

YORKSHIRE CHOICE HOMES

RESIDENTIAL DEVELOPMENT

**WESTFIELD LANE,
WYKE**

**LANDSCAPE MANAGEMENT
DOCUMENT**

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Amended Sept 2024
Amended July 2023 (1)
July 2023

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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 a for Yorkshire Choice Homes off Westfield Lane, Wyke. 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 in perpetuity.

The Landscape Management Plan covers works detailed in the landscape drawings. The following authorities will be responsible for the maintenance of other areas on site:

Yorkshire Water – Drainage

Bradford |City Council Council Highways Authority – Roads, verges and street lighting

A.1 Site Location

The site is located at the Yorkshire Choice Homes site off Westfield Lane, Wyke which lies to the south of Bradford, between Halifax and Cleckheaton.

The site is a residential development site comprising:

- Existing mature trees
- New native species scrub
- Amenity lawn
- Ornamental shrubs and hedges
- New standard trees

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/2679/1L - Landscape Masterplan

R/2679/2K - Landscape Details

SD/T/65 - Tree Pit Detail

The Landscape Masterplan for plots are appended to this document in *Appendix 3*. The planting details are available separately and should be referred to as necessary.

- A.1.1 *Appendix 1* details relevant Wildlife Legislation and *Appendix 2* the Operational Schedules and *Appendix 3* the drawings.

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.

B MANAGEMENT RESPONSIBILITIES

- B.1 The operations detailed within this management document are intended to instruct the appointed Landscape Contractor to carry out the specified maintenance operations to achieve a healthy, visually attractive landscape structure to the development until such responsibility is passed to the householder..
- 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.

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: roads lined with mature trees, wide green verge to frontage of site and groups of maturing vegetation breaking up the building lines.

B.2.2 Ecological

The site shall be managed to ensure that the native species tree and shrub planting establish 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:

- Manage the new planting to develop mature, healthy trees and a strong buffer to the site frontage.
- 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 1st March to 31st 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

There is no Public Open Space on this development.

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 in accordance with the specification and Schedule of Works until handover to the resident at the time of purchase. The planting at time of handover should be healthy and weed free. (B.1.2)

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

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 with the aim of total eradication within 3 years.

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

Use of Chemicals and Machinery

Reference should be made to B5.

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 6.0. 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.3.0 NEW NATIVE SPECIES PLANTING

- C.3.1 An area of 300 mm diameter around each plant shall be kept free from weed growth. All arisings resulting from weed control shall be removed from site.
- C.3.2 Following frosty weather and strong winds, the Contractor shall inspect planting areas and firm any plant that has been loosened.
- C.3.3 Annually apply a slow release fertiliser (Enmag or similar approved) to each pit in Spring at a rate of 50 gms/pit.
- C.3.4 Prune all damaged or broken branches. Hard prune all shrub and understorey in Year 3 after planting to promote bushiness and thereafter annually in February to remove all deadwood, broken or damaged branches.
Native planting areas should not be cut back in the Autumn to avoid the loss of valuable food sources for fauna. Remove all arisings from site unless directed otherwise by the Landscape Architect.
- C.3.5 Replace all failures in Year 1.
- C.3.6 Replace all failures in subsequent years to achieve 80% stocking rate.
- C.3.7 Remove all litter.

C.4.0 EXISTING WOODY VEGETATION

C.4.1 Trees

All existing trees within and on the boundaries of the site shall be maintained in a safe condition and as a reasonable visual amenity. Existing trees within rear gardens shall be maintained by the Occupier following handover.

The trees shall be inspected on an annual basis by a suitably qualified arboriculturist and any recommendations for tree work shall be undertaken as required all in accordance with BS8596:2015.

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.
- 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.5.6 Ornamental hedges (Beech and flowering evergreen) in front gardens to be maintained by the future occupier at a recommended height of 1000mm.

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)

C.7.3 New trees shall be watered weekly for the first year and fortnightly during Year 2.

C.7.4 From Year 3 onwards watering shall be carried out during periods of dry weather when the temperature $\geq 25^{\circ}\text{C}$ for a period of 10 days.

C.7.5 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 Rectification Period 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 Rectification 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.8.6 Following the handover from the Contractor to the Management Company any failures over the 5 year period following Planning Permission shall be replaced with the same species and specification in accordance with all good horticultural practice and the approved plans.
- C.8.6 Following the handover from the Contractor to the Management Company any failures over the 5 year period following Planning Permission shall be replaced with the same species and specification in accordance with all good horticultural practice and the approved plans.

C.10.0 LAWNS

C.10.1 Short mown Lawns in Plots

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.

Lawns 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.

D REASSESSMENT OF SCHEDULES OF WORKS

- D.1 Monthly monitoring visits by the Management Company will be made to determine whether the Management Objectives (Section B) are being met. Any operations falling short of the objectives will be brought to the attention of the Supervisor for the Management Company's operatives.
- D.2 An annual walkover assessment will be made by the Management Company in conjunction with a qualified Arboriculturist, Ecologist 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.3 Re-assess the need for adjustment of the operational schedules annually following the annual walkover and undertake to amend the document as required.
- D.4 Residents shall be made aware of their responsibility to maintain the landscape in their plots in accordance with the approved plans for a minimum of 5 years following the planning permission and in perpetuity where the planting has contributed to the Biodiversity Net Gain on site.
- D.5 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 into 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 1st March to 31st 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		
Standard Trees - Section C.1.0							
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 Waste Management Regulations

