

**YORKSHIRE COUNTRY PROPERTIES**

**RESIDENTIAL DEVELOPMENT**

**STATION ROAD,  
SKELMANTHORPE**

**LANDSCAPE AND ECOLOGICAL  
MANAGEMENT DOCUMENT**

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## **A INTRODUCTION**

This Management Plan sets out the management prescriptions to be adopted for the landscape scheme associated with the residential development and amenity areas at the site off Station Rd, Skelmanthorpe. The prescriptions cover the works to be carried out over the 5 year period relating to the planning condition with a system in place for reviewing operations at the end of the 5 years to allow the plan to be updated in accordance with site conditions and to put in place an appropriate schedule of works going forward.

### **A.1 Site Location**

The site is located at the Yorkshire Country Properties development to the south of Station Road, Skelmanthorpe.

The site is a residential development site with a small areas of amenity space comprising:

- Existing mature trees - offsite
- New standard tree planting
- New native species planting
- New Native Hedgerow
- Ornamental shrubs

### **A.1 Documents**

The management prescriptions contained in this document are for the future maintenance and management of work detailed on the following drawings:

R/2512/1B - Landscape Masterplan

R/2512/2 - Landscape Details

The Landscape Masterplan and details are appended to this document in Appendix 3.

A.1.1 In the preparation of this document reference has been made to the following Reports:

- *Ecological Impact Assessment (EDS)* by MAB Ltd
- Biodiversity Net Gain Matrix by Futures Ecology

A.1.2 Appendix 1 details relevant Wildlife Legislation and Appendix 2 the Operational Schedules.

### **A.2 Timing**

This Management Plan will become operational on completion of the landscape construction works.

The operations described cover an initial 5 year period. Longer term management will need to be reviewed at the end of this period to ensure that the management objectives are being met and continued in perpetuity.

## **B MANAGEMENT RESPONSIBILITIES**

- B.1 The operations detailed within this management document are intended to instruct the appointed Landscape Contractor and subsequent Management Company to carry out the specified maintenance operations to achieve a healthy, visually attractive landscape structure to the development.
- B.1.2 After a 12 month Rectification Period during which the Landscape Contractor will be liable for major failures of shrub planting as directed by the Landscape Architects, the householder will assume responsibility for the future maintenance of the planting within their own garden area.
- B.1.3 The area of amenity space will be maintained by the Landscape Contractor responsible for the original planting until the end of the Rectification Period and until such a time as it is handed over to the appointed Management Company for ongoing maintenance.
- B.1.4 For ease the Management Company and the original Contractor will both be referred to as The Contractor going forward.

## **MANAGEMENT AIM AND OBJECTIVES**

### **B.2 Landscape Vision**

The 'Landscape Vision' is the term given to what it is intended will be the outcome of the management of the site. It is made up of various elements (visual, ecological and recreational) which are described separately below but which are intrinsically linked and must work in harmony in order to achieve a satisfactory outcome.

#### **B.2.1 Visual**

The site shall be managed to provide a visually attractive landscape setting for the residential development which both frames and filters views into the site and that is in keeping with the landscape character of the area.

#### **B.2.2 Ecological**

The site shall be managed to ensure that the native species shrub planting establishes well to provide a diverse wildlife habitat. This shall underpin both what and how operations are carried out throughout the site.

The ecological objectives for the long-term management, maintenance and monitoring of the habitats comprise the requirements to:

- Maintain the new hedgerows with a bushy growth habit and ensure they remain attractive and complementary to the surrounding habitat.
- Minimise the potentially adverse environmental impacts resulting from any management operations on site including minimising the use of herbicides and pesticides.

- Ensure that pruning and trimming is ONLY undertaken outside the bird nesting season (generally accepted as being 1<sup>st</sup> March to 31<sup>st</sup> July but can be longer depending on the species) AND, where feasible, ensuring that the food value of the native vegetation is maximised by aiming to carry out any pruning or trimming in late winter (January or February) or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn in order to retain nuts and berries as winter food for the wildlife.
- Maintain and enhance the cultural and landscape value of the site by ensuring that the habitat management incorporates visual amenity benefits.

### B.2.3 Recreational

The amenity area will be managed to provide attractive and ecologically valuable space.

## B.3 SMART Objectives

### B.3.1 Private Areas

Following completion of planting in private garden areas the planting will be maintained by the Contractor until handover to the resident at the time of purchase. (B.1.2)

### B.3.2 Communal Areas

Planting within amenity area will be maintained in accordance with best practice guidelines and the specification in subsequent sections.

*New Native Shrub Planting* – shall be maintained to maximise benefits for wildlife and in particular to provide a shelter for hedgehogs.

## B.4 Best Practice Guidelines

In order to achieve these aims and objectives in a safe, environmentally responsible and sensitive manner there are a series of good practice guidelines which should be observed. Such good practice seeks to minimise the potential for negative impact on the environment and the general public. They are detailed below, in no order of ranking. Reference should also be made to the relevant legislation set out in Appendix 2.

- Ensuring that all operatives are suitably qualified, certified and competent to carry out the specific task or are supervised by such a person.
- Ensuring that all works are carried out in accordance with all relevant legislation; British and European standards; good horticultural and arboricultural practice and that the required risk assessments are undertaken and documented as necessary before carrying out works.
- Ensuring that all operations are carried out at the appropriate times of year during suitable weather and ground conditions to minimise

adverse impacts on the existing vegetation and ground conditions.

- Ensuring that all tools and equipment are fit for purpose and appropriate for the particular job and site conditions. The Contractor shall allow the consultant Landscape Architect to inspect all machinery and tools intended for the Aftercare Works prior to its being brought to site if required. The use of heavy plant or machinery is to be minimised to reduce trampling of vegetation and ground compaction.
- Ensuring the safety of all members of the public during operations on site. Using interpretative signage to inform the public of operations on site where necessary and particularly where those operations are considered sensitive or may pose a danger to the public.
- Ensuring that all waste (not retained or re-used on site and including any arising in connection with the approved use of chemicals) is disposed of in accordance with the relevant Waste Management Regulations.
- Monitoring operations on site and keeping records of what was carried out, when and what observations were noted which may need immediate action or need to feed into future reviews of the management plan.

