

**PLOUGH LANE CARAVAN SITE, PLOUGH LANE,
KINGTON LANGLEY, CHIPPENHAM, SN15 5PS**

LANDSCAPE MANAGEMENT PLAN
TO ACCOMPANY DRAWING NRS LC-3049-01

FEBRUARY 2026

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1.0 OVERVIEW

1.1 THE SITE AND PROPOSALS

- 1.11 The site has an area of approximately 2 hectares and consisting of gravel roads and hardstanding, amenity grass areas and established trees and hedges.
- 1.12 Proposed development of the site will include additional caravan pitches, upgraded roadways and hardstanding, and new tree and hedge planting.

1.2 LANDSCAPE PROPOSALS

- 1.21 Permeable tarmac road network and permeable concrete block paved hardstanding to caravan pitch parking bays.
- 1.22 Tarmac access roads with porous block paved parking areas and communal bin collection areas.
- 1.23 Removal of trees and shrubs at the centre of the site to facilitate new layout.
- 1.24 New native tree and hedge planting and lawned amenity areas.
- 1.25 Natural buffer zones and ecological features and enhancements.

1.3 MANAGEMENT RESPONSIBILITIES

- 1.31 On completion, the developer will implement the approved plan. On completion the owners of the site will be responsible for maintaining the site and ensuring successful establishment of the landscape proposals.

As a minimum requirement maintenance and management visits will be undertaken to meet the enclosed schedule of operations and will continue in perpetuity with a review at the end of each five-year period.

This document sets out the management and maintenance objectives and schedule of operations for the protection and enhancement of the landscape fabric of the site, how the issues of landscape and ecological significance will be managed and the requirements for the maintenance operatives who will undertake the work and oversee ongoing reviews of the strategy.

2 AIMS AND OBJECTIVES

- 2.1 Successfully establishing a framework of new trees through the development site to provide maturity, visual amenity and for ecological benefit.
- 2.2 Establishing new hedgerows and managing these to create diverse established hedges enclosing the site and providing green corridors
- 2.3 To control invasive and undesirable species and aim to reduce cover of other non-native species.
- 2.4 To promote biodiversity through the establishment of new native tree and shrub planting and ecological enhancements.

- 2.5 An annual review of the proposals and recommendations for ongoing improvements to maintain optimum diversity and manage improvements

3 LANDSCAPE MANAGEMENT

- 3.1 The purpose of maintaining and managing the site is to encourage the satisfactory establishment and long-term viability of the landscape proposal. It is recognized that soft landscaping is a living dynamic system, and it may be appropriate to vary the proposals as the scheme develops. The following disciplines and procedures should be observed in the successful establishment and development of the soft landscaping proposals.

3.2 MANAGEMENT SCHEDULE

The following schedule of operations indicates tasks and inspections to be carried out within the first five-year period and in perpetuity at five-year intervals thereafter.

YEARS 1 & 2

MARCH TO OCTOBER – fortnightly maintenance visits

OCTOBER TO MARCH – monthly maintenance visits

TASK

Litter collection and removal each visit
Weed control by hand around new trees)
Fertilizer to tree and shrub beds (organic)
Cutting and collection of grass areas
Watering new trees and hedges
Top up mulch around trees
Check plant supports and stakes
Works to existing trees and hedges
Cutting and collection of grass areas
Tree works Inspect to damage and disease
Management for review by committee

FREQUENCY

Each visit
annually applied in March
As required 2-4 weeks in season.
April-Sept to establishment
Annual
March and September
Annual review
As required 2-4 weeks in growing
Annual
Annual

YEARS 3-5

MARCH TO OCTOBER – fortnightly maintenance visits

OCTOBER TO MARCH – monthly maintenance visits

TASK

Litter collection and removal each visit
Weed control by hand around new trees)
Fertilizer to tree and shrub beds (organic)
Cutting and collection of grass areas
Watering new trees and hedges
Top up mulch around trees
Check plant supports and stakes
Works to existing trees and hedges
Cutting and collection of grass areas
Tree works Inspect to damage and disease
Management for review by committee

FREQUENCY

Each visit
Each visit
annually applied in March
As required 2-4 weeks in season.
During dry periods
Annual
Remove after 3 years
Annual review
As required 2-4 weeks in growing
Annual
Annual

AFTER YEAR 5

Review by ecologist and landscape professionals to assess and prepare detailed proposals in perpetuity for remaining 25-year period.

3.3 COMMUNAL AMENITY AREAS

3.31 MULCHING

Mulched areas are to be topped up as necessary using the same material as was originally specified to maintain the original specified depth until such time as canopy closure occurs.

3.32 FERTILISING

The Maintenance operative shall make a yearly application of slow release fertilizer to all ornamental shrub areas and tree pits.

3.33 WEED CONTROL

In the course of the routine maintenance visits, maintenance operatives shall undertake the weed control necessary to keep the site in a neat, tidy and weed free condition and to allow specified species to develop free from unnecessary competition.

