;
- Weeding: Maintain a weed / grass free zone at the base of the tree; weeding shall be undertaken bi-annually; Spring / Autumn;
- Mulching: Trees shall be maintained with a mulch zone 500 – 700mm diameter to the base of the trees. Mulch layer to be checked annually; maintained at a consistent depth of 75mm;
- Tree Stake Removal: Stakes shall be removed following successful establishment, whereby the roots have extended within the surrounding soils and the tree is self-supporting.
- 1 -3 year check: Tree planting shall be checked at least twice a year by a landscape contractor during years 1-3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation.
- Defects: Replace failed / dead / and irrecoverably damaged trees.

P2 – PROPOSED NATIVE MIXED SPECIES HEDGEROW PLANTING – MANAGEMENT

Mulching

4.15 Hedgerow plant material beds shall be topped up with an ornamental bark mulch to assist with the suppression of weeds to these hedgerow planting areas. A mulch top-up shall be undertaken and checked annually in the Autumn. Mulch levels shall be maintained at a consistent depth of 75mm.

Watering

4.16 To ensure establishment, the plants shall be watered fortnightly throughout the summer season in the first two years of establishment during May / June / July / August / September. Quantity of water to be 10 litres per metre square during each visit. Thereafter, water as necessary where natural precipitation levels are insufficient in order to maintain healthy dense growth.

Trimming / Pruning

4.17 Hedge planting shall be lightly trimmed to maintain shape and form. Light trimming shall encourage vigorous and dense growth. Formative trimming during the first three years of establishment shall be undertaken annually during the late Winter (early February to mid-March). Long-term maintenance pruning shall be carried at the same time of the year to avoid bird nesting season and enable successful flowering and fruit formation to encourage local wildlife.

Weeding

4.18 Hedge planting areas shall be kept clear of all weeds at the base of the plant material. The hedge planting shall be kept weed free by hand weeding twice a year in the Spring and Autumn.

Long-Term Management

4.19 Where the hedgerow is a newly established feature the management objective for the hedgerow planting shall be to achieve the a dense hedgerow of approximately 1.8 metres height for boundary hedgerows and 1.2m height to hedges in shared areas.

1-3 Year Check

4.20 Hedgerow planting shall be checked at least twice a year by a landscape contractor during years 1 – 3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation.

Defects

4.21 Replace all dead / dying plant material. Replacement planting shall be undertaken on an annual basis.

Litter Collection

4.22 Planting areas shall be checked on a fortnightly basis for litter and leaf collection. All planting areas shall be maintained clear of litter.

4.23 P2 - Proposed Native Hedgerow Planting Management Prescriptions:

- Mulching: Maintain mulching to hedge planting areas at a consistent depth of 75mm. Mulch layer to be checked annually; Autumn;
- Watering: Water fortnightly during May / June / July / August / September for the first two years of establishment; and as deemed necessary after the establishment period, only where natural precipitation levels are insufficient; provide 10 ltr/ m2/ visit;
- Pruning: Carry out formative pruning annually; February to mid-March;
- Weeding: Maintain hedge planting areas as weed free; check and weed bi-annually, Spring / Autumn;
- 1 -3 year check: Hedgerow planting shall be checked at least twice a year by a landscape contractor during years 1 – 3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation;
- Defects; Replace all dead / dying plant material. Replacement planting shall be undertaken on an annual basis;
- Long-term Management: Maintain hedgerow at 1.8m height for boundary hedgerows and 1.2m height to hedges in shared areas; check annually; Prune February to mid-March.

P3 – PROPOSED ORNAMENTAL HEDGEROW PLANTING – MANAGEMENT

Mulching

4.24 Hedgerow plant material beds shall be topped up with an ornamental bark mulch to assist with the suppression of weeds to these hedgerow planting areas. A mulch top–up shall be undertaken and checked annually in the Autumn. Mulch levels shall be maintained at a consistent depth of 75mm.