## **B.5 Chemical Control**

When chemical compounds/herbicides are to be used, the Contractor shall ensure that all operatives have read and follow carefully the instructions on the manufacturer's label.

The Contractor shall also consult the 'Recommendation for Safe Use of Chemical Compounds Used in Agriculture and Food Storage' published by DEFRA, Fisheries and Food: Safety Pesticides and Infestation Control Division, London SW1, and implement recommendations as necessary.

The Contractor shall submit the name of the chemical compound/herbicide, its supplier, a breakdown of its constituents, the mode and recommended rate of application and any species susceptibility for the Landscape Architect's consideration. Approval by the Landscape Architect for the use of a particular chemical compound/herbicide shall, in no way, relieve the Contractor of his contractual obligations.

All chemical compounds/herbicides used shall be kept safe at all times on site. Empty containers must be removed from site and disposed of safely.

## **B.6 Control of Invasive Species**

Whilst no invasive species are currently present on site, the following guidelines should be followed if any invasive or injurious plants are identified on site in the future.

If any *invasive* or *injurious plants* are identified on site, the appropriate method of control shall be implemented, in accordance with relevant best

practice and the Environment Agency recommendations.

The Wildlife & Countryside Act 1981 places a legal responsibility on land owners / land managers to control any *invasive, non-native plant* and *animal species* which have been identified as having 'the ability to spread causing damage to the environment, the economy, health or the way we live'. This responsibility also extends to native plants which are deemed to cause a problem to farming productivity. These are termed *injurious weeds*.

The list of plant and animal species which have been identified is listed in Schedule 9 of the ACT.

The legal duty placed on land owners does not oblige the land owner to remove or treat the invasive or injurious species but requires that the land owner does not:

- Allow invasive plants to spread onto adjacent land – the owner of that land has the right to take legal action if this occurs
- Plant or encourage the spread of invasive plants outside your property – this can include moving contaminated soil from one place to another or incorrectly handling and transporting contaminated material and cuttings

## **C MANAGEMENT OPERATIONS**

NOTE: All pruning and hedge trimming shall take place during September-November, outside the nesting season, to prevent the disturbance of nesting birds.

### **C.1.0 STANDARD TREES**

C.1.1 The Contractor shall maintain an area of 1000 mm in diameter weed-free around each staked tree.

Where approved chemical compounds/herbicides are used, the Contractor shall remove and dispose of off-site, dead surface matter following application and dieback of weed growth within fourteen (14) days, or as directed by the Landscape Architect.

C.1.2 The trees shall be maintained at all times and the Contractor shall check all stakes and ties regularly. Adjustment to conform to stem growth and to prevent chaffing and renewal of stakes or ties shall be allowed for in the Contractor's rates (excluding vandalism).

C.1.3 The Contractor will inspect and ensure that trees remain firm and well secured after frost heave, strong winds and other ground disturbance. 'Collars' at the base of the trunks created by tree movement shall be broken up by forking and backfilling with topsoil as necessary and refirmed.

C.1.4 The Contractor shall apply a slow release fertiliser to the base of each standard tree. For the first 3 years, in March/April of each year, fertiliser shall be planted at the following rates:

- a) Extra Heavy Standards, Heavy Standards, Selected Standards & Standards ..... 200 gms/Tree
- b) Light Standards & Feathered Trees ..... 100 gms/Tree
- c) Specimen Plants, Transplants & Shrubs (in pits) ..... 50 gms/Plant
- d) Plants in Shrub Beds & Hedgelines ..... 25 gms/Plant

C.1.5 The Contractor shall prune all dead or damaged branches in accordance with 5.0. Some wood resulting from these prunings can be left in small piles in areas beneath existing and establishing native hedgerows.

C.1.6 Watering shall be carried out as specified under watering section 7.0.

C.1.7 All failures shall be replaced annually in accordance with clause 8.0.

C.1.8 Trees positioned in shrub beds shall have their tree pits maintained as for shrub beds, as specified in clause 2.

C.1.9 For trees positioned in ornamental lawn areas where tree pits have been returfed or seeded, Aftercare Work shall be as specified in grass maintenance/mowing.

## **C.2.0 ORNAMENTAL SHRUB PLANTING**

### **Maintenance of Shrub Beds**

- C.2.1 Shrub beds, including staked trees and specimen plants, shall be kept free from weed or grass. Forking or hoeing shall be carried out to remove noxious annual and perennial weed roots entirely from the shrub bed before the formation of seed heads. Removal of weed foliage only shall not be permitted.

All weed material resulting from the operation described above shall be collected from the shrub beds and removed from site by the Contractor.

- C.2.2 Where herbaceous material or bulbs are incorporated into shrub beds the use of chemical compounds/herbicides shall not be permitted and the Contractor shall allow in his rates for hand cultivations only.

- C.2.3 Following frosty weather and strong winds, the Contractor shall inspect shrub beds and firm any plant that has been loosened.

- C.2.4 The Contractor shall apply a slow release fertiliser (eg Enmag or similar approved) over each shrub bed at a rate of 25 gms/shrub once a year in Spring (March/April).

- C.2.5 Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches as specified in 5.0. Shrubs shall be pruned where appropriate during Years 1-3 to promote bushiness.

All arisings shall be carted off-site.

- C.2.6 The Contractor shall replace all failures in accordance with clause 8.0.

