



## **Landscape Ecological Management Plan**

**Upper Heyford  
Condition 13  
10/01642/OUT**



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Report Title: Landscape Ecological Management Plan  
Upper Heyford, Condition 13 10/01642/OUT

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The information which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice.

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## Introduction

1. This Landscape and Ecological Management Plan is produced to discharge condition 13 of Planning Permission 10/01642/OUT.
2. It sets out the management activities to be adopted for the private and Public Open Space area at the residential development site at Parcel B6 adjacent to Camp Road and, Gordon Road, Upper Heyford, for a period of 5 years from handover.
3. This site does not hold much opportunity for significant ecological management due to its small size and lack of semi-natural spaces, hence this report focuses mostly on standard landscape establishment.

### Site Location

4. The site is located at the Bovis Homes development at Gordon Road, Upper Heyford as shown on drawing number UPP2-02-201C which can be found in Appendix 1.

### Documents Referred to

- HEYB6.B2B-03-100 revC Sheet 1 of 2 Landscape proposals
- HEYB6.B2B-03-100 revC Sheet 2 of 2 Landscape proposals
- HEYB6.B2B-03-101 revC plant schedule

### Timing

5. The LEMP will become operational on completion of the Defects Liability Period and standard 12 months' maintenance undertaken as part of the construction contract. The operations described cover an initial 5-year period. Longer term management will need to be reviewed at the end of this period to ensure that the objectives are being met.

### The Site

6. The site is a small parcel of new housing with no dedicated ecological areas.

### Purpose of Document

7. The purpose of this LEMP is:
  - To set out the long term aims and objectives for the site so that all stakeholders can understand how the landscape elements should be incorporated and successfully established.

- Ensure that management activities are times to avoid key periods in faunal lifecycles which could lead to biodiversity loss.

## **Management aims and objectives**

8. The operations detailed within this LEMP are intended to instruct the appointed Contractor to carry out the specified maintenance operations to achieve a healthy, landscape structure within the development's private and communal areas, with a focus towards visual amenity and maximising biodiversity potential.
9. The objectives of the LEMP will be to ensure the planting is maintained to high standards of visual amenity during establishment, whilst enhancing the intrinsic wildlife value of the Site, keeping all routes clear of vegetation and accessible to all.
10. The site shall be managed to maximise potential for invertebrates to thrive on site and avoid damage to bird nesting sites.
11. The site shall be managed to provide a visually attractive landscape which provides a pleasant setting with functional green space for the residential areas.
12. After a 12 month defects period during which the Contractor will be liable for major failures of shrub planting as directed by the Landscape Architects, the householder will resume responsibility for the future maintenance of the planting within their own garden area. The planting within the Public Open Space, communal areas and western green space will be managed by the Landscape Contractor until the end of the Defects Period and then handed to the Management Company for on-going maintenance.

## **Chemical Control**

13. When chemical compounds/herbicides are to be used, the Contractor shall ensure that all operatives have read and follow carefully the instructions on the manufacturer's label.
14. The Contractor shall also consult the 'Recommendation for Safe Use of Chemical Compounds Used in Agriculture and Food Storage' published by DEFRA, Fisheries and Food: Safety Pesticides and Infestation Control Division, London SW1, and implement recommendations as necessary. The Contractor shall notify the Landscape Architect when he intends to use chemical compounds/herbicides, allowing not less than seven (7) working days prior to commencement of the Works on site.

15. The Contractor shall submit the name of the chemical compound/herbicide, its supplier, a breakdown of its constituents, the mode and recommended rate of application and any species susceptibility for the Landscape Architect's consideration. Approval by the Landscape Architect for the use of a particular chemical compound/herbicide shall, in no way, relieve the Contractor of his contractual obligations.
16. All chemical compounds/herbicides used shall be kept safe at all times on site. Empty containers must be removed from site and disposed of safely.

## **Management Operations**

17. The following operations relate to the maintenance requirements for the various landscape elements on the site. These operations shall be undertaken by the body / group or organisation which is appointed to manage the site. The site shall be visited at the appropriate times of year and for a sufficient number of times to ensure that the operations set out below are carried out with the desired outcome stated.
18. NOTE: All pruning and hedge trimming shall take place outside the nesting season, to prevent the disturbance of nesting birds.

## **Standard Trees**

19. All standard trees within the development shall be maintained by the Landscape Contractor throughout the twelve (12) months' Defects Liability Period and then the maintenance shall pass to the Management Company or Local Authority for on-going maintenance.
20. After the 12 month defects period the householder will resume responsibility for the future maintenance of the planting within their own garden area.

