

Muddle Barn Farm
Sibford Gower, Oxon OX15 5RY

Landscape Management Plan

Issued for Planning Discharge
Application No.: 18/00616/F

6th September 2019

To be read with Landscape drawing : 'MBFSK001revH'
& document : 'Planting Specification & Schedule'

Landscape Management Plan 2019

Hendy Curzon Gardens Limited - The Design Barn, Bolton's Lane, Combe, Oxfordshire. OX29 8NB

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1.0 INTRODUCTION

1.1 The following Landscape Management Plan has been drawn up by Hendy Curzon Gardens Limited. It sets out the necessary prescriptions for the landscape management of the existing and new planting associated with the residential development at Muddle Barn Farm, Sibford Gower, Oxon OX15 5RY. This Landscape Management Plan should be read in conjunction with Landscape drawing MBFSK001revH, the Planting Specification & Schedule and the Landscape & Garden Design Statement of intent included at **Appendix B**.

1.2 The management plan covers both the landscaping associated with the housing area and also the wider landscape.

1.3 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds and ensure plant stock remains free from disease.

This plan deals with the maintenance of the following areas:

Maintenance of Existing Trees and hedges;

Maintenance of Proposed Tree Planting;

Maintenance of Hedge Planting;

Maintenance of Proposed Shrub Planting;

Maintenance of Proposed Amenity Grass/Meadow Grass Areas;

Maintenance of Herbaceous borders and climbers;

Maintenance of Hard Surfaces and furnishings.

1.4 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance.

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1.5 Following initial development of the site, it is recommended that the first 12 months planting maintenance will be the responsibility of the landscape installer.

1.6 This Landscape Management Plan should be read in conjunction with the Maintenance Schedules as set out in **Appendix A**.

2.0 SITE DESCRIPTION

2.1 The Site comprises of a series of former agricultural buildings, land parcels and a domestic dwelling. A detailed Ecology survey has been undertaken by BSG Ecology, Arboricultural Report by Nicholson Nurseries and Visual Appraisal Report by Colvin & Moggridge. Hendy Curzon Gardens Limited have been instructed by Mr & Mrs Besterman to produce Landscape design plans, Planting and Maintenance Schedules in accordance of these reports.

3.0 IMPLEMENTATION OF THE WORKS

3.1 All works should be installed in accordance with the details and specification set out in this report and with Landscape drawing MBFSK001revH3.2 All planting should take place in the first available planting season following completion of the dwellings and any associated open space areas, and to meet the criteria of the general planting specification set out in on the drawings.

3.3 The actual programme of installation will be dependent on the build programme of the developer and a more detailed programme of installation should be developed once construction of the housing areas has commenced.

3.4 Planting should be maintained by the installing landscape contractor under an agreed maintenance programme, for a minimum period of 12 months following installation, with any failed planting restocked at the end of the first year (or before).

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4.0 GENERAL MAINTENANCE ITEMS

4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor. For the purposes of this report the appointed landscape designer is referred to as 'LD'. appointed landscape contractor is referred to as 'The Contractor' and Mr & Mrs Besterman are referred to as 'The Client'.

All works carried out during the maintenance operations should be carried out to the relevant British Standard current to the form and period of work:

BS 4428:1989 - Code of practice for general landscape operations.

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

BS 7370-4:1993 - Grounds maintenance Recommendations for maintenance of soft landscape.

BS 3936-1:1992 - Nursery stock Specification for trees and shrubs.

BS 7370-1:1991 - Grounds maintenance Recommendations for establishing and managing grounds maintenance organizations and for design considerations related to maintenance.

BS 3998:2010 - Tree work. Recommendations.

4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed. At each visit the following operations shall be undertaken:

- (i) Ensure that all areas affected by maintenance operations are protected using boards or tarpaulins as necessary. Do not place excavated or imported materials directly onto grass/hard surfaces;
- (ii) Undertake weeding of planted areas;
- (iii) Undertake watering (as required) to ensure healthy growth / establishment of plant stock especially during the summer months (May to September) or during periods of prolonged drought where more frequent visits may be required;
- (iv) Sweep all hard surfaces to ensure they are kept free from debris and leaves;
- (v) Undertake all the necessary landscape maintenance outlined in the following sections.

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4.3 All soft landscape areas to be maintained to BS7370-4:1993.

4.4 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.

4.5 A record or log of all maintenance visits should be undertaken by the Contractor and these should be collated on a quarterly basis and submitted to the client for review.

4.6 The Contractor shall pre-agree with the LD any chemical application and ensure that is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The permitted use of any chemicals shall be noted on the record sheets as outlined above.

