

HOLROYD HOMES LTD

RESIDENTIAL DEVELOPMENT

**70 ACRE FARM,
HONLEY**

**LANDSCAPE 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 at 70 Acre Farm, Honley. 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 the absence of a review of operations at the end of the 5 year period the plan will continue in its current form in perpetuity.

The Landscape Management Document covers works detailed in the landscape drawings listed below.

A.1 Site Location

The site is located at the Holroyd Homes development off Meltham road, to the west of Honley.

The site is a redevelopment of several barns and a farmhouse into new housing and associated landscape set within existing agricultural land, close to Honley village and includes:

- New standard tree planting
- New native species planting
- New native hedge planting
- Species rich and amenity grassland
- Wildflower meadow
- Enhanced existing grassland
- Ornamental shrubs

A.2 Documents

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

R/2694/1B - Landscape Masterplan

The Landscape Masterplan is appended to this document in Appendix 3.

A.2.1 Appendix 1 details relevant Wildlife Legislation and Appendix 2 the Operational Schedules.

A.3 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 areas 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 and natural landscape setting for the residential development which sits the development within the existing landscape and both frames and filters views into the site. The landscape will be managed so that it 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 any existing vegetation (trees & shrubs) to be safe and in good condition

- Maintain the new hedgerows with a bushy growth habit and ensure they remain species rich, 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

The amenity areas will be managed to provide attractive and useable informal and equipped open space, to be used by the residents on the new 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 until handover to the resident at the time of purchase. (B.1.2)

B.3.2 Communal Areas

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

Existing and New Trees – shall be maintained in good health

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

New Ornamental Planting – maintained to provide an attractive amenity landscape.

Hedges – Native hedges shall be maintained and shaped to create established young hedgerows by the end of the first 5 year period.

Native Species Planting – shall be managed to create biodiverse habitats which will encourage growth of the existing faunal populations.

Grass – Species rich amenity grass shall be mown to achieve a varied sward. Wildflower meadow areas will be maintained to maximise the diversity and habitat potential.

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

Invasive species should be checked for at each visit. 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

The site shall be visited at the appropriate times of year and for a sufficient number of times to ensure that the operations set out below are carried out with the desired outcome stated.

NOTE: All pruning and hedge trimming shall take place during September-November, outside nesting season, to prevent the disturbance of nesting birds. In addition, vegetation clearance generally shall be carried out carefully and prior to removal shall be checked for harbouring animals.

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. Strimmers shall not be used for weed control around trees planted into grass without the protection of a strimmer guard. There shall be no mowing or chemical spraying within 1m of the trunks.

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 re-firmed.

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) Semi-mature standards.....300gms/Tree
- 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 6.0. 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 re-turfed or seeded, Aftercare Work shall be as specified in grass maintenance/mowing.

- C.1.10 Trees and guards shall be inspected at the end of Year 3 and where trees have established sufficiently well, they shall be removed. Where trees are still considered to need support, stakes shall be left in place and re-inspected at the end of Year 4. Ideally all stakes shall be removed by the end of Year 5 so that trees develop sufficiently robust stems and root systems and do not rely on support.

C.2.0 ORNAMENTAL SHRUB PLANTING

Maintenance of Shrub Beds

- C.2.1 With regards to the use of chemicals, reference should be made to Section B.5 Chemical Control

- C.2.2 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.2.3 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.2.4 Following frosty weather and strong winds, the Contractor shall inspect shrub beds and firm any plant that has been loosened.

- C.2.5 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.2.6 Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches as specified in clause 6.0. Shrubs shall be pruned where appropriate during Years 1-3 to promote bushiness.

All arisings shall be carted off-site.

- C.2.7 The Contractor shall replace all failures in accordance with clause 8.0.

C.3 NEW NATIVE SPECIES TREE AND SHRUB PLANTING

Native planting on the site comprises areas of new native tree and shrub planting within the wider landscaped areas. For native hedges see Section C.4. The following management prescriptions refer to native planting in all areas.

New Planting Generally

- 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 before February 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 Mixed native species areas shall be thinned as necessary to achieve a healthy and diverse mix of species with an appropriate ratio of tree species to shrub understorey. Areas of dense shade may require selective thinning or coppicing and this will be assessed during the annual walkover. Alder should be coppiced on a 15-20 year rotation. Coppicing shall be carried out in phased areas to provide as diverse a range of habitat as possible. Cutting should be carried out outside of the nesting bird season (1st March to 31st August), in February to avoid the loss of valuable food sources for fauna.
- C.3.6 Replace all failures in Year 1.
- C.3.7 Replace all failures in subsequent years to achieve 80% stocking rate.
- C.3.8 Remove all litter.
- C.3. The planting will be reviewed on a 3 year rotation to clear or cut back any taller growing, self-sown, understorey species from the areas of standard trees.
Native planting on the site comprises areas of new native tree and shrub planting within POS areas. For native hedges see Section C.5. The following management prescriptions refer to native planting in all areas.

