



- LANDSCAPE KEY:**
- EXISTING TREES & HEDGES
  - EXISTING TREES AND HEDGES RETAINED
  - EXISTING TREES AND HEDGES REMOVED
  - PROPOSED TREES
  - STANDARD TREES (10-15m DBH)
  - SMALL TREES (5-10m DBH)
  - PROPOSED SHRUB & HEDGE PLANTING
  - ORNAMENTAL SHRUBS AND HEDGES
  - PROPOSED GRASS AREAS
  - SAFETY LAWN TURF TO FRONT GARDENS
  - REAR GARDENS
  - BIODIVERSITY ENHANCEMENTS
  - USEFUL HEDGEROADS
- LANDSCAPE PROPOSALS:**
- RESIDENTIAL PARCEL:**
- LANDSCAPE TREATMENTS:**
- TREE PLANTING:**
- Extensive planting of extra heavy standard and standard trees are proposed throughout the development to create a canopy to the area leaving a clear view from the street and control of the development and help to filter noise into the site, breaking the north-south line through the site into a series of smaller planting units. The public open space areas and focal points will all be planted with the scheme and complement the existing mature trees and hedgerows on site.
- Where practical there will be an emphasis of native species which are locally prominent and trees will be proposed in accordance with BS5839:2014.
- Trees will have a sturdy, reasonably straight stem and a well-balanced head with a clearly defined straight and upright leader and a normal base for the particular species. They shall be in a healthy condition with a strong formative root system and a normal base for the particular species.
- All open ground planted trees shall be planted in a grid using two short stakes (1.5-1.8m long) driven into the ground to define approximately 1.5m square grids and the trees shall be planted in the center of each grid with a minimum life expectancy of 4 years. The tree to be used shall be a heavy standard tree with a minimum trunk diameter of 75mm at 1.3m above ground level. The tree shall be planted in a grid to prevent damage to the trees. The stake must not cause rotting of the tree trunk. Each tree to be planted to the stake with 2 No. 40mm long galvanised steel stakes. The stake must be positioned to the opposite side of the stake to the tree trunk.
- SHRUB PLANTING:**
- Each shrub shall be cultivated to a depth of 300mm. All stakes in excess of 75mm in any dimension shall be removed from the site during the first cultivation. Planting compost shall be spread over the prepared site bed at the 50mm depth of loose planting compost spread over every square metre of site bed. The planting compost shall then be thoroughly mixed and incorporated into the top 300mm of topsoil by forking or rotavator using a second cultivation.
- ORNAMENTAL SHRUB & HEDGE PLANTING:**
- Hedges are proposed in various locations throughout the site to define plot frontages. Double-line hedging will be planted as a double alternate row of 60-80cm transplants, or larger. The outermost hedges will be planted in vehicle ways according to access availability.
- NATIVE HEDGE PLANTING:**
- Hedge planting will be planted as a double alternate row of 60-80cm transplants, or larger. The prescribed mix is to replicate those in the surrounding area. Hedges are planted at a density of 3 plants per meter linear.
- MULCHING:**
- Prior to mulching, the Contractor is to remove the previously cultivated soil by leveling operations caused during planting operations, and by forking over the area to remove compaction of the soil. Each surface to be left in a fully uniform and level condition. All shrub beds and tree pits shall be mulched with a uniform 75mm deep medium grade, bark nuggets with particles ranging from 5-40mm, free from pebbles, stones and lumps.
- GRASS TREATMENTS:**
- Grass areas will be sown with a quality sowing mix as per the attached schedule.
- Foundation design of new buildings shall accommodate proposed trees and shrub planting in accordance with HBC standards.

**LANDSCAPE MANAGEMENT PLAN:**

This drawing specifies the landscape and ecological management of all areas outside private curtilages as required by condition 14 planning approval.

This plan should be read in conjunction with the landscape proposals illustrated on drawings; PO9 4267101/2/3 These drawings include all proposed landscaping as required by other planning conditions.

The land in the south of Parcel 5 is to be incorporated into a wider Landscape Buffer / Wildlife Corridor within the wider ownership boundary (including Parcel 1). This area includes trees / woodland and scrub along Ox Field Beck. This area will be allowed to be relatively 'wild' with minimal intervention. The removal of an occasional young tree sapling is recommended with the intention of opening the lower canopy layer. This will allow more daylight to filter through the tree remaining trees and encourage the natural development of the understorey and ground flora layers. Removal of individual trees/saplings will focus on non-native species or on ash, given the current threat of ash dieback.

Standing deadwood will be left in situ within the woodland unless it presents a health and safety issue. Alternatively, any fallen deadwood or cut material from pruning etc should be stacked within the woodland to create habitat piles which provide shelter and foraging habitat for small mammals and invertebrates.

