

South Pavenhill Farm, Purton, Swindon, SN5 4FH

Landscape Ecology Management Plan

Lovell

Reference	Site	Client	Date
P.1464.21	South Pavenhill Farm, Purton, Swindon SN5 4FH	Lovell	06 July 2026

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Revision	Date	Details	Name
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Appendix no.	Name
1	P.1464.21 L05-L09B Planting Plan (5 Sheets)

1. Introduction

This Landscape Ecology Management Plan (LEMP) has been commissioned by Lovell, to form part of the planning submission for the proposed development on Land to South Pavenhill Farm, Purton, Swindon SN5 4FH (hereafter referred to as **the site**). Our client seeks planning consent to construct a residential scheme consisting of 60 residential dwellings, along with associated access and greenspace. The approximate site and location can be seen below. The site OS grid reference is SU 07761 87326.



The spatial arrangement of the landscape scheme is detailed on **P.1464.21 L05-L09B Planting Plan (5 Sheets)**. The maintenance and management prescriptions detailed within this report are only specific to the Public Open Space (POS) and road access. The management of front and rear gardens of plots is not covered by this report.

Instead, the management of front and rear gardens of plots is the responsibility of the resident or homeowner. This management plan covers a period of 30 years and should be reviewed at the end of this period based on the condition of the site at that time to ensure the initial objectives have been achieved. The recommendations from the ecological reports are included within the management prescriptions.

1.1 Aims and Objectives

This LEMP provides an overview of how habitats will be created and managed following the completion of the proposed development and sets out monitoring proposals for habitats and certain species present on-site. Proposals for monitoring may identify issues requiring remedial measures and alterations to the management prescriptions detailed within this document.

1.2 Site Safeguarding

The applicant as the owner and operator of the proposed development will be responsible for implementation of this LEMP. The stated management will be undertaken for 30 years and will be reviewed and updated every 5 years thereafter. The implementation of the LEMP will be secured by way of planning conditions and will therefore be binding upon future operator or occupier of the proposed development in the event the current landowner transfers its interest in the site.

2. Site Description

2.1 The Existing Site

The site mainly lies to the north-west of Purton off the road, Pavenhill. To the east of the site lies residential dwellings and the west lies agricultural land and an area of woodland. The wider landscape comprises of agricultural land with dotted settlements. The site itself is modified grassland with peripheral trees and hedgerows. These are designated as improved grassland, dense scrub and species-rich hedge with trees. There is a watercourse ditch offsite to the east but no water bodies present on-site.

2.2 Site Ecology

The following reports were completed following a series of site surveys and the recommendations made for ecological and arboricultural mitigation have been included in both the design and management proposals.

- P.1464.21 Ascerta (Preliminary) Ecological Appraisal South Pavenhill Farm, Purton, Swindon
- P.1464.26 Ascerta Arboricultural Impact Assessment South Pavenhill Farm May'26

The key habitats currently identified on-site are listed below:

- Dense scrub
- Improved grassland
- Species-rich hedge with trees
- Species-poor hedge with trees

Non-native invasive species Wall cotoneaster were noted on the site. The approximate locations of the non-native invasive species identified within the site are described in the Preliminary Ecology Appraisal.

2.3 The Proposed Site Description

The main accesses into the site will be from the northern boundary off Pavenhill. The landscaping design is shown on **P.1464.21 L05-L09B Planting Plan (5 Sheets)**.

Quantities in residential area

- Area of rear gardens without hardstanding (i.e. no patios or private paths) – 4312.95m²
- Area of vegetated front gardens calculated as one area (calculating the plant beds, turf, and formal hedging in front gardens only) – 1360.72m²
- Ornamental specimen trees (Total: 2 no)

Quantities in POS/ public areas

Individual features should only be measured that are in POS areas such as:

- Proposed native specimen trees (Total: 113 no)
- (Total: 47 no)
- Native hedgerow (Total: 311.08 lin.m)
- Proposed mixed woodland (Total area: 1170.0m²)
- Shrubs in POS – (Total area: 27.37m²)
- Native Scrubs (Total area: 3553.23m²)
- Formal hedging (Total: 81.73 lin.m)
- Wildflower seeding, EM3 Special General Purpose Meadow Mix, (Total: 2970.16m²)
- Wildflower seeding, Germinal RE3 River Floodplain/Water Meadow (MG8 Grassland) (Total: 536.0m²)

- Wildflower seeding EM8 Meadow Mixture for Wetlands: (Total: 410.5m²)
- Wildflower seeding, AP1 Premium Wildflower & Grass Seed Mix by Hurrells (Total: 1764m²)
- Ecospecies rich lawn WFG20 by germinal (Total: 4064.70m²)
- Public open space and verges to be sown with Germinal ASustain mix: (Total: 226.9m²)
- Lindum turf (Total: 682.46 lin.m)
- Retained existing old pasture grassland (Total: 16485.75m²)
- Clay pond basin (the solid blue hatch): 169.2m²
- Pond including floodable wildflower areas (blue and brown cross hatch): 1115.8m²

Suggested native tree species include lime tree, silver birch, downy birch, field maple, Scots pine, bird cherry, wild cherry and rowan. These native species provide food or shelter resource to wildlife.

Ornamental tree species have also been proposed, Norway maple 'Crimson Sentry', Serviceberry 'Ballerina', Snowy Mespilus, Frans Fontaine Hornbeam, Cedar Tree, Red Hawthorn, Apple 'Charles Ross', Egremont Russet Apple Tree, Conference Pear, Rowan 'Joseph Rock', Rowan 'Cardinal Royal' and Small-leaved Lime.

The proposed native hedgerow mix would typically include hazel, hawthorn, holly, blackthorn, field rose, and dog rose, which provide a food or shelter resource to wildlife. The proposed native hedgerow will improve and enhance existing hedgerows whilst improving connectivity throughout the site and to the wider environment.

2.4 Management Company

A management company will be appointed by the developer during the construction of the main development works on-site.

3. Landscape Design Objectives

The overall design objectives are as follows:

1. Removal of Wall Cotoneaster invasive species and monitor for regrowth on all scheduled visits
2. Retain and enhance existing trees and hedgerows
3. Carry out native and ornamental tree planting, native hedgerows, grass/turf, and wildflower to help the proposed development appear more aesthetically pleasing and establish as part of the wider landscape setting
4. To make the streetscape more appealing and inviting by proposing the use of street trees and garden vegetation (trees, formal hedging, turf, and ornamental shrub beds) to soften the hardscape and enhance the overall visual appeal for people who are accessing the proposed development
5. To include the required enhancements and recommendations of Preliminary Assessment of PEA report including:

Recommendations

- If works have not begun by May 2028, an updated site visit will be required to assess the habitats within the site
- Production and implementation of a badger Reasonable Avoidance Measures (RAMS) to avoid any harm to this species during the proposed works
- Production and implementation of a reptile RAMS to avoid any harm to these species during the proposed works
- Production of an invasive species method statement to avoid the spread of invasive species into the wider landscape during the proposed works
- Precautionary check for badger prior to works commencing to assess if badgers are using the habitats within the site for shelter
- Precautionary check for invasives prior to works commencing
- Enhancing the site for species through appropriate landscape planting that includes native, species-rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings
- Production of a management plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1 March to 31 August inclusive) to avoid any impact on breeding birds, or a nesting bird check by a suitably experienced ecologist should be undertaken immediately prior to works commencing

Recommendations for protected and notable species

Birds

The semi-natural broadleaved woodland, semi-improved grassland, scattered trees and scrub provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance should be undertaken outside of the nesting bird season (1 March to 31 August inclusive) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified, a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

The hedgerows on site provide moderate suitability for commuting and foraging bats. No buildings are present within the site.

Badgers

The site provides habitat for badgers within the improved grassland, hedgerows and off-site woodland. As badgers are a mobile species, it is recommended that an updated badger check of suitable habitats (improved grassland, hedgerows and off-site woodland) is undertaken prior to works commencing within the site to avoid harm to badgers that may have moved into the habitats within the site. It is recommended that a Badger RAMS Method Statement is implemented during the works to avoid harm to this species.

