
**EAST FARM, KNOOK, WARMINSTER,
WILTSHIRE, BA12 0JG**

**LANDSCAPE IMPLEMENTATION AND MANAGEMENT
PLAN**

FOR

PROPOSED INSTALLATION OF A SLURRY LAGOON

Prepared by:

WHLandscape

On behalf of:

Pottow SR & Son

Project Reference: 26.2139

Revision:

May 2026

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mr S R Pottow to produce hard and soft landscaping details to discharge Condition 5 of Planning Permission PL/2023/04524 for the installation of a slurry lagoon at East Farm, Knook, Warminster, Wiltshire, BA12 0JG.

This document has been prepared by: Ellie Sims BA (Hons) MA CMLI

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WHL-2139-01: LANDSCAPE MITIGATION STRATEGY

1. INTRODUCTION

1.1 This document, along with the associated illustrative material, provide the detailed landscape information to enable the discharge of Condition 5 of Planning Permission PL/2023/04524. The Condition is reproduced in full below:

CONDITION 5

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- Location and current canopy spread of all existing trees and hedgerows on the land;
- Full details of any to be retained, together with measures for the protection in the course of development;
- A detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- Finished levels and contours;
- Means of enclosure;
- Car park layouts;
- Other vehicle and pedestrian access and circulation areas;
- All hard and soft surfacing materials;
- Minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

1.2 Soft landscaping proposals will include the management and enhancement of the existing hedgerows under the applicant's control. Proposed soft landscaping includes:

- Mixed native hedgerows will be planted along the northern boundary of the lagoon.
- Areas of mixed native scrub with scattered trees will be planted to the east and south of the lagoon.

- The banks of the slurry lagoon will be planted with a wildflower seed mixture suitable for chalk and limestone soils.

1.3 Hard landscaping proposals will include the erection of fencing and gates around the base of the banks of the lagoon as well as an area of crushed aggregate on the southern side of the lagoon for agricultural vehicles.

1.4 Planting will be undertaken during the first planting season after the completion of the proposed development and the implementation of hard landscaping proposals. It is important to note that the specification tables show the sizes of vegetation at planting. Their eventual size will depend on growing conditions and appropriate management.

2. EXISTING VEGETATION

2.1 Vegetation around the site is limited to a hedgerow on the western boundary of the site. There are no trees within the vicinity of the development which could be impacted due to the construction of the slurry lagoon.

2.2 HEDGEROWS

2.2.1 There are two hedgerows in close proximity to the site, one on the western boundary (H1) and a second to the north-west (H2). They are described as:

- H1 – a mature mixed native hedge, comprising elm, elder, blackthorn, and hawthorn. Maintained by flail at approximately 2.0 metres (m) in height.
- H2 – an early mature mixed native hedge, comprising blackthorn, hawthorn, dogwood, hazel, wayfaring tree, and field maple. It is unmaintained and approximately 5.0m in height.

2.2.2 No hedgerow will be removed as part of the proposals, and both hedgerows will be protected during the course of development. The applicant only has control over the eastern side of the western boundary hedgerow.

Existing Hedges – Maintenance Operations

- a. All hedges will be inspected before development begins on the site, and remedial work, (e.g. pruning, etc), will be undertaken where necessary for general management.
- b. Post-construction any hedges within or bordering publicly accessible areas will be checked annually, and after severe inclement weather, for signs of deterioration or distress, and the appropriate actions taken.
- c. Where hedgerow plants have grown to ‘tree sized proportions’, they will be reduced to 1.75m, allowing for managed hedge regrowth, and for the identification of areas to be repaired.
- d. Where hedgerow repair is necessary, planting will be undertaken as described in Section 5.4 of this document, using the detailed Mixed Native Hedge Species Mix. Any gaps smaller than 1.00 m are to be gapped up with hawthorn (*Crataegus monogyna*).
- e. Pruning will be required to ensure the growth of strong, dense hedging, with the hedgerow being grown and maintained at a minimum of 2.50m in height.
- f. Hedgerow management taking place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

- g. In order to encourage wildlife mixed native hedgerows must only receive a light pruning and will be cut in an “A” shape or a “topped A” shape to create tall bushy hedges with maximum wildlife potential.

