

West Ashton – Biss Vale East Landscape & Ecological Management Plan

BDW Trading Ltd
13/07/2026 | P22_2219_EN_24

Environment



Revision	Date	Initials	Checked	Revision Note
-	02/02/2026	NES	ASK	First Issue
A	04/02/2026	NES	ASK	Updated to client comment
B	13/07/2026	NES	ASK	Updated to include ecologist comments



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

1 Introduction

- 1.1 The objective of this Landscape and Ecological Management Plan (LEMP) is to set out the management and maintenance procedures for the areas of public open space landscape around the residential dwellings at Biss Vale East.
- 1.2 This LEMP is designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.
- 1.3 This document is supported by;
- GL2339 LP 01C Soft Landscape Proposals
 - GL2339 LP 02C Soft Landscape Proposals

Purpose of Management Plan

- 1.4 The Purpose of this management plan is:
- To ensure the design intent and vision for the public open spaces at Biss Vale East (referred to as 'the site') is realised and maintained;
 - To ensure that clear long term objectives for the public open space landscaped areas are agreed and laid down;
 - To provide detailed management prescriptions for habitat features within the site to ensure that the ecological interest is protected and biodiversity is improved where possible;
 - To set clear standards for the performance of landscape maintenance work following handover

from the landscape contractor at the beginning of the operational phase;

- To develop detailed maintenance schedules for landscape maintenance staff; and
- To provide details of the body or organisations responsible for the implementation of the plan and help in the allocation of financial resources for landscape maintenance.

Planning Background

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

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

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

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

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

Scope

- 1.6 This LEMP details the management of the public open space within the site as shown on GL2339 LP O1C & O2C Soft Landscape Proposals.
- 1.7 This LEMP details the long-term management aims and objectives, management prescriptions and maintenance schedules, the body or organisation responsible for the implementation of the plan and the monitoring framework including actions for any breaches of the approved LEMP.
- 1.8 It does not include the on-plot/curtilage landscaping which would be maintained by the occupiers. This LEMP does not cover works associated with site clearance and constructions works.

CDM Regulations

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

Review

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

Ecological trends and constraints

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

Managing Risk and Competencies

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

Communication of aims and objectives

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

Legal and Funding Mechanisms.

- 1.16 The funding for the landscape maintenance will be covered by a maintenance fee collected from the residents
- 1.17 The developer will be responsible for appointing a suitable qualified contractor to implement the

management and maintenance as set out within this LEMP. They will also appoint an suitably experienced/qualified ecologist to ensure all ecological responsibilities within the LEMP are delivered.