Invasive species

Wall cotoneaster (TN1) has been identified within the site. To avoid the spread (complying with the Wildlife and Countryside Act 1981, see Appendix 4) of these species within the site during site clearance, it is recommended that an invasive species management plan is produced and adhered to during the works. It is recommended that the management plan details suitable management of these species, biosecurity measures and avoidance measures where possible.

Small mammals

The site provides habitat for small mammals within the hedgerows and improved grassland. These habitats are likely to be impacted by the proposals, and therefore it is recommended that a Hedgehog RAMS Method Statement is implemented during the works to avoid harm to this species. To enable hedgehogs to continue the use of the site, it is advised that gaps of at least 13cm by 13cm are left under any new garden fences to enable hedgehogs to roam freely within the area following development.

Reptiles

The site provides some suitable habitat for reptiles within the hedgerows and improved grassland to the east of the site. It is recommended that an reptiles RAMS be produced and implemented to reduce the impact upon this species.

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

- Provision of 20 bird boxes (25mm, 28mm or 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within new buildings on-site
 - Provision of 20 bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new buildings
 - Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, field maple, dog rose and honeysuckle as hedgerow species and oak, alder, field maple, silver birch, crab apple, rowan and bird cherry as tree species together with implementing a relaxed mowing regime and establishing wildflowers in these areas
6. To include the relevant recommendations of the Arboricultural Impact Assessment (AIA) report, including:
- The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long-term tree cover.
 - We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report.

4. Management Proposal

This management plan covers detailed maintenance operations for an initial maintenance period of two years, followed by an establishment period covering years 3 to 5. During this period, the operations proposed will ensure new planting and grass is establishing and showing healthy growth, and that groundcover planting is provided as per **P.1464.21 L05-L09B Planting Plan (5 Sheets)**.

Long-term management proposals are included for years 6 to 30 (the maturing phase), and this period will involve less intensive management of planting, although ongoing monitoring will be essential to ensure the character of the retained trees and vegetation, proposed planting, and areas of POS are maintained, and replacement planting is accomplished when necessary to ensure good species diversification. Long-term management of the existing trees may include some felling of mature trees at the end of their lifespan to maintain healthy development of the trees on-site. Any felled trees are to be replaced with a suitable species to retain the character of the trees on-site.

Although this management plan covers a 30-year period, it should be reviewed at a minimum of five-year intervals to ensure the initial objectives are being achieved. Additional monitoring of the different habitat areas is essential as natural changes are likely to occur and there could be future changes in legislation, both of which could have an impact on the future management of the site. The proposed native hedgerows, trees and wildflower planting within the site will form wildlife corridors both through and around the perimeter of the site connecting the site to the surrounding wildlife habitats and adjacent corridors.

4.1 Management Proposal Objectives

Invasive Species Management:

To ensure that invasive non-native species noted on site are monitored, controlled, and eradicated by suitably qualified contractors to prohibit the invasive and pernicious non-native species spreading through the site and into the surrounding landscape.

Residential Development Management:

Residential area management proposals to ensure good management of pavement and road surfaces, whilst the maintenance of new landscaping within front and side gardens will be the responsibility of the homeowner or resident.

POS Management:

To ensure the existing trees and hedgerows and new planting are managed to retain the character and diversity of the area and there is good protection of existing habitats. To ensure good establishment of trees, hedgerows, wildflower meadows, and grass areas, and the maintenance of communal areas. The hedgerows should have a continuous, dense base, although gaps created by badgers for access should be left.

5. Detailed Management Proposals

5.1 Maintenance Phase (Years 1–2)

Existing Vegetation Maintenance Phase (Years 1–2)

Existing trees to be retained	Re-inspect once and specify any applicable management and any on-going monitoring to ensure trees are safe and to improve/maintain health where necessary. Preliminary recommendations made at the time of the tree survey can be found within P.1464.26 Ascerta Arboricultural Impact Assessment South Pavenhill Farm May'26.
Existing hedgerow	Prune in January/February (outside of bird nesting season) on a three-year rotational basis (1/3 per year) and carry out new planting, if required. Lay or coppice hedgerow initially between 8 to 15 years of age when condition of the hedge is poor. Lay or coppice hedgerow a second time after 8 to 12 years after first cut.
Management of Wall Cotoneaster	Years 1 and 2: Monitor the site for Wall Cotoneaster and remove any new growth in the first mid-May to mid-July providing excavation and removal were first carried out between April and July. Continue monitoring and treating any new growth for 2 years after date of first removal. Monitoring can be stopped after a 12-month period in which no growth is observed. Excavation is to be carried out by suitably qualified contractors licensed to control invasive species. Once the exclusion zone has been declared free of Wall Cotoneaster and any other invasive species, it should be re-vegetated appropriately to maintain a dense vegetation covering that will limit the potential for re-invasion.
Translocated pasture grassland	Translocated grassland from the site/previous areas should not be cut of several months after retranslation to allow roots to reestablish. Grass should be carefully monitored and maintained. Watering may be required in dry spells to ensure establishment.

New Planting Maintenance Phase (Years 1–2)

New tree planting	Water to ensure good establishment. Undertake formative pruning outside of bird nesting season. Annually replace dead or dying stock and check stakes and tree ties and adjust/replace if necessary. Hand-weed around a 0.6m diameter of the base of each tree to ensure weed-free and top up mulch every two years.
Native mixed hedgerow planting	Prune in January/February outside of bird nesting season on a three-year rotational basis (1/3 per year) and carry out new planting if required. Weed control by hand to ensure planting area is weed-free. Check stakes and shelter guards are in place and replace where necessary. Maintain a neat appearance and allow hedgerows to grow to a height of no less than 2m.
Shrub planting	Weed control by hand to ensure planting area is weed-free. Top up mulch and replace dead/dying stock in winter. Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 2. Application rates for shrubs are as follows: • 10–20 height - 1 per plant - 15g • 20–40 height - 2 per plant - 30g • 40–60 height - 3 per plant - 45g • 60–80 height - 4 per plant - 60g • 80–100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g
Lindum LT7 Landscape Festival Turf	Mow turf areas 14 times a year during growing season, to approximately 40mm. Clippings shall be removed on day of cutting to prevent nutrient build-up.

Ecospecies rich lawn mix by germinal	First cut should be mid-September to 1 October to height of 70-100mm. Collect the arisings.
	Next year cut from mid-August to early October. This can be done as one cut but preferable, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed.
	If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100mm as required throughout the winter months until March and collect the clippings.
RE3 River floodplain / water Meadow (MG8 Grassland) mix by Germinal	First cut early July, then monthly during August, September and October to the cutting height of 70-100mm. Cut from mid-July to early September. This can be done as one cut but preferably, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year; this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed.
	If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100mm as required throughout the winter months until March and collect the clippings.
EM8 Meadow Mixture for wetlands by Emorsgate	Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding. In year 1, a flush of annual weeds will protect the sow to establish perennials. Resist cutting the annual weeds until mid to late summer, then cut, remove and compost the cuttings. Graze or lightly mow if/when needed through to the end of March of the following year, removing perennial weeds by hand.
	Once established, use traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut' cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
AP1 Premium Wildflower and Grass Seed Mix by Hurrells	In the first year after sowing, weed control is a priority. If weeds are present they can be controlled by mowing, pulling the weeds out by hand. You will only see the Annual wild flowers in the first year.
	In the second year after sowing, the grass and wildflowers will be established and annual weeds will be out-competed. Perennial and biennial plants will be seen flowering in the second year. The perennials will then flower every year after, and the Annual/biennial plants will be seen if the seeds are distributed before removing the clippings. Wildflowers should be cut twice a year, once in the spring and once in late autumn after the plants produce seed. Cutting helps eliminate any weeds and tidy's the area up. The late autumn cut will distribute seeds produced by the wildflowers. The clippings should then be removed from the site to reduce fertility.