C.4.0 NEW NATIVE SPECIES HEDGE PLANTING

General Maintenance Years 1-4

- 4.1 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.

- 4.2 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.
- 4.3 Prune hedgerows to 450 mm in Year 2 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).
- 4.4 Ensure all standard trees planted within the hedge are suitably protected and remain undamaged.
- 4.5 Replace all failures in Year 1 in accordance with Section 9.

In Years 2-4 replace all failures as required to produce a uniformly vegetated hedge line.
- 4.6 Remove all litter/fly tipping at each maintenance visit
- 4.7 Top up mulch annually in Spring to restrict competition from grasses and herbs during Years 1-4 (See Section 4) to the original depth.
- 4.8 Do not apply fertilisers to the hedgeline 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

- 4.9 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.
After Year 5 a cyclical approach to hedge maintenance shall be adopted as described under *clause 5.5*.
- 4.10 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.
- 4.11 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.
- 4.12 Assess the need for planting to either replace defective or failed plant material or gap up as necessary to produce a consistently uniform hedge line.
- 4.13 Remove all litter/fly tipping at each maintenance visit.
- 4.14 Assess the need for top up mulch depending on the establishment of the hedge and the desire to provide conditions suitable for development of a herbaceous ground layer.

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.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.6.2 Trees planted into grass shall have a 1m diameter mulched circle to base clear of turf. This shall be topped up regularly for a period of 3 years.

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	50 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 Wetland Tolerant Wildflower Meadow Areas

To be successful, initial maintenance on wildflower grass areas must be carefully managed to ensure the creation of suitable conditions for the wildflower seeds to establish without being outcompeted by the grass nurse crop. The following cutting regime is a guideline and the actual cutting programme adopted will dependant on the growth in each situation, this in turn being directly by soil fertility, rainfall and ground temperature. The cutting regime will differ, depending on whether the sward is established in Autumn or Spring.

C.9.3 *Spring Establishment:*

Year 1

1st cut to 4-7 cm approx 6 weeks after sowing if sufficient material has established

2nd cut to 4-7 cm approx in May (when sward height exceeds 10 cm)

3rd cut to 4-7 cm in September/October

All arisings to be removed from site.

Year 2 (where cutting is carried out)

1st cut to 4-7 cm March/April

Final cut to 4-7 cm end September/October.

All arisings to be removed from site.

C.9.4 *Autumn Establishment:*

Year 1

1st cut to 4-7 cm in March (if sufficient material)

2nd cut to 4-7 cm in early May

3rd cut to 4 cm in September

All arisings to be removed from site.

Year 2 (where cutting is carried out)

1st cut to 4-7 cm March/April

Final cut to 4-7 cm end September/October.

Years 2/3 to 5

C.9.5 Subsequent maintenance of wildflower grass areas shall be undertaken to manage grass at different heights to create a diversity of habitats which will enable the colonisation of a range of plant, bird, small mammal, invertebrate and insect life. Alterations to the cutting regime will ultimately be dependent on the sward composition and how the various areas are establishing and being used and will include:

Cutting in Autumn (end September/October) once grasses and flora have seeded. Removing all arisings from any grass maintenance operations from the grass surface and ensuring that clippings / grassy material do not enter the pond or the overflow channel. Leaving small piles of grass clippings no more than 1500mm x 1500mm² x 300mm deep maximum on site in suitable locations within the grass areas to provide suitable habitat for insects and reptiles.

C.9.6 **Existing Grassland**

Areas of existing grassland are to be maintained as for wildflower grasses, C.10.5, with all operations aiming to retain and enhance the ecological value of the existing habitat.

C.9.7 **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.

In Spring and Autumn, or otherwise as instructed by the Landscape Architect, the Contractor shall re-seed any areas which fail to germinate, with approved grass seed mix. Topsoil shall be cultivated and aerated by forking as necessary to tie in with adjacent levels to promote good sward establishment.

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 NEW SUSTAINABLE DRAINAGE SCHEME INCLUDING SEASONALLY WET INFILTRATION POND

10.1 The first four to five years maintenance of the sustainable drainage scheme and surrounding landscape are a critical time in ensuring successful development. The main aim is to ensure that the area develops into a wildlife feature which maximises the habitat potential and ensures that the water flow and surface water drainage capacity can be accommodated during normal and flood situations.