3.34 Specimen trees should be pruned clear of vassal suckers and side growths and crown-lifted gradually to produce strong specimens with clean boles up to the first desired lateral branches. Tree ties to be checked annually for signs of restriction and stakes checked for stability. Stakes and ties should be permanently removed after three years or once the tree is securely rooted.

3.35 Maintenance of the ornamental shrub areas shall follow the general guidelines, with pruning according to species and form, in order to clear dead wood, promote healthy growth and produce desired naturalistic form.

GRASS AREAS

3.36 There are no areas of amenity grass on the development site. Areas of dry riverbank and wildflower to be managed as described in 4.2

3.37 WATERING & PLANT REPLACEMENTS

Following a twelve-month defects period the property owners will be responsible for maintaining the planning approved scheme to the private gardens and communal areas.

Planting failures to be reviewed annually up to a period of three years following installation and replanted according to specification in the first planting season from November to March following their demise.

4.0 SOFT LANDSCAPE SPECIFICATION

TRANSPORT AND HANDLING

4.11 Transport and handling shall be carried out in accordance with season and good horticultural practice.

Transport and handling shall comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.

4.12 TREES GENERALLY

All plants shall be true to name and character and shall be supplied as bare-rooted, root-balled or container grown. Unless otherwise stated all trees shall be supplied root-balled. They shall be grown and handled according to good horticultural practice and according to all current UK Government and EC regulation. The grower shall be

expected to carry out thorough and rigorous production methods to ensure that the trees are of the highest standard.

- 4.13 **ROOT-BALLED TREES**
Root-balled trees shall be adequately supported by wire mesh, Hessian, or other suitable material to prevent collapse of the rootball. The rootball shall be minimum 600mm diameter and sufficient size to contain the fibrous roots. Trees which have a collapsed root ball to expose major parts of the root system shall be rejected by the Landscape Maintenance Contractor on delivery or replaced if damaged during handling on site.
- 4.14 **CLEAR STEM TREES**
All clear stem trees shall have a full and well-developed crown with uniform leaf coverage appropriate to their age and species. All shall bear a single central leader. Unless otherwise stated, they shall have a 1.8m clear stem height.
- 4.15 **FEATHERED TREES**
All feathered trees shall be fully furnished with single leader and well-developed laterals to ground level with uniform and full leaf coverage appropriate to their age and species.
- 4.17 **OTHER MATERIALS
PLANTING COMPOST**
Shall comprise suitable humus-forming material such as leaf mould, spent mushroom compost, composted bark, or other suitable organic material.
- 4.18 **CHEMICAL FERTILISER**
Manufacturer and reference: Organic seaweed based fertilizers
Apply evenly over all areas to be planted at rates appropriate to planting type to manufacturers specification.
- 4.19 **TREE STAKES**
75-100mm pressure treated full round stakes driven vertically into firm ground at least 600mm to 1000/1200mm finished height
- 4.20 **TREE TIES**
Greenleaf 'Naturetie' or rubber spacers and adjustable strapping to suit tree girth.
- 4.21 **BARK MULCH**
Shall consist of matured, well composted British conifer bark with an even particle size distribution between 5-35mm. All dust and fine material to be expended. The mulch shall contain less than 5% wood. The mulch shall be pest, disease and weed free and be free of Methyl Bromide contamination.
- 4.20 **IMPORTED TOPSOIL**
To BS 3882, grade: Premium Source site.
- 4.21 **INSTALLATION AND WORKMANSHIP
GENERALLY**
All work specified in this section shall be carried out in accordance with BS 4428: 'General Landscape Operations'.
- 4.22 **SEASON**
All containerised shrubs and trees will be planted during suitable conditions. Root-balled trees will be planted during the October-March planting season.

4.23 PLANTING CONDITIONS

All planting works shall be carried out in accordance with the agreed programme when soil and weather conditions are suitable and as directed by the Landscape Architect. No planting shall be carried out when the ground is frozen, snow covered, waterlogged or excessively dry.

4.24 CULTIVATION

Areas to feature ornamental material shall have all weeds killed prior to planting. Beds shall be dug by hand to a minimum depth of 300mm, breaking down all lumps, incorporating planting compost and polymer as specified below, then forking, raking and collecting and removing from site all weeds and any debris greater than 50mm diameter. The surface is to be left with a medium tilth (particles less than 10mm diameter) with smooth, flowing contours, removing all minor hollows and ridges.

4.25 TREE PITS / TRENCHES

Pits or trenches shall be prepared before trees arrive and the Landscape shall ensure that during periods of intense and prolonged frost suitable measures shall be taken to protect the bottom and sides of the pits / trenches and piles of topsoil from becoming frozen.

For trees with root-balls, pits / trenches are to be excavated to a depth of 750mm and should be adjusted at planting to ensure a depth of 225mm greater than the depth of rootball and 250mm backfill around the sides of the rootball.

During the digging operation, topsoil should be stripped first and put aside for re-use; subsoil and unusable material should be carted away to tip.

The bottom of the tree pit should be broken up to a depth of 300mm to assist drainage and root penetration. Compacted glazed sides of pits resulting from the use of mechanical diggers in heavy soils should also be roughened.