### **C.3 NEW NATIVE SPECIES PLANTING**

#### NATIVE SHRUB PLANTING

##### **General Maintenance Years 1-4**

- C.3.1 An area of 300 mm diameter around each transplant shall be kept free from weed growth. All invasive herbaceous scrubby vegetation, (eg Bramble & Nettles) and non-native or highly invasive tree species shall be cleared and removed from site four (4) times annually.
- C.3.2 Transplants shall be firmed in as necessary at each maintenance visit and particularly in Year 1 after planting after cold and frosty conditions before roots have taken hold.
- C.3.5 Replace all failures in Year 1 in accordance with Section 8.  
  
In Years 2-4 replace all failures as required to produce a uniformly vegetated hedge line.
- C.3.6 Remove all litter/fly tipping at each maintenance visit
- C.3.7 Top up mulch annually in Spring to restrict competition from grasses and herbs during Years 1-4 (See Section 6) to the original depth.

##### **General Maintenance Year 5**

- C.3.9 Generally aim to maintain vegetation groups at a height of between 1.0 and 2.0 metres. Prune in Year 5 to establish the desired height and density of the shrubs. Prune outside the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> July) and aim to cut in January or February or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn. Avoid winter cutting in order to retain nuts and berries as winter food for wildlife.
- C.3.10 Remove any non-native or competitive plants from the ground layer by hand pulling to avoid disturbance to surrounding ground and plant life and dispose of arisings off site.
- C.3.11 Assess the need for planting to either replace defective or failed plant material or gap up as necessary.
- C.3.12 Remove all litter/fly tipping at each maintenance visit.
- C.3.13 Assess the need for top up mulch depending on the establishment of the vegetation and the desire to provide conditions suitable for development of a herbaceous ground layer.

#### NATIVE HEDGE PLANTING

##### **General Maintenance Years 1-4**

As above and in addition:

- C.3.14 Prune hedgerows to 450 mm in Year 3 to encourage bushiness. In Year 4

trim sides and top to begin formative pruning into an A shaped, dense hedge with a maximum height of 2 metres.  
Prune only out of the bird nesting season (1st March to 31st July).

- C.3.15 Ensure all standard trees planted within the hedge are suitably protected and remain undamaged.
- C.3.16 In Years 2-4 replace all failures as required to produce a uniformly vegetated hedge line.
- C.3.17 Do not apply fertilisers to the hedge line or use fertilisers, manure or pesticides within 2 metres of the centre line of the hedge to prevent leaching and the growth of undesirable, competitive ruderal weeds.

#### **General Maintenance Year 5 onwards**

- C.3.18 Generally aim to maintain hedges at a height of not less than 1.8 metres. Prune in Year 5 to establish the desired height and width and maintain the A shape and density of the hedges. Prune outside the bird nesting season (1st March to 31st July) and aim to cut in January or February or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn. Avoid winter cutting in order to retain nuts and berries as winter food for the wildlife.
- C.3.19 Remove any non-native or competitive plants from the ground layer by hand pulling to avoid disturbance to surrounding ground and plant life and dispose of arisings off site.
- C.3.20 Do not apply fertilisers to the hedge line or use fertilisers, manure or pesticides within 2 metres of the centre line of the hedge to prevent leaching and the growth of undesirable, competitive ruderal weeds.

#### **C.4.0 EXISTING WOODY VEGETATION**

##### **C.4.1 Trees**

There are 2 off-site trees which overhang the boundaries of plots 23 and 24.

The trees shall be inspected by a suitably qualified arboriculturist and any recommendations for tree work shall be undertaken as required prior to handover to the occupant.

## **C.5.0 PRUNING**

- C.5.1 All pruning work, whether on newly planted material or existing vegetation, shall be carried out in accordance with BS 3998 where applicable. Resultant wounds shall be treated with approved fungicidal sealant.
- C.5.2 All pruning of trees shall be carried out between November and March inclusive unless otherwise directed in the notes below. The following operations shall be carried out:
- a) All diseased tissues and any dieback shall be pruned to the nearest bud with clean wood.
  - b) The removal of unsightly 'water shoots' and epicormic growth from standard, selected standard, heavy standard and extra heavy standard trees.
  - c) Formative pruning to remove branches that cross, are damaged or have malformed shoots, to maintain a balanced tree crown.
- C.5.3 Broken and vandalised branches shall be cut back to the next joint, removing splinter wood, and treated with an approved sealant. If the tree, in the opinion of the Landscape Architect is beyond pruning, it shall be removed by the Contractor, and the ground made good.
- C.5.4 Newly planted shrubs shall only be pruned as required by the Landscape Architect. At the end of the growing season the shrubs shall be checked and all deadwood, broken or damaged or crossing branches shall be cut out.
- C.5.5 Pruning of existing well established shrub material shall be carried out where indicated on the Contract Drawings and shall conform to the following:
- a) Shrubs flowering in Winter shall be pruned in March subject to confirmation that there are no active birds' nests in the vegetation.
  - b) Shrubs flowering in March to July shall be pruned immediately after flowering subject to confirmation that there are no nesting birds in the vegetation.
  - c) Shrubs flowering July to September shall be cut back to old wood in January to February.
  - d) Rose bushes other than Species Roses shall be pruned in February to encourage basal growths and keep plants in a balanced and compact habit.
  - e) Pruning and removal of branches shall be carried out using sharp, clean implements to give a clean cut with one flat face. Any cuts or wounds over 20 mm in diameter are to be painted with an approved sealant.
  - f) The Contractor shall cut newly planted or existing hedges as indicated on the Contract Drawings and in the Schedule of Quantity. Cutting will be such as to encourage a stable shape and remove current growth rather than old wood.
  - g) All arisings from pruning work shall be removed from site to Contractor's own tip.

**C.6.0 MULCHING**

- C.6.1 The mulch to all ornamental shrub beds shall be topped up in the first Spring after planting after the completion of the early Spring maintenance visit (ie March/April) to achieve an overall depth of 50 mm.

## C.7 WATERING

C.7.1 New planting shall be watered regularly for the first three (3) years during April, May, June, July and August and should comply with *BS8545:2014 Trees from Nursery to Independence*.