4.7 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules or recycle on site in designated composting bins as per the clients instruction.

4.8 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.

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4.9 The Contractor should notify the client and LD of any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.

4.10 The Contractor shall advise the client of all trees and other plants found to be dead, dying, or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be restocked by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

4.11 Chipping and shredding is not permitted on site without prior consent from the client.

4.12 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval to the client.

4.13 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the client for an alternative source of water e.g. use of a trailer mounted bowser.

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5.0 MAINTENANCE OF EXISTING TREES & HEDGES

Objectives

5.1 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. There are a small number of mature trees located within the Site, and any management should be minimal and aimed at maintaining health and promoting longevity.

Prescriptions

5.2 Monitor existing trees for any sign of defects or poor health quarterly and after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed.

5.3 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.

5.4 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions, and hoed into bare soil beneath canopy line; annually as required.

5.5 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the trees health. Prior to undertaking such works, advice should be sought from the LD.

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5.6 Tree work should be carried out in accordance with BS 3998 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.

5.7 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.

5.8 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association. Consultation with the local authority should be sought for any works to trees covered by a Tree Preservation Order.

5.9 Except where expressly shown on the drawings hereby approved as listed in Condition 2 of 'The Permission for Development' dated 10th April 2018, all existing hedgerows for the northern, western, eastern and southern field application site boundaries shall be retained, with a minimum maintenance height of 3 metres for landscape mitigation.

6.0 MAINTENANCE OF NEW TREE PLANTING

Objectives

6.1 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

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Prescriptions

6.2 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

6.3 Apply annually a single dose of evenly spread, ICL Enmag CRF 11-21-9+MgO slow release planting fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace any mulch layer.

6.4 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.

6.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.

6.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.

6.7 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.

6.8 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.

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6.9 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1.2m around the trunk. Ensure mulch layer is free from weeds by hand cultivation.

7.0 MAINTENANCE OF NEW HEDGE PLANTING

Objectives

7.1 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

Prescriptions

7.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.

7.3 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.

7.4 Allow new hedges to attain a planned height of 1.2m, by trimming lateral growth once annually in in September clear of bird nesting season (March –Aug). Once established, hedges should be maintained at their planned dimensions.

7.5 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, arisings should be removed from site in accordance with the schedules or recycle on site in designated composting bins as per the clients instruction.

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7.6 Apply an annual single dose of evenly spread, ICL Enmag CRF 11-21-9+MgO slow release planting fertilizer at a rate of 60g per m² , in March-April.

7.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Re-firm and re- peg mulch mats as required.

7.8 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.

7.9 Monitor and restock failed planting with new equivalent plants between October and March.

7.10 All plants should be maintained in a disease and pest free state.

8.0 MAINTENANCE OF NEW SHRUB PLANTING

Objectives

8.1 To ensure planting is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

8.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be

monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

8.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.

8.4 Dead head flowering shrubs during the flowering period to promote further flowering. Remove arisings from site or recycle on site in designated composting bins as per the clients instruction.

8.5 Keep all beds clear of weeds by cultivating. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site or recycled on site in designated composting bins as per the clients instruction.

8.6 Apply an annual single dose of evenly spread, ICL Enmag CRF 11-21-9+MgO slow release planting fertilizer at a rate of 60g per m² , in March-April.

8.7 All plants should be maintained in a disease and pest free state. Ensure plants are kept free from pests by spot checking in the growing seasons. Begin weekly checks in March / April. Cultivate and apply organic methods as solutions to control pests.

Pre-approve the application of proprietary pesticides with the client or LD in extreme cases of infestation.

8.8 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re- mulch in July to original depth, or when required.

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8.9 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.

8.10 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.

8.11 Monitor and restock failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state.

9.0 MAINTENANCE OF AMENITY GRASS, MEADOW/LONG GRASS

Objectives

9.1 Ensure communal short-mown grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.

9.2 Maintain longer grass areas to encourage diverse flora.

9.3 Maintain areas of bulb planting to ensure cyclical displays.

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Prescriptions

Amenity Grass Areas

9.4 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site or recycled on site in designated composting bins as per the clients instruction.

9.5 Remove all litter from grass areas prior to mowing. Do not use mowers/ strimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.

9.6 All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).

9.7 A selective herbicide can be used in order to suppress any emerging perennial weeds with pre-approval from the LD and client.

9.8 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.

9.9 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.

9.10 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.

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9.11 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.

9.12 Grass cutting will be avoided in areas planted with bulbs during late winter/early spring when bulbs are growing/flowering and for a period

6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.