OFF-SITE HEDGES NOT UNDER THE CONTROL OF THE APPLICANT

2.1.2 Branches of off-site hedges overhanging the site, can be subject to cutting back to the ownership boundary without prior consent. However, no trespass must occur, including climbing onto hedges or accessing the adjacent land without consent. Furthermore, as these hedges lie outside of the site, their retention is at the discretion of the relevant landowners. As previously notes, under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place.

3. PROTECTION OF EXISTING VEGETATION

3.1 The retained hedgerows are vulnerable to damage during demolition and construction and shall be protected during the construction period. Hedgerows will be protected in accordance with the requirements of BS5837 (2012) taking account of the Root Protection Areas (RPAs) calculated by a suitably qualified arboriculturalist.

- Protection Barriers will be used to provide a Construction Exclusion Zone (CEZ) to prevent construction activity within the RPAs of the retained hedging both on-site and off-site directly boarding construction areas.
- The protection barriers are to be constructed from weldmesh panels of at least 2.00m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS5837:2012.
- Where protection fencing falls outside of the RPAs of the retained hedgerows, a robust high visibility plastic mesh barrier is recommended in place of the above-mentioned fencing. This will create a visual deterrent and signify the extent of the CEZ.
- All services should be directed outside the retained hedgerows RPAs.
- No unplanned construction activity whatsoever must be allowed within the RPAs of hedgerows to be retained. This includes the storage of materials, unplanned re-routing of underground services or incursions by vehicles or site operative unless specified and accompanied by specialist protection measure.
- Mixing of concrete or cement, or the storage of fuels must not take place within 10m of the retained hedgerows, nor in any location where a slope in the ground could lead to the contamination of the RPA of any hedgerow to be retained.
- Fires must not be lit in a position where flames could extend within 10m of the foliage, branch framework or trunk of any hedgerow to be retained.
- Any landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of hedgerows to be retained.
- Changes in soil levels should not be undertaken within the RPAs of retained hedgerows, unless otherwise agreed in writing with the Local Planning Authority (LPA). This is in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed, or the rooting zones are not compromised by compaction.

4. LANDSCAPE AND ECOLOGICAL ENHANCEMENT

4.1 INDIVIDUAL TREE PLANTING AND MANAGEMENT

Ground Preparation and Planting

General

- a. All trees are to be pit-planted in minimum 1.00m² square pits, which have been cleared of all vegetation. The base and side of tree pits are to be 'broken' to assist root penetration and improve drainage.
- b. Trees will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting.
- c. Trees are to be planted a minimum of 1.00m from any fencing to prevent future conflicts.
- d. All trees will be watered to capacity once planted.

Staking

- a. All trees will be single staked using (Ht) 1200mm (Dia) 1000mm tree stakes. Trees are to be secured with tree buckle and rubber block, attached to the stakes with flat headed wood nails.
- b. All trees will be mesh guarded to prevent damage by vermin.

Planting Specifications

Tree Species							
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
Ac	<i>Acer campestre</i>	Field Maple	Feathered Tree	4-6	1.75/2.00	<i>Acer campestre</i>	8
Total:							8

Maintenance Operations

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
 - Years 0 – 2: Tree will be checked quarterly and after inclement weather.
 - Years 3 – 5: Tree will be checked annually and after inclement weather.
 - Years 5+: Trees will be checked be checked at least once every two years and after severe inclement weather.