Watering

4.25 To ensure establishment, the plants shall be watered fortnightly throughout the summer season in the first two years of establishment during May / June / July / August / September. Quantity of water to be 10 litres per metre square during each visit. Thereafter, water as necessary where natural precipitation levels are insufficient in order to maintain healthy dense growth.

Trimming / Pruning

4.26 Hedge planting shall be lightly trimmed to maintain shape and form. Light trimming shall encourage vigorous and dense growth. Formative trimming during the first three years of establishment shall be undertaken annually. Long-term maintenance pruning shall be carried out to avoid bird nesting season and enable successful flowering and fruit formation to encourage local wildlife.

4.27 Pruning and trimming shall be undertaken according to individual species requirements. Refer to guidance provided by the Royal Horticultural Society (RHS) to ensure horticultural best practice is adhered to.

Weeding

4.28 Hedge planting areas shall be kept clear of all weeds at the base of the plant material. The hedge planting shall be kept weed free by hand weeding twice a year in the Spring and Autumn.

Long-Term Management

4.29 Where the hedgerow is a newly established feature the management objective for the hedgerow planting shall be to achieve a dense hedgerow of approximately 1.8 metres height.

1 -3 Year Check

4.30 Hedgerow planting shall be checked at least twice a year by a landscape contractor during years 1-3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation.

Defects

4.31 Replace all dead / dying plant material. Replacement planting shall be undertaken on an annual basis.

Litter Collection

4.32 Planting areas shall be checked on a fortnightly basis for litter and leaf collection. All planting areas shall be maintained clear of litter.

4.33 P3 - Proposed Ornamental Hedgerow Planting Management Prescriptions:

- Mulching: Maintain mulching to hedge planting areas at a consistent depth of 75mm. Mulch layer to be checked annually; Autumn;
- Watering: Water fortnightly during May / June / July / August / September for the first two years of establishment; and as deemed necessary after the establishment period, only where natural precipitation levels are insufficient; provide 10 ltr/ m2/ visit;
- Trimming / Pruning: Hedge to be lightly trimmed to keep shape and encourage dense growth. Formative trimming during the first three years of establishment shall be undertaken annually. Long-term maintenance pruning shall be carried out to avoid bird nesting season and enable successful flowering and fruit formation. Pruning and trimming shall be undertaken according to individual species requirements by following guidance provided by the Royal Horticultural Society (RHS).
- 1 -3 year check: Hedgerow planting shall be checked at least twice a year by a landscape contractor during years 1-3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation;
- Defects; Replace all dead / dying plant material. Replacement planting shall be undertaken on an annual basis;
- Long- term Management: Maintain hedgerow at 1.2m height; check annually; Carry out long term maintenance pruning in accordance with RHS guidance.

P4 – PROPOSED ORNAMENTAL PLANTING – MANAGEMENT

Watering

4.34 To ensure establishment, the planting material shall be watered fortnightly throughout the summer season in the first two years of establishment during May / June / July / August / September; 10 litres per metre square shall be applied fortnightly throughout the summer season at each maintenance visit. Thereafter, water as required necessary, only where natural precipitation levels are insufficient to maintain healthy dense growth.

Pruning

4.35 Pruning shall be undertaken according to individual species requirements. Refer to guidance provided by the Royal Horticultural Society (RHS) to ensure horticultural best practice is adhered to.

Weeding

4.36 Planting areas shall be maintained weed free throughout the maintenance period. It is recommended that planting areas shall be cleared of all weed growth by hand weeding. Maintain planting areas weed free from Spring to Autumn; March / April / May / June / July / August / September / October.

1 -3 Year Check

4.37 Planting shall be checked at least twice a year by a landscape contractor during years 1-3. The visit will be aimed at ensuring successful establishment and to monitor the developing structure of the vegetation.

Defects

4.38 Replace all dead / dying plant material. Replacement planting shall be undertaken on an annual basis.

Litter Collection

4.39 Ornamental planting areas shall be checked on a fortnightly basis for litter and leaf collection. All planting areas shall be maintained clear of litter.

