

Landscape Management Plan

Acrefield, Charvil Lane, Sonning, Wokingham, RG4 6TH

241771 – Full application for the proposed demolition of the existing garage to slab level and erection of a detached garage on the existing built footprint, plus the retrospective installation of a Juliette balcony to the rear elevation of Plot 2.

Quin Planning Ltd

1. Introduction

1.1. This Landscape Management Plan is submitted to discharge Condition 7 of planning consent 241771 at Plot 2, Acrefield, Charvil Lane, Sonning, Wokingham, RG4 6TH.

1.2. The condition is set out below:

7. Prior to the first occupation of the development hereby approved, a landscape management plan, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

1.3. This document will set out the management plan for the site, as well as the management responsibilities, timescales and maintenance schedules for all landscape areas.

1.4. The consented landscape plan ref 3872-210C is submitted alongside this application.

2. Management Plan and Responsibilities

- 2.1. The site is split into two distinct areas: the private domestic garden to the rear of the property, and the front and side garden area benefitting from tree and hedge planting.
- 2.2. The condition makes clear that this management plan should not detail actions for the domestic garden, so it will only focus on the area to the front and side of the property.
- 2.3. The overarching objective of the management plan is to preserve the landscaping that has been provided on site to ensure that the enhancement opportunities for wildlife are maintained.
- 2.4. This will be achieved by maintaining and enhancing the following landscape features:
- Existing trees and hedgerows
 - New tree planting
 - New hedgerow planting
 - Ornamental planting
 - Amenity grass
 - Footpath and paved areas
- 2.5. The responsibility and liability of ensuring that these areas are maintained and enhanced will fall with the private homeowner of Plot 2, as there will be no public open space within the site, given the small nature of the development.

3. Management Maintenance Schedules and Timescales

Existing trees and hedgerows – Management objectives

- To ensure tree safety.
- To maintain existing trees and hedgerows to ensure future survival and development
- Preserve habitat for bats and birds, invertebrates and other wildlife.
- To minimise competition from exotic species.

Management objective	Maintenance Task	Method	Timing	Years
Check tree safety	Identify hazards and carry out necessary maintenance work. Keep records up to date	Visual tree assessment with instrumental backup where necessary. Monitoring to be undertaken by qualified arboriculturalists. Tree works to be carried out to BS:3998:2010	Annual	1,2,3,4,5

Management objective	Maintenance Task	Method	Timing	Years
		Appointed licensed bat ecologist to carry out pre-felling survey of trees for roosting bats. Any felling or pruning to be undertaken outside nesting bird season which typically runs March – August.		
Preserve habitats for invertebrates' birds and other creatures in, on and around trees.	Identify potential habitats and carry out maintenance only where essential. Keep records up to date	Allow natural tree habitats to develop unless they are creating a safety hazard. Only sever ivy where it is growing into tree canopy and is likely to cause a sail hazard. Vegetation clearance to be undertaken outside nesting bird season which runs March – August inclusive unless proceeded by a nesting bird check by an experienced ecologist. Tree felling/ivy removal only to occur after assessment by bat ecologist. Use any felled timber logs to create log piles for the benefit of invertebrates.	As required	1,2,3,4,5

Management objective	Maintenance Task	Method	Timing	Years
Keep paths/highways/parking area clear from branches/vegetation.	Pruning/cutting back	Prune back tree branches/vegetation from encroaching onto adjacent paths and highways. Prune to a height of 5m over highways and 3m over paths (outside of bird nesting season).	As required between October and February.	1,2,3,4,5
Control exotic tree and shrub species that do not belong in a native tree setting.	Check and remove any exotic species	Dig by hand and remove from site or treat with a brush wood killer. To be undertaken outside of the bird nesting season.	Annual, between November and February	1,2,3,4,5

Proposed standard tree planting –Management objectives

- To ensure successful establishment of tree planting.
- To maintain newly planted trees to ensure a good survival rate and development.
- To minimise competition from grass and weeds.
- To keep planted areas free from litter and rubbish.