Insolvency/Administration

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

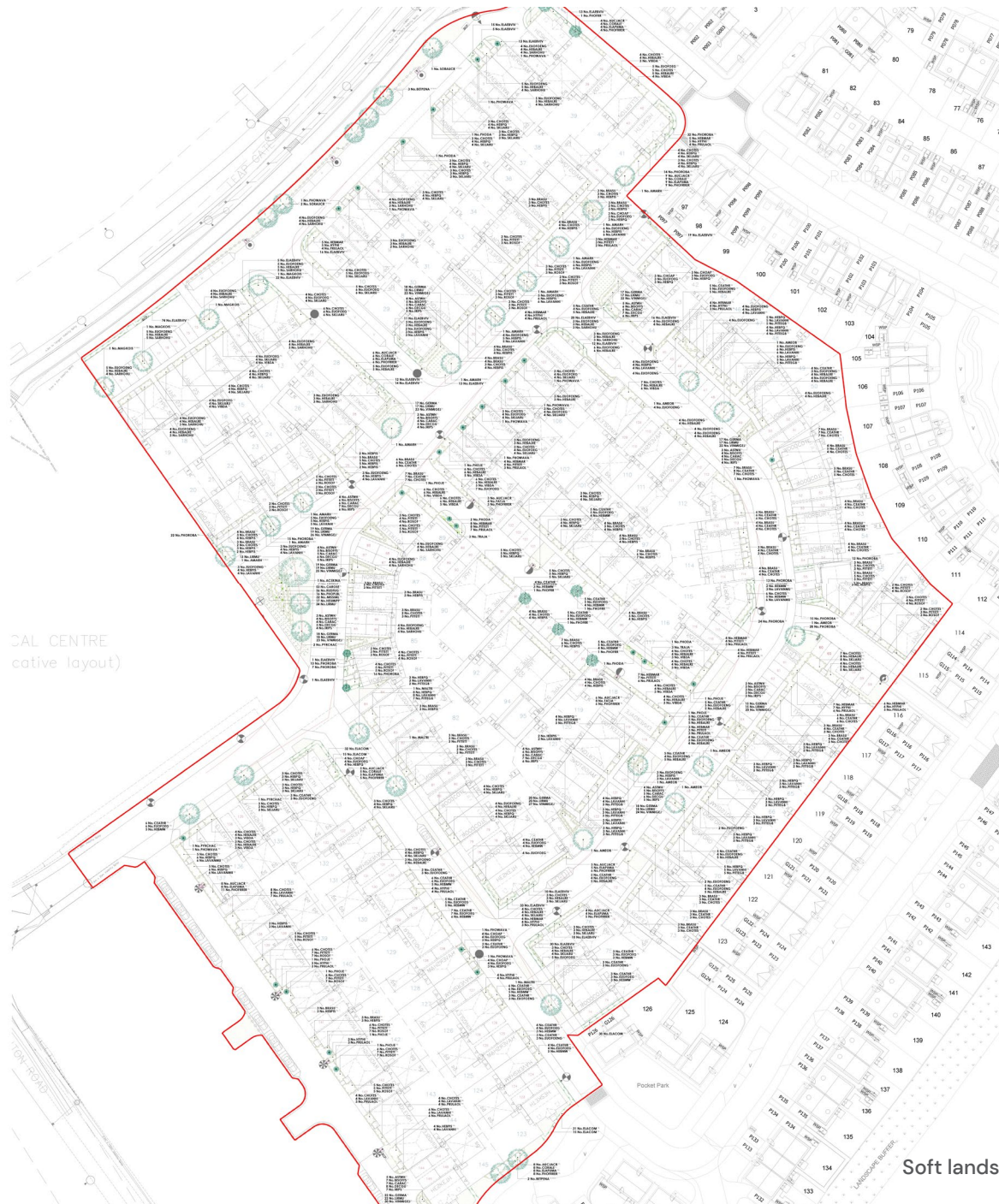
Landscape and Ecological Management Objectives

- 1.19 To ensure the maintenance and enhancement of ecologically valuable features on the site for the diversity of wildlife on the site and in the surrounding area.
- 1.20 The main aims for the landscape and ecological management and maintenance are:
- To present an attractive and safe environment for home owners, residents and visitors;
 - To ensure the proposed landscape elements successfully establish, and present a high quality visual appearance of new planting and areas of grassland within the public open spaces and public streetscape;
 - To keep areas of public open space in good condition, suitable for amenity and informal recreation;
 - To maintain the health, visual amenity and species diversity of the new planting;
 - To ensure that newly planted trees and areas of soft landscaping become successfully established;
 - To help prolong the life and enhance the wildlife value of the existing trees within the site, and retain their function within the existing landscape framework of this site;

- To successfully establish new areas of tree planting and maintain tree planting to establish a diverse treed environment;
- To keep the site clear of litter and rubbish;
- To keep weed colonization at a minimum and acceptable level;
- To carry out maintenance work according to best practice using sustainable techniques and materials;
- To carry out maintenance work according to best practice using sustainable techniques and materials;
- To report back on any on-going issues with on site maintenance that will require an update to this document and the associated maintenance practices on site; and
- To ensure that the condition of habitats is maintained to the standard targeted in the Biodiversity Net Gain assessment.