4.40 P4 – Ornamental Planting Management Prescriptions

- Watering: Water all plant material fortnightly during the summer season for the first year of establishment and as deemed necessary after the establishment period where natural precipitation levels are insufficient; provide 10 ltr/ m2/ visit;
- Pruning shall be undertaken in accordance with guidance provided by the Royal Horticultural Society (RHS) to ensure horticultural best practice is adhered to;
- Weeding: Maintain planting areas weed free; Spring to Autumn. Hand-weed throughout the Spring / Summer; March / April / May / June / July / August / September / October; repeat where necessary;
- Mulching: Mulch Top Up; Maintain mulch to all planting areas; check annually; Autumn;
- Defects; Replace all dead / dying plant material. Replacement planting shall be undertaken on an annual basis.
- Litter collection: All planting areas shall be maintained clear of litter and checked on a fortnightly basis.

P5 – EXISTING VEGETATION – MANAGEMENT

Management Existing Vegetation within the Landscape and Ecology Buffer Zone

Tree Surgery

4.41 Any significant defects found in the shall be consulted with qualified Arboricultural Consultant. All agreed work shall be undertaken by qualified Tree Surgeon in accordance with *BS3998: 2010 Tree Work - Recommendations*. Care shall be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections. Means of disposal of arising to be agreed with the Managing Agent. The arising sections of tree trunks and removed branches can be used within the land in Applicant's ownership for habitat creation and enhancement, unless removed due to pathogen infection.

Existing Mature Trees to be Retained and Protected on Site

4.42 The condition of the retained existing mature trees shall need to be monitored each year during the spring, in order to identify any dead or dying branches within the existing canopy or any areas of significant die-back. Dead, dying, or damaged branches shall be cleaned from the tree trunks, removing all dead wood back to the tree trunks. Any overhanging branches which constrict use within the development site shall be trimmed hard back to the development boundary. Tree Surgery works are to be undertaken in accordance with BS 3998: 2010.

Management of Veteran Trees

4.43 Veteran willows to be inspected by arboriculturalist every 5 years (or more as deemed appropriate).

4.44 Minimal management to ensure structural integrity of trees (reduction of overly-long limbs; crown-thinning and retrenchment pruning) to be undertaken in accordance with English Nature document: *Veteran Trees: A guide to good management.*

Management of Hazel Stools

4.45 Hazel stools to be coppiced between November-February every 7 years; 50% of stools to be coppiced in year 0 with all other stools first coppiced in year 4, to create variation.

Management of Ground Cover and Ornamental Plants in the buffer zone

4.46 Areas of bare ground beneath removed coniferous trees to be allowed to re-colonise naturally.

4.47 Minimal management of habitats proposed, to include removal of ornamental plants and maintenance of encroaching scrub / ivy.

4.48 Arisings piled within Landscape and Ecology Buffer Area with some wood driven into ground manually to provide buried wood resource for stag beetles.

Litter Collection

4.49 The landscape and ecology buffer zone shall be checked on a fortnightly basis for metal, plastic and synthetic debris collection. The zone shall be maintained clear of litter leaving any compost piles to be retained. Residents not to be permitted to plant, dump or pile any vegetation or other waste within Landscape and Ecology Buffer Area.

4.50 P1 – Existing Mature Trees and Vegetation - Management Prescriptions

- Existing Mature Trees and Vegetation; All existing trees are to be inspected every year during the spring for dead, dying, or damaged branches; including any diseased wood or wounds. Any dead, dying, or damaged branches shall be cleaned from the tree trunk by a qualified Tree Surgeon, removing all dead wood back to the tree trunk.
- Veteran trees: To be inspected every 5 years, any management to be undertaken in accordance with *Veteran Trees: A guide to good management.*
- Hazel Stools: Coppicing to be carried out between November and February with 50% of stools coppiced in year 0 and the rest in year 4.
- Ground cover and ornamental plants: Allow re-colonisation of bare ground resulting from removing coniferous trees.
- Ground cover and ornamental plants: Minimal management of habitats including removal of ornamental plants and maintenance of encroaching scrub/ ivy.
- Ground cover and ornamental plants: Arisings to be piled within the buffer zone and creation of vertical log piles for stag beetles.
- Litter Collection: Buffer zone shall be maintained clear of litter and checked on a fortnightly basis.