Meadow Grass / Long Grass Areas

9.13 In the first year, long grass meadow areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow a diverse flora to develop. The first cut should occur when the grass reaches approximately 100mm, down 30mm, followed by subsequent cuts every 6 weeks down to 50mm throughout the first growing season. Arisings should be removed after the first and last cut of the year, otherwise recycled on site in designated composting bins as per the clients instruction.

9.14 Meadow areas should be monitored to assess the growth of any invasive species and hand removed as required.

9.15 Meadow areas from year 2 onwards will be maintained with a annualcut in September. All arisings should be allowed to lay in-situ for 24 hours before being removed from site in order to allow any wildlife to disperse.

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10.0 MAINTENANCE OF HERBACEOUS BORDERS AND CLIMBERS

Objectives

10.1 To ensure ornamental planting is suitably cared for and to enable its successful establishment, maintaining the growth and tapestry of plants as intended in the planting plans. Borders should be cyclical and multi-seasonal. Climbers should be strictly maintained to the tension wire cordon systems allocated for each species.

Prescriptions

10.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

10.3 Deadhead spent flowers during the flowering period to promote further flowering and to promote healthy growth and attractive form. Remove arisings from site or recycle on site in designated composting bins as per the clients instruction. Stake some species as required with metal d rings in black or galvanised finish only. Tie in climbers using soft ties and adhere to designated cordon systems.

10.4 Prune and cut-back perennial species and climbers at the appropriate time according to individual requirements. Plants should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.

10.5 Keep all beds clear of weeds by cultivating. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site or recycled on site in designated composting bins as per the clients instruction.

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10.6 All plants should be maintained in a disease and pest free state. Ensure plants are kept free from pests by spot checking in the growing seasons. Begin weekly checks in March / April. Cultivate and apply organic methods as solutions to control pests. Pre-approve the application of proprietary pesticides with the client or LD in extreme cases of infestation.

10.7 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re- mulch in July to original depth, or when required.

10.8 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.

10.9 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.

10.10 Monitor and restock failed plants with new exact species equivalent plants between October and March.

10.11 Maintain areas of bulb planting to ensure cyclical displays by top-up planting with exact species equivalents September – November.

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11.0 MAINTENANCE OF HARD SURFACES AND FURNISHINGS

Objectives

11.1 To ensure that hard surfaces are maintained in a safe, debris-free condition and furnishings such as pots, planters, sculptures and ornamental fixtures retain quality.

Prescriptions

Hard surfaces

11.2 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site or recycled on site in designated composting bins as per the clients instruction.

11.3 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, should be repaired as new as soon as feasibly possible.

Furnishings

11.4 As required, ensure that all furnishings are kept free of mildew, debris, bird droppings using warm water and white disposable cloths only.

11.5 Undertake bi-annual checks of any pots, planters, sculptures and ornamental fixtures to ensure they remain sound and safely installed. Any visible failures should be reported to the client.

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APPENDIX A : MAINTENANCE SCHEDULES

A schedule of work is provided in the following tables, giving a timetable for management actions for the first five years post implementation. Separate schedules will be provided at a later date for the seeding of meadows, herbaceous borders, climbers and site specific furnishings. A woodland management plan should be developed within the first year of planting. Before the end of this Management Plan period the management agency shall review these prescriptions, in consultation Hendy Curzon Gardens Limited will update the Management Plan for on-going management of the site. The updated plan shall be submitted to the client for review and approval.

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	General Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
a	Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
b	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
c	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height.	As req.	As req.	As req.	As req.	As req.
d	Re-instate any failed plant stock to agreed specification as agreed with client; incl for top dressing with slow release fertiliser @ 50g/m2	As req.	As req.	As req.	As req.	As req.
e	Ensure all hard surfaces are kept free from litter / leaves and sweep as required.	As req.	As req.	As req.	As req.	As req.
f	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
g	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.

	Existing Tree Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
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a	Monitor mature trees for signs of defects / poor health. Take remedial action only if required on the grounds of health and safety / condition.	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits
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	New Tree Planting Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
a	Inspect tree stakes / ties / guards and replace/remove as required.	Monthly	Monthly	Monthly	Monthly	Monthly
b	During excessive hot weather spray crowns	As req.	As req.	As req.	As req.	As req.
c	Supply & apply slow release fertiliser to base of each tree; 50g per tree.	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually
d	Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req.	As req.	As req.
e	Undertake formative pruning of young trees to encourage good growth and shape.	Oct-Nov Annually as req.	-	Oct-Nov Annually as req.	-	Oct-Nov Annually as req.
f	Remove any dead plant material at the end of the growing season.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.
g	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth.	Sept Annually	Sept Annually	Sept Annually	Sept Annually	Sept Annually

