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LAND AT LONGFORD PARK, BANBURY, OXFORDSHIRE

Landscape and Ecology Management Plan (LEMP)

Planning Condition 17
Application Ref: 13/00822/REM

PHASE 1



SEPTEMBER 2013
5205.LEMP.001.DV

CONTENTS

1	INTRODUCTION	1
2	DEFINITION OF TERMS	2
3	LONG-TERM DESIGN OBJECTIVES	3
4	GENERAL MAINTENANCE CLAUSES	4
5	LANDSCAPE MAINTENANCE SCHEDULE	8

PLANS

PLANTING PLAN OVERVIEW WITH SCHEDULE – 5205/ASP1.0

ECOLOGICAL ENHANCEMENTS PLAN - 3266/EE1

1. INTRODUCTION

1.1. The following guidance has been produced for the ongoing management of Phase 1 of the residential development at Longford Park Banbury. This information is required as part of the planning permission reference 13/00822/REM. Condition 17 relates to the requirement for a landscape and ecology management plan to be submitted and approved prior to the commencement of development.

1.2. The information detailed in the Condition is as follows:

Condition 17

Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) to include proposed planting schedule and biodiversity enhancements with reference to Section 5.9 of the report Ecological Assessment Phase 1 submitted with the application prepared by Aspect Ecology and dated May 2013 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

1.3. A plan has been produced to indicate the location for the bat and bird boxes as recommended in the Phase 1 Ecology Assessment and these are shown on plan 3266.EE1 Ecological Enhancements.

1.4. The proposed planting schedule is shown on the landscape planting plans, of which the overview is appended to this document.

2. GENERAL MAINTENANCE

- 2.1. The programme of maintenance operations shall be as outlined in the schedule.
- 2.2. Upon practical completion of each landscape area, the Landscape Contractor will hand over to the Estate Management Agency who will be responsible for the maintenance of all landscaped areas during the Aftercare period. The Aftercare period shall be for 12 months, covering the defects liability period for which the Landscape Contractor is liable for any failures and necessary replanting.
- 2.3. The Estate Management Agency shall eradicate weed growth of planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosphate or other approved product.
- 2.4. All relevant Acts of Parliament and the Manufacturer's instructions must be followed and containers and other contaminated equipment must be cleared from the site after each day's work.
- 2.5. The Estate Management Agency shall:
 - a) Refirm the ground around all plants
 - b) Spread topsoil, obtained from the surrounding ground, as necessary to protect the plants. Plants shall be refirmed and straightened to an upright position.
 - c) Refix displaced, ease where necessary, or replace where damaged, tree ties and tree and shrub shelters.
 - d) Any surplus discarded materials from the above shall be removed off site.
- 2.6. At the end of each growing season the Estate Management Agency shall remove from the planting pits, cultivated beds and/or trenches all plants which have died or are failing to thrive or are likely to die or fail

to thrive. The Estate Management Agency shall remove such plants off site. Replacement plant material shall be of the same size and species as specified in the Contract. Replacement planting shall be carried out by Landscape Contractor in the planting season, following the discovery of the defect.

- 2.7. Following completion of any replacement planting stock by the Landscape Contractor, and after the 12 month liability period, the Estate Management Agency will become liable for any future replacement planting.
- 2.8. The areas of meadow grassland will require careful management to maintain their ecological value. The Estate Management Agency shall be responsible for following the cutting regime noted in the maintenance schedules, which varies the number of cuts in different parts of the grassland and/or the varying the height of cutting across the area. An annual cut is the minimum, which should leave random areas unmown and allowed to develop to a tall sward height to provide foraging and places of shelter for wildlife and ecology purposes. The application of fertiliser or herbicide on these areas should be avoided, and all cuttings within the area left in-situ up to 7 days. Elsewhere the cuttings shall be removed directly following a cut.
- 2.9. Fertiliser shall be applied to the surface of each planting pit, cultivated or hedge trench. The type of fertiliser and rate of application shall be agreed by the Estate Management Agency.
- 2.10. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.
- 2.11. Watering shall be carried out to field capacity during periods of drought during the aftercare period.
- 2.12. As set out within section 5.9 of Aspect Ecology's report entitled Ecological Assessment: Phase 1, dated May 2013, a number of bat boxes will be installed on retained trees of appropriate size. A total of 3 No. Schwegler 2FN, and 3 No. Schwegler 1FF bat boxes will be erected as high as possible, facing either a southerly, south-easterly, or south-westerly direction so that they gain exposure to the sun for at least part

of the day. The exact locations of these bat boxes will be determined by the supervising ecologist, however indicative locations are included on the attached ecological enhancements plan (Plan 3266/EE1).

