

West Ashton – River Biss Corridor Landscape & Ecological Management Plan

Persimmon Wessex & Barratt Homes
07/01/2026 | P22_2219_EN_22

Environment



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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



River Biss Overview Plan

1 Introduction

- 1.1 The objective of this Landscape and Ecological Management Plan (LEMP) is to set out the management and maintenance procedures for the areas of public open space landscape around the infrastructure at West Ashton River Biss Corridor.
- 1.2 This LEMP is designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.
- 1.3 This document is supported by;
 - P22-2219_EN_O5 River Biss Corridor Detailed Public Open Space Sheets 1-5

Purpose of Management Plan

- 1.4 The Purpose of this management plan is:
 - To ensure the design intent and vision for the public open spaces around the infrastructure at West Ashton River Biss Corridor (referred to as 'the site') is realised and maintained;
 - To ensure that clear long term objectives for the public open space landscaped areas are agreed and laid down;
 - To set clear standards for the performance of landscape maintenance work following handover from the landscape contractor at the beginning of the operational phase;
 - To develop detailed maintenance schedules for landscape maintenance staff; and
 - To provide details of the body or organisations responsible for the implementation of the plan and help in the allocation of financial resources for landscape maintenance.

Planning Background

- 1.5 Condition 21 of the outline application (15/04763/OUT) states

"21. A Landscape and Ecological Management Plan (LEMP) (except for areas managed under the Green Lane Woodland Complex Management Plan (Management Plan) to be in place for the lifetime of the development shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the relevant element of the development to which the LEMP or LEMPS applies. The content of the LEMP(s) shall include the following information:

- a) Description and evaluation of features to be managed;*
- b) Landscape and ecological trends and constraints on site that might influence management;*
- c) Aims and objectives of management;*
- d) Appropriate management options for achieving aims and objectives;*
- e) Prescriptions for management actions;*
- f) Preparation of a work schedule (including an annual work plan);*
- g) Details of the body or organisation responsible for implementation of the plan;*
- h) Ongoing monitoring and remedial measures;*
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.*

The LEMP(s) shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP(s) are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP(s) shall be implemented in full in accordance with the approved details

Scope

- 1.6 This LEMP details the management of the public open space within the site as shown on P22-2219_EN_O5 River Biss Corridor Detailed Public Open Space Plan.
- 1.7 This LEMP details the long-term management aims and objectives, management prescriptions and maintenance schedules, the body or organisation responsible for the implementation of the plan and the monitoring framework including actions for any breaches of the approved LEMP.
- 1.8 It does not include the on-plot/curtilage landscaping which would be maintained by the occupiers. This LEMP does not cover works associated with site clearance and constructions works.

CDM Regulations

- 1.9 The Construction Design and Management Regulations 2015 Regulation 4 requires Clients to make suitable arrangements for managing a project. Regulation 5 states that they must appoint a Principal Designer and Principal Contractor where applicable. For full details the CDM 2015 Client duties please refer to HSE Guidance Notes L153. For the avoidance of doubt Pegasus Group are not providing the CDM Principal Designer role. Pegasus can provide a copy of the safety assessment of design work in liaison with the Principal Designer when required.

Review

- 1.10 The document should be seen as an operational guide subject to change and improvement as the different landscape features mature and develop.
- 1.11 This LEMP details the management prescriptions for the first five years and we recommend that this management plan is reviewed and republished at five year intervals to ensure the management aims are still required and relevant. This review should be undertaken by a suitably qualified professional who will recommend necessary changes to the LEMP.

Ecological trends and constraints

- 1.12 This LEMP is to be seen as an operational guide subject to review to incorporate landscape and ecological trends that may impact on the landscape management aims, objectives and maintenance regime. The review process would also allow future constraints such as Natural England licenses, working method and conservation targets to be included as the LEMP evolves. Changes to management practice for ecological trends for habitat and species which may be updated to local policy and biodiversity targets would be incorporated as necessary. This would help to ensure that the LEMP remains fit for purpose in the evolving dynamic of landscape and help to ensure resilience to the effects of climate change and social pressure.

Managing Risk and Competencies

- 1.13 It is assumed that a competent contractor shall have the necessary PPE, training and skills to undertake the management and maintenance tasks as set out within this LEMP.
- 1.14 The landscape management company shall be responsible to undertake a written risk assessment in relation to the landscape, arboricultural and ecological management and maintenance prescriptions detailed within this LEMP (in addition to any other site risks). This shall be provided to the clients prior to the start of works.

Communication of aims and objectives

- 1.15 The aims and objectives of this LEMP shall be communicated to residents as part of their welcome pack. Any future developers will be provided with this LEMP in order to ensure a consistent approach to management and maintenance.

Legal and Funding Mechanisms.

- 1.16 The funding for the landscape maintenance will be covered by a maintenance fee collected from the residents
- 1.17 The developer will be responsible for appointing a suitable qualified contractor to implement the management and maintenance as set out within this LEMP. They will also appoint a suitably experienced/qualified ecologist to ensure all ecological responsibilities within the LEMP are delivered.

Insolvency/Administration

- 1.18 Should the landscape maintenance body or one of their subcontractors be made insolvent/ or enter administration, the developer has the ability to re-tender the maintenance contract and engage a suitable alternative contractor to carry out the landscape maintenance. This will ensure that the maintenance regime is delivered.

Landscape and Ecological Management Objectives

- 1.19 To ensure the maintenance and enhancement of ecologically valuable features on the site for the diversity of wildlife on the site and in the surrounding area.
- 1.20 The main aims for the landscape and ecological management and maintenance are:
- To present an attractive and safe environment for residents and visitors;
 - To ensure the proposed landscape elements successfully establish, and present a high quality visual appearance of new planting and areas of grassland within the public open spaces and public streetscape;
 - To keep areas of public open space in good condition, suitable for amenity and informal recreation;
 - To maintain the health, visual amenity and species diversity of the new planting;
 - To ensure that newly planted trees and areas of soft landscaping become successfully established;
 - To successfully establish new areas of tree planting and maintain tree planting to establish a diverse treed environment;
 - To keep the site clear of litter and rubbish;
 - To keep weed colonization at a minimum and acceptable level;
- To carry out maintenance work according to best practice using sustainable techniques and materials;
 - To carry out maintenance work according to best practice using sustainable techniques and materials;
 - To report back on any on-going issues with on site maintenance that will require an update to this document and the associated maintenance practices on site; and
 - To ensure that the condition of habitats is maintained to the standard targeted in the Biodiversity Net Gain assessment.