- b. For the first three years, trees will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), trees will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around trees will be carried out monthly by hand until the plants are well established. Mulch will be applied annually, using 50mm of matured wood bark, or wet straw, for the first three years after planting to suppress weed growth and contain the moisture.
- d. Limited formative pruning will be necessary to ensure that healthy and balanced crowns develop, avoiding 2 weeks either side of bud burst and leaf fall, at which time the stakes, guards and tree ties will be checked to ensure that the trees are not being damaged by them.
- e. Stakes and guards will be removed when the trees are established, after approximately 3 to 5 years depending on species.
- f. Any losses will be replaced during the following planting season to achieve a stocking rate of 100% by the end of the 5-year period.
- g. Mature and established trees will be inspected at least once every two years and after severe inclement weather, and any necessary remedial work performed.

4.2 HEDGE PLANTING AND MANAGEMENT

Ground Preparation and Planting

- a. Hedging material will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting.
- b. All invasive and pernicious weeds will be removed from the site before works commence. Clearance will be restricted to non-residual herbicide in accordance with manufacturers specifications and hand weeding. All planting beds will be free from weeds and waste materials.
- c. Planting beds are to be excavated to a depth of 500mm and backfilled with:
 - 200mm of good quality subsoil to meet the specification as set out in BS 8601:2013 'Specification for subsoil and requirements for use'.
 - 300mm depth of topsoil to meet the specification as set out in BS 3882:2015 'Specification for topsoil'.
- d. All Mixed Native hedging material will be planted in a double staggered row at 45cm centres using 5 plants per linear metre, taking care to ensure species are mixed and not heavily grouped.

- e. Evergreen broadleaf hedging material (*Buxus sempervirens*) will be planted from 3 litre pots and are to be planted in a single row using 5 plants per linear metre.
- f. Planting areas will be mulched using 50mm of matured wood bark, or wet straw
- g. Plants will be individually staked using (Ht) 600mm bamboo canes and guarded with spiral guards to prevent damage by vermin.
- h. All hedgerow plants will be watered in once planted.

Planting Specifications

Mixed Native Hedge Species – Total Length: 86.6m					
Scientific name	Common name	Specification	Approx. height (cm)	%	No.
<i>Acer campestre</i>	Field maple	1 + 1 transplants	60-80	5	19
<i>Cornus sanguinea</i>	Dogwood	1 + 1 transplants	60-80	5	19
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	10	39
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	60	231
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5	19
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	10	39
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5	19
Total Plants:					385
Hedge to be planted in a double staggered row at 45cm centres using 5 plants per linear metre.					

Maintenance Operations

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
 - Years 0 – 2: Hedging plants will be checked quarterly and after inclement weather.
 - Years 3 – 5: Hedging plants will be checked biannually and after inclement weather.
 - Years 5+: Hedging plants will be checked annually and after severe inclement weather.
- b. For the first three years, hedge plants will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), plants will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around hedges will be carried out monthly by hand until the plants are well established. Mulch will be applied annually, using 50mm of matured wood bark, or wet straw, for the first three years after planting to suppress weed growth and contain the moisture.

- d. Pruning will be required to ensure the growth of strong, dense hedging and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.
- e. Hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.
- f. Mixed native hedgerow should be grown and managed at approximately 2.0m in height, in line with the existing hedgerows.
- g. Guards and stakes will be removed once the plants are well established.
- h. Any losses will be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.
- i. Established hedges will be inspected annually and after severe inclement weather, and any necessary remedial work performed.

4.3 MIXED NATIVE SHRUB PLANTING AND MANAGEMENT

Ground Preparation and Planting

- a. Bare-rooted shrubs will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting. Note: Container-grown plants can be planted at any time of the year but are easier to care for if planted in autumn, as they need less watering than those planted in spring or summer.
- b. All invasive and pernicious weeds will be removed from the site before works commence. Clearance will be restricted to non-residual herbicide in accordance with manufacturers specifications and hand weeding. All planting beds will be free from weeds and waste materials.
- c. Plants to be planted at densities as shown in the planting specifications below, grouping 2-3 specimens of the same species in swathes and avoiding a formal 'grid structure'
- d. Plants will be individually staked using (Ht) 600mm bamboo canes and guarded with spiral guards to prevent damage by vermin.
- e. All shrubs will be watered in once planted.