2 Site Description

- | | | |
|---|--|--|
| <p>2.1 Biss Vale East is a residential parcel within the wider West Ashton development</p> <p>2.2 Open space that will fall within the management set out within this document is located within the triangle of public open space to the west of the development and highway verges along the northern boundary and through out the development.</p> <p>2.3 Proposed tree planting is featured within these management areas and include highway tree planting.</p> <p>2.4 The western triangle of open space features an area of water management in the form of a rain garden. This is partially sown with grassland and partially planted with herbaceous and shrub planting. Tree and further grassland planting is also located within this area of open space.</p> <p>2.5 In addition to the proposed tree and grassland planting, pockets of shrub planting also feature within these public spaces.</p> <p>2.6 A mixture of grasslands including suds meadow turf and amenity grassland have been included throughout the areas of open space to provide a range of habitat and foraging opportunities and respond to the anticipated usage.</p> | <p>2.7 A number of bird and bat boxes are to be located on private dwellings as set out on the plan on page 15 of this document.</p> | |
|---|--|--|



Trees - Public Open Space					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Specimen Shrubs					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Single-Species Hedgerows					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Shrubs - Poles					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Shrubs - Screen Mix					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Shrubs - Poles					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
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FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Rain Garden Edge Mix					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Rain Garden Edge Mix					
Abb	Species	Supply	Height	Area	Number
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
Turf					
Turf Name	Seed Mix Supplier	Height	Area	Number	
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					
SuDS Meadow Turf					
Turf Name	Seed Mix Supplier	Height	Area	Number	
ALBIFR	Betula pendula	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
MAHUR	Malus Malus	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
SORACE	Sorbus domestica	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
FRONACE	Fraxinus excelsior	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
ACERNA	Acer platanoides	POB 2000 Clear Stem 175-200 (L 55)	200-250cm	12.00m	5
Total 17					

Soft landscape Proposal Plan GL2339 LP O1C Soft Landscape Proposals and GL2339 LP O2C Soft Landscape Proposals

3 Environmental Considerations

Horticultural Peat

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

Recycled Materials

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

Pesticides/Herbicides

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

Water Management

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

Habitat management

- 3.4 Opportunities for the creation of additional micro-habitats and habitat enhancement should be taken wherever possible. Where appropriate habitat creation could include working with the Wildlife Trust and local wildlife groups to create log/habitat piles.
- 3.5 Allow deadwood, jagged stumps, splits, fungal growths/fruiting bodies and holes in tree trunks to remain unless they are creating a safety hazard.
- 3.6 Trees should not be felled unless they are classified as dangerous. Where a tree poses as a health and safety hazard, advice shall be sought immediately from an arborist. Ivy should only be severed where it is growing into tree canopies and is likely to create a fall hazard.
- 3.7 The retention, as far as possible, of the existing vegetation is considered an important part of the development. Such areas will be managed appropriately to maintain and develop their value.

4 General Maintenance Requirements

General Maintenance

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

Tree Works

- 4.2 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st March to 31st August inclusive. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.
- 4.3 All tree surgery work is to be carried out to BS 3998:2010 Tree Work–Recommendations, and should be undertaken by a suitably qualified operative. Any trees with bat potential to be inspected by a qualified bat specialist prior to any tree works commencing.
- 4.4 Hygiene works will be avoided, for example fungal fruiting bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an arborist. Where possible, trees will be allowed to age naturally and dying trees will be allowed

to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an arboriculturist.

Watering

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

Failure to thrive

- 4.6 Any shrubs, hedges or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plan. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season. No substitutes will be planted without written approval from the local planning authority.

- 4.7 If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant. Replacement planting of container plants to be undertaken as required, root-ball/bare root planting to be undertaken November to March. Planting of new trees to have regard to Section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape. All plants to conform to BS 3936 and be in accordance with the National Plant Specification.

Litter and Arisings

- 4.8 All arisings from landscape works will be removed from site and disposed of at a registered facility, recycling or composting of arisings should be prioritised. Litter and debris shall be cleared by hand from all open space areas and removed from site on a monthly basis, and prior to mowing amenity grassland, tussocky grassland, wildflower meadow, wildflower meadow for shade, damp grassland and retained lowland meadow

5 Maintenance Specification

5.1 New Tree Planting

Management Aim

- To successfully establish new tree planting;
- To maintain new tree planting to establish a diverse treed environment;
- To present and maintain high quality visual appearance of new trees;
- To provide enhanced opportunities for foraging and sheltering for a range of wildlife including birds, bats and invertebrates; and
- To ensure clear stem trees maintain a 2m clear stem to avoid obscuring visibility splays.