2 Site Description

- 2.1 The infrastructure application covers areas of open space to the west of Phase 1 and to the west of CC1 within the wider West Ashton development
- 2.2 Existing vegetation to be retained, including tree groups and hedgerows will be maintained to ensure continued habitat provision, visual amenity and a diverse treed environment.
- 2.3 Proposed tree and shrub planting is included to enhance the retained existing vegetation and provide diversity to the treed environment. Shrub planting creates an additional layer and provides additional habitat and foraging opportunities for wildlife.
- 2.4 A mixture of grasslands including retained and proposed wildflower meadow have been included throughout the areas of open space to provide a range of habitat, foraging opportunities and respond to the anticipated usage. Pockets of mown grass adjacent to footpaths and within areas of open space are to be used for informal recreation
- 2.5 Street furniture including bins, encourage residents and visitors to take pride in the open space.
- 2.6 A 3m wide asphalt footpath/cycleway is included through the space and links to the wider circular route through the development.



River Biss Overview Plan

3 Environmental Considerations

Horticultural Peat

- 3.1 Horticultural Peat is not to be used as mulch or as a soil conditioner. Plants to be procured from nurseries which grow without peat; plants grown in peat are only to be purchased in exceptional circumstances.

Recycled Materials

- 3.2 Where appropriate, use should be made of materials made from recycled components, eg wood chip mulch.

Pesticides/Herbicides

- 3.3 Weed control of transplant areas is to be achieved by using mulch mats and hand weeding. The control of invasive and pernicious weeds can be carried out with targeted applications of glyphosate based herbicides.

Water Management

- 3.4 Where necessary, maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation. It is anticipated that watering will only be necessary during the establishment period. be taken to ensure applied water is absorbed into the root-zone and does not run off the surface.

4 General Maintenance Requirements

Habitat Management

- 4.1 Opportunities for the creation of additional micro-habitats and habitat enhancement should be taken wherever possible. Where appropriate habitat creation could include working with the Wildlife Trust and local wildlife groups to create log/habitat piles.
- 4.2 Allow deadwood, jagged stumps, splits, fungal growths/fruited bodies and holes in tree trunks to remain unless they are creating a safety hazard.
- 4.3 Trees should not be felled unless they are classified as dangerous. Where a tree poses as a health and safety hazard, advice shall be sought immediately from an arborist. Ivy should only be severed where it is growing into tree canopies and is likely to create a safety hazard.

General Maintenance

- 4.4 Maintenance operations are to be carried out with regard to BS 4428: Code of Practice for General Landscape Operations. Maintenance of soft landscaping (other than amenity turf) to have regard to BS 7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape.

Tree Works

- 4.5 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st March to 31st August

inclusive. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.

- 4.6 All tree surgery work is to be carried out to BS 3998:2010 Tree Work-Recommendations, and should be undertaken by a suitably qualified operative. Any trees with bat potential to be inspected by a qualified bat specialist prior to any tree works commencing.
- 4.7 Hygiene works will be avoided, for example fungal fruited bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an arborist. Where possible, trees will be allowed to age naturally and dying trees will be allowed to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an arboriculturist.

Watering

- 4.8 Care should be taken not to over-water plants. Until well established all shrubs/trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increased as required. Care should be taken to ensure applied water is absorbed into the root-zone and does not run off the surface.

Failure to thrive

- 4.9 Any shrubs, hedges or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plan. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season. No substitutes will be planted without written approval from the local planning authority.
- 4.10 If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant. Replacement planting of container plants to be undertaken as required, root-ball/bare root planting to be undertaken November to March. Planting of new trees to have regard to Section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape. All plants to conform to BS 3936 and be in accordance with the National Plant Specification.

Litter and Arisings

- 4.11 All arisings from landscape works will be removed from site and disposed of at a registered facility, recycling or composting of arisings should be prioritised. Litter and debris shall be cleared by hand from all open space areas and removed from site on a monthly basis, and prior to mowing grassland areas.

5 Maintenance Specification

5.1 Retained Trees and Tree Groups

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing trees across the site and along the site's boundaries; and
- To enhance the functionality of the existing features such as trees and tree groups across the site and along the site's boundaries.

Management Objectives

- To maintain the health and visual amenity of the retained trees and tree groups;
- To enhance their ecological/ biodiversity value; and
- To maintain the varied age and structure of the trees.

5.1.1 A detailed condition survey of all trees will be carried out by a qualified arborist at least once every two years. Any necessary remedial works will be carried out as soon as possible.

5.1.2 Note: deadwood resulting from tree management works will be used on the site to create wood piles as and when required following the completion of the public open space areas. The wood at the bottom of the pile is to be set 1/3rd into the ground. Piles are not to be located in areas of green space with high public usage.

5.2 Retained Hedgerow

Management Aim

- To strengthen the commuting routes for bats, provide enhanced foraging, resting and nesting habitats for birds, and provide additional habitat for invertebrates.

Management Objectives

- To maintain the health and visual amenity of the retained hedgerow;
- To maintain dense, bushy, continuous hedge lines with a good species mix and no gaps;
- To enhance the ecological and biodiversity value of the existing hedgerow;
- To take care due care during maintenance operations near existing hedgerow; and
- To maintain a varied structure of hedgerow through rotational cutting.

5.2.1 Hedgerows shall be cut on a 3 year rotation as the abundance of berries increases from one year to two years after cutting and then slowly declines, cutting annually reduces the availability of food for wildlife.

5.2.2 1/3 of the retained hedgerows shall be trimmed per year, leaving the remaining 2/3 untrimmed, this will prevent encroachment into open space whilst promoting growth of fruiting plants. The untrimmed growth of the hedgerows will allow wildlife to migrate and re-colonise before the next trim, and also allow development of mature fruiting stems.

5.2.3 Any gaps in hedgerows on the site are to be in-filled using native species as soon as identified to prevent short-cuts developing. These will be planted as tall whips and will comprise a similar native species mix to those present within the hedgerow. To ensure that the plants establish new planting will be protected from trampling with appropriate guards and fencing until they are well established.