- 2.13. As set out within the Ecological Assessment, a number of bird boxes will also be installed on retained trees of appropriate size. A total of 2 No. Schwegler 1B, 2 No. Schwegler 2M and 2 No. Schwegler Bird House bird boxes will be erected as high as possible, and sited in sheltered wind-free areas, facing a northerly direction. The exact locations of these bird boxes will be determined by the supervising ecologist, however indicative locations are included on the attached ecological enhancements plan (Plan 3266/EE1).
- 2.14. So as to maximise the benefits of the above enhancements for bats and birds, care will be taken in the placement of external lighting to ensure that no lights are placed near the entrance/exit points of new potential roost / nest sites, and that low spill lighting is employed wherever possible. Lighting situated adjacent to the site boundaries will also be kept to a minimum so as not to disrupt the potential function of hedgerows as a wildlife refuge/corridor for bats and other fauna.

3. LANDSCAPE MAINTENANCE SCHEDULE

General Works

- 3.1. Visits by the Developer's approved Estate Management Agency will be made to site twice monthly during the growing season (March-October) and monthly for the remainder of the year.
- 3.2. At each visit or following the specific schedule detailed the following activities should be carried out as required to keep the site looking well maintained (where appropriate) and promote plant growth:

A. Amenity Grassland

1. All litter and other debris collected and removed off-site prior to mowing.
2. Mow fortnightly from April to October (inclusive) or to maintain required height whichever is more frequent.
3. While grass is establishing, it shall be allowed to grow to a height of 50mm – 75mm before the first cut.
4. Generally, grass to be maintained at a height of 25mm-50mm and arisings removed off-site.
5. Edges, banks and grass around obstructions to be strimmed to avoid damage.

B. Meadow grassland

1. All litter and other debris collected and removed off-site prior to mowing.
2. Cut following flowering of wildflowers and when seeds have ripened and fallen, usually mid August. Further cuts in October and March, and others where necessary, to maintain a height of 50mm to 100mm during the period August to March. Allow to grow freely from March to August.
3. Arisings left in-situ for a period of up to 7 days, to allow seeds to disperse. The arisings subsequently removed off-site.
4. Do not apply fertilisers.
5. No requirement for leaf removal except during regular mowing operations.

6. Removal of unwanted woody self-seeding shrubs and trees to be carried out by hand. Translocated herbicides should not be used in these areas.

C. New Trees

1. All new trees to be checked at each visit. Any operations shall be carried out in accordance with best practice and BS 3998 'Recommendations for Tree Work'.
2. Firm up new trees as necessary until fully established, especially following periods of strong winds. Backfill any collars at the base of the tree caused by rocking.
3. Check stakes and ties and adjusted as necessary to prevent chaffing.
4. Maintain a minimum 1m diameter weed-free area around each tree for the first three growing seasons by either chemical or manual means.
5. Pruning to be carried out to promote the development of good specimens, remove dead, dying or diseased wood, and maintain a well balanced head with a single leader.
6. After 5 years, maintain a clear stem height of 1.8m above ground level. Prune away from street signs, sightlines for vehicles and light fittings, and avoid overhang onto footpaths up to 1.8m above ground level.
7. Any rabbit guards or other protection to be checked and adjusted as necessary. Remove after two growing seasons.
8. Any losses or damage to trees to be noted and brought to the attention of the Managing Agent for replacement, within the first five years from scheme completion.
9. All tree pruning works are to be undertaken outside of the bird-nesting season (i.e. not between 1st March and 31st August inclusive), where possible. Should this not be possible, a nesting bird check survey should first be carried out by a suitably qualified ecologist. Any active nests identified should be cordoned off and protected until the end of the nesting season or until the nests are no longer active.

D. Existing Hedgerows and Hedgerow Trees

1. All litter caught within the hedge or around it shall be collected and removed off-site.

2. Prune hedge each year between October and February to remove half of new extension growth following original flail cut. After 4 years, prune every other year between October and February.
3. Check and remove dead, dying, damaged or diseased wood where necessary, and any epicormic shoots or potentially weak forks that could fail in adverse weather conditions. Fungal growths should be reported to inform subsequent visits.
10. All tree works are to be carried out by a competent operative in accordance with the 'Recommendations for Tree Work BS 3998: 1989'.
11. All pruning works are to be undertaken outside of the bird-nesting season (i.e. not between 1st March and 31st August inclusive), where possible. Should this not be possible, a nesting bird check survey should first be carried out by a suitably qualified ecologist. Any active nests identified should be cordoned off and protected until the end of the nesting season or until the nests are no longer active.