C.7.2 The following rates are given as a guideline for the volume of water required per visit:

Plant Type	Water Quantity
Trees	30 litres per tree
Specimen Plants	15 litres per plant
Transplants, Shrubs, Hedging and Herbaceous Material	10 litres per plant

(NB 4.5 litres = Approximately 1 gallon)

New trees shall be watered weekly for the first year and fortnightly during Year 2.

From Year 3 onwards watering shall be carried out during periods of dry weather when the temperature  $\leq 25^{\circ}\text{C}$  for a period of 10 days.

C.7.3 The Landscape Contractor or Management Company shall allow for bringing to site sufficient water carts, hoses or sprinklers to provide adequate water to fulfil the above Specification and shall also be responsible for paying all charges in connection with the supply of water required unless otherwise instructed in writing by the Client or consultant Landscape Architect.

**C.8.0 FAILURE OF PLANT MATERIAL**

- C.8.1 The Contractor shall replace, at his own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting. Replacements shall take place as early as possible during the planting season following the original planting period.
- C.8.2 The Contractor shall subsequently make good any further failures during the following twelve (12) months if the Aftercare period is two (2) years.
- C.8.3 Replacement plant material required as a result of vandalism shall be identified separately and provided by the Contractor at the rates indicated in the Schedule of Rates (if provided) or as agreed in writing between the Contractor and the Landscape Architect.
- C.8.4 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing between the Contractor and the Landscape Architect.
- C.8.5 The Contractor shall make good at his own expense all necessary repairs to levels, grassed areas and paving required because of plant replacements.

## **C.9.0 GRASSED AREAS**

### **C.9.1 Short Mown Lawns**

Grassed areas shall be mown as indicated on the Contract Drawings and in the Schedule of Quantity. Litter shall be collected prior to each cut. The disposal of grass cuttings by the chosen machine shall not result in cut grass being left in rows; rather the mowers shall reduce the cuttings to fine particles to be spread around to decompose rapidly. Works around newly planted trees shall be carried out by hand-tool rather than mechanically.

The Contractor should note that mowing includes for cutting the grass, trimming grass edges, trimming around the base of trees, manholes, street lights, signposts, up to the edges of paving, fencing and other boundaries etc to keep the total area in a neat and tidy condition at all times.

Short amenity grass shall be maintained at a height between 25 and 65mm.

In drought conditions mowing operations shall continue only so long as grass growth continues to reach maximum allowable height. In very wet conditions all operations shall cease until conditions allow operations to continue without either damaging the surface levels and contours of the grassed areas or leaving divots from mowing machines. Alterations required to the Aftercare Programme due to special weather conditions shall be agreed with the Landscape Architect in writing.

### **C.9.2 Fertiliser (short mown lawn areas only)**

The Contractor shall supply and evenly spread over the specified areas with an approved distributor, a post-emergent fertiliser. The fertiliser shall be compounded granular free flowing material and shall supply the ratio of plant nutrients N:P:K at 2:1:1 for Spring Dressings and N:P:K at 1:1:1½ for Autumn Dressings. They shall be spread at a rate of 35 gms/m<sup>2</sup>. No fertiliser with the insoluble phosphate representing more than 10% of the total phosphate will be acceptable.

### **C.9.3 Weedkiller**

The Contractor shall supply and apply a suitable selective herbicide to lawned areas, to be applied only on the written instruction of the Landscape Architect. The herbicide shall be approved by the Landscape Architect and applied at the rate and in accordance with the manufacturer's instructions. The Contractor shall only spray during calm conditions, when rain is not imminent and not during drought conditions. Three days shall elapse before recommencement of mowing operations.

### **C.9.4 Remedials**

The Contractor shall be responsible for remedial works on grassed areas within the Contract boundary, disturbed by cultivations, planting or other operations carried out by the Contractor in the execution of the Works.

Returfing of damaged or bare areas identified by the Landscape Architect shall comply with all good horticultural practice. The Contractor shall remove or make up all areas to a level sufficient to take replacement turves. The

base of the area will be lightly broken up and levelled prior to final placement of the turf.

**C.10.0 AMENITY AREA**

**C.10.1 Litter**

Litter shall be collected and carted off site during each maintenance visit.

## **C.11 ECOLOGICAL ENHANCEMENTS**

### **C.11.1 Tree Replacement**

In the event that any of the existing mature trees require to be replaced, such replacements shall be native and of a suitable species, size and form for the location, all as agreed between the Client, consultant Landscape Architect, Ecologist and Arboriculturist and Local Authority as required.

### **C.11.2 Habitat Protection**

Site operative should be made aware of the habitats that are to be protected and understand the Tree Protection methods that are to be employed during construction.

### **C.11.3 Hedgehog Highway**

Ensure that all fences allow free movement for hedgehogs by providing a 130x130mm hole at the base of each fence.

## **D REASSESSMENT OF SCHEDULES OF WORKS**

- D.1 An annual walkover assessment will be made by the Client and Management Company in conjunction with a qualified Arboriculturist and Landscape Architect as required. Any recommendations shall be carried out within three (3) months of the report, unless any trees are identified as potentially dangerous and in need of urgent attention. In this instance, works shall be carried out Immediately.
- D.2 Re-assess the need for adjustment of the operational schedules annually following the annual walkover and undertake to amend the document as required.
- D.3 At the end of the first 5 year period the management operations will be reviewed and assessed by all parties for their appropriateness and revised as necessary to provide an effective plan going forward in perpetuity.

# APPENDIX 1:

## Relevant Wildlife Legislation

### Breeding Birds

All wild birds are protected under the **Wildlife & Countryside Act 1981** (as amended) during the breeding season (which is normally assumed to be from the 1<sup>st</sup> March to 31<sup>st</sup> July).