5.3 Proposed Tree Planting (Including Trees Within Woodland Planting)

Management Aim

- To successfully establish new tree planting;
- To maintain new tree planting to establish a diverse treed environment;
- To present and maintain high quality visual appearance of new trees;
- To provide enhanced opportunities for foraging and sheltering for a range of wildlife including birds, bats and invertebrates; and
- To enhance the existing corridors for bats and other wildlife.

Management Objectives

- To maintain newly planted trees to ensure good survival rate and development;
- To minimise competition from grass and weeds around newly planted trees;
- To maintain appropriate form of trees for future growth; and
- To ensure trees do not present a hazard to site users;

- 5.3.1 This section relates to new individual tree planting within the areas of open space.
- 5.3.2 Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS 3998 (2010) (or any subsequent updates).
- 5.3.3 Tree stakes and ties will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes and ties will be removed from site (to a legal disposal facility) by the landscape maintenance contractor at the earliest opportunity (between year 3 and year 5) when it is considered that the trees are self supporting.
- 5.3.4 There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 3.0 metres.
- 5.3.5 If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar native tree shall be selected.
- 5.3.6 Where trees have become moribund due to compaction or lack of nutrients then soil aeration techniques and/or the use of inoculants shall be considered.
- 5.3.7 Care should be taken not to over-water trees. Until well established trees are to be watered during the growing season following any dry periods of 7 days. Watering is unlikely to be required after year one of the management plan, but trees should be visually monitored for signs of water stress from year 2 onwards and action taken if required.

5.4 Proposed Native Hedgerow Planting

Management Aim

- To assist the establishment of new native hedgerow to enhance and create green corridors throughout the site.
- To strengthen the commuting routes for bats, provide enhanced foraging, resting and nesting habitats for birds, and provide additional habitat for invertebrates.

Management Objectives

- To help establish and maintain a dense continuous hedge line with no gaps;
- To maintain the health, visual amenity and species diversity of the proposed native hedgerow; and
- To take due care during maintenance operations near new hedgerows.

- 5.4.1 This section relates to areas of native hedgerow planting within the open space.
- 5.4.2 Hedgerow cutting will take place between November and February inclusive, outside of the bird nesting season, unless works are essential for public safety.
- 5.4.3 Hedgerow plants will be trimmed to create a healthy solid hedge. The frequency of cutting will depend upon growth rates and weather conditions; the requirement for cutting will therefore be assessed annually.
- 5.4.4 Hedgerow planting will be maintained by weeding, pest & disease control and appropriate guards and fencing until it is well established.
- 5.4.5 From year 4 the proposed native hedgerow will be pruned/shaped as part of a rotational management regime whereby hedgerows are cut on a 3 year rotation to allow for an abundance of berries from one to two years after cutting
- 5.4.6 Hedgerows will be maintained at a minimum height of 2m.
- 5.4.7 1/3 of the hedgerows shall be trimmed per year, leaving the remaining 2/3 untrimmed. This will prevent encroachment into the open space whilst promoting growth of fruiting plants.
- 5.4.8 Any gaps in hedgerows on site are to be in-filled using like-for-like species as soon as identified to prevent short-cuts developing.

5.5 Proposed Native Shrub Planting

Management Aim

- To establish new areas of native shrub planting

Management Objectives

- To maintain newly planted shrub planting to ensure successful establishment; and
- To minimise competition from grass and weeds from around newly planted trees.

- 5.5.1 This section relates to areas of shrub planting within the open space.
- 5.5.2 Shrubs should be allowed to grow dense where it does not encroach on grassland or amenity areas.

5.6 Grasslands – Existing Grassland and Wildflower Meadow

Management Aim

- For grassed areas to present and maintain high quality visual appearance

Management Objectives

- To ensure grassland areas successfully establish;
- To keep grass areas free from weeds, litter and rubbish; and
- To keep grass areas in good condition.

5.6.7 There are several grassland types on the site including; amenity grass; wildflower meadow and wildflower meadow for seasonally wet soils.

5.6.8 The existing sward will be closely cut and harrowed to create bare ground over 30% of the grassed area. Bare areas are then to be sown with wildflower meadow mixture (flowers only). An additional autumn sown cover of yellow rattle *Rhinanthus minor* will increase success of flowering species within the wildflower meadow

5.6.9 Arisings shall be swept from hard surfaces adjacent grass/wildflower areas after each maintenance visit.

5.6.10 Junctions between grass/wildflower areas and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees no mower or strimmer will be allowed within 400mm of a tree trunk.

5.6.11 Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. A spring “weed and feed” shall be applied to amenity grass areas at the manufacturer’s recommended rates. No fertiliser should be on wildflower meadow. Grass growth regulator will not be permitted on these grassland mixes either.

5.6.12 Undesirable plant growth within the sward, such as scrub, dock, thistle, nettles and ragwort, should be controlled by hand excavation /pulling. Any encroaching scrub vegetation shall be removed by hand picking/weeding, this should be undertaken in the winter months, to avoid the bird nesting season.

5.6.13 Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

5.6.14 All areas of grassland will be established using an appropriate seed mix to suit the site conditions. Suggested mixes are listed below, a landscape architect and or ecologist along with the LPA are to be consulted on similar alternatives.

5.15 Hard Landscape – Including Footpaths & Street Furniture

Management Aim

- To present the visible indication of high quality, regular site maintenance.

Management Objectives

- To keep hard landscaped areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain hard landscaped areas in safe condition; and
- To maintain street furniture, including litter bins and seats and replace if necessary.

5.9.1 Hard areas and elements will be regularly checked for subsidence and damage and will be repaired at the earliest opportunity using the original specified material. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

5.9.2 A “no tolerance” policy will apply to graffiti which shall be removed as soon as it appears and where necessary specialist contractors shall be employed to carry out this work.