Ornamental Shrub Beds - Section C.2.0							
Maintain shrub beds weed free	✓	✓	✓	✓	✓	6 visits per year in perpetuity	Avoid the use of chemicals in areas containing herbaceous plant material or bulbs
Apply slow release fertiliser	✓	✓	✓	✓	✓	Once annually	In March or April
Check firmness of shrubs in shrub bed 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)
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section 7.0)
Prune damaged shrubs	✓	✓	✓	✓	✓	As required	Prune as soon as identified
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	Varied responsibility and replacement requirements dependant on Year of replacement & area (See Section 8.0)
Top up mulch	✓	✓	✓	✓	✓	Once annually in perpetuity	In March or April
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Check for harbouring wildlife

New Native Planting - Sections C.3.0							
Maintain 300mm diameter area around each plant weed free and remove undesirable	✓	✓	✓	✓	✓	Four times annually	Avoid the use of chemicals in areas within the catchment area of water bodies

herbaceous or woody species								
Control the spread of any invasive or undesirable weed	✓	✓	✓	✓	✓	As required in perpetuity	Before flowering / seeding and in accordance with specific requirements for the particular weed species	
Check firmness of plant material in ground 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)	
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 to achieve an 80% stocking rate or 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
Carry out initial management to existing boundary hedgerows	✓						
Carry out ongoing annual trimming of existing hedgerows until handover to occupant/Management Company	✓	✓	✓	✓	✓	Until house is occupied	

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 amenity grass	✓	✓	✓	✓	✓	✓	As required between height tolerances as specified in perpetuity	
Apply fertiliser to amenity grass areas only	✓	✓	✓	✓	✓	✓	Once annually in perpetuity	Spring or Autumn
Apply selective herbicide	✓	✓	✓	✓	✓	✓	Once annually in perpetuity	As required and instructed by the Landscape Architect
Reinstate any damaged areas of amenity grass as required by re-seeding or re-turfing		✓	✓	✓	✓	✓	Annually in season in perpetuity	

Management Plan Review – Section D								
Carry out Monthly Monitoring visit	✓	✓	✓	✓	✓	✓		Assess the need for actions and instruct operators
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					✓	Once		Consultation with Client, consultant Landscape Architect, Ecologist, Arboriculturist and Management Company

new plan as required							

APPENDIX 3:
R/2679/1L Landscape Masterplan



- KEY**
- Existing tree's to be removed in accordance with all good arboricultural practice
 - Existing tree to have canopy reduced to clear house in accordance with all good arboricultural practice
 - Existing trees, hedges and vegetation to be retained
 - Proposed heavy standard (12-14cm girth) tree - see SD/T/65 for tree pit detail
 - Proposed selected standard (10-12cm girth) tree
 - Proposed selected standard (10-12cm girth) tree planted as replacement for felled TPO trees
 - Proposed Beech hedging
 - Proposed ornamental shrub planting
 - Proposed mixed native scrub
 - Proposed turf with 300mm mowing strip adjacent to walls and fences
 - Proposed 2100mm vertical boarded fence (detailed by others)
 - Proposed 1800mm vertical boarded fence (detailed by others)
 - Site Boundary line

- Native Shrub Mix 8 species (0.75ctr)
- 16nr Cornus sanguinea
 - 21nr Crataegus monogyna
 - 16nr Hedera helix
 - 16nr Ilex aquifolium
 - 5nr Lonicera periclymenum
 - 11nr Rosa arvensis
 - 5nr Sambucus nigra
 - 16nr Viburnum opulus

- Native Shrub Mix 8 species (0.75ctr)
- 23nr Cornus sanguinea
 - 31nr Crataegus monogyna
 - 23nr Hedera helix
 - 23nr Ilex aquifolium
 - 8nr Lonicera periclymenum
 - 15nr Rosa arvensis
 - 8nr Sambucus nigra
 - 23nr Viburnum opulus

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.

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

- Species to be selected from:
- Amelanchier lamarckii (Al)
 - Prunus subhirtella 'Autumnalis Rosea' (PsAR)
 - Betula utilis var. jacquemontii (Buj)
 - Prunus cerasifera 'Nigra' (PcN)
 - Carpinus betulus (Cb)
 - Quercus robur (Qr)
 - Tilia cordata (Tc)

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: () density/m2
- Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Berberis 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 faassenii(4), Perovskia 'Blue Spire'(6), Phormium var. Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabelliana'(3), Pyracantha 'Orange Charm'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

HEDGE PLANTING

Hedges will be planted in selected plots to strengthen boundaries and improve screening. Ornamental hedge planting will consist of Beech, which will contribute to all year round colour and texture. Hedges are to be planted as a double staggered row of 40-60cm high hedging plants.

TO BE READ IN CONJUNCTION WITH LANDSCAPE DETAILS R/2679/2K

Rev.L: Indicative tree species list and drawing reference updated (SF)	Sept 2024
Rev.K: Quercus robur added to list of indicative tree species (SF)	Sept 2024
Rev.J: Red line amended and updated to latest site plan Rev.V (SF)	July 2024
Rev.H: Red line amended and updated to latest site plan (CS)	May 2024
Rev.G: Tree Species amended (CS)	May 2024
Rev.F: Drawing updated to Site Layout Rev T - additional native scrub added, tree's & boundary treatments updated (MBN)	Jan 2024
Rev.E: Plots 1-6 updated to highways comments (MBN)	Jul 2023
Rev.D: Visitor parking added, planting amended (MBN)	May 2023
Rev.C: Minor amends to client requirements (SF)	May 2023
Rev.B: Extra tree's added, site layout updated to REV K (MBN)	May 2023
Rev.A: Addition of shrub bed and tree codes (SF)	March 2023

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	<p>project Residential Development WESTFIELD LANE, WYKE</p>
	<p>drawing title LANDSCAPE MASTERPLAN</p>
<p>scale 1:250 @A1</p>	<p>date March 2023</p>
<p>drwn by SF</p>	<p>drawing no R/2679/1L</p>