Planting Specifications

Mixed Native Shrub Species Mix – Total Area: 2163.1m²						
Scientific name	Common name	Specification	Approx. height (cm)	Density (m ²)	%	No.
<i>Cornus sanguinea</i>	Dogwood	1 + 1 transplants	60-80	0.5	15	162
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	1	20	433
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	0.5	25	270
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	1	10	216
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	1	15	324
<i>Rosa canina</i>	Dog rose	1 + 1 transplants	60-80	0.5	5	54
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	0.5	5	54
<i>Viburnum opulus</i>	Guelder rose	1 + 1 transplants	60-80	1	5	108
Total Plants:						1622

Maintenance Operations

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
 - Years 0 – 2: Shrubs will be checked quarterly and after inclement weather.
 - Years 3 – 5: Shrubs will be checked biannually and after inclement weather.
 - Years 5+: Shrubs will be checked annually and after severe inclement weather.
- b. For the first three years, shrubs will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), plants will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around planted areas will be carried out monthly by hand until the plants are well established.
- d. Pruning will be required to ensure the growth of strong, dense shrubs and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.
- e. Shrub management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.
- f. In order to encourage wildlife shrub must only receive a light pruning.
- g. Guards and stakes will be removed once the plants are well established.

- h. Any losses will be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.
- i. Established shrubs will be inspected annually and after severe inclement weather, and any necessary remedial work performed.

4.4 WILDFLOWER GRASSLAND PLANTING AND MANAGEMENT

Ground Preparation

4.5.1 To prepare the seed bed weeds must first be removed using repeated cultivation or a non-residual herbicide. The ground should be ploughed or dug to bury any unwanted ground cover, then cultivated with a rotovator, finally the soil should be harrowed or raked to produce a medium tilth. It may be necessary to return to site even after seeing in order to remove any invasive species such as docks, thistles, mare's tail or brambles; these should either be manually removed or individually chemically treated.

4.5.2 Once prepared the ground should be raked and rolled, moving soil if needed to smooth out minor humps and depressions, to produce a firm surface. The final raking and rolling should produce a seed bed with a medium-fine tilth ready for seeding. Cultivation work will be carried out when the soil moisture level is reasonably low, allowing the soil to crumble.

Sowing Specifications

Wildflower Grassland Seed Mix – Total Area: 1042.0m²			
Seed Mix	Sowing Rate (g/m²)	%	Quantity (g)
Emorsgate EG6 (or equivalent)	5	100	≈5210

Sowing

- a. Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture in the soil.
- b. Seed should be surface sown onto a freshly prepared seed bed and can be applied by machine or broadcast by hand (do not drill). To get an even distribution, divide the seed into two or more parts and sow in overlapping sections.
- c. After sowing do not incorporate the seed but roll to firm it in and get good soil/seed contact.