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	New Hedge Planting Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from hedge trenches.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Re-cultivate around base of transplants by light hoe to relieve soil compaction.	Apr-Oct 4 times	Apr-Oct 4 times	Apr-Oct 4 times	-	-
c	Supply & apply slow release fertiliser to planting areas; 60g/m ² .	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually	-	-
d	Undertake pruning of hedges, to encourage growth and promote good form.	Sept Annually as req. Side growth only.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.
e	Remove any dead plant material at the end of the growing season.	Sept-Oct Annually as req.	Sept-Oct Annually as req.	Sept-Oct Annually as req.	Sept-Oct Annually as req.	Sept-Oct Annually as req.
f	Top up mulch layer to all planting beds; depth 75mm	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.	Sept Annually as req.

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	Ornamental Shrub Planting Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from planting beds.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Dead head flowering shrubs following flowering period	July-Sept As req.	July-Sept As req.	July-Sept As req.	July-Sept As req.	July-Sept As req.
c	Re-cultivate around base of shrubs by light hoe to relieve soil compaction.	Apr-Oct 4 times.	Apr-Oct 4 times.	Apr-Oct 4 times.	Apr-Oct 4 times.	Apr-Oct 4 times.
d	Supply & apply slow release fertiliser to planting areas; 60g/m ² .	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually	Mar-Apr Annually
e	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Sept-Jan Annually as req.	Sept-Jan Annually as req.	Sept-Jan Annually as req.	Sept-Jan Annually as req.	Sept-Jan Annually as req.
f	Remove any dead plant material at the end of the growing season.	Sept-Oct Annually as req.	Sept-Oct Annually as req.	Sept-Oct Annually as req.	Sept-Oct Annually as req.	Sept-Oct Annually as req.
g	Top up mulch layer to all planting beds; depth 75mm	September Annually	September Annually	September Annually	September Annually	September Annually
h	Edge up planting beds to maintain soil level below adjacent hard surfaces.	Jan-Dec 4 times.	Jan-Dec 4 times.	Jan-Dec 4 times.	Jan-Dec 4 times.	Jan-Dec 4 times.

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	Grass & Wild Flower Meadows Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
a	Maintain amenity grass at height of 25mm and trim / re-form edges.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
b	Maintain amenity grass at height of 30mm and trim / re-form edges.	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
c	Remove fallen leaves from grassed areas as required.	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
d	Carry out bi-annual spiking to all amenity grassed areas; to a depth of 75mm.	Mar-Apr & Sept-Oct 2 visits	Mar-Apr & Sept-Oct 2 visits	Mar-Apr & Sept-Oct 2 visits	Mar-Apr & Sept-Oct 2 visits	Mar-Apr & Sept-Oct 2 visits
e	Carry out autumn scarification of all amenity grassed areas, depth 15mm.	Oct-Nov 1 visit	Oct-Nov 1 visit	Oct-Nov 1 visit	Oct-Nov 1 visit	Oct-Nov 1 visit
f	Apply slow release lawn fertiliser Spring: 15:10:10 fertilizer @ 35g/m ² Autumn: 5:10:10 fertilizer @ 50g/m ²	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits
g	Over-seed patchy areas as required.	Sept-Oct Annually	Sept-Oct Annually	Sept-Oct Annually	Sept-Oct Annually	Sept-Oct Annually

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h	Cut Wild Flower meadows to 50mm height. Remove all arisings from site 24 hours after cut. (Never fertilise this type of meadow.)	Sept	Sept	Sept	Sept	Sept
i	Hand remove invasive species in meadow areas where required.	May-Sept 2 visits	May-Sept 2 visits	May-Sept 2 visits	May-Sept 2 visits	May-Sept 2 visits
j	Mow bulb areas in short grassland.	Sept-Oct Annually	Sept-Oct Annually	Sept-Oct Annually	Sept-Oct Annually	Sept-Oct Annually

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	Hard Surfaces & Fencing Maintenance Schedule	Year 1	Year 2	Year 3	Year 4	Year 5
a	Ensure all hard surfaces are kept free from leaves and debris, sweep and leaf blow as required.	Weekly As req.	Weekly As req.	Weekly As req.	Weekly As req.	Weekly As req.
b	Inspect hard surfaces for patch / worn areas, repair as necessary	Monthly	Monthly	Monthly	Monthly	Monthly
c	Ensure all gravel surfaces are kept free from leaves and debris, leaf blow as required.	Weekly As req.	Weekly As req.	Weekly As req.	Weekly As req.	Weekly As req.
d	Inspect fencing, repair as necessary	Monthly	Monthly	Monthly	Monthly	Monthly
e	Power washing of all paved surfaces	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits	Mar-Apr & Oct-Nov 2 visits
f	Treat any worn or damaged timber surfaces	As req.	As req.	As req.	As req.	As req.
g	Re-paint any worn or damaged painted surfaces.	As req.	As req.	As req.	As req.	As req.