P6 – REPTILE HABITAT

Reptile Habitat – Hibernation, Basking and Refuge Sites.

4.1 Once established, these can be maintained using cuttings from the native site.

P7 – BAT HABITAT

Bat Habitat – Bat Boxes

4.2 The proposed integrated bat boxes do not require any cleaning. A visual inspection shall be carried out annually to ensure the boxes are secure. The multi-chamber hanging box has removable front panel for access and cleaning. The front panel and internal wooden dividers to be removed for cleaning in the winter months, provided the box is not occupied. Any cleaning, re-fixing or internal inspection must be carried out by, or under the supervision of a licensed Bat Ecologist.

4.3 Condition of bat boxes shall be checked towards the end of the year to ensure they are securely fixed to the supporting structures or trees.

P8 – BIRD HABITAT

Bird Habitat – Bird Boxes

4.4 Proposed bird boxes require no maintenance or cleaning, however this may facilitate them to be used again in future years and it reduces parasites. Cleaning shall not take place until October and only when not occupied by any birds. Any persistent deposits can be scraped out. Cleaning with hot water rather than chemicals is recommended.

4.5 Condition of bird boxes shall be checked towards the end of the year to ensure they are securely fixed to the supporting structures or trees. This can be done at the time of scheduled cleaning.

P9 – HEDGEHOG HABITAT

Hedgehog Habitat – Hedgehog Boxes

4.6 Proposed hedgehog boxes are to be cleaned to remove parasites such as ticks and fleas. Cleaning can be carried out in April (post hibernation) or in October (post breeding season) while the house is empty. Remove all old bedding material to have the nest ready for the next occupant.

4.7 Condition of hedgehog boxes shall be checked towards the end of the year to ensure they are in good condition. This can be done at the time of scheduled cleaning.

5.0 MONITORING

5.1 Monitoring shall be undertaken on an annual basis to ensure that new planting and new habitats are in a state of good condition and have successfully established.

5.2 The results of monitoring will be used to adjust and adapt the management and aftercare as required and will be incorporated fully into subsequent versions of the LEMP. Monitoring will comprise the following:

- Tree, hedgerow, shrub and wildflower planting to be checked at least twice a year by a landscape contractor during years 1 - 3 aimed at ensuring successful establishment. These checks will be undertaken at the same time as weed control measures and replacement of failures.
- Monitoring of existing tree and hedgerow species is to be undertaken once a year to check the condition of the existing mature trees to the development site boundaries, in order to identify any dead or dying branches within the existing canopy or any areas of significant die-back.
- Changes in vegetation structure and condition shall be monitored and recorded, and appropriate action taken by a suitably qualified landscape / arboricultural contractor if required.

APPENDIX A – MANAGEMENT SCHEDULE

Provisional Management Tasks Implementation

Operation	Frequency	*Implementation Stage*												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
P1 - PROPOSED NATIVE/ ORNAMENTAL PLANTING – Implementation																	
Tree planting – including: preparation / staking / protective shelters / initial watering / mulching	Once during implementation of soft landscape scheme	✘	✘									✘	✘				
P2 – PROPOSED NATIVE MIXED SPECIES HEDGEROW PLANTING - Implementation																	
Hedge planting – including: preparation / initial watering / mulching	Once during implementation of soft landscape scheme	✘	✘								✘	✘	✘				
P3 – PROPOSED ORNAMENTAL HEDGEROW PLANTING - Implementation																	
Hedge planting – including: preparation / initial watering / mulching	Once during implementation of soft landscape scheme. Planting undertaken during any time of the year but preferably between October and April	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘				
P4 – PROPOSED ORNAMENTAL PLANTING - Implementation																	
Ornamental planting – including: preparation / watering etc	Once during implementation of soft landscape scheme	✘	✘	✘	✘						✘	✘	✘				