Management Objectives

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

This section relates to new individual tree planting within the areas of open space and includes street tree planting.

Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS 3998 (2010) (or any subsequent updates).

Tree stakes and ties will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes and ties will be removed from site (to a legal disposal facility) by the landscape maintenance contractor at the earliest opportunity (between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 3.0 metres.

If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar native tree shall be selected.

Where trees have become moribund due to compaction or lack of nutrients then soil aeration techniques and/or the use of inoculants shall be considered.

Care should be taken not to over-water trees. Until well established trees are to be watered during the growing season following any dry periods of 7 days. Watering is unlikely to be required after year one of the management plan, but trees should be visually monitored for signs of water stress from year 2 onwards and action taken if required.

5.2 Proposed Ornamental Shrub Planting

Management Aim

- To successfully establish areas of new ornamental planting; and
- To present and maintain high quality visual appearance of planting.

Management Objectives

- To maintain newly planted shrubs and herbaceous plants to ensure a good survival rate and development;
- To minimise competition from grass and weeds; and
- To keep planted areas free from litter, rubbish, garden waste and dog faeces.

Formative pruning will be kept to a minimum, where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges they will be neatly clipped back in order to maintain the full width of pedestrian access routes.

Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. Plant losses should be monitored and recorded. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit.

Rain Gardens (Including Shrub/Herbaceous Planting Within the Rain Gardens)

Management Aim

- To maintain rain gardens as successful on site water management systems; and
- To maintain rain gardens as habitat features to provide foraging area for wildlife and as attractive landscape features.

Management Objectives

- To ensure the designed water management capacity is not hindered by soft landscaping;
- To ensure grassland areas within the rain garden successfully establishes;
- To ensure herbaceous planting within the rain gardens successfully establishes; and
- To control weeds / scrub invasion detrimental to appearance or usage.

The rain gardens should be maintained according to best practice as set out in The SuDS Manual (C753). Areas of tree and shrub planting and grassland within the rain gardens will be managed and maintained in line with tree and shrub planting and grassland elsewhere within the areas of public open space.

5.3 Proposed Grassland

Management Aim

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

Management Objectives

- To ensure grassland areas successfully establish;
- To keep grass areas free from weeds, litter and rubbish; and
- To maintain grass areas in good condition that is reflective of the character they are within.

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

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

Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. Grass growth regulator will not be permitted on these grassland mixes either.

A 1m maintenance strip adjacent to areas of hard standing is to be regular mown to a height of 0.15m to

minimise encroachment onto hard standing and provide cues to care within all areas of the public open space.

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

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

Areas of grassland that fail to establish and thrive should be reported to the project landscape architect and ecologist to establish reason for failure such as unsuitable site conditions or ground compaction.

Amenity grassland and Suds Meadow Turf will be managed to ensure less than 20% of the area is scrub (scrub removal to be in line with management detailed above), less than 10% bare ground (excessive areas of bare ground are to be re-seeded in line with management detailed below). Physical damage is to be less than 5% (areas that are becoming excessively worn are to be fenced off to allow grass to recover).