Maintenance Operations

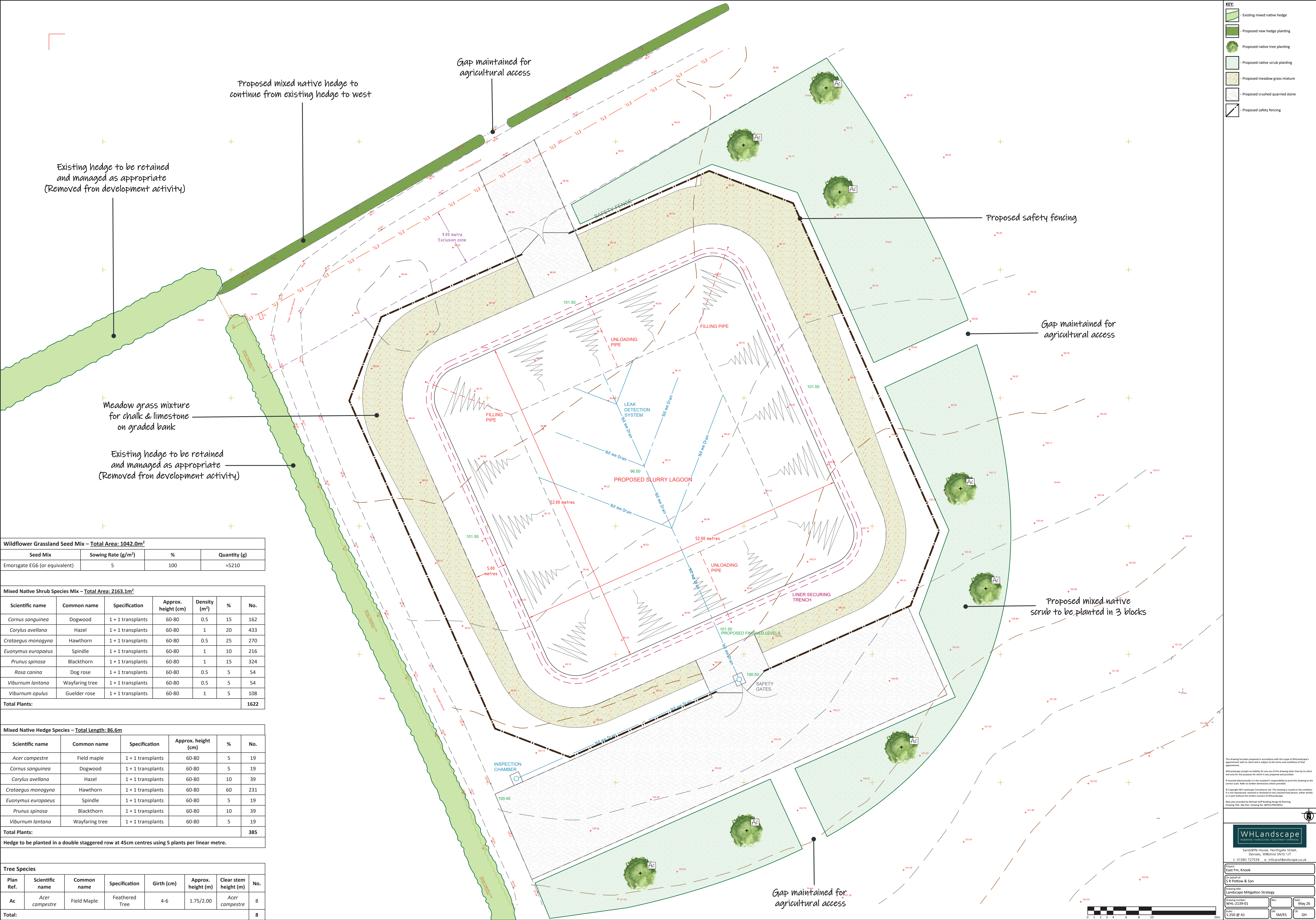
First Year

- a. Growth and establishment of grasses may be slow initially, and there will often be a flush of annual weeds from the soil in the first growing season.
- b. Top all plant growth at least three times through the first season (removing cuttings if dense) to prevent weeds smothering the grasses.

Continued Management

- c. Once established, tussocky grassland requires minimal maintenance.
- d. Cut sections only as needed to control invasive perennial weeds (docks, thistles) or contain scrub and bramble invasion.
- e. Do not cut until after 1 August to protect any nesting invertebrates and beneficial insects. For wildlife this cutting is best done on a rotational 2-3 year cycle so that no more than half the area is cut in any one year leaving part intact as an undisturbed refuge

ILLUSTRATIVE MATERIAL



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Total:							8

KEY:

- Existing mixed native hedge
- Proposed new hedge planting
- Proposed native tree planting
- Proposed native scrub planting
- Proposed meadow grass mixture
- Proposed crushed quarried stone
- Proposed safety fencing

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By:
SM/ES

By:
GH

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