Appendix B - Management for aftercare period 1 - 5 year period

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
P1 – PROPOSED NATIVE/ ORNAMENTAL TREE PLANTING – Management																	
Watering	1 x every week					✘	✘	✘	✘	✘				✘	✘	As demanded	As demanded
Weeding	2 x year				✘						✘			✘	✘	✘	✘
Mulching	1 x year										✘			✘	✘	✘	✘
Checking Tree Ties / Stakes	2 x year				✘						✘			✘	✘	✘	✘
Pruning native trees: dead or damaged branches	2 x year				✘						✘			✘	✘	✘	✘
Removal of Tree Stakes	Once (*between 18 months and 3 years after planting (may take longer for larger stock size trees)).*				✘										✘		
Monitoring visit / check	2 x year				✘						✘			✘	✘		
Litter Collection	1 x every 2 weeks	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
P2 – PROPOSED NATIVE MIXED SPECIES HEDGEROW PLANTING - Management																	
Watering	1 x every 2 weeks					✘	✘	✘	✘	✘				✘	As demanded	As demanded	As demanded
Weeding	2 x year				✘						✘			✘	✘	✘	✘
Mulching	1 x year										✘			✘	✘	✘	✘
Pruning	1 x year		✘											✘	✘	Maintain to 1.8m height to mixed species boundary hedgerows and 1.2m height to single species shared space hedgerows.	
Monitoring visit / check	2 x year				✘						✘			✘	✘		
Litter Collection	1 x every 2 weeks	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
P3 – PROPOSED ORNAMENTAL HEDGEROW PLANTING - Management																	
Watering	1 x every 2 weeks					✘	✘	✘	✘	✘				✘	As demanded	As demanded	As demanded
Weeding	2 x year			✘							✘			✘	✘	✘	✘
Mulching	1 x year		✘									✘		✘	✘	✘	✘
Pruning	1 x year		✘											✘	✘	Maintain to 1.8m height.	
Monitoring visit / check	2 x year				✘						✘			✘	✘		
Litter Collection	1 x every 2 weeks	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
P4 – PROPOSED ORNAMENTAL PLANTING – Management																	
Watering	1 x every 2 weeks					✘	✘	✘	✘	✘				✘	As demanded	As demanded	As demanded
Weeding	2 x year			✘	✘	✘	✘	✘	✘	✘	✘			✘	✘	✘	✘
Trimming / Pruning (in accordance with RHS Guidance)	2 x year		✘									✘		✘	✘	✘	✘
Selective Thinning			✘														✘
Monitoring visit / check	2 x year				✘						✘			✘	✘		
Litter Collection	1 x every 2 weeks	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
P5 – EXISTING VEGETATION – Management																	
Monitoring of existing trees	1 x year				✘									✘	✘	✘	✘
Monitoring of existing native shrub and hedgerow planting	3 x year			✘				✘				✘		✘	✘	✘	✘
P6 – REPTILE HABITAT – Management																	
Checking integrity of hibernaculum and log piles	2 x year			✘							✘			✘	✘	✘	✘
Restocking (if required)	1-2 x year			✘							✘			✘	✘	✘	✘
Grassland cutting	If required	✘	✘									✘	✘				
P7 – BAT HABITAT – Management																	
Checking condition	1 x year											✘		✘	✘	✘	✘

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
P8 – BIRD HABITAT – Management																	
Cleaning	1 x year										✘			✘	✘	✘	✘
Check condition	1 x year										✘			✘	✘	✘	✘
P9 – HEDGEHOG HABITAT – Management																	
Cleaning	1 x year				✘						✘			✘	✘	✘	✘
Check condition	1 x year				✘						✘			✘	✘	✘	✘

LIZARD

Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. lizard.landscape@btconnect.com W. lizardlandscapeecology.com