SHRUB AND HERBACEOUS PLANTING

4.26 PLANTING COMPOST

A 50mm thick consolidated layer of planting compost shall be spread over shrub beds and well worked into the soil during cultivation.

4.27 PLANT SPACING

Plant spacing shall be carried out in accordance with drawings. The aim will be to space the plants evenly so that when established they will completely fill the areas indicated as precisely as possible.

4.28 PLANTING SHRUBS AND HERBACEOUS

Plants shall be planted at the same depth as previously grown, with care being taken to avoid any damage to the root system and stems. Sufficient soil shall be taken out from the bed to enable roots to be fully spread. Plants shall be placed in position showing their best side to the front, their roots to be fully spread out and packed around the fine soil. Care shall be taken to avoid breaking up the rootball of pot grown shrubs, but plants that have become pot bound shall have their roots gently eased out.

4.29 PRUNING

Immediately after planting, cut back carefully any damaged, dead or diseased branches. Remove any weak, thin or malformed growth and treat wounds greater than 25mm diameter with a fungicidal sealant.

5.0 PLANTING SCHEDULE

NR	PLANT	SIZE	DENSITY
2	Acer campestre	12-14cm girth	Heavy standard 200 clear stem 2.5-3.5m ht 40-50 rootball
5	Betula pendula	200-250cm feathered from base bare Rooted	
5	Crataegus monogyna	10-12cm girth	Selected standard 180 clear stem 2.5-3.0m ht 35-40 rootball
5	Carpinus betulus	12-14cm girth	Heavy standard 200 clear stem 2.5-3.5m ht 40-50 rootball
3	Malus sylvestris	10-12cm girth	Selected standard 180 clear stem 2.5-3.0m ht 35-40 rootball
5	Prunus avium	12-14cm girth	Heavy standard 200 clear stem 2.5-3.5m ht 40-50 rootball
5	Prunus padus	10-12cm girth	Selected standard 180 clear stem 2.5-3.0m ht 35-40 rootball
1	Quercus robur	12-14cm girth	Heavy standard 200 clear stem 2.5-3.5m ht 40-50 rootball
3	Sorbus aucuparia	10-12cm girth	Selected standard 180 clear stem 2.5-3.0m ht 35-40 rootball
2	Sorbus aria	12-14cm girth	Heavy standard 200 clear stem 2.5-3.5m ht 40-50 rootball

MIXED NATIVE HEDGE 110lm

Double staggered row 450 centres

48	Acer campestre	100-150cm br
48	Crataegus monogyna	100-150cm br
48	Euonymus europaeus	100-150cm br
48	Ilex aquifolium	100-150cm br
48	Carpinus betulus	100-150cm br
48	Corylus avellana	100-150cm br
48	Fagus sylvatica	100-150cm br
48	Malus sylvestris	100-150cm br
48	Prunus spinosa	100-150cm br
48	Viburnum opulus	100-150cm br

6.0 TREE ESTABLISHMENT AND AFTERCARE

Post planting management and maintenance are important if longevity within the landscape is to be achieved. This management programme should be in place for five years.

6.1 IRRIGATION

- 6.12 Any given volume of soil has the capacity to hold a given volume of water. The water holding capacity of the soil should be assessed and considered when determining irrigation needs.
- 6.13 The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of watering frequency. This should be accounted for irrigation plans, the site assessment and subsequent species selection.
- 6.14 Monitoring is recommended if there are 10 consecutive days during the growing season at >25 degrees C. Water should only be added if soil moisture probe values indicate that it would be appropriate to do so.
- 6.15 The frequency and extent of irrigation should take into account the prevailing weather conditions.

6.2 FORMATIVE PRUNING

- 6.2.1 Formative pruning should be carried out in accordance with BS 3998 as required throughout the early years of a tree's life in the landscape. Some of the nursery prepared branching structure is temporary and formative pruning should be continued until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site is produced.

6.3 ROUTINE ASSESSMENT AND ONGOING MAINTENANCE

- 6.3.1 A formal assessment of the young trees health and development should be carried out annually and should include foliar appearance, leaf size, canopy density, extension growth and incremental girth development. Results for all trees across the site should be recorded as part of the annual review with ad hoc assessments through the year.
- 6.3.2 It is possible to assess young trees performance in the field using leaf fluorescence and leaf chlorophyll content and these tests should be carried out periodically.
- 6.3.3 All stakes and ties should be checked at least annually to ensure that the root system remains stable. Any stakes not fit for purpose should be adjusted or removed. Two long growing seasons are usually sufficient for this to occur.
- 6.3.4 An area approximately 1m diameter around the base of the tree should be kept free of competitive vegetation.
- 6.3.5 All mulches should be replenished annually to a depth of 50-75mm and hand weeded as weeds appear.
- 6.3.6 The soil around newly planted trees should be regularly inspected for soil capping or compaction. Remedial action should be taken as necessary to include manual loosening with a fork.
- 6.3.7 All trees should be checked on a regular basis for mammal, human and other external damage.
- 6.3.8 Unless specific nutritional deficiencies are identified, no fertilizer should be applied to new trees in the first season.

design. project management. Consultancy