E. Shrub Planting Areas

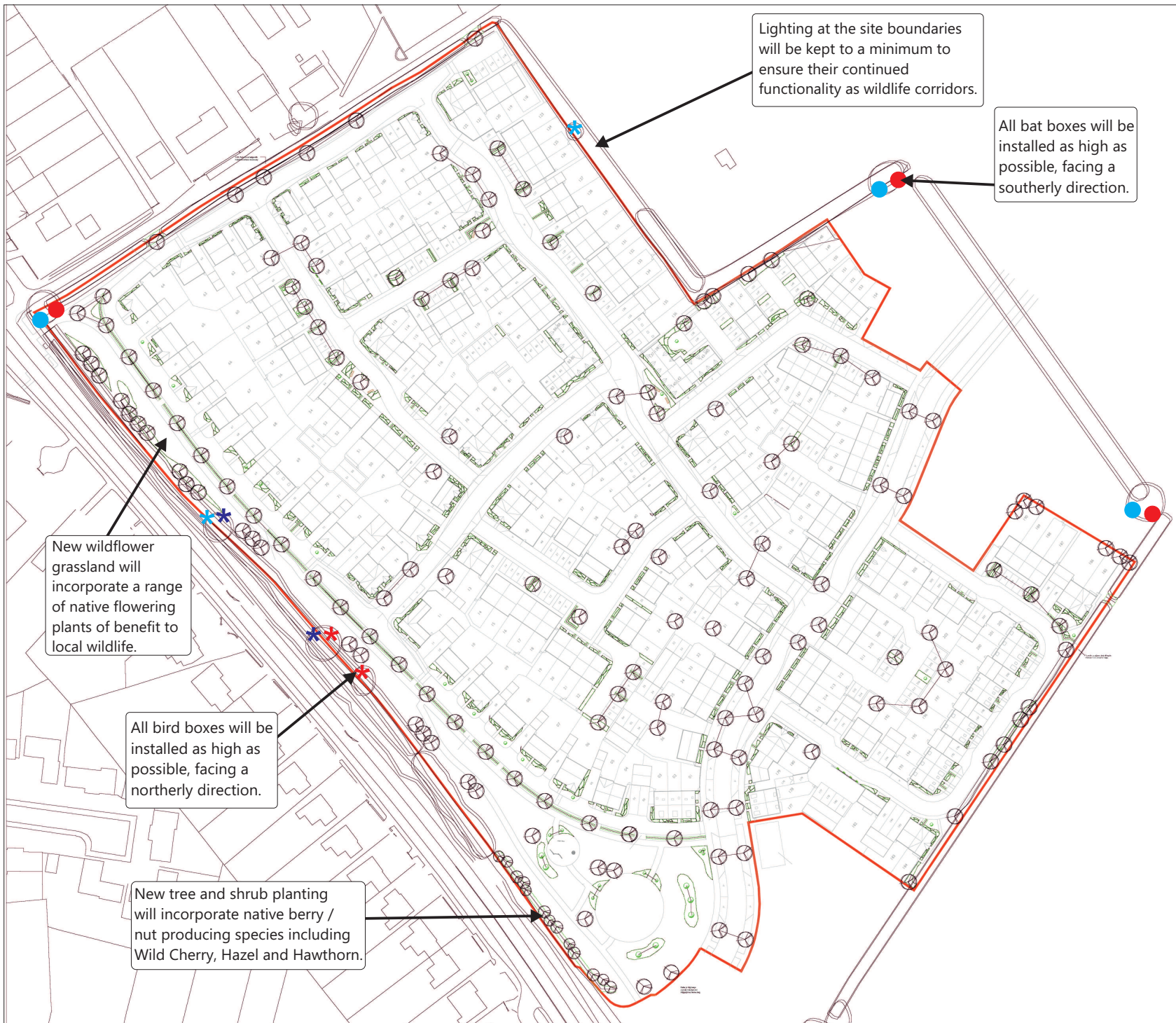
1. All litter shall be collected and removed off-site.
2. All planting to be kept weed free by either chemical or manual means. Where chemical methods are deemed necessary, a non-toxic organic herbicide should be utilised.
3. Make good all topsoil levels around plants where necessary, and reinstate mulch to a depth of 75mm where disturbed.
4. Pruning of shrubs should benefit the amenity value of the shrub and encourage strong growth. Remove dead, dying or diseased wood.
5. All shrub areas to be cut back from kerb edges, walls, fences and sight lines.
6. All pests and diseases are to be controlled by chemical or manual means.
7. In the first five years from scheme completion, any plant losses are to be noted and brought to the attention of the Managing Agent for replacement. Planting shall be to the original specification, and reinserted in the next available planting season.

F. Watering

During the establishment period watering visits to be carried out 1-3 times a week between March and October and once a week outside

this period. Beyond this period, the Estate Management Agency shall, when considered necessary, water trees, shrubs and other planted areas during routine maintenance visits until the entire tree pit or planted area is watered to field capacity.

PLANS



- KEY:
-   Schwegler 1B Bird Box
 -   Schwegler 2M Bird Box
 -   Schwegler Bird House
 -   Schwegler 2FN Bat Box
 -   Schwegler 1FF Bat Box

LONGFORD PARK, BANBURY	PROJECT
ECOLOGICAL ENHANCEMENTS	TITLE
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OCTOBER 2013	REV. DATE



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