EM3 Special General Purpose Meadow Mix	First cut should be mid-late summer removing cuttings. Mow to keep the meadow short when required through till the end of March the following year. Dig out any residual perennial weeds such as docks. In the second and subsequent years, use traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
Native Woodland Planting	Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
New ornamental plant beds and raised planters	During establishment weed by hand and water during dry spells. Check stakes and guards on a regular basis and monitor for diseases or pests. In the following year, continue this and ensure the replacement of any failed plants in winter.
ASustain Low Maintenance grass seed by Germinal	Weed control by hand in May, July, and September. Apply fertiliser on year 2 and 4 in April. Top up mulch every two years and replace dead or dying stock (for 7 years) every year in November.
	Grass shall be cut throughout the growing season (at least 10 times) to maintain a sward of approximately 50mm. Shall be edged, watered as necessary and clippings removed straight after each cut.

Other features Maintenance Phase (Years 1–2)

Hard surfacing	Check annually and repair any defects.
Fencing	Check annually, repair any defects and replace when necessary.

Litter Management and Weed Control Maintenance Phase (Years 1–2)

General litter	Check monthly for litter or other debris and remove as necessary.
Hard surfacing weed control	Check pavements and kerbs annually for weeds and spray affected areas with herbicide to keep weed-free.

5.2 Establishment Phase (Years 3–5)

Existing Vegetation Establishment Phase (Years 3–5)

Existing trees to be retained	Re-inspect as advised in Maintenance Phase (Years 1–2) and specify any applicable management and any on-going monitoring to ensure trees are safe and to improve/maintain health where necessary.
Existing hedgerow	Prune in January/February (outside of bird nesting season) on a three-year rotational basis (1/3 per year) and carry out new planting, if required. Lay or coppice hedgerow initially between 8 to 15 years of age when condition of the hedge is poor. Lay or coppice hedgerow a second time after 8 to 12 years after first cut.
N/A	N/A Note: if any non-native invasive or pernicious species reoccur during the 6-to-30-year period, a new management process will be required to eradicate the invasive species as set out above.

New Planting Establishment Phase (Years 3–5)

New tree planting	Undertake formative pruning, if necessary, outside of bird nesting season. Annually replace dead or dying stock and check stakes and tree ties and adjust/replace if necessary. Hand-weed around a 0.6m diameter of the base of each tree to ensure weed-free and top up mulch every two years. Remove tree stakes at year 5.
Native mixed hedgerow planting	Prune in January/February outside of bird nesting season on a three-year rotational basis (1/3 per year) and carry out new planting if required. Check stakes and shelter guards are in place and replace where necessary. Remove stakes and guards by the

	end of year 5. Prune to encourage good establishment and a neat appearance at a height of no less than 2m.
Shrub planting	Prune, thin, and dead-head spring flowers in May and June, and summer flowers in February and March. Weed control by hand to ensure planting area is weed-free. Ensure mulch is topped-up annually. Replace dead/dying stock in winter. Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 4. Application rates for shrubs are as follows: • 10–20 height - 1 per plant - 15g • 20–40 height - 2 per plant - 30g • 40–60 height - 3 per plant - 45g • 60–80 height - 4 per plant - 60g • 80–100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g
Lindum LT7 landscape festival turf	Mow turf areas 14 times a year during growing season, to approximately 40mm. Clippings shall be removed on day of cutting to prevent nutrient build-up.
Eco species rich lawn mix by germinal	Cut from mid-August to early October and collect arisings. If the area is big enough, cut it in sections leaving a week to a fortnight between cuts. Allow up to a fifth to stand uncut in winter months removing the clippings in March the following year. This provides a habitat for invertebrates and some vertebrates in winter. Rotate every year which area is left uncut. In winter till March (avoiding areas purposefully left standing) lightly mow the sward down to 70-100mm as required collecting the clippings.
RE3 River floodplain / water Meadow (MG8 Grassland) mix by Germinal	Cut from mid-July to early September to a height of 70-100mm. This can be done as one cut but preferably, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year; this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100 mm as required throughout the winter months until March and collect the clippings.
EM8 Meadow Mixture for wetlands by Emorsgate	Use traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut' cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
EM3 Special General Purpose Meadow Mix	In July or August take a hay cut and leave the cuttings to dry for 1-7 days to allow seeds to spread. Then collect the arisings. Mow lightly when required in Autumn and Winter to the height of 50mm. If required, mow in early spring. Do not cut in spring- Late July/ August to allow species to flower.
A22 Low Maintenance grass seed by Germinal	Grass shall be cut throughout the growing season (at least 10 times) to maintain a sward of approximately 50mm. Shall be edged, watered as necessary and clippings removed straight after each cut.
AP1 Premium Wildflower and Grass Seed Mix by Hurrells	Wildflowers should be cut twice a year, once in the spring and once in late autumn after the plants produce seed. Cutting helps eliminate any weeds and tidies the area up. The late autumn cut will distribute seeds produced by the Wild Flowers. Allow Annual/Biennial plants will be seen if the seeds are distributed before removing the clippings. The clippings should then be removed from the site to reduce fertility.
Native Woodland Planting	Beating up: After year 2, any dead trees to be removed and replaced. An assessment to be undertaken at this time to ensure replacement species are ones which have proven so far successful in the rest of the planted area.

Undertake formative pruning if necessary (outside of bird nesting season). Annually replace dead or dying stock up to year 7. Check stakes and tree ties and adjust/replace if necessary. Hand-weed around the base of plants to ensure weed-free and top up mulch every two years. Replace dead/dying stock in winter. Remove stakes, ties, and shelter guards between years 3 and 5 once trees are self-supported.

Other features Establishment Phase (Years 3–5)

Hard surfacing	Check annually and repair any defects.
Fencing	Check annually, repair any defects and replace when necessary.

Litter Management and Weed Control Establishment Phase (Years 3–5)

General litter	Check monthly for litter or other debris and remove as necessary.
Hard surfacing weed control	Check pavements and kerbs annually for weeds and spray affected areas with herbicide to keep weed-free.

5.3 Maturing Phase (Years 6–30)

Existing Vegetation Maturing Phase (Years 6–30)

Existing trees to be retained	Re-inspect as advised in Maintenance Phase (Years 1–2) and specify any applicable management and any on-going monitoring to ensure trees are safe and to improve/maintain health where necessary.
Existing hedgerow	Prune in January/February (outside of bird nesting season) on a three-year rotational basis (1/3 per year) and carry out new planting, if required. Lay or coppice hedgerow initially between 8 to 15 years of age when condition of the hedge is poor.
N/A	N/A Note. If any non-native invasive or pernicious species reoccur during the 6-to-30-year period, a new management process will be required to eradicate the invasive species as set out above.

Planting Maturing Phase (Years 6–30)

Tree planting	From year 10 – Undertake formative pruning if necessary (outside of bird nesting season). Annually replace dead or dying stock and check stakes and tree ties and adjust/replace if necessary. Hand-weed around a 0.6m diameter of the base of each tree to ensure weed-free and top up mulch every two years.
Native mixed hedgerow planting	Prune in January/February (outside of bird nesting season) on a three-year rotational basis (1/3 per year) and carry out new planting if required. Prune to encourage good establishment and a neat appearance to a height of no less than 2m. Lay or coppice hedgerow initially between 8 to 15 years when condition of the hedge is poor. Lay or coppice hedgerow a second time after 8 to 12 years after first cut.
Shrub planting	Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Weed control by hand to ensure planting area is weed-free. Ensure mulch is topped-up annually.
Lindum LT7 Landscape Festival Turf	Mow turf areas 14 times a year during growing season, to approximately 40mm. Clippings shall be removed on day of cutting to prevent nutrient build-up.
Eco species rich lawn mix by germinal	Cut from mid-August to early October and collect arisings. If the area is big enough cut it in sections leaving a week-fortnight between cuts. Allow up to a fifth to stand uncut in winter months removing the clippings in March the following year. This provides a habitat for invertebrates and some vertebrates in winter. Rotate every year which area is left uncut. In winter till March (avoiding areas purposefully left