### Bat species

All British bat species and their roosts are legally protected under the **Wildlife & Countryside Act 1981** (as amended), through inclusion in Schedule 5 and under the **Conservation of Habitats and Species Regulations 2010** which implements the EC Directive 92/43/EEC in the UK. Under the legislation, it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy or obstruct access to bat roosts. Since the introduction of the **Countryside and Rights of Way (CROW) Act** in 2000 it is also an offence to recklessly harm or disturb bats in their roosting places.

### Reptile species

The four common reptile species (Common Lizard, Grass Snake, Adder and Slow-worm) are listed under Schedule 5 of the **Wildlife & Countryside Act 1981** (as amended), in respect of Section 9(5) and part 9(1). This protection was extended by the Countryside and Rights of Way (CROW) Act 2000. This legislation makes it an offence to:

Intentionally or recklessly, kill or injure any of the above species and / or;  
Sell, or attempt to sell, any part of the species, alive or dead.

The Sand Lizard and Smooth Snake receive greater protection under both the **Wildlife & Countryside Act 1981** (as amended) and from the Conservation of Habitats and Species Regulations 2010 which gives them full protection under Regulation 39.

The legislation protects these species from:

deliberately or intentionally killing and capturing (taking) or intentional injuring;  
deliberately disturbing;  
deliberately taking or destroying eggs;  
damaging or destroying a breeding site or resting place, or intentionally damaging a place used for shelter and protection;  
intentionally obstructing access to a place used for shelter; and  
keeping, transporting, selling or exchanging; offering for sale or advertising.

### Water Vole

Since April 2008 the Water Vole has received full protection under Section 9 of the **Wildlife & Countryside Act 1981** (as amended). Legal protection makes it an offence to:-

intentionally kill, injure or take (capture) a water vole;  
possess or control a live or dead water vole or any part of a water vole;  
intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection or disturb a water vole while they are using such a place;  
sell, offer for sale or advertise for live or dead water voles.

## RELEVANT HEALTH & SAFETY LEGISLATION

Health & Safety at Work Act 1974 (and amendments)  
HSE's Managing Health and Safety in Forestry

## RELEVANT PESTICIDES, BIOLOGICAL CONTROL AGENTS LEGISLATION

Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (amended) Regulations 1997 (COP(A)R)  
Control of Substances Hazardous to Health 2002 (COSHH)  
Waste Management (Duty of Care) Regulations 2002  
Waste Management Regulations 1996  
Waste Management Licensing Regulations 1994 (plus various amendments)  
Environment Protection Act 1990

## APPENDIX 2: Operational Schedules

Operation	Year					Proposed Frequency	Restrictions
	1	2	3	4	5		
<b>Standard Trees - Section C.1.0</b>							
Maintain tree pits weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in sensitive / nature conservation areas
Fertilise trees	✓	✓	✓			Once annually	In March or April
Water trees	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section 7.0)
Check firmness of trees in tree pits and re-firm as required	✓	✓	✓			At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Prune damaged branches	✓	✓	✓	✓	✓	As required	Prune as soon as identified
Check tree stakes & ties & repair / replace	✓	✓	✓			Every 3 months in perpetuity	Replace with materials to existing specification and replace as soon as identified
Check establishment of trees and remove stakes as required			✓	✓		As required. Aim to remove all stakes by end of initial 5 year period	
Replace defective & failed trees	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section D)
Top up mulch to tree pits in grassed areas	✓	✓				Once annually in perpetuity	In March or April
Litter pick and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Dispose of to tip in accordance with relevant



							establishment years (Year 1-2)
Continue pruning to achieve desired height and width				✓	✓	Once annually in perpetuity	Out of bird nesting season
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section 7.0)
Replace defective & failed plant material	✓				✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section D)
Top up mulch	✓	✓				Once annually	In March or April
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations

**Existing Woody Vegetation – Section C.4.0**

Carry out recommendations made by Arboriculturist at annual walkover	✓	✓	✓	✓	✓	As required / agreed in perpetuity	Out of bird nesting season
Remove any failing / dead material for Health & Safety or visual reasons (otherwise leave in situ)	✓	✓	✓	✓	✓	As required in perpetuity	Out of bird nesting season
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations

**Grass Areas – Section C.9.0**

Maintain lawns	✓	✓	✓	✓	✓	As required between height tolerances until handover to householders	
Maintain species rich grass areas during the early establishment period	✓	✓				Up to 3 times for newly established areas in Year 1. Twice in Year 2 (as specified)	Remove arisings
Apply fertiliser to lawn areas only	✓	✓	✓	✓	✓	Once annually until handover	Spring or Autumn
Apply selective herbicide to amenity areas	✓	✓	✓	✓	✓	Once annually in perpetuity	As required
Reinstate any damaged areas of amenity grass as required by re-seeding or re-turfing		✓	✓	✓	✓	Annually in season in perpetuity	

**Amenity Areas – Section C.10.0**

Collect all litter and remove from site	✓	✓	✓	✓	✓	On each visit in perpetuity	

**Management Plan Review – Section D**

Carry out annual walkover	✓	✓	✓	✓	✓		Act on recommendations for works as required and adjust the operational schedules where required.
Undertake necessary survey work with specialist consultants, review this document and prepare new plan as required					✓	Once	Consultation with Client, consultant Landscape Architect, Ecologist, Arboriculturist and Management Company

**APPENDIX 3:**  
R/2512/1A Landscape Masterplan  
R/2521/2 Landscape Details



**NOTES**

**PROTECTION OF EXISTING VEGETATION**

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2012.