6 Schedule of Management and Maintenance

6.1 Establishment Years 0–5

The below table sets out how the maintenance tasks for the management aims and objectives will be achieved for the establishment period of years 0–5:

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.1	All planting areas	Every Visit	Ensure continued health of all landscaping – water as required to ensure that the planting continues to establish successfully. Investigate any failed growth and take remedial action as necessary.
		Monthly	- Removal of rubbish and debris – clear litter and fly-tipped rubbish by hand and remove from site. Remove rubbish and debris from all grassland areas before mowing. - Inspect for vandalism – visual inspection of all landscaping for vandalism, report to owner. On instruction from owner replace any landscaping damaged by vandalism.
		Annually	- Monitor and record any plant losses and report to owner – on instruction from owner remove dead plant and replace as per original approved specification, unless otherwise agreed to plant alternative species. Maintain to ensure survival. Re-planting to be undertaken in November/December. - Remove exotic plant species that do not belong in each type of habitat/the general environment – check all landscaped areas for exotic species, clear by hand and remove from site - Control vigorous plant species that are out competing less vigorous species – check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site.
6.1.2	Existing retained trees and tree groups; proposed native shrub planting; and proposed tree planting including woodland planting	Monthly	- Ensure trees/shrubs planting are stable – visually inspect tree/shrub guards/shelters to check for signs of bark damage or damage. Check that stakes, ties and guards are not too loose, too tight or broken. On instruction from client/owner, replace or upgrade guards/shelters as necessary. - Monitor transplants to ensure developing healthily – visual inspection of plants, if not stable/upright rectify by replanting in an upright position and re-firm, if plant remains unstable remove by hand and replace. Undertake for the first two years. - Visual inspection for fungal activity (for trees this is to be performed by a qualified arboriculturist) – remove diseased wood or treat as appropriate. Keep use of pesticides to a minimum. Inspection to be undertaken March to October when trees/shrubs are still in leaf.
		3 times per annum	- Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use strimmers or herbicides in these areas – April/June/August. - Visually inspect structural shrub surrounds for grass/weeds – remove by hand or spray grass/weeds with a glyphosate based herbicide. Do not use strimmers – April/June/August

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Existing retained trees and tree groups; proposed native shrub planting; and proposed tree planting including woodland planting continued	Annually	- For first 5 years – establishment survey for new trees to be undertaken by a qualified arboriculturist, any recommendations to assist with establishment must be undertaken as soon as possible. - Keep paths/highway/parking clear from branches/vegetation – pruning/cut back any tree branches/vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. - Remove dead, damaged or dying branches as appropriate. - Formative pruning of new trees – to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5–6m in height, lower branches will be removed to give a canopy height of approximately 3m.
		Biennial / as recommended)	Check tree safety – identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
		3 to 5 years after planting	Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/transplants – to avoid damage cut shelters away then remove stakes.
6.1.3	Hedgerows– retained and newly planted native hedgerow.	Monthly	- Check hedgerows for gaps, record and infill during late October to March. Plant replacement tall whips, of a species mix to match the hedgerow or to increase native diversity, in a suitably prepared soil bed. Ensure successful establishment and protect from trampling/use as a shortcut using a temporary fence/guards. - Keep hedgerow planting free from weeds – visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas – March to October.
		Annually (year 4 onwards for newly planted native hedgerow)	- To ensure two years growth can accumulate, only 1/3rd of each retained hedgerow will be cut every year, on a three year rotation. Prune retained hedgerows to ensure a good shape and healthy growth. Prune to maintain an 'A' shape and control future growth. Management to be undertaken in January/February. - Prune/shape new hedgerow planting to a shape and form appropriate to the species with formative and seasonal pruning to create and maintain a natural 'A' shape hedgerow, pruning dead foliage and extension growth as necessary– Autumn (November onwards). - Re-plant in an upright position and re-firm plants that suffer from wind-rock – January/February.
		3–5 years after planting	Confirm root growth is well established and remove shelters, stakes, guards and ties from hedgerow transplants – to avoid damage cut shelters away then remove stakes.

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.4	Grassland – general maintenance requirements for all areas of grassland	As necessary	- Do not cut grass in drought conditions. Mow with suitable machinery – no mower or strimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. - Keep all grassland areas free from weeds – remove weeds and encroaching scrub by hand, hoe or fork, as appropriate. Undertake monthly from March to October, or as required. - Keep grassland areas in good condition – check and report to client/owner on damaged areas. On instruction from client/owner repair damaged/failed areas and re-sow seed. <u>Do not apply feed to wildflower meadow, wildflower meadow and retained grassland.</u>
	Wildflower Meadow	Cutting Regime – Year 1	Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until early August, then cut to a maximum of 40mm, remove and compost.
		Cutting Regime – Year 2	Do not cut spring – late July/August to give sown species opportunity to flower. After flowering take a ‘hay cut’: cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the ‘hay’ to dry and shed seed for 1–7 days then remove from site. Mow re-growth through to late autumn/winter to c 50mm and again in spring if needed.
		Cutting Regime – amenity grass only	Control height of amenity grass to between 25–50mm (approx 12 times during growing season e.g. fortnightly April – September). Do not cut grass in drought conditions. Mow with appropriate machinery. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. Grassland within areas to be safeguarded for future infrastructure are to be maintained through regular mowing in line with amenity grass areas.
6.1.5	Existing Grassland	Cutting Regime – Year 1 Onwards	Two cuts per year to approximately 100mm in height, one in late spring (March/April) and one in late summer (August/September). Cuts will be made using a scythe mower or strimmer/brush cutting. Cuttings/arising will be collected around 1 week later to allow any seeds to drop, then Remove arisings from site and dispose of responsibly.
6.1.6	Hard Landscape	As necessary	Remove graffiti – a ‘no tolerance’ policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work.
		Fortnightly	Keep hard landscape areas clean – remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	Maintain all hard landscape areas/elements, including footpaths in a safe and clean condition – monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Hard Landscape cont.	2 or 3 times per annum	- Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December. - Keep hard landscaped areas clear of weeds – kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer – April, June and August.
6.1.7	Ecological Habitats	Annually	- Visually inspect bird and bat boxes within POS for use and/or damage. Record usage and repair/replace as necessary - Replace wood within logwood piles as necessary to ensure the longevity of this resource