	standing) lightly mow the sward down to 70-100mm as required collecting the clippings.
RE3 River floodplain / water Meadow (MG8 Grassland) mix by Germinal	Cut from mid-July to early September to a height of 70-100mm. This can be done as one cut but preferably, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100mm as required throughout the winter months until March and collect the clippings.
EM8 Meadow Mixture for wetlands by Emorsgate	Use traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut' cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
EM3 Special General Purpose Meadow Mix	In July or August take a hay cut and leave the cuttings to dry for 1-7 days to allow seeds to spread, then collect the arisings. Mow lightly when required in Autumn and winter to the height of 50mm. If required, mow in early spring. Do not cut in spring to late July/ August to allow species to flower.
New ornamental plant beds and raised planters	Weed control by hand in May, July, and September. Apply fertiliser on year 2 and 4 in April. Top up mulch every 2 years and replace dead or dying stock every year in November.
AP1 Premium Wildflower and Grass Seed Mix by Hurrells	Wildflowers should be cut twice a year, once in the spring and once in late autumn after the plants produce seed. Cutting helps eliminate any weeds and tidies the area up. The late autumn cut will distribute seeds produced by the wild flowers. Allow annual/biennial plants will be seen if the seeds are distributed before removing the clippings. The clippings should then be removed from the site to reduce fertility.
A22 Low Maintenance grass seed by Germinal	Grass shall be cut throughout the growing season to maintain a sward of approximately 50mm. Shall be edged, watered as necessary and clippings removed straight after each cut.
Native Woodland Planting	From year 10 – Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate. Thin poorer quality suppressed trees were deemed necessary to encourage better growth of nearby trees. Remove stakes and ties where necessary and adjust where necessary. Thinning: Every 10 years by selective removal of 15-20% of establishing scrub and wooded area. An assessment will be made to identify suitable trees for removal based on health, form and success of adaption to site conditions. Coppicing: Hazel (<i>Corylus avellana</i>) in scrub to be coppiced after 10 years and thereafter every 7 years on selective cycles. Year 15 – Carry out inspections on a 5-year rotation until year 30 to advise on any works to improve quality of trees and maintain safety / prevent any developing hazards.
Other features Maturing Phase (Years 6–30)	
Hard surfacing	Check annually and repair any defects.
Fencing	Check annually, repair any defects and replace when necessary.

Litter Management and Weed Control Maturing Phase (Years 6–30)

General litter	Check monthly for litter or other debris and remove as necessary.
Hard surfacing weed control	Check pavements and kerbs annually for weeds and spray affected areas with herbicide to keep weed-free.

The annual schedule summarises the maintenance operations required for a one-year period, to be repeated for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

6. Annual Maintenance Schedule

MONTH	J	F	M	A	M	J	J	A	S	O	N	D
OPERATION												
Invasive Non-Native Species Management												
Years 1 and 2 only. Monitor the site for rhododendron and cherry laurel; treat any new growth for 2 years after date of first removal. Monitoring can be stopped after a 12-month period in which no growth is observed. Excavation and treatment is to be carried out by suitably qualified contractors licensed to control invasive species.				X	X	X	X	X	X			
Management of existing trees and hedgerows												
Inspect for hazards and deteriorations in health and/or structural integrity								X				
Pruning	In accordance with recommendations made during inspection/identification of work											
Other works	In accordance with recommendations made during inspection/identification of work											
New tree planting												
Water as required to ensure good establishment for first 24 months				X	X	X	X	X	X			
Basic formative pruning	X											
Check stakes and tree ties and adjust/replace if necessary. Remove stakes and ties at year 5. Hand-weed around base.	X				X				X			
Apply fertiliser at years 2 and 4				X								
Hand-weed around a 0.6m diameter of the base of each tree to ensure weed-free				X		X		X				
Top up mulch every two years				X								
Annually replace dead or dying stock for seven years											X	
Management of native hedgerow												
Weed control					X		X		X			
Trim on a three-year rotation	X	X										
Monitor and weed around new planting and check and adjust stakes, ties and shelter guards. Remove stakes, guards, and tree ties between years 3 and 5.	X				X				X			
Carry out planting to fill any gaps in hedgerow											X	
Apply compost or fertiliser to new planting at years 2 and 4				X								
Replace dead or dying plant stock											X	
Amenity turf areas with Lindum LT7 Landscape Festival Turf												
Mow 14 times a year outside of the dormant period to a height of 30-40mm				X	X	X	X	X	X	X		

Spot-treat pernicious weeds					X			X				
Apply fertiliser			X									
New ornamental plant beds and raised planters												
Water as required to ensure good establishment for first 24 months				X	X	X	X	X	X			
Weed control by hand					X		X		X			
Apply fertiliser at years 2 and 4				X								
Top up mulch every two years				X								
Annually replace dead or dying stock for seven years											X	
Eco species rich lawn mix by germinal												
First cut shall be mid-September to 1 October to 70-100mm. (X means first cut only)									X	X		
Thereafter: shall be cut once a year in between mid-August and October and lightly mowed as required in winter months												
Spot-treat pernicious weeds					X			X				
A Sustain Low Maintenance grass seed by Germinal												
Mow 14 times a year outside of the dormant period to a height of 50mm				X	X	X	X	X	X	X		
Spot-treat pernicious weeds					X			X				
Apply fertiliser			X									
RE3 River floodplain / water Meadow (MG8 Grassland) mix by Germinal												
First cut shall be July then monthly during August, September and October to 70-100mm. (X means first cut only)								X	X	X	X	
Thereafter: shall be cut once a year in between mid-July and early September. Leave 1/5 standing over the winter months. If required lightly mow (avoiding the standing area) in winter months until March.								X				
Spot-treat pernicious weeds					X			X				
EM3 Special General Purpose Meadow Mix												
First cut shall be in early August with subsequent mowing monthly through to the end of March the following year. (X means first cut only)	X	X	X					X	X	X	X	X
Thereafter: the main cut will be once a year when the meadow has flowered likely late July/ August. Then take a hay cut leaving the cuttings for 1-7 days and removing them thereafter. Mow or graze if required through the Autumn and Winter months to the height of 50mm. Stop mowing in spring.												

Spot-treat pernicious weeds					X			X				
AP1 Premium Wildflower and Grass Seed Mix by Hurrells												
First cut shall be in early August with subsequent mowing monthly through to the end of March the following year. (X means first cut only)				X					X			
Thereafter: the main cut will be twice. Once in spring and once in autumn once the meadow has flowered and spread seed. Then take a hay cut leaving the cuttings for 1-7 days and removing them thereafter.												
Spot-treat pernicious weeds (X means first year only)				X	X	X	X	X	X			
EM8 Meadow Mixture for wetlands by Emorsgate												
First cut shall be in early August with subsequent mowing monthly through to the end of March the following year. (X means first cut only)				X					X			
Thereafter: the main cut will be twice. Once in spring and once in autumn once the meadow has flowered and spread seed. Then take a hay cut leaving the cuttings for 1-7 days and removing them thereafter.												
Spot-treat pernicious weeds (X means first year only)				X	X	X	X	X	X			
Native Woodland Planting												
Water as required to ensure good establishment for first 24 months								X				
Check stakes and tree ties and adjust/replace if necessary and hand-weed around base	X				X			X				
Annually replace of dead or dying stock for 7 years.											X	
Management of other site features												
Check and repair fencing, surfacing and street furniture and repair when required.					X						X	
Crown lift trees above footpaths and pavements	X											
Check monthly for litter or other debris and remove as necessary	X	X	X	X	X	X	X	X	X	X	X	X
Check pavements and kerbs annually for weeds and spray affected areas with herbicide to keep weed-free										X		
Remove encroaching moss/grass from paths and pavements annually to keep edging exposed. Spray with herbicide if necessary.										X		

7. Long-Term Management Schedule (Years 6–30) (dependent on updated management plan)

The ongoing management plan is a guideline for the maturing phase of the site. As mentioned previously within this report, this should be reviewed every 5 years as a minimum to take account of site-based ecological changes and amendments to legislation.