5.4 Hard landscape – including footpaths and street furniture

Management Aim

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

Management Objectives

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

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

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

5.5 Ecological Habitats

Management Aim

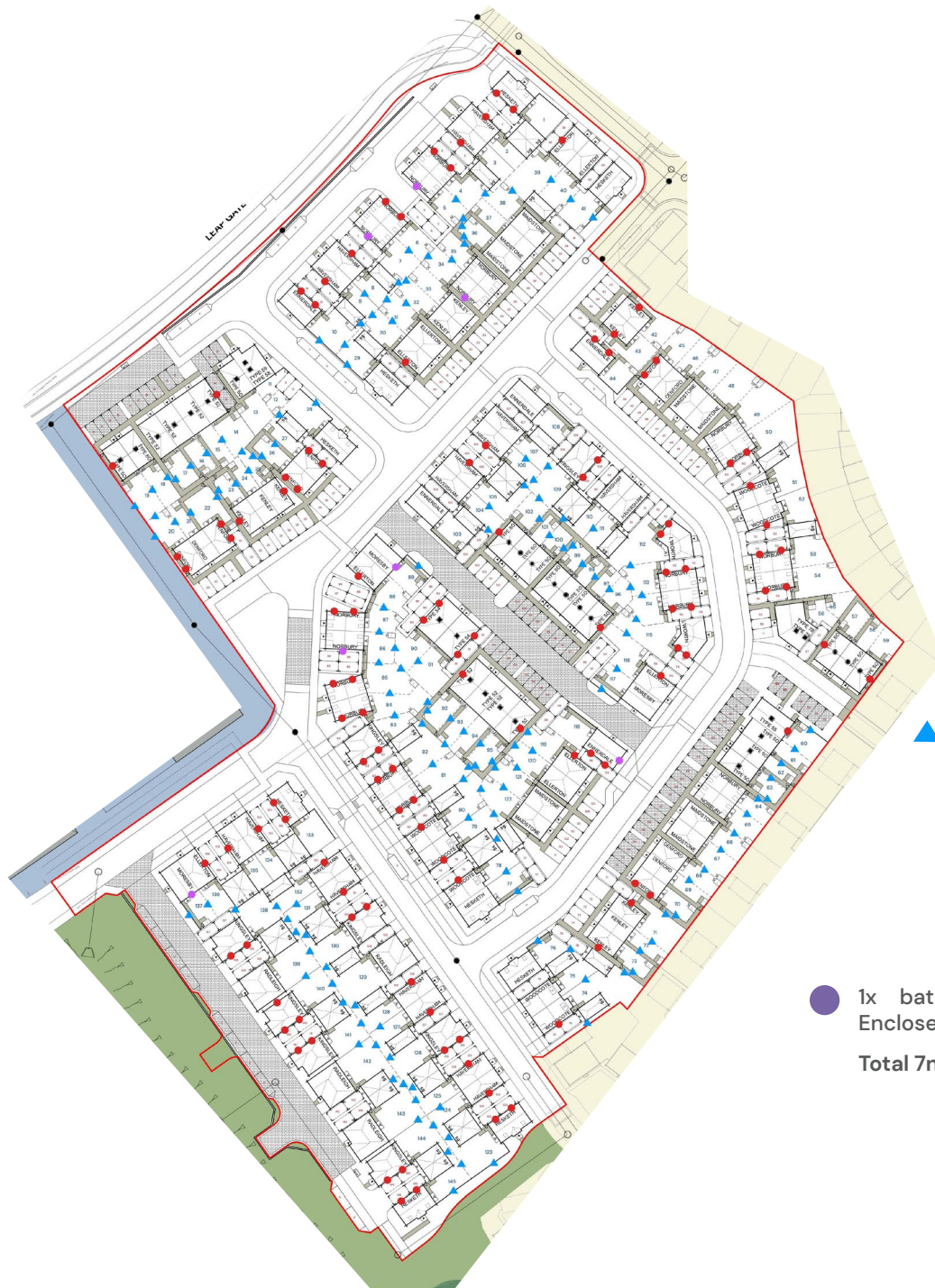
- To ensure the continued appropriateness of the open space to support wildlife

Management Objectives

- To ensure that newly created habitats are managed appropriately to provide biodiversity benefits for wildlife;
- To ensure ecological corridors are maintained for foraging and commuting,
- To maximise the biodiversity value of proposed and existing habitats for reptile and mammals, and
- To monitor the efficiency of the management plan by undertaking monitoring of habitats and species.

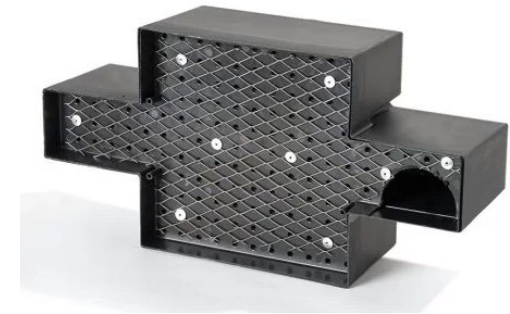
Bat and Bird Boxes

The bird and bat boxes will be located integral to the new dwellings to ensure their longevity in the long-term, and are therefore expected to last for the lifetime of the building. As such, no maintenance will be required. Bat and Bird boxes on retained trees should be visually inspected from the ground once a year to check for damage or loss. If replacement is necessary, the box should be checked by a suitably qualified ecologist before removal.