Any tree works will be completed at an appropriate time of year (late winter/early spring) and timed to avoid disturbance to nesting birds with the breeding bird season considered to be between March and September. If this is not possible, vegetation will be checked by an ecologist and any nesting birds allowed to fledge prior to removal.

Regular monitoring of this area will be undertaken to ensure that Schedule 9 species are controlled and stopped from spreading into the residential areas.

The tables below and the adjacent plan specify the long-term design objectives, management responsibilities and maintenance activities for the site:

Ref.	Area	Design Objectives	Maintenance Activities	Frequency	Maintenance Responsibility
1	Armedy Grassland	Grass areas to be regularly mown to maintain a formal appearance and reduce potential for tripping hazard.	Mow to a height of 30-50mm and remove clippings	1/5 year	Management Company
2	Retained trees	Retain as a landscape feature within the Green Corridor	Inspect at least once every 6 months for signs of defects which may affect the safety of the trees within the open space setting. Carry out remedial work as necessary.	2/year	Management Company
3	Tree Planting	Trees to provide enclosure and shelter to the open space areas and enhance biodiversity.	1. Check trees, adjust, opening if necessary 2. Replacement of failed stock	3/year for 5 years 1/year for 5 years	Management Company
4	Proposed Hedges	New single species native hedges are to be planted to the boundaries of the open space areas. These are to be maintained to provide a neat appearance.	1. New hedges require formative pruning to establish shape for their first 2 years after planting. Formative pruning is usually carried out in winter or early spring. 2. Year 3 onwards - once established, maintenance trimming is carried out once a year. Maintenance trimming is generally carried out in summer. Timing of pruning should take into account the potential for nesting birds and be delayed until after the nesting season - considered to run from March to August - if there are any signs of nesting activity. 3. Replacement of failed stock	2/year 1/year 1/year for 5 years	Management Company
5	Buffer Area	The land in the south of Parcel 5 is to be incorporated into a wider Landscape Buffer / Wildlife Corridor within the wider ownership boundary (including Parcel 1). This area includes trees / woodland and scrub along Ox Field Beck. This area will be allowed to be relatively 'wild' with minimal intervention. The removal of an occasional young tree sapling is recommended with the intention of opening the lower canopy layer. This will allow more daylight to filter through the tree remaining trees and encourage the natural development of the understorey and ground flora layers. Removal of individual trees/saplings will focus on non-native species or on ash, given the current threat of ash dieback. Standing deadwood will be left in situ within the woodland unless it presents a health and safety issue. Alternatively, any fallen deadwood or cut material from pruning etc should be stacked within the woodland to create habitat piles which provide shelter and foraging habitat for small mammals and invertebrates. Any tree works will be completed at an appropriate time of year (late winter/early spring) and timed to avoid disturbance to nesting birds with the breeding bird season considered to be between March and September. If this is not possible, vegetation will be checked by an ecologist and any nesting birds allowed to fledge prior to removal. Regular monitoring of this area will be undertaken to ensure that Schedule 9 species are controlled and stopped from spreading into the residential areas.	1. Mow to a height of 30-50mm and remove clippings, to a height of no less than 1.0m (and removal of stumps) to remove dead vegetation to prevent litter accumulation over winter. 2. Any tree works will be completed at an appropriate time of year (late winter/early spring) and timed to avoid disturbance to nesting birds with the breeding bird season considered to be between March and September. If this is not possible, vegetation will be checked by an ecologist and any nesting birds allowed to fledge prior to removal. 3. Standing deadwood will be left in situ unless it presents a health and safety issue. 4. Where there are no Schedule 9 or The Wildlife & Countryside Act, 1981 (as amended) invasive plant species. Remove in accordance with biosecurity measures under a specialist contractor if present. 5. All litter to be removed.	1/year 1/year 1/year 2/year	Management Company
6	Watercourse	Maintain the freeflow of the watercourse as existing	1. Remove litter and fly-tipping 2. Remove any excessive vegetation growth from banks which is likely to collect debris (care to be taken not to affect invertebrate habitats) 3. Dredging to be carried out only when necessary and with appropriate	2/year 2/year	Management Company

**Client:** HARTLEY PROPERTIES

**Project:** RESIDENTIAL DEVELOPMENT CROSSLEY LANE, DALTON

**Drawing:** PARCELS 4 & 5 LANDSCAPE MANAGEMENT PLAN

**Drawing Number:** P09 4267 125

**Scale @ A4:** 1:500

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**125 / PARCELS 4 & 5 / LANDSCAPE MANAGEMENT PLAN**

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