OPERATION	YEAR	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Management of existing vegetation																										
Monitor and manage existing or mature tree groups. Manage habitat by thinning when necessary.		X	X	X	X	X										X					X					X
Remove stakes/ties as required						X																				
Crown lift/thin existing trees						X																				
Management of Proposed Tree Planting																										
Undertake formative pruning		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replace dead/dying stock in winter until year 7		x	x																							
Native Woodland Planting																										
Remove stakes/ties as required		x	x	x	x	x																				
Prune back scrub areas and understorey where needed		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Thin proposed riparian woodland accordingly at years 10, 20 and 30. Create wood piles for wildlife from the trees cut down.						X										X										
Replace dead or dying trees with similar species.		X	X																							
Management of Proposed Native Hedgerows																										
Manage hedgerows by trimming 1/3 each year		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Manage hedgerows by laying or coppicing			Lay or coppice hedgerow initially between 8 to 15 years when condition of the hedge is poor.								Lay or coppice hedgerow a second time after 8 to 12 years after first cut.														
Manage hedgerows by planting in gaps	x				x					x					x					x					x
Management of turf																									
Amenity turf areas (LT7 Landscape Festival Turf). Mow 14 times a year to a height of approx. 70mm. Spot-treat pernicious weeds and apply fertiliser annually.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Management of ornamental plant beds																									
Basic formative pruning	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Hand-weed three times a year	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Top up mulch every two years		x		x		x		x		x		x		x		x		x		x		x		x	
Annually replace dead or dying stock for seven years	x	x																							
Management of grass and wildflower meadows																									
A sustain Low Maintenance grass seed by Germinal: Mow fourteen a year to a height of approx. 70mm, spot-treat pernicious weeds, and apply fertiliser annually.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Eco species rich lawn mix by germinal	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RE3 River floodplain / water Meadow (MG8 Grassland) mix by Germinal	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
EM8 Meadow Mixture for wetlands by Emorsgate	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
EM3 Special General Purpose Meadow Mix	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
AP1 Premium Wildflower and Grass Seed Mix by Hurrells	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Management of other site features																									
Monitor and repair fencing, surfacing and street furniture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Check for litter and remove if required	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

8. Adaptive Management to Account for Necessary Changes in Work Schedule to Achieve the Required Targets

Following the completion of the proposed development, a programme of monitoring will be undertaken. Primarily, this will focus on the habitat creation and enhancement that will be undertaken in the first appropriate season following the receipt of planning permission. This will be no later than within 6 months of development commencing. Habitat creation in areas cleared during the construction phase will be completed within 6 months of completion of development activities. Management will continue for 30 years. This management plan will be subject to periodic review to ensure it remains fit for purpose and if any adaptations of mechanisms are noted to be necessary, this will be undertaken by the landowner.

9. Summary

This report described the proposed development, the landscape design objectives and set out detailed management proposals to ensure a high-quality environment within the development. This report provides:

- Residential area management proposals to ensure good management of pavement and road surfaces, whilst the maintenance of new landscaping within front and side gardens will be the responsibility of the homeowner or resident
- POS management proposals to ensure the existing trees, existing hedgerows and new planting are managed to retain the character and diversity of the area and there is good protection of existing habitats. To ensure good establishment of native trees, native hedgerows, wildflower meadows, grass areas and the maintenance of communal areas. The hedgerows should have a continuous, dense base, although gaps created by badgers for access should be left.
- Provide a detailed annual description of the maintenance operations required for Maintenance Phase (Years 1–2), Establishment Phase (Years 3–5) and Long-Term Management Guidelines (Years 6–30)

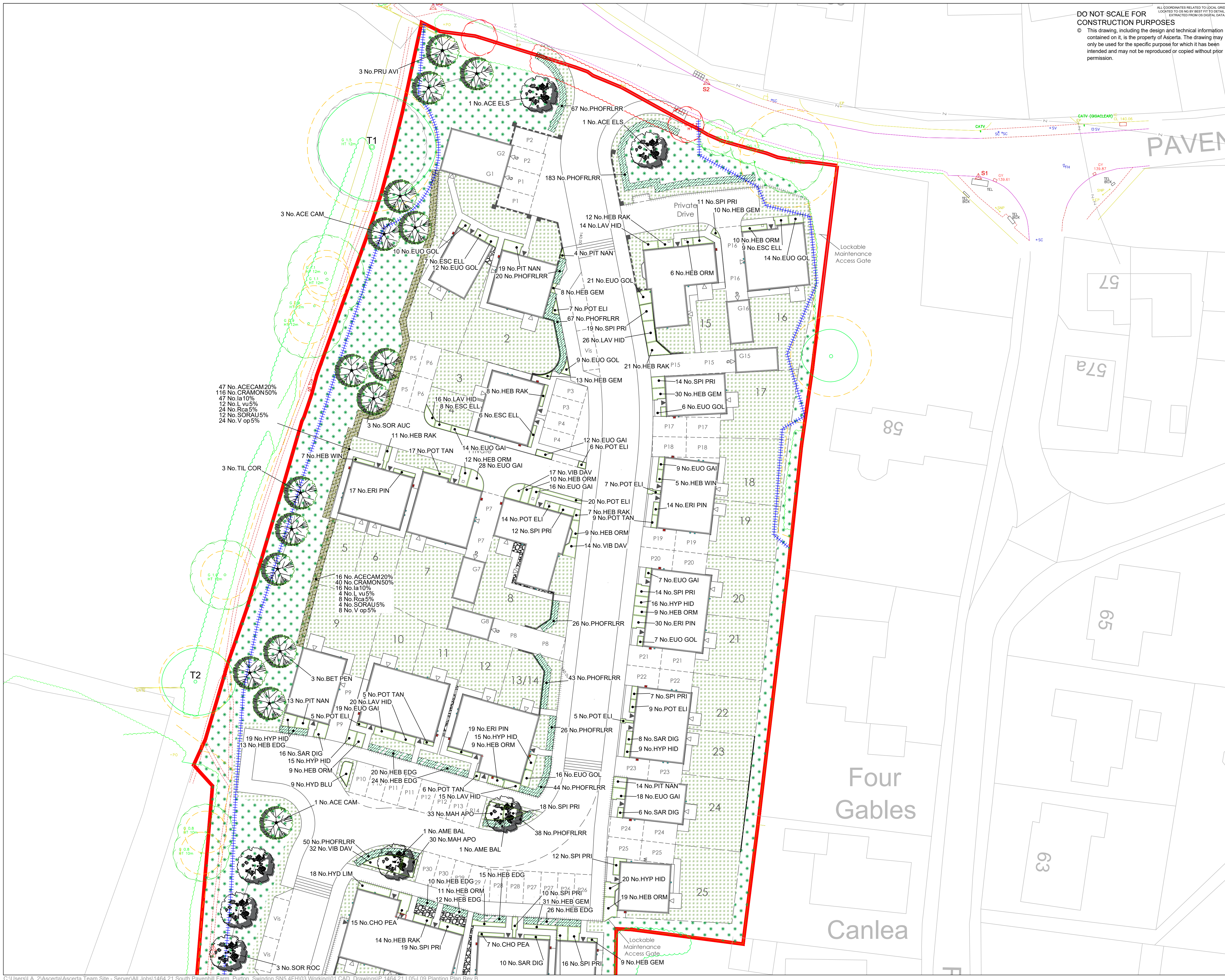
Ascerta

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Appendix 1

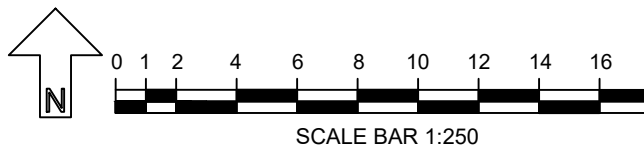


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Planting Plan Key:

- Site Boundary
- Compound Boundary
- Existing trees and hedgerows to be retained and protected during the works.
- Existing trees and hedgerow to be removed.
- Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.
- Proposed native tree planting, tree pit and double staking as detailed in the specification.
- Proposed ornamental tree planting, tree pit and double staking as detailed in the specification.
- Proposed mixed native hedgerow planted in a double staggered row at 0.33m centres and 0.3 offset (6 no. plants per linear metre). Bare root transplants (common holly in containers), each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
- Proposed single species formal hedge planted in a double staggered row at 0.4m centres and 0.3 offset (5 no. plants per linear metre) or in single rows at 3no. plants per linear metre. Container transplants.
- Front & rear gardens to be turfed with Lindum L77 Festival Landscape Turf (or similar approved) on 150mm minimum topsoil.
- Public open space and verges to be sown with Germinal ASustain mix, or similar approved, to be sown at a rate of 40g/m2 on 200mm depth of topsoil.
- Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m2 on 150mm mixture of topsoil and approved subsoil (50:50).
- Existing pasture grassland to be protected during works and overseeded using appropriate grass mix and harrowing.
- Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (MGS Grassland), to be sown at 5g/ m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).
- Wildflower seeding, EM8 Meadow Mixture for Wetlands to 1 in 3 gradient banks of pond. To be sown at 4g/m2 planted into 200mm of a mix of topsoil and subsoil (50:50).
- Pond basin lined with puddle clay to aid water retention
- Wildflower seeding, AP1 Premium Wildflower & Grass Seed Mix by Hurrells, to the public open space to be sown at 5g/m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).
- Wildflower seeding, EM3 Special General Purpose Meadow Mix, to the public open space to be sown at 4g/m2
- Existing Grassland to be translocated and reused following completion of works.
- Native tree / shrub planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.
- Native woodland planting.
- 27m wide easement from the overhead electric with transmission tower.
- Graveled areas, 20mm limestone chippings to be spread between properties where indicated.