10.2 Undertake an annual inspection of the basin and monitor at regular intervals the water flow rate and ability to cope with and effectively remove normal surface water run-off and inundation conditions. Monitor the water quality to check for signs of any potential problems.

10.3 Remove any rubbish, fallen vegetation or matter from the basin bed that may obstruct water flow.

10.4 **Operations**

All management operations shall be carried out in accordance with the specifications and recommendations of the Ecologist.

C.11.0 PUBLIC OPEN SPACES

C.11.1 **Fencing and Gates**

Inspect all fences, railings and gates for any necessary repair, on each maintenance visit.

C.11.2 Street Furniture

Inspect all seats and litter bins for defects / damage. Report any defect or damage to Client and seek approval for repair / replacement as required.

C.11.3 Footpaths/Paved Areas

Where indicated in Schedules of Quantity, footpaths and paved areas shall be treated with a total weed killer in accordance with the manufacturer's instructions. The chemical compound/herbicide shall be approved by the Landscape Architect and of an appropriate type for the conditions on site and applied in April-June.

C.11.4 Litter

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

C.11.5 Planting

Planting beds within the POS areas shall be assessed once they have been in use for 6 months. Any areas of planting that are shown to be vulnerable are to be replaced with more robust species or removed all together and replaced with grass or hard surfacing as appropriate.

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 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
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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/ hedgelines	✓	✓	✓	✓	✓	As required	Prune as soon as identified and at appropriate times of year for hedges
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 and Hedges - Section C.3.0 and Section C.4.0							
Maintain 300mm diameter area around each plant weed free and remove undesirable herbaceous or woody species	✓	✓	✓	✓	✓	Four times annually	Avoid the use of chemicals in areas within the catchment area of water bodies
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)
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

Grass Areas (Including Sustainable Drainage Scheme) – Section C.9.0 and C.10.0							
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 and future years (as specified)	Remove arisings
Maintain species rich grass areas after establishment	✓	✓	✓	✓	✓	As specified	Remove arisings
Maintain wildflower 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

Maintain wildflower meadow areas			✓	✓	✓	Once annually Sept/October in perpetuity	Remove arisings
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	

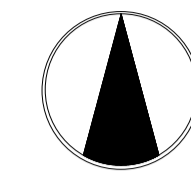
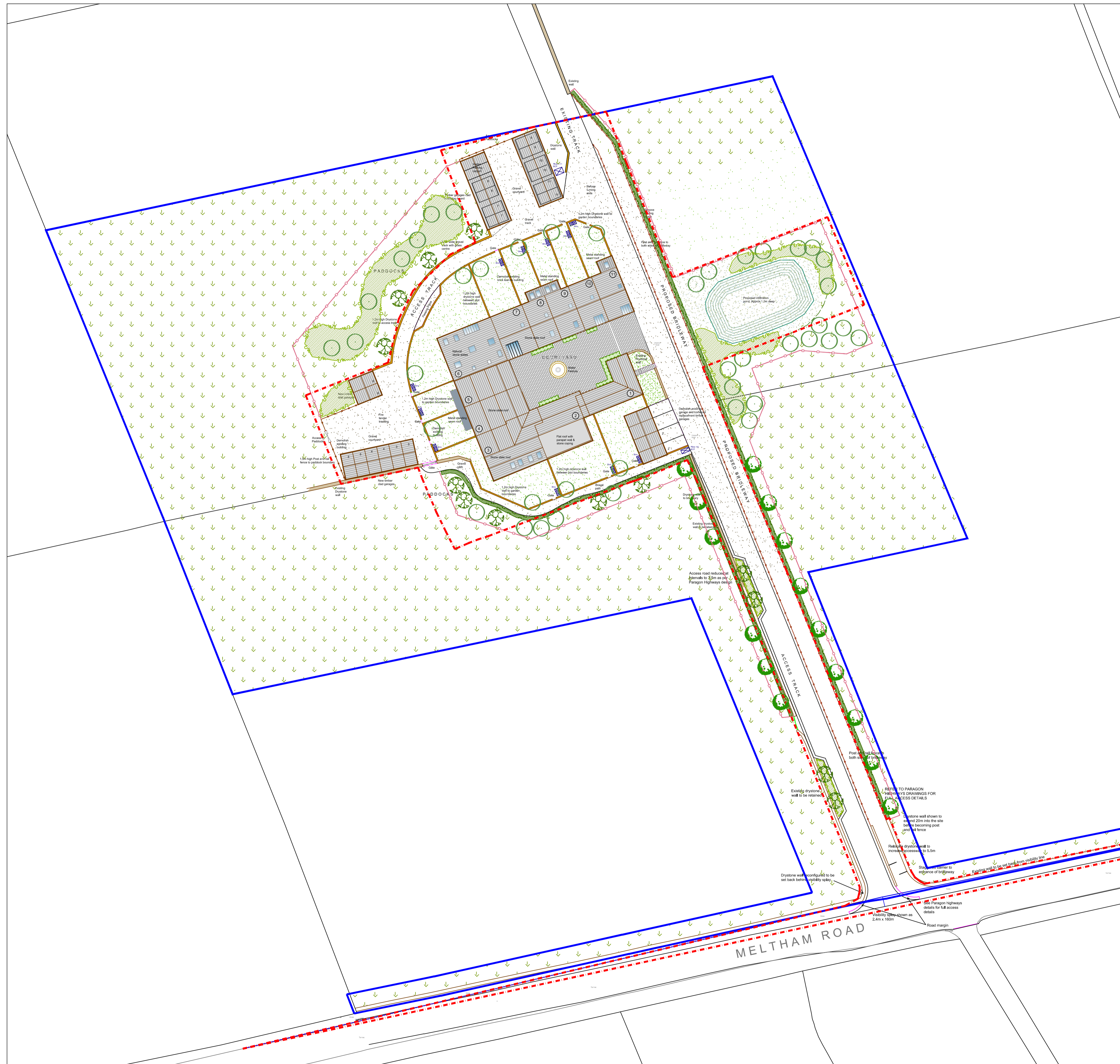
Public Open Spaces – Section C.11.0