Management Objective	Maintenance Task	Method	Timing	Years
Ensure successful establishment of tree planting	Check tree stakes	Check tree stakes and ties are installed correctly.	Twice yearly, spring and autumn	1,2,3
Keep planted areas free from weeds to reduce competition	Weeding	Weed clearance by hand, hoe or fork. Take care not to disturb roots and avoid excessive treading of bed surface.	Monthly from March to October or as required	1,2,3,4,5
Maintain integrity of planting scheme	Monitor and record any tree losses/vandalism	Maintain tree planting and replace any losses. Check and mark dead trees in August/September – replace in the next growing season.	October/ November	1,2,3,4,5
Keep planting areas free from excess leaf litter and fallen twigs and branches	Removal of leaves and tree debris	Leaf blower and leaf collection equipment.	November to December	1,2,3,4,5

Management Objective	Maintenance Task	Method	Timing	Years
Keep paths/seating areas/parking areas clear from branches/vegetation.	Pruning/cutting back	Prune back tree branches/vegetation from encroaching onto adjacent paths and access roads. Prune to a height of 5m over highways and 3m over paths. Timing to be outside of bird nesting season.	As required between November and February.	1,2,3,4,5

Proposed hedgerow – Management objectives

- Applies to hedgerow planting
- To establish new hedge transplants
- Managed to encourage dense growth and an A-line shape that gives maximum protection for wildlife, while allowing light to reach the ground flora
- To maintain newly planted transplants to ensure good survival rate and establishment
- To minimise competition from grass and weeds from around newly planted areas
- To keep areas free from litter/rubbish
- To control and make good damage from pests and disease, including animals

- Replace failed transplants
- To maintain the height of hedgerows to a maximum of 2m.

Management Objective	Maintenance Task	Method	Timing	Years
Keep tree/shrub surrounds free from weeds to a diameter of 0.25m to reduce competition for water/nutrients	Visual inspection to check mulching levels	Top up mulching levels where required. Hand weed shelters. Do not use strimmers in these areas.	March and June	1,2,3,4,5
Keep shrubs protected from animal damage.	Visual inspection to check for damaged shelters and signs of bark damage.	Replace shelters and guards as necessary	Monthly	1,2,3,4,5
Keep shrub transplants free from pests and diseases	Qualified horticultural staff to inspect and check on health of transplants	Deal with individual problems as they arise – ideally with no/minimum pesticide intervention	Monthly from March to October	1,2,3,4,5

Management Objective	Maintenance Task	Method	Timing	Years
Encourage dense growth and an A line shape (dense at base and narrower at the top)	Trimming of side growth to remove leggy growth and retain shape Manage to a maximum height of 2m	Alternative sides of hedge to be trimmed on an annual basis Any trimming to be undertaken outside nesting bird season which typically runs March – August Compost arisings on site or remove to a green waste recycling facility	Once November to February, alternate sides of hedge on an annual basis	1
Replace tree and shrub failures or vandalised stock	Visual inspection of plant failures. Visual inspection to check for vandalism.	Replace transplants to original specification	Replace in next planting season November to March	1,2,3,4,5
Keep planted areas clear of litter and rubbish	Remove litter and rubbish	Remove by hand	Monthly	1,2,3,4,5

Management Objective	Maintenance Task	Method	Timing	Years
Allow transplants to develop into healthy hedge plants	Remove shelters from transplants	To avoid damaging plants cut shelters away and remove stakes – take to legal tip	Approx. 5 years after planting	5
	Refirm shelters after strong winds	Refirm or replace damaged shelters as original specification	February and following strong winds	1,2,3,4,5

Ornamental planting – Management objectives

- To establish new areas of new ornamental shrubs and to present visible indication of high quality with regular site maintenance
- To maintain newly planted shrubs and ground cover to ensure a good survival rate and development
- To minimise competition from grass and weeds
- To keep planted areas free from litter and rubbish