Native Shrub Mix (1.00ctr)  
 27nr Cornus sanguinea  
 54nr Corylus avellana  
 14nr Ilex aquifolium  
 14nr Rosa arvensis  
 27nr Viburnum opulus

Native Hedge Mix 5 species (5/linm)  
 268nr Crataegus monogyna  
 18nr Ilex aquifolium  
 36nr Prunus spinosa  
 18nr Rosa canina  
 18nr Viburnum opulus

Native Hedge Mix 5 speci  
 281nr Crataegus monogy  
 19nr Ilex aquifolium  
 37nr Prunus spinosa  
 19nr Rosa canina  
 19nr Viburnum opulus

**KEY**

- Existing trees, hedges and vegetation to be retained
- Existing trees, hedges and vegetation to be removed.
- Proposed Extra heavy standard (14-16cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed Beech hedging
- Proposed evergreen flowering hedge (Escallonia)
- Proposed native hedge
- Proposed mixed native species shrub planting
- Proposed ornamental shrub planting
- Proposed turf
- Rear gardens
- Proposed 1800mm high larch lap fencing (detailed by others)
- Proposed 1200mm high post and 4 rail fencing (detailed by others)
- Proposed 1800mm high stone wall (detailed by others)
- Proposed 900mm high dry stone wall (detailed by others)
- Proposed 1200mm high vertical metal railing (detailed by others)

**TREE PLANTING**

Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select and Heavy Standards to provide a reasonable degree of instant maturity to the development. Select standard trees will be planted into rear gardens to extend the tree canopy in places.

Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be selected from:

- Acer campestre (Ac)
- Acer platanoides 'Laciniatum' (ApL)
- Betula utilis var. jacquemontii (Buj)
- Carpinus betulus 'Fastigiata' (CbF)
- Malus tschonoskii (Mt)
- Prunus padus (Pp)
- Prunus sargentii (Ps)
- Prunus subhirtella 'Autumnalis Rosea' (PsAR)
- Pyrus calleryana 'Chanticleer' (PcC)
- Sorbus aria (Sa)
- Sorbus aucuparia (Sau)
- Sorbus 'Embley' (SE)
- Sorbus 'Joseph Rock' (SJR)
- Tilia cordata 'Green Spire' (TcGS)

**SHRUB PLANTING**

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used for informal hedging.

Species to be selected from this typical palette: ( ) density/m2

Berberis frikartii 'Amstelveen' (5), Berberis thunbergii 'Atropurpurea Nana' (5), Bergeia cordifolia 'Silberlicht' (6), Buddleia davidii 'Lochinch' (2), Ceanothus thrysiflorus repens (4), Chaenomeles superba 'Jet Trail' (4), Cornus alba 'Spaethii' (2), Cornus stolonifera 'Flaviramea' (2), Cotoneaster conspicuus 'Decorus' (6), Cotoneaster lacteus (2), Cytisus 'Allgold' (4), Elaeagnus pungens 'Maculata' (3), Escallonia 'Apple Blossom' (4), Euonymus fortunei 'Emerald Gaiety' (6), Festuca spp (6), Geranium 'Johnson's Blue' (4), Hebe albicans 'Red Edge' (4), Hebe 'Autumn Glory' (4), Hypericum x moserianum (4), Juniperus sabinna 'Tamariscifolia' (3), Lavandula 'Hidcote' (6), Lonicera 'Maygreen' (4), Lonicera 'Silver Beauty' (4), Nepeta faasennii (4), Perovskia 'Blue Spire' (6), Phormium var. 'Red Ace' (5), Prunus laurocerasus 'Zabelliana' (3), Pyracantha 'Orange Charmer' (3), Rubus x 'Betty Ashburner' (4), Spiraea 'Gold Flame' (4), Spiraea 'Shirobana' (4), Viburnum tinus 'Eve Price' (3)

**NATIVE BUFFER PLANTING**

Native species trees with an understory of native shrub/groundcover mix to be planted on the north eastern boundary to provide a buffer between the development and the adjacent houses.