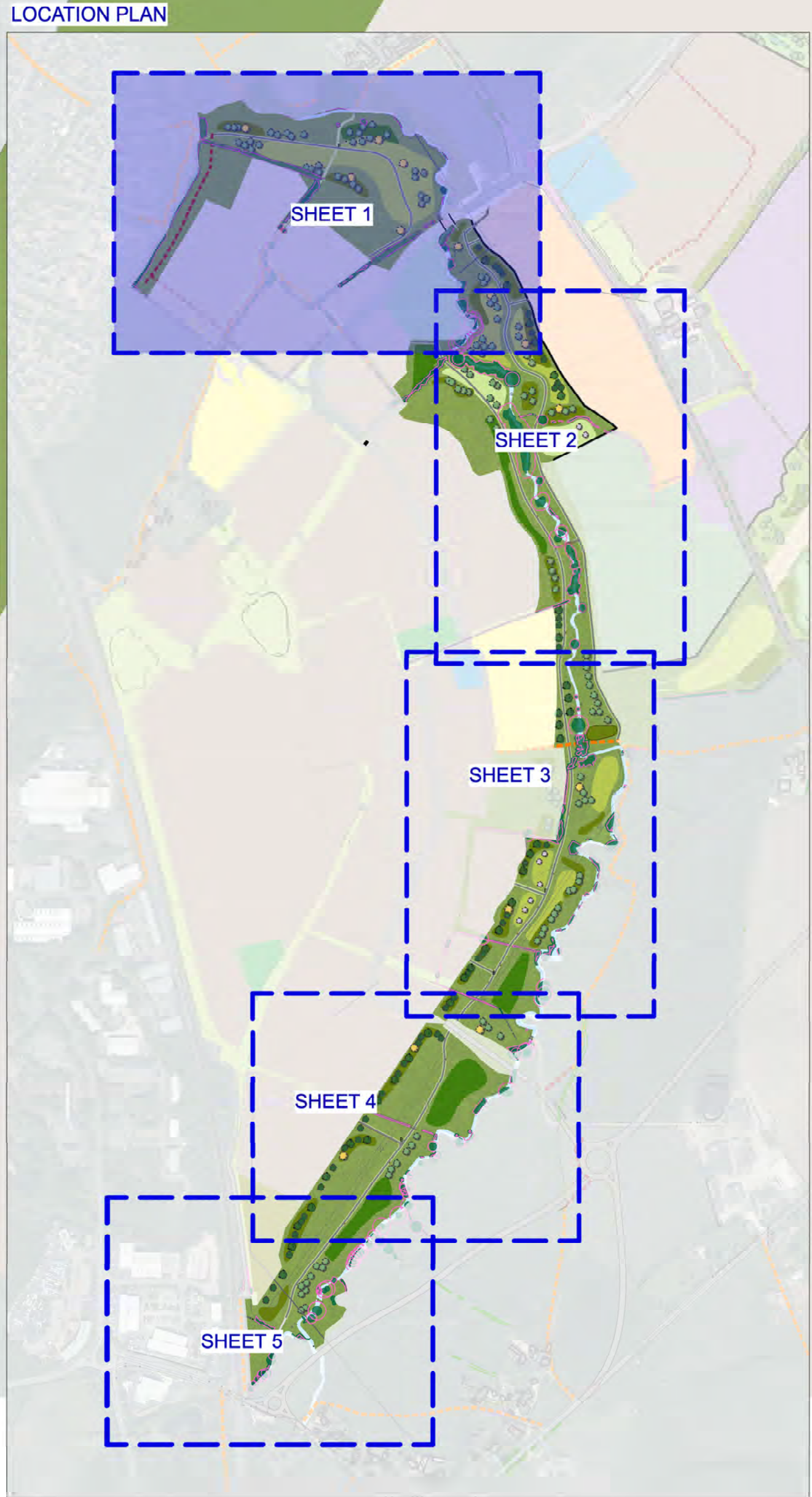
6.2 Landscape Management Review

The below table sets out how the review processes:

Monitoring and Review			
Ref	Management Categories	Timing	Maintenance Task and Method
6.2.1	Landscape and Habitat Management	As necessary	- Monitor comments/suggestions from residents and other users – feedback comments to client/ owner and respond as instructed and incorporate into LEMP as required. - Respond to comments from client/ owner and incorporate into LEMP as required.
6.2.2	Habitat Management – annual monitoring report	Annual	Review of habitat conditions (including grassland, hedgerows, shrub, scrub and trees) and species to be undertaken by a qualified ecological professional. The review and report will be used to determine whether or not objectives for the site and component features have been met. Once the review has been completed a monitoring report is to be produced. Any amendments set out within the report to be incorporated within this LEMP following discussions with the client/ owner.
6.2.3	LEMP Review	Every 5 years	Suitably experienced professional to undertake a review of habitat / landscape establishment and quality, respond to review and incorporate into LEMP as required.