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APPENDIX B : LANDSCAPE & GARDEN DESIGN STATEMENT OF INTENT

The proposed Landscape & Garden design submission for Muddle Barn Farm has been formulated with the primary objective to achieve integration with the surrounding landscape and to facilitate ecological protection, development and complexity within the site. By applying a high ratio of greenscaping throughout each element, we intend for the buildings and any hardscaping to look like they belong to the landscape and historically feel like they have naturally evolved there.

The underlying principle to the design is to successfully combine ordered layouts with axis and avenues framing vantage points, and opening out into divided areas. We would apply a high ratio of softscaping over hardscaping, resulting in a multi-functioning series of interconnected exterior spaces that sympathetically integrate and enhance the rural environment they are set in.

As Georgian landscape architecture successfully merged park and garden in to one we have adopted the same approach. Key to this would be a multi-seasonal design perspective. The merits of each season are championed so Muddle Barn Farm has all year round interest.

Our intention to create a resilient and improved landscape for wildlife ensures that the design has set out bat box introduction to the existing veteran trees closest to the house. The design for the wider landscape considers and adopts a long-term approach to provide wildlife enhancement features as a whole.

The proposed surrounding landscape has been designed to create fast establishing biodiversity. This is inclusive of species rich grasslands with variance in grass heights. Prairie meadows with native wildflowers provide nectar rich and multi-coloured insect attractant and cyclical schemes. Much selected species of native flora in the meadows and woodlands would be self-seeding.

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The areas proposed in the design would provide natural links in the bat's and other wildlife's ecological network. The proposed woodland would produce areas rich in vegetation for foraging. The location of this creates an undisturbed flight path so bats can remain loyal between their roost and foraging sites. The commute will be given variance in the wider landscape with the introduction of a wildlife pond. The continuous corridors of the routes will improve with habitat maturity and will remain undisturbed. The proposed wildlife pond is scaled to have shallow margins, with a wide drawdown zone and a deeper water area. This will be densely planted.

Fundamental improvements to site will be the creation of undulations, banks and mounds with recycled on site soil. Notably the ménage will be restored to more natural woodland landscape with the recycled soil and native trees set in to the banks.

The prevailing style of the design for the site is a natural landscape that conforms to an informal flowing pattern of rivers of plants, shrubs and trees. This acts to harness the wildness of the schemes with the house acting as the anchor point. This rhythmic style of landscaping applies a perennial discipline of prairie planting between the transitional areas of the wider landscape and the domestic curtilage. This flow then evokes a quiet aesthetic with the house in classical prairie style, at one with its surroundings.

The style of planting developed for the house gardens and courtyards treatments has been considered to seamlessly blend these slightly more formal areas with their surrounding rural countryside. The main borders to the house have been designed to have a unified look. They share a style of planting and limited palette that gives the exterior of the house continuity.

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The schemes are ordered by height, spread and seasonal interest and then naturalised by a tapestry method of planting. The types of plants are generally drought tolerant and low level maintenance in order to future-proof the scheme. Perennial portions will favour floral options that echo the wildflowers in the field meadows so reflecting the broader landscape character.

The gardens will also contain pale flowering and night flowering perennials and shrubs so to attract night flying insects at dusk and low light conditions. The woodland introduction will provide more variance in nectar supply and time of flowering throughout the year.

Climbers will be introduced to soften hard structures, including shade areas within the domestic curtilage thus creating habitat walls. Any espaliering is done on a tensioned wire system that is 'incidental' enough to not become a feature, but solid and distinguished enough to be a nice detail. These serve to naturalise and soften the house and surrounding structures.

Aesthetically, the proportion of native trees the plan proposes to introduce to the site further aids the settlement of the house in the landscape. Trees are commonly to be planted in clusters and copses.

Long-term, a mosaic of trees in the woodlands and wider landscape will be restored. A Woodland management plan will be developed to maintain sunny glades and retention of fallen deadwood. Some stacked, and some will be left untouched to ensure good undisturbed biodiversity.

Boundary treatments and all landscape areas will consider and maintain hedgehog passes. Low density cattle will be introduced to graze the rough grassland areas with litter layers for voles. Long-term we would like to introduce owl nesting boxes in the wider tree perimeters once tree copses have established sufficiently.

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