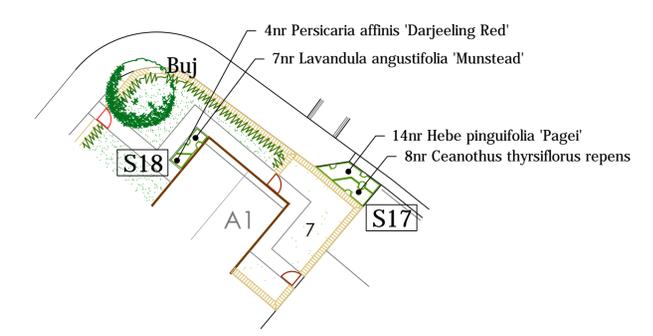
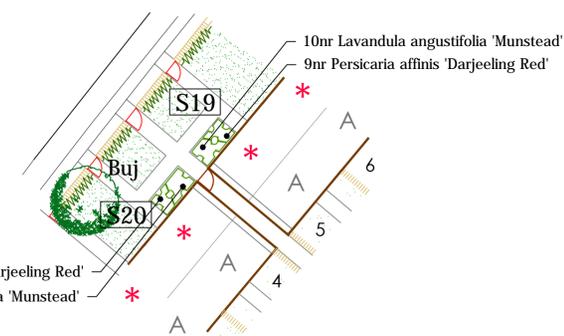
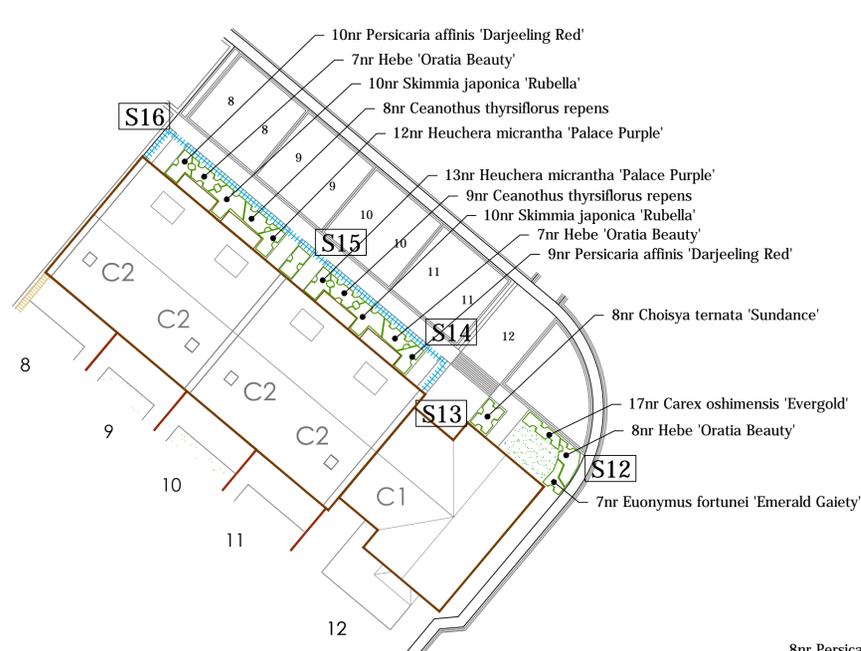
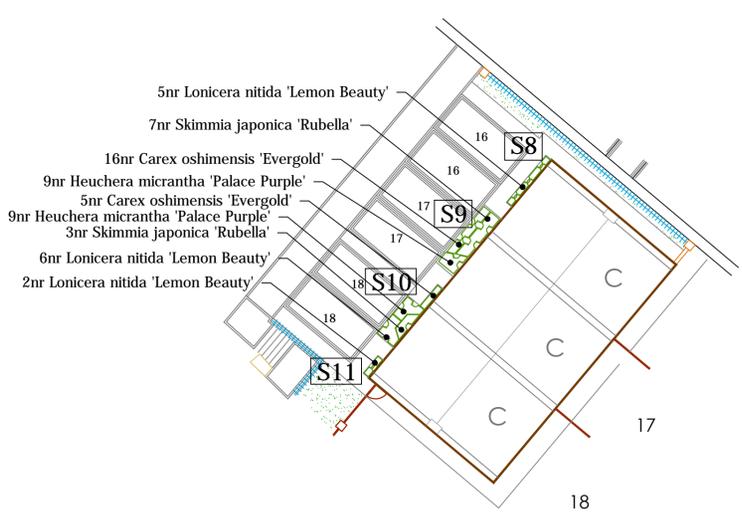
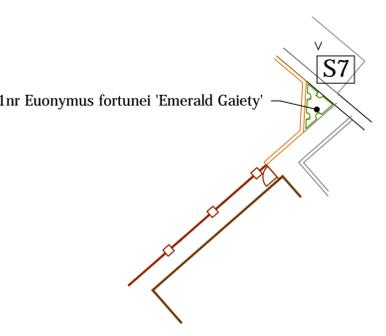
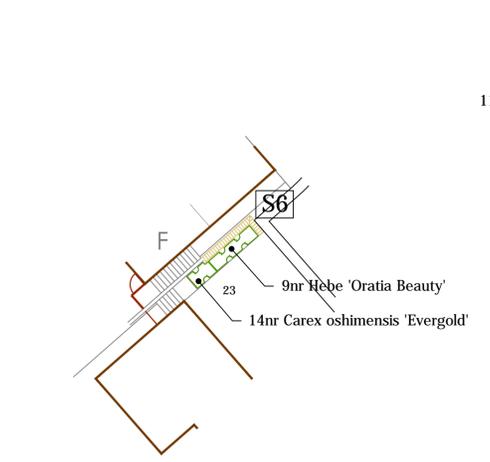
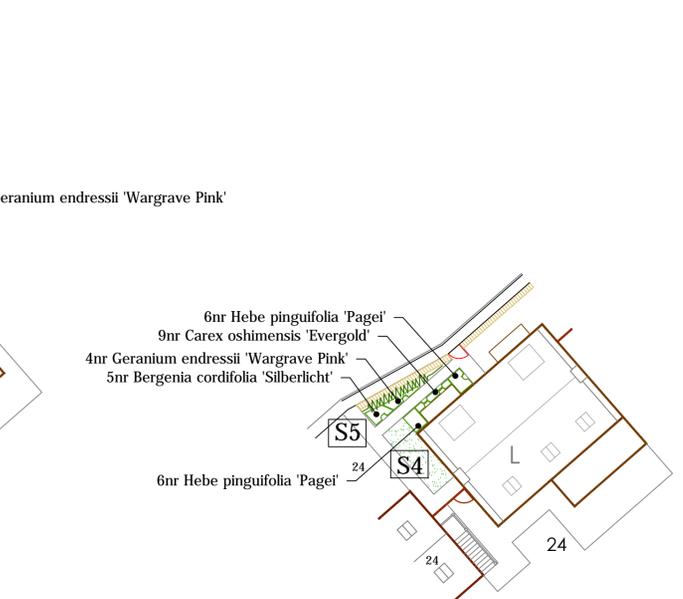
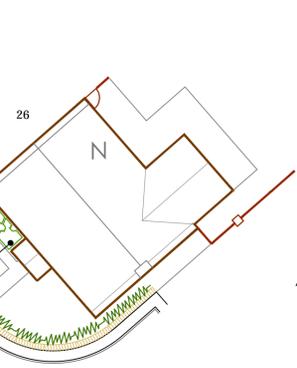
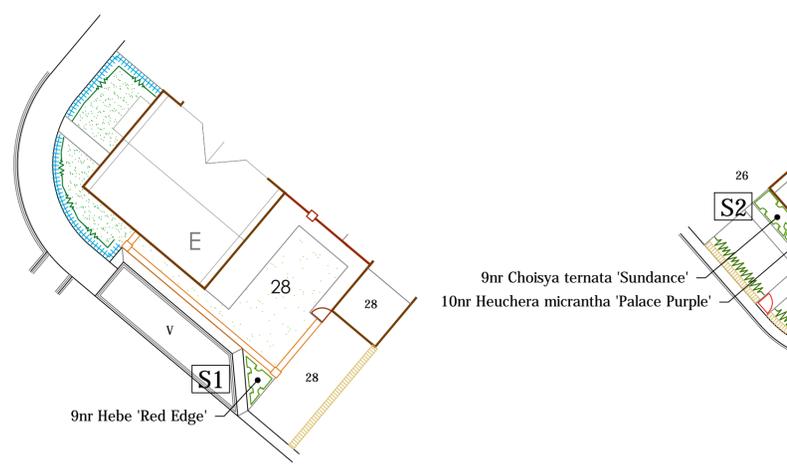
Species to be planted in random species groups to create a natural effect.