7 Appendix 1 – Detailed Public Open Space Plan

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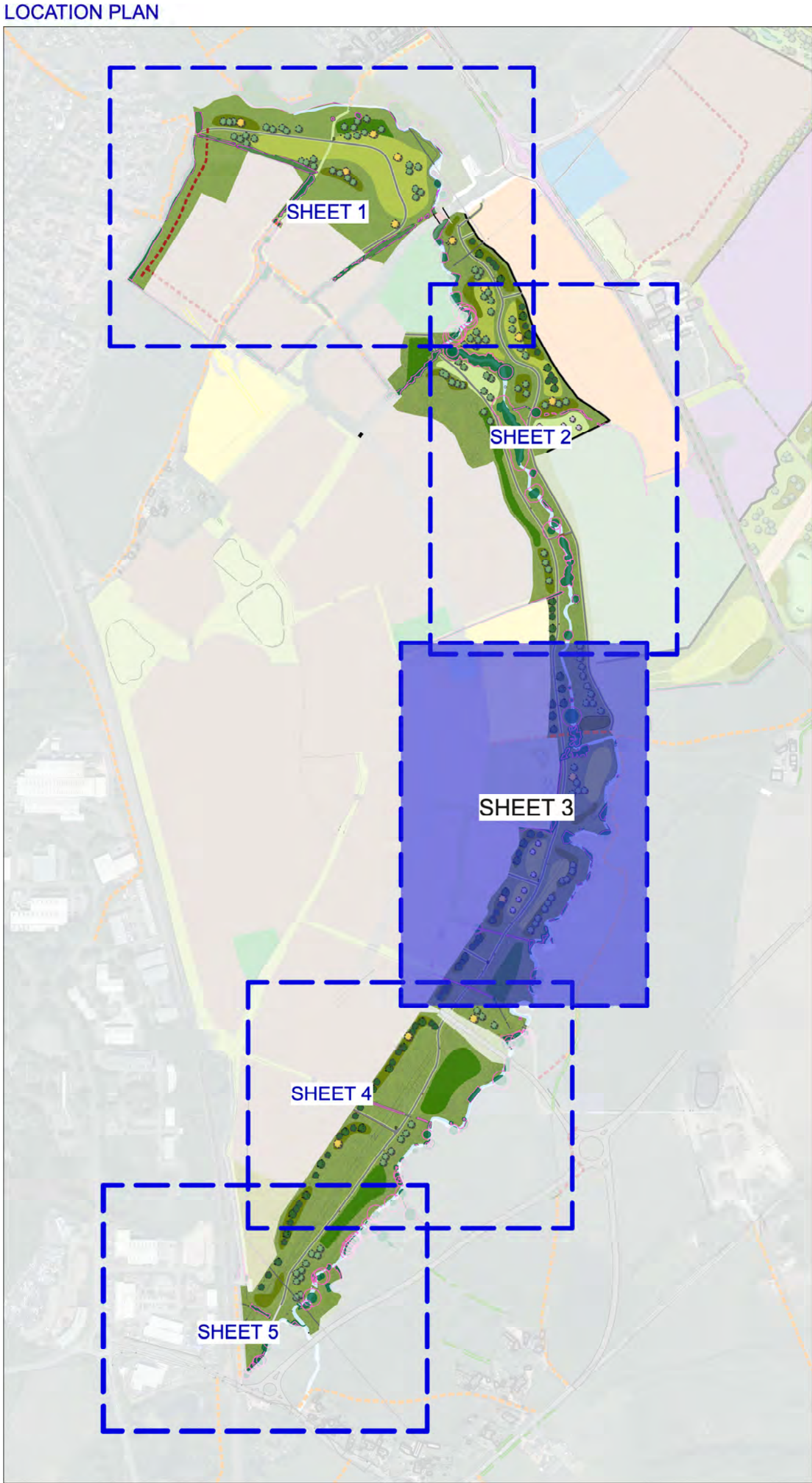
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Ashton Park – River Biss Corridor – Detailed Public Open Space (Sheet 2 of 5)

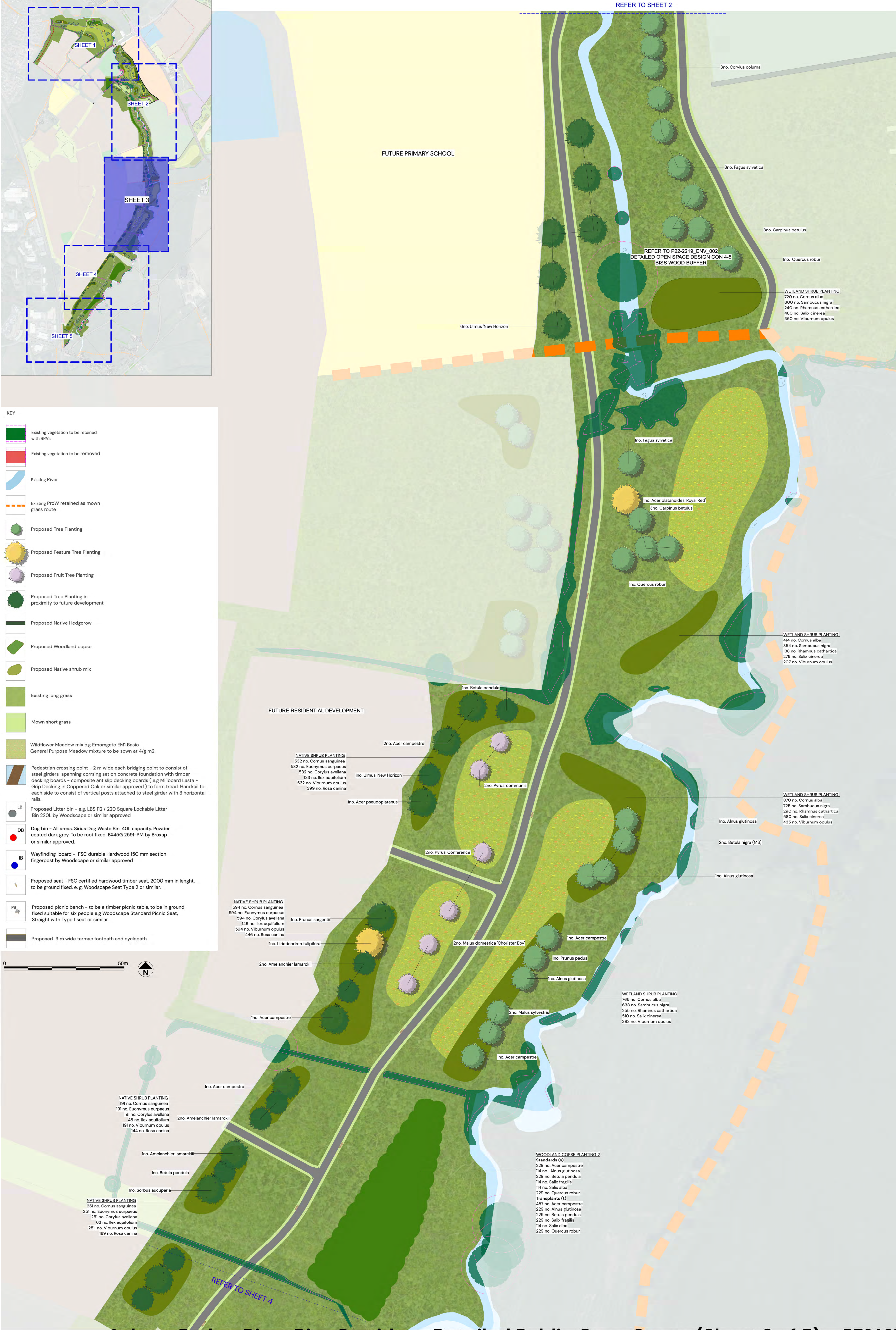
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KEY