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

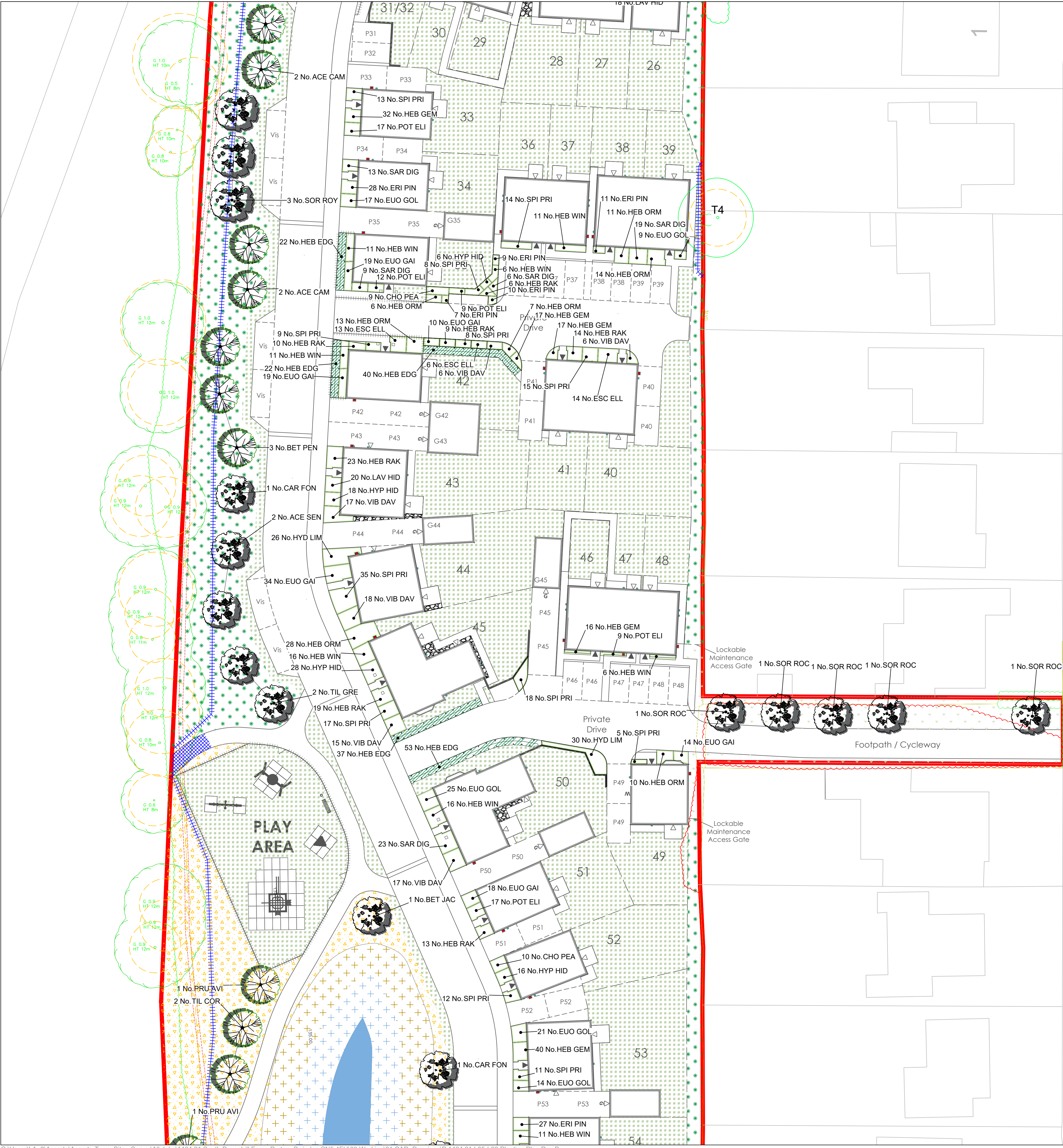


B	Minor Amendments	TSC 02/07/26
A	Minor Amendments	MLS 09/06/26
REV	DESCRIPTION	BY DATE

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CLIENT:
Lovell
PROJECT:
South Pavenhill Farm
DRAWING TITLE:
Planting Plan (Sheet 1 of 5)

SCALE: 1:250 @A1	DRAWN BY: AS	DRAWING No: P.1464.21 L05	REV: B
DATE: 22/05/2026	CHKD BY: MS		

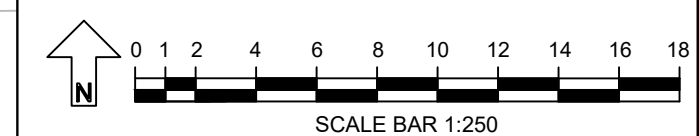


RINGSBURY CLOSE

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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS N2 BY BEST FIT TO DIGITAL EXTRACTED FROM OS DIGITAL DATA

- Planting Plan Key:**
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 - Compound Boundary
 - Existing trees and hedgerows to be retained and protected during the works.
 - Existing trees and hedgerow to be removed.
 - Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.
 - Proposed native tree planting, tree pit and double staking as detailed in the specification.
 - Proposed ornamental tree planting, tree pit and double staking as detailed in the specification.
 - Proposed mixed native hedgerow planted in a double staggered row at 0.3m centres and 0.3 offset (6 no. plants per linear metre). Bare root transplants (common holly in containers), each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
 - Proposed single species formal hedge planted in a double staggered row at 0.4m centres and 0.3 offset (5 no. plants per linear metre) or in single rows at 3no. plants per linear metre. Container transplants.
 - Front & rear gardens to be turfed with Lindum LT7 Festival Landscape Turf (or similar approved) on 150mm minimum topsoil.
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- Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.



B	Minor Amendments	TSC 02/07/26
A	Minor Amendments	MLS 09/06/26
REV	DESCRIPTION	BY DATE

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CLIENT: Lovell			
PROJECT: South Pavenhill Farm			
DRAWING TITLE: Planting Plan (Sheet 2 of 5)			
SCALE: 1:250 @A1	DRAWN BY: AS	DRAWING No: P.1464.21 L06	REV: B
DATE: 22/05/2026	CHKD BY: MS		



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ALL COORDINATES RELATED TO LOCAL GRID
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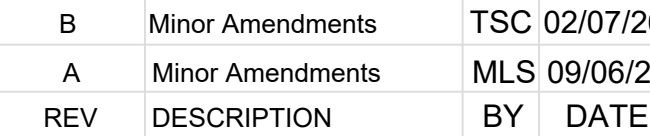
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Number	Abbreviation	Species	Specification	Density	Percentage Contribution	Length
199	AC-CAM	<i>Acer campestre</i>	I+1 BR	0.5CR Double Staggered at 0.3m offset	20%	12.3m
494	CRAMON	<i>Crataegus monogyna</i>	I+1 BR	0.5CR Double Staggered at 0.3m offset	50%	123.02m
199	la	<i>Ilex aquifolium</i>	C	0.25CR Double Staggered at 0.3m offset	10%	24.61m
51	la	<i>Laurus vulgare</i>	I+1 BR	0.5CR Double Staggered at 0.3m offset	5%	12.3m
51	Ru	<i>Rosa canina</i>	I+1 BR	0.25CR Double Staggered at 0.3m offset	5%	12.3m
51	SORAU	<i>Sorbus aucuparia</i>	I+1 BR	0.25CR Double Staggered at 0.3m offset	5%	12.3m
101	Vop	<i>Viburnum opulus</i>	I+1 BR	0.25CR Double Staggered at 0.3m offset	5%	12.3m
Total 1196						Total 246.03m