Groups of heavy standard trees will be planted into the buffer to give some instant maturity and screening whilst avoiding excessive shading.

Rev.B: Tree removals to LPA Highway requirements (SF)  
 Rev.A: Addition of shrub bed and tree species codes (SF)

May 2022  
 May 2022

  Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	client		Yorkshire Country Properties	
	project		Residential Development	
	drawing title		STATION ROAD, SKELMANTHORPE	
	scale		1:500	
date		Aug 21		
drwn by		SF		
drawing no		R/2512/1B		
		@A1		



**PLANTING SCHEDULES**  
**SHRUB SCHEDULE**

ORNAMENTAL PLANTING SCHEDULE				
Herbaceous				
Nr	Name	Ht in cm	Pot(L)	Density
9	Bergenia cordifolia 'Silberlicht'		3L	6.00
61	Carex oshimensis 'Evergold'		3L	11.00
8	Geranium endressii 'Wargrave Pink'		3L	6.00
53	Heuchera micrantha 'Palace Purple'		3L	9.00
40	Persicaria affinis 'Darjeeling Red'		3L	7.00
Shrub				
Nr	Name	Ht in cm	Pot(L)	Density
25	Ceanothus thyrsiflorus repens	30-40cm	3L	5.00
21	Choisya ternata 'Sundance'	30-40cm	3L	4.00
18	Euonymus fortunei 'Emerald Gaiety'	20-30cm(D)	3L	6.00
31	Hebe 'Oratia Beauty'	30-40cm	3L	4.00
26	Hebe pinguiifolia 'Pagei'	20-30cm(D)	3L	6.00
9	Hebe 'Red Edge'	25-30cm	3L	5.00
27	Lavandula angustifolia 'Munstead'	25-30cm	3L	6.00
13	Lonicera nitida 'Lemon Beauty'	30-40cm	3L	5.00
30	Skimmia japonica 'Rubella'	30-40cm	3L	4.00

All shrub material shall be first quality, sturdy, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice. All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

**TREE SCHEDULE**

SPECIES	Ht in m	NUMBERS REQUIRED		
		3.0-3.5	3.5-4.0	4.5 min
	Girth in cm	10-12	12-14	14-16
Betula utilis jacquemontii (Buj)		-	-	5
Prunus avium (Pa)		2	-	-
Sorbus aucuparia (Sau)		1	-	-

All trees to have clear stems to 1.8m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems. Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

**HEDGE SCHEDULE**

Species	Age	Size in cm	Nos Req'd
Fagus sylvatica	1+1	60-80	458

Hedge to be planted as a double staggered row with plants set 200mm apart (5/1mm) Plant material to be planted into prepared trenches backfilled with a 3:1 mix of multi-purpose topsoil to BS3882:2015 and proprietary planting compost with added slow release fertiliser. The trench shall be a minimum of 400mm wide by 400mm deep. The hedge lines shall be mulched after planting with a uniform depth of 50mm depth forest mulch.

**TURFING TO FRONTAGES**

The topsoiled area to be turfed, is to be graded and cross-graded to even running falls, to allow the finished level of the turf to be 40mm above adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading, and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm diameter etc. shall be removed from the surface. Apply an even application of approved fertiliser at a rate of 70g/m and rake in. No turves shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The turves shall be laid in a stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turves should be laid off planks, working over turves previously laid. A dressing of finely sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints. Water the turves to prevent drying out before establishment.

**NATIVE SPECIES SCHEDULES**

**NATIVE HEDGE**

NATIVE HEDGE SCHEDULE					
Nr	Name	Height/cm	Age	Root	Pol/L
549	Crataegus monogyna	60-80cm	1/1	BR	
37	Ilex aquifolium	30-40cm		C	2L
73	Prunus spinosa	50-60cm	1/1	BR	
37	Rosa canina	40-50cm	1/1	BR	
37	Viburnum opulus	50-60cm	1/1	BR	

Native species shrub mix to be planted at 5/1m in double staggered rows. To be pit planted into pits large enough to accommodate the root systems without constriction. Pits to be backfilled with a 3:1 topsoil:compost mix.

**NATIVE SHRUB MIX**

NATIVE SHRUB MIX					
Nr	Name	Height/cm	Age	Root	Pol/L
27	Cornus sanguinea	60-80cm	1/1	B	
54	Corylus avellana	50-60cm	1/1	B	
14	Ilex aquifolium	50-60cm		C	2L
14	Rosa arvensis	60-80cm	1/1	B	
27	Viburnum opulus	60-80cm	1/1	B	

Native species shall be planted into 450mm depth, good quality clean topsoil incorporating organic compost and slow release fertiliser, over un-compacted sub-grade. Prior to planting all bare-root plant stock shall be dipped into a suitable mycorrhizal plant dip in accordance with the manufacturers recommendations. Plants shall be planted in groups of 3-11 of a single species with the taller growing species to the back of the areas of the areas and the lower growing species to the edges of the areas. Planted areas to be mulched after planting with coarse grade forest mulch to a uniform depth of 50mm.

Rev.A: Tree removals to LPA Highway requirements (SF) May 2022

	client	Yorkshire Country Properties	
	project	Residential Development	
	STATION ROAD, SKELMANTHORPE		
	drawing title		
Westleigh Hall Wakefield Road Derby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	LANDSCAPE DETAILS		
	scale	date	drwn by
1:200	May 22	SF	drawing no
@A1			R/2512/2A