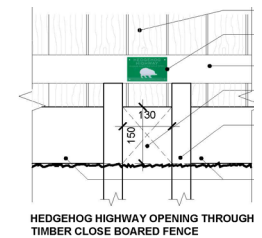
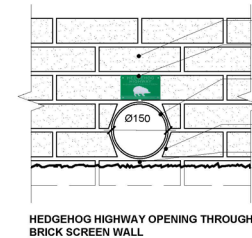
- 1x swift brick e.g Mesh fronted swift box by Bird Brick House or similar
Total 116no.

Example of Swift Box by Bird Brick House



- ▲ 1x hedgehog highway opening 150mm diameter plastic drain pipe through screen walls, 150mm square gap in timber gravel boards through fences. To have signs above openings on both sides of the boudary
Total 153no.

Example of Hedgehog Highway



- 1x bat brick e.g Ibstock Enclosed Bat Box or similar
Total 7no.

Example of Ibstock Bat Bricks

Bat Box - Clay



Bat Box - Clay



Bat Box B - Small - Brick

Bat Box C - Large Terracotta & Beige

6 Schedule of Management and Maintenance

6.1 Establishment Years 0-5

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

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

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Proposed shrub planting and proposed tree planting continued	3 times per annum	- Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use trimmers or herbicides in these areas – April/June/August. - Visually inspect structural shrub surrounds for grass/weeds – remove by hand or spray grass/weeds with a glyphosate based herbicide. Do not use trimmers – April/June/August
		Annually	- For first 5 years – establishment survey for new trees to be undertaken by a qualified arboriculturist, any recommendations to assist with establishment must be undertaken as soon as possible. - Keep paths/highway/parking clear from branches/vegetation – pruning/cut back any tree branches/vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. - Remove dead, damaged or dying branches as appropriate. - Formative pruning of new trees – to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5–6m in height, lower branches will be removed to give a canopy height of approximately 3m.
		Biennial (or as recommended)	Check tree safety – identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
		3 to 5 years after planting	Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/transplants – to avoid damage cut shelters away then remove stakes.
6.1.3	Grassland – general maintenance requirements for all areas of grassland		- Do not cut grass in drought conditions. Mow with suitable machinery – no mower or trimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. - Keep all grassland areas free from weeds – remove weeds and encroaching scrub by hand, hoe or fork, as appropriate. Undertake monthly from March to October, or as required. - Keep grassland areas in good condition – check and report to client/owner on damaged areas. On instruction from client/owner repair damaged/failed areas and re-sow seed. <u>Do not apply feed to suds meadow turf</u>

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.4	Hard Landscape	As necessary	Remove graffiti – a ‘no tolerance’ policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work.
		Fortnightly	Keep hard landscape areas clean – remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	Maintain all hard landscape areas/elements, including footpaths in a safe and clean condition – monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.
		2 or 3 times per annum	- Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December. - Keep hard landscaped areas clear of weeds – kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer – April, June and August.
6.1.5	Rain Gardens (Including Shrub/Herbaceous Planting Within the Rain Gardens)	Monthly	- Inspect inlets, outlets and overflows for blockages, and clear if required - Inspect banksides, structures, pipework etc for evidence of physical damage. - During the first year, inspect inlets and facility surface for silt accumulation.
		Annually	- Check mechanical devices associated with the rain gardens, report faults or failures and suggest appropriate remedial action. - As necessary, remove sediment from devices associated with the rain garden. - Monitor and record any plant losses. Report losses to the client and replace on instruction. - Divide any clump forming plants in early spring as required. Once cleared, keep any removed vegetation at the edge of the basin to allow any trapped reptiles, amphibians and invertebrates to migrate to a new habitat.
6.1.6	Ecological Habitats	Annually	- Visually inspect ecological features for use and/or damage. Record usage and repair/replace as necessary. - If replacement is necessary, the box should be checked by a suitably qualified ecologist before removal.

6.2 Landscape Management Review

The below table sets out how the review processes:

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

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