- Existing vegetation to be retained with RPAs
- Existing vegetation to be removed
- Existing River
- Existing ProW retained as mown grass route
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Fruit Tree Planting
- Proposed Tree Planting in proximity to future development
- Proposed Native Hedgerow
- Proposed Woodland copse
- Proposed Native shrub mix
- Existing long grass
- Mown short grass
- Wildflower Meadow mix e.g. Emoragete EM Basic General Purpose Meadow mixture to be sown at 4/g m2.
- Pedestrian crossing point - 2 m wide each bridging point to consist of steel girders spanning coring set on concrete foundation with timber decking boards - composite antislip decking boards (e.g Millboard Lasta - Grip Decking in Coppered Oak or similar approved) to form tread. Handrail to each side to consist of vertical posts attached to steel girder with 3 horizontal rails.
- Proposed Litter bin - e.g. LBS 112 / 220 Square Lockable Litter Bin 220L by Woodscape or similar approved
- Dog bin - All areas, Sirius Dog Waste Bin 40L capacity. Powder coated dark grey. To be root fixed. BX45G 259I-PM by Broxap or similar approved.
- Wayfinding board - FSC durable Hardwood 150 mm section fingerpost by Woodscape or similar approved
- Proposed seat - FSC certified hardwood timber seat, 2000 mm in length, to be ground fixed. e.g. Woodscape Seat Type 2 or similar.
- Proposed picnic bench - to be a timber picnic table, to be in ground fixed suitable for six people e.g. Woodscape Standard Picnic Seat, Straight with Type 1 seat or similar.
- Proposed 3 m wide tarmac footpath and cyclepath



Ashton Park – River Biss Corridor – Detailed Public Open Space (Sheet 3 of 5)

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TREE PLANTING SCHEDULE					
Species	Specification	Grth	Height cm	Clear Stem cm	Root Condition
Acer campestre	Heavy Standard 5 breaks	12-14	300-425	Min 200	45-48L
Acer pseudoplatanus	Heavy Standard 5 breaks	12-14	300-425	Min 200	45-48L
Alnus glutinosa	Selected Standard 4 breaks	12-12	300-380	Min 200	30-43L
Betula pubescens	Selected Standard 3 breaks	12-12	300-380	Min 200	30-43L
Betula nigra (MS)	Sc Multi-stem bushy 3 stems min	12-12	175-200	-	18
Betula pendula	Extra Heavy Standard	14-16	400-480	Min 200	45-48L
Betula pubescens	Selected Standard 4 breaks	12-12	300-380	175-200	30-43L
Cornus alba	Extra Heavy Standard	14-16	400-480	175-200	18
Cornus avellana (MS)	Multi-stem bushy 3 stems min	-	250-300	-	36-46L
Cornus columba	Extra Heavy Standard	14-16	175-200	175-200	45-48L
Fagus sylvatica	Large Standard 5 breaks	14-16	400-480	-	45-48L
Fagus sylvatica	Selected Standard 5 breaks	12-12	300-380	175-200	30-43L
Prunus avium	Heavy Standard 5 breaks	12-14	300-425	175-200	45-48L
Prunus cerasifera	Heavy Standard 5 breaks	12-14	300-425	175-200	45-48L
Prunus padus	Extra Heavy Standard	14-16	400-480	Min 200	45-48L
Prunus sargentii	Heavy Standard 5 breaks	12-14	300-425	170-200	45-48L
Quercus robur	Extra Heavy Standard	14-16	400-480	Min 200	45-48L
Salix alba	Extra Heavy Standard	14-16	400-480	Min 200	45-48L
Salix caprea	Extra Heavy Standard	14-16	400-480	Min 200	45-48L
Salix fragilis	Extra Heavy Standard	14-16	400-480	Min 200	45-48L
Sorbus aria	Extra Heavy Standard	14-16	400-480	175-200	18
Sorbus aucuparia	Selected Standard 4 breaks	12-12	300-380	175-200	30-43L
Tilia cordata	Selected Standard 4 breaks	12-12	300-380	175-200	36-46L
Ulmus 'New Horizon'	Extra Heavy Standard	14-16	400-480	Min 200	45-48L

FEATURE TREE PLANTING					
Species	Specification	Grth	Height cm	Clear Stem	Root Condition
Fagus sylvatica 'Royal Red'	Extra Heavy Standard	14-16	400-480	Min 200cm	100-200L
Fagus sylvatica 'Purple Heart'	Extra Heavy Standard	14-16	400-480	Min 200cm	100-200L
Prunus cerasifera 'Lanceolata'	Extra Heavy Standard	14-16	400-480	Min 200cm	100-200L
Quercus robur	Extra Heavy Standard	14-16	400-480	Min 200cm	100-200L

ORCHARD TREE PLANTING					
Species	Specification	Grth	Height cm	Clear Stem	Root Condition
Malus domestica 'Golden Wonder'	Bush 12/12 stock 5 breaks 2 years old	12-12	125-150	-	10-15L
Malus domestica 'Redspur'	Extra Heavy Standard	14-16	400-480	175-200	18
Prunus cerasifera	Extra Heavy Standard	14-16	400-480	175-200	18
Prunus domestica 'Victoria'	Extra Heavy Standard	14-16	400-480	175-200	18

Species of local provenance should be sourced from local nursery

WOODLAND PLANTING MIX 1					
To be planted as 1 metre centres (1m2)					
Species	Mix %	Height cm	Form	Grth	Root Condition
Standards (s)					
Betula nigra	10	150-175	Half-Standard	4-6 cm	18
Betula pendula	10	150-175	Half-Standard	4-6 cm	18
Betula pubescens	10	150-175	Half-Standard	4-6 cm	18
Crataegus monogyna	10	150-175	Half-Standard	4-6 cm	18
Prunus padus	10	150-175	Half-Standard	4-6 cm	18
Transplants (t)					
Betula nigra	20	80-100	Feathered	-	18
Betula pendula	10	80-100	Feathered	-	18
Betula pubescens	10	80-100	Feathered	-	18
Crataegus monogyna	10	80-100	Feathered	-	18
Prunus padus	10	80-100	Feathered	-	18

WOODLAND PLANTING MIX 2					
To be planted as 1 metre centres (1m2)					
Species	Mix %	Height cm	Form	Grth	Root Condition
Standards (s)					
Acer campestre	10	150-175	Half-Standard	4-6 cm	18
Alnus glutinosa	10	150-175	Half-Standard	4-6 cm	18
Betula pubescens	10	150-175	Half-Standard	4-6 cm	18
Salix alba	10	150-175	Half-Standard	4-6 cm	18
Quercus robur	10	150-175	Half-Standard	4-6 cm	18
Transplants (t)					
Acer campestre	20	80-100	Feathered	-	18
Alnus glutinosa	10	80-100	Feathered	-	18
Betula pubescens	10	80-100	Feathered	-	18
Salix alba	10	80-100	Feathered	-	18
Quercus robur	10	80-100	Feathered	-	18