Proportion mixed woodland	Number	Abundance	Species	Specification	Density	Percentage Contributor	Area
0-30	98	167	<i>Pteris caespitosa</i>	+/- Transplant - B	17%		171.05m ²
30-50	59	101	<i>Betula pubescens</i>	+/- Transplant + seed raised - B	20%		234.08m ²
50-70	59	127	<i>Betula pubescens</i>	+/- Transplant + seed raised - B	20%		234.08m ²
70-90	30	101	<i>Corylus avellana</i>	+/- Transplant + seed raised - B	17%		171.05m ²
90-100	30	AMON	<i>Quercus monspeliensis</i>	+/- Transplant + seed raised - B	20%		234.08m ²
	30	QUE PET	<i>Quercus petraea</i>	+/- Transplant + seed raised - B	17%		171.05m ²
	30	QUC NOR	<i>Quercus robur</i>	+/- Transplant - understorey - B	17%		171.05m ²
	30	SOR ALC	<i>Sorbus aucuparia</i>	+/- Transplant + seed raised - B	17%		171.05m ²
Total 296 -					Total		(1,170.48m ²)

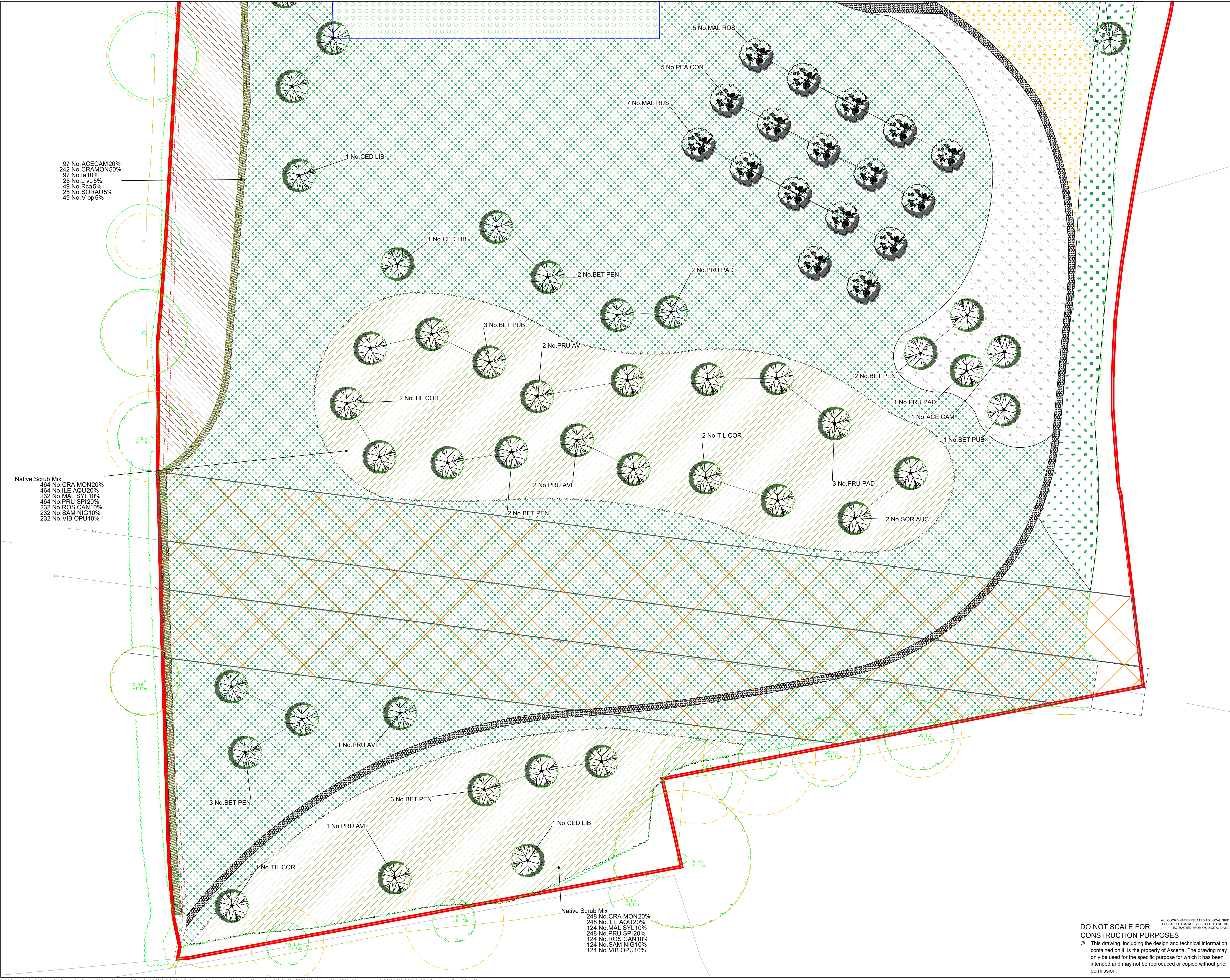
Native Scrub Mix	Number	Abundance	Species	Specification	Density	Percentage Contribution	Area
1712	CR4 CRON		<i>Crataegus monogyna</i>	1+1: Transplant - seed raised: B	1Cr	20%	1710.65m ²
1712	ILE AQU		<i>Ilex aquifolium</i>	Bushy: 3 transplants: C	1Cr	20%	1710.65m ²
356	MAL SYL		<i>Malus sylvestris</i>	1+1: Transplant - seed raised: B	1Cr	10%	355.323m ²
1712	PRU SPI		<i>Prunus spinosa</i>	1+1: Transplant - seed raised: Branched: 2 transplants: B	1Cr	10%	1710.65m ²
356	RCS CAR		<i>Rosa carolina</i>	1+1: Transplant - seed raised: Branched: 3 transplants: B	1Cr	10%	355.323m ²
356	PAN PN		<i>Sambucus nigra</i>	1+1: Transplant - seed raised: Branched: 3 transplants: B	1Cr	10%	355.323m ²
356	VIB OPU		<i>Viburnum opulus</i>	1+2: Transplant - seed raised: Branched: 3 transplants: B	1Cr	10%	355.323m ²
Total 3560							Total 3553.23m ²

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.



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DATE: 22/05/2026	CHKD BY: MS		



Planting Plan Key:

- Site Boundary
- Compound Boundary
- Existing trees and hedgerows to be retained and protected during the works.
- Existing trees and hedgerow to be removed.
- Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.
- Proposed native tree planting, tree pit and double staking as detailed in the specification.
- Proposed ornamental tree planting, tree pit and double staking as detailed in the specification.
- Proposed mixed native hedgerow planted in a double staggered row at 0.33m centres and 0.3 offset (5 no. plants per linear metre). Bare root transplants (common holly in containers), each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
- Proposed single species formal hedge planted in a double staggered row at 0.4m centres and 0.3 offset (5 no. plants per linear metre) or in single rows at 3no. plants per linear metre. Container transplants.
- Front & rear gardens to be turfed with Lindum L77 Festival Landscape Turf (or similar approved) on 150mm minimum topsoil.
- Public open space and verges to be sown with Germinal ASustain mix, or similar approved, to be sown at a rate of 40g/m2 on 200mm depth of topsoil.
- Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m2 on 150mm mixture of topsoil and approved subsoil (50:50).
- Existing pasture grassland to be protected during works and overseeded using appropriate grass mix and harrowing.
- Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (MGS Grassland), to be sown at 5g/ m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).
- Wildflower seeding, EM8 Meadow Mixture for Wetlands to 1 in 3 gradient banks of pond. To be sown at 4g/m2 planted into 200mm of a mix of topsoil and subsoil (50:50).
- Pond basin lined with puddle clay to aid water retention
- Wildflower seeding, AP1 Premium Wildflower & Grass Seed Mix by Hurrells, to the public open space to be sown at 5g/m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).
- Wildflower seeding, EM3 Special General Purpose Meadow Mix, to the public open space to be sown at 4g/m2
- Existing Grassland to be translocated and reused following completion of works.
- Native tree / shrub planting to be planted as 60-90cm whip planting at 1m centres, for additional wildlife habitat.
- Native woodland planting.
- 27m wide easement from the overhead electric with transmission tower.
- Graveled areas, 20mm limestone chippings to be spread between properties where indicated.