Management Objective	Maintenance Task	Method	Timing	Years
Keep planted beds free from weeds to reduce competition and improve visual amenity	Weeding	Weed clearance by hand, hoe or fork as required. Take care not to disturb shrub roots and avoid excessive treading of bed surface. Avoid use of herbicide until 75% of the ground is covered	Monthly from March to October or as required	1,2,3,4,5
Maintain integrity of planting scheme	Monitor and record any plant losses. Report to client.	Replace missing plants and maintain to ensure survival	October/ November	1,2,3,4,5
Keep paths/seating/parking area clear from vegetation.	Pruning/cutting back	Prune back shrubs from encroaching onto adjacent paths/seating/parking area.	As required from March to October.	1,2,3,4,5
To keep newly planted shrubs and ground cover in prime condition and appearance.	Qualified horticultural staff to inspect and check on condition of ornamental planting.	Prune dead foliage and flowers and extension growth as necessary	As required depending on species	1,2,3,4,5

Management Objective	Maintenance Task	Method	Timing	Years
To keep newly planted shrubs free from pests and disease	Qualified horticultural staff to inspect and check on health of ornamental planting.	Deal with individual problems as they arise keeping use of pesticides to a minimum	Monthly from March to October	1,2,3,4,5
To keep newly planted shrub beds free from litter and rubbish	Remove litter and rubbish	Remove by hand	Monthly	1,2,3,4,5

Amenity Grass– Management Objectives

- Applies to grass in the frontage of properties.
- To maintain amenity grass areas at specified height for amenity use.
- To keep grass areas in good condition.
- To repair worn areas.

- To control weeds in lawns / grassland.
- To keep grass areas free from litter and rubbish.

Management Objective	Maintenance Task	Method	Timing	Years
Control height of amenity grass for recreational use	Cut frontages to between 25-50mm.	Arisings should be removed from site and composted. Trim around obstacles such as fences, walls and posts to same standard as the surrounding grass area. Clean path areas after mowing.	Approx. 16-20 times during growing season. April – October (every 7 to 10 days during May, June, July and August but do not cut in drought conditions).	1,2,3,4,5
Keep edges to amenity grass areas neat and tidy	Trim edges to shrub beds and hard surfaces	By hand using long handled edging shears (shrub beds) or an edging iron (hard surfaces) or strimmer.	May, July, September.	1,2,3,4,5
Keep all grass areas free from litter	Litter removal	Hand picking.	Before each cut and monthly October - March.	1,2,3,4,5

Footpaths/Paved areas – Management Objectives

- To present the visible indication of high quality with regular site maintenance.
- To keep paths and paved areas free of leaves, tree debris and litter
- To minimise weed colonisation
- To maintain footpaths and paved areas in safe condition

Management objective	Maintenance Task	Method	Timing	Years
Keep footpaths and paved areas free from litter.	Remove litter from paths and paved areas.	Sweep up litter from paths and paved areas and remove to an approved waste disposal site.	4 times per annum (on a quarterly basis).	1,2,3,4,5
Keep footpaths and paved surfaces free from leaf and tree debris.	Removal of tree litter and debris, including leaves, conkers, branches.	Removal, collection of all tree litter and debris, including leaves, conkers, branches and transport to tip.	November and December.	1,2,3,4,5

Management objective	Maintenance Task	Method	Timing	Years
Keep paths and paved areas free of weeds.	Weed killing.	Spray with herbicide containing glyphosate using knapsack sprayer.	April/June and August.	1,2,3,4,5
Maintain paved areas in a safe condition.	Check for pot holes, potential trip hazards, vandalism and graffiti, or other issue to be repaired.	Repair using same material.	As necessary.	1,2,3,4,5
	Paths to be cleared of snow and gritted during periods of snow and ice.	-	As required during adverse weather.	1,2,3,4,5