NATIVE SHRUB MIX				
To be planted as 1m				
Species	%	Height/Spread cm	Specification	Root Condition
Cornus sanguinea	10	40-60	Branched 2 breaks	18
Eurostymus europaeus	20	40-60	Branched 4 breaks	3L
Geranium sanguineum	10	40-60	Branched 2 breaks	18
Rosa rugosa	10	30-40	Bushy 3 breaks	3L
Viburnum opulus	10	40-60	Branched 4 breaks	3L
Rosa canina	10	40-60	Branched 4 breaks	3L

WETLAND SHRUB PLANTING MIX				
To be planted as 1m				
Species	%	Height/Spread cm	Specification	Root Condition
Cornus alba	30	40-60	DT Branched 3 breaks	18
Sambucus nigra	10	60-80	DT Branched 2 breaks	18
Rhamnus cathartica	10	60-80	1x1 Leader with lateral 3 breaks	18
Salix caprea	10	60-80	DT Cutting 3 breaks	18
Viburnum opulus	10	60-80	DT Branched 3 breaks	18

BASIC GENERAL PURPOSE MEADOW MIXTURE				
BPM - example basic general meadow mix (the exact mix is to be specified by the ecologist to suit the site conditions) is a simple low cost meadow mixture suitable for roadside verges and all types. The seed mixture is robust and strong, and the grasses are the well known growing. Mow to be done at a rate of 1/2				
Latin Name	Common Name			
0.5	Anthoxanthum odoratum	Yorkshire Fog		
0.5	Centaurea jacea	Common Knapweed		
1	Dioclea carnea	Wild Carrot		
2	Galium verum	Bedstraw		
1	Leucanthemum vulgare	Common Daisy		
3	Phacelia vulgaris	Selfheal		
5	Ranunculus acris	Meadow Buttercup		
0.4	Rumex acetosa	Common Sorrel		
1.2	Stella media	Red Campion		
20				
Grasses				
2	Agrostis capillaris	Common Bent		
40	Cymbopogon cristatus	Crested Dogtail		
120	Festuca rubra	Slender-stemmed Red Fescue		
4	Phleum pratense	Swallowtail Clover		
80				

WETLAND SHRUB PLANTING
923 no. Cornus alba
770 no. Sambucus nigra
308 no. Rhamnus cathartica
616 no. Salix cinerea
462 no. Viburnum opulus

Ino. Prunus padus
2no. Sorbus aria
Ino. Carpinus betulus

Ino. Liquidambar styraciflua 'Lane Roberts'

Ino. Amelanchier lamarckii

Ino. Sorbus aria

Ino. Amelanchier lamarckii

REFER TO SHEET 5

WETLAND SHRUB PLANTING
1616 no. Cornus alba
1346 no. Sambucus nigra
539 no. Rhamnus cathartica
1077 no. Salix cinerea
808 no. Viburnum opulus

Ino. Sorbus aucuparia

2no. Corylus avellana

Ino. Sorbus aria

Ino. Prunus padus

Ino. Tilia cordata

2no. Amelanchier lamarckii

Ino. Betula nigra (MS)

Ino. Salix caprea

Ino. Betula nigra (MS)

Ino. Salix caprea

2no. Betula nigra (MS)

WOODLAND COPSE PLANTING 2
Standards (s)
312 no. Acer campestre
156 no. Alnus glutinosa
312 no. Betula pendula
156 no. Salix fragilis
156 no. Salix alba
312 no. Quercus robur
Transplants (t)
624 no. Acer campestre
312 no. Alnus glutinosa
312 no. Betula pendula
312 no. Salix fragilis
156 no. Salix alba
312 no. Quercus robur

WOODLAND COPSE PLANTING 2
Standards (s)
506 no. Acer campestre
253 no. Alnus glutinosa
506 no. Betula pendula
253 no. Salix fragilis
253 no. Salix alba
506 no. Quercus robur
Transplants (t)
1013 no. Acer campestre
506 no. Alnus glutinosa
506 no. Betula pendula
506 no. Salix fragilis
253 no. Salix alba
506 no. Quercus robur

LOCATION PLAN

SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

KEY

- Existing vegetation with RPA's
- Existing vegetation to be removed
- Existing River
- Existing ProW retained as mown grass route
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Tree Planting in proximity to future development
- Proposed Native Hedgerow
- Proposed Woodland copse
- Proposed Native shrub mix
- Existing long grass
- Mown short grass
- Wildflower Meadow mix e.g. Emorsgate EMI Basic General Purpose Meadow mixture to be sown at 4/g m2.
- Pedestrian crossing point - 2 m wide each bridging point to consist of steel girders spanning coring set on concrete foundation with timber decking boards - composite anti-slip decking boards (e.g. Millboard Lasta - Grip Decking in Coppered Oak or similar approved) to form tread. Handrail each side to consist of vertical posts attached to steel girder with 3 horizon rails.
- Proposed Litter bin - e.g. LBS 112 / 220 Square Lockable Litter Bin 220L by Woodscape or similar approved
- Dog bin - All areas. Sirius Dog Waste Bin. 40L capacity. Powder coated dark grey. To be root fixed. BX45G 2591-PM by Broxap or similar approved.
- Wayfinding board - FSC durable Hardwood 150 mm section fingerpost by Woodscape or similar approved
- Proposed seat - FSC certified hardwood timber seat, 2000 mm in length, to be ground fixed. e.g. Woodscape Seat Type 2 or similar.
- Proposed picnic bench - to be a timber picnic table, to be in ground fixed suitable for six people e.g. Woodscape Standard Picnic Seat, Straight with Type 1 seat or similar.
- Proposed 3m wide tarmac footpath and cyclepath

Ashton Park – River Biss Corridor – Detailed Public Open Space (Sheet 4 of 5)

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 - DB
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 - IB
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 - PB
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Ashton Park – River Biss Corridor – Detailed Public Open Space (Sheet 5 of 5)

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