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

0 1 2 4 6 8 10 12 14 16 18

SCALE BAR 1:250

B	Minor Amendments	TSC 02/07/26
A	Minor Amendments	MLS 09/06/26
REV	DESCRIPTION	BY DATE

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CLIENT:
Lovell

PROJECT:
South Pavenhill Farm

DRAWING TITLE:
Planting Plan (Sheet 4 of 5)

SCALE: 1:250 @A1	DRAWN BY: AS	DRAWING No: P.1464.21 L08	REV: B
DATE: 22/05/2026	CHKD BY: MS		

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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NO BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations-* Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.

Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.

The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.

Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.

During or shortly after heavy precipitation

When soil is in a waterlogged condition

When the ground is frozen or covered by snow

When there are pools of water on the grounds surface.

Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas
- 300mm to rear gardens
- 400mm beneath new shrub areas
- For wildflower areas a mixture of topsoil and selected subsoil (about 50:50) for a depth of about 150 mm. Selected subsoil alone can be used but if the structure is poor and the fertility very low there will be a very slow establishment of wildflowers and frequently domination by plants such as clovers which do not depend on nitrogen in the soil for their growth.

Finished levels, after settlement, shall be as follows:

25mm above adjacent paving from new grassed areas and non-mulched shrub beds

75mm below adjacent paving and grass for mulched planting beds.

150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Selected standard tree 750 x 750 x 700, Heavy standard tree 1000 x 1000 x 1000mm

Pits to be prepared to base and sides of pit to be further scarified.

Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 300-600mm (dependant on depth of pit due to size of tree) of a mix of subsoil with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Tree pits in grass to contain a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm.

Water each tree sufficiently in same day of planting, amount of water dependant on size and soil conditions.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately 600mm above ground level, taking care not to damage the bark. Ties: Webbing with a spacer. Tying: secure tree firmly to crossbar with spacer and webbing.

Mulch:

All shrub beds and hedging or native hedgerows shall be spread with a medium grade bark mulch to a settled depth of 50mm. Tree specimen locations in grass should have a minimum of a 600mm diameter circle of medium grade bark mulch to a settled depth of 50mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Backfill each plant with a 3:1 mix of an approved topsoil with compost. Middle/ centre area of plant beds to be 50mm above previous ground level creating a slightly domed shape to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm. Firm backfill by treading, ensuring the ground is not overly compacted and that each plant is positioned upright.

Native scrub planting

Bare root stock shall be T-notch planted between November and March. Plants to be planted in groups of 5, 7, or 9 of the same species. Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Planting area to be covered with a medium grade bark mulch to a settled depth of 50mm. Undertake formative pruning if necessary. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

New formal hedges

Consistent in species, cultivar, and clone to ensure a uniform hedge. To be planted in a previous prepared planting bed 1 metre wide. Plant stock to be planted in double staggered rows at 330mm spacings and 300mm offset (5 no. per linear metre) or centrally in a single row at 330mm spacings (3 no. per linear metre). The outer line or centre line of plant stems must be at least 350mm away from the pavement edge or kerb. Trench backfilled with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being along the hedge line/ centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 1 metres.

New mixed native hedgerows - Double staggered

Bare root stock (container stock for Common Holly) shall be planted between November and March. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species. To be planted in a previously prepared planting trench 300mm deep and up to 1metre wide. Backfill trench with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm.

Plant stock to be planted in a double row in the centre of the plant bed, 330mm between plants and 300mm between rows (6 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Prune back to a height of 1.6 metres.

Mycorrhizae:

For specimen trees as root ball stock, ornamental shrubs in containers, and holly in containers for native hedgerow mix - Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots.

For bare root whips for native hedgerow mix and native scrub mix planting - Apply MycoForce Endo Ecto Mycorrhizal Whip Dip as per manufacturers specification. Apply as a root dip just before planting. 100g is sufficient to make Dip for 220 whips. Add 100 grams of Whip Dip and 1-2 hydro gel sachet to 3-6 litres of water while stirring (the actual hydro gel and water requirement will depend upon water hardness and plant root mass.) Dip the bare roots of the whips into the paste just before planting (if dipped offsite, cover the roots in plastic during transport).

Products to be supplied by Green-tech or similar approved.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum LT7 Festival Landscape Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Public open spaces shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, "Topsoil".

Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm..

Wildflower Seeding:

Germinal/ RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved within the proposed pond. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

AP1 Premium Wildflower by Hurrells, or similar approved. Sowing to be taken in March or October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

EM3 Specialty General Purpose Meadow Mixture by Emorsgate or similar approved. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 4 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions.
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 50mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Trees: Regularly water each tree per month dependant on size, soil conditions and weather conditions between April and September.

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower Maintenance:

RE3 River Floodplain / Water Meadow (MG8 Grassland)

Autumn Sown: during the first year: first cut shall be early July, then monthly during August, September and October to maintain a sward of approximately 70mm.

Thereafter: shall be cut 2 times a year mid-July to early September to maintain a sward of approximately 70mm.

Spring Sown: during the first year: first cut shall be mid-September, then again during October to maintain a sward of approximately 70mm.

Thereafter: shall be cut 1 time a year mid-July to early September or as required leaving at least fortnight between cuts to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

WFG20 Eco Species Rich Lawn Maintenance

First Cut: Mid September - 1st October. Cutting height approximately 70mm.

Thereafter: shall be cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Hurrells AP1 Premium Wildflower Mix

First Cut: Mid September - 1st October for Spring sown and Mid March-1st April for Autumn sown. Cutting height approximately 70mm.

Thereafter: shall be cut 2 times a year, once in Spring and once in late - Autumn to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

EM3 Specialty General Purpose Meadow Mixture

First Cut: July to early August. Cutting height approximately 70mm.

Thereafter: shall be cut 1 time a year from late July/ August to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Native Scrub Maintenance

Beating up: After year 2 any dead trees to be removed and replaced. An assessment to be undertaken at this time to ensure replacement species are ones which have proven so far successful in the rest of the planted area.

Thinning: After 10 years scrub to be thinned out by selective removal of 15-20% of establishing scrub. An assessment will be made to identify suitable trees for removal based on health,form and success of adaption to site conditions.

Coppicing: Hazel (Corylus Avellana) in scrub to be coppiced after 10 years and thereafter every 7 years on selective cycles

New Tree/Shrub Planting:

Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the end of each growing season during the maintenance period.

Fertilising:

Apply Pro Flora Tablets to all plants, as per manufacturers specification. Apply once during years 2 and 4 after planting.

Application rate as follows:

Application rate for trees

- Transplant - 30-120cm Tree Height - 2 per plant - 30g
- Selected Standard - 300-360cm Tree Height - 7 per plant - 105g
- Heavy Standard - 360-425cm Tree Height - 8 per plant - 120g

Application rate for shrubs

- 10-20 height - 1 per plant - 15g
- 20-40 height - 2 per plant - 30g
- 40-60 height - 3 per plant - 45g
- 60-80 height - 4 per plant - 60g
- 80-100 height - 5 per plant - 75g
- 100+ height - 5 per plant - 75g

Fertilising products to be supplied by Green-tech or similar approved.

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CLIENT: Lovell			
PROJECT: South Pavenhill Farm			
DRAWING TITLE: Planting Plan (Sheet 5 of 5)			
SCALE: 1:250 @A1	DRAWN BY: AS	DRAWING No: P.1464.21 L09	REV: B
DATE: 22/05/2026	CHKD BY: MS		