Check fences and gates for damage	✓	✓	✓	✓	✓	On each visit in perpetuity	
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/2694/1B Landscape Masterplan



NOTES

CONCEPT

The soft landscape has been developed to create a natural landscape setting for this development. New tree, native hedge and scrub planting around the scheme will settle the buildings into the landscape and enhance biodiversity within the site and immediate area.

TREE PLANTING

Tree planting is positioned to soften 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:

- | | |
|--------------------------------------|------------------------------------|
| Acer campestre (Ac) | Sorbus aria (Sa) |
| Alnus incana (Al) | Sorbus aucuparia (Sau) |
| Betula pubescens (Bpu) | Sorbus 'Embley' (SE) |
| Betula utilis var. jacquemontii (Bu) | Sorbus 'Joseph Rock' (SJR) |
| Carpinus betulus (Cb) | Tilia x euchlora (Te) |
| Malus sylvestris (Ms) | Tilia cordata 'Green Spire' (TcGS) |
| Malus tschonoskii (Mt) | |
| Prunus padus (Pp) | |

COURTYARD

The central courtyard will retain the existing farmyard cobbles and incorporate raised stone troughs around the perimeter which will be planted with a range of ornamental shrub and herbaceous planting to give year round interest and colour. A central stone water trough will incorporate a water feature as a focal point of interest.

NATIVE HEDGE PLANTING

Native hedgerows will be planted to improve wildlife foraging opportunities. Native hedge planting will consist of Blackthorn, Hawthorn, Spindle, Holly, Dog rose, Guelder rose and Hazel. Hedges are to be planted as a double staggered row of 60-80cm high hedging plants.

NATIVE PLANTING

Native species scrub and groundcover mix planting will improve the ecological value of the site. Blocks of planting around the newly constructed SUDS basin and within the paddock will create diversity of habitat and also add to the softening effect on the development.

Species will include:

- Hazel, Hawthorn, Dogwood, Holly, Field Rose, Elder and Honeysuckle.

SWARD

The existing sward in the paddock areas will be retained and enhanced by selective mowing regimes. The area around the SUDS basin which is disturbed will be reseeded with a wetland tolerant, species rich meadow mix such as Emorsgate's EM8 mix.

PROTECTION

All new planting within the paddock areas is to be protected by stock proof fencing and all new planting shall exclude any species that are toxic to livestock.

KEY

- Proposed Extra heavy standard (16-18cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed native hedge
- Proposed mixed native species shrub planting
- Proposed ornamental shrub planting
- Proposed turf
- Rear gardens
- Proposed wetland tolerant meadow grass seed
- Existing sward retained and enhanced
- Existing sward retained
- Proposed 1200mm high drystone wall (detailed by others)
- Proposed 1500mm high timber post and rail fence (detailed by others)
- Proposed stock proof fencing to protect new tree & hedge planting (detailed by others)
- Existing drystone wall retained (detailed by others)

REV B - Landscape updated to planners comments (MBN) Mar 2024
 REV A - Landscape updated to new site design drawing 22146-0301-P08(MBN) Jan 2024

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	drawing title	LANDSCAPE MASTERPLAN
scale	date	drwn by
1:500 @A1	June 23	SF
		drawing no
		R/2694/1A