### **Year 1**

21. The Contractor shall maintain an area of 1000 mm in diameter weed-free around each planted tree. Strimmers shall not be used for weed control around trees planted into grass within 500mm of their trunks. All weed control within 500mm of tree trunks shall be carried out by hand or by chemical means or with the protection of a strimmer guard.
22. Where approved chemical compounds/herbicides are used, the Contractor shall remove and dispose of, off-site, dead surface matter following application and dieback of weed growth within fourteen (14) days, or as directed by the Landscape Architect.

23. The trees shall be maintained at all times and the Contractor shall check all stakes and ties regularly. Adjustment to conform to stem growth and to prevent chaffing. Renewal of stakes or ties shall be allowed for in the Contractor's rates (excluding vandalism).
24. The Contractor will inspect and ensure that trees remain firm and well secured after frost heave, strong winds and other ground disturbance. 'Collars' at the base of the trunks created by tree movement shall be broken up by forking and backfilling with topsoil as necessary and refirmed.
25. The Contractor shall apply a slow release fertiliser to the base of each standard tree, in March/April of each year. Fertiliser shall be applied at the following rates:
  - a) Advanced Nursery stock, Extra Heavy Standards, Heavy Standards, Selected Standards & Standards ..... 200 gms/Tree
  - b) Light Standards & Feathered Trees ..... 100 gms/Tree
  - c) Specimen Plants, Transplants & Shrubs (in pits) ..... 50 gms/Plant
  - d) Plants in Shrub Beds & Hedge lines ..... 25 gms/Plant
26. All pruning of trees shall be carried out between November and March inclusive. The following operations shall be carried out:
  - a) All diseased tissue and any dieback shall be pruned to the nearest bud with clean wood.
  - b) The removal of unsightly 'water shoots' and epicormic growth from standard, selected standard, heavy standard and extra heavy standard trees.
  - c) Formative pruning to remove branches that cross, are damaged or have malformed shoots, to maintain a balanced tree crown.
27. Broken and vandalised branches shall be cut back to the next joint, removing splinter wood. If the tree, in the opinion of the Landscape Architect is beyond pruning, it shall be removed by the Contractor, and the ground made good.
28. Trees positioned in shrub beds shall have their tree pits maintained as for shrub beds.
29. For trees positioned in amenity lawns where tree pits have been re-turfed or seeded, aftercare work shall be as specified in the grass maintenance/mowing clause.

## **Year 2**

30. Repeat procedures for year 1.

## **Year 3**

31. Repeat procedures for year 1.
32. In addition, tree stakes and guards shall be inspected at the end of Year 3 and where trees have established sufficiently they shall be removed. Where trees are still considered to require support, stakes shall be left in place and re-inspected at the end of Year 4. Ideally all stakes shall be removed by the end of Year 5 so that the trees develop sufficiently robust stems and do not rely on support.

## **Year 4 and 5**

33. Repeat procedures for year 1.
34. Tree stakes and guards shall be inspected and where trees have established sufficiently they shall be removed. Where trees are still considered to require support, stakes shall be left in place and re-inspected at the end of Year 5. Ideally all stakes shall be removed by the end of Year 5 so that the trees develop sufficiently robust stems and do not rely on support.

## **Ornamental Shrub Planting**

### **Maintenance Objective**

35. To maintain shrub growth to attain maximum coverage of the shrub borders whilst allowing individual species to reach their natural size and form, and allow full blooming of flowers and setting of fruits. Borders should not be maintained with hedge trimmers. Shrubs shall be maintained to keep pathways clear of obstruction and to prevent them from blocking light to windows.

### **Maintenance of Shrub Beds**

#### **Year 1**

36. Shrub beds, including staked trees and specimen plants, shall be kept free from weed or grass. Forking or hoeing shall be carried out to remove noxious annual and perennial weed roots entirely from the shrub bed before the formation of seed heads. Removal of weed foliage only shall not be permitted.



37. All weed material resulting from the operation described above shall be collected from the shrub beds and removed from site by the Contractor.
38. Where herbaceous material or bulbs are incorporated into shrub beds the use of chemical compounds/herbicides shall not be permitted and the Contractor shall allow in his rates for hand cultivations only.
39. Following frosty weather and strong winds, the Contractor shall inspect shrub beds and firm any plant that has been loosened.
40. The Contractor shall apply a slow release fertiliser (e.g. Enmag or similar approved) over each shrub bed at a rate of 25 gms/shrub once a year in Spring (March/April).
41. Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches, to maintain a bushy habit and/or as detailed below:
  - Hard prune in March-April (where species flower on current year's wood): landscape contractor to make nesting bird checks first.
  - Prune back flowering wood after flowering (where species flower on last year's wood). All arisings shall be taken off-site.
42. The Contractor shall replace all failures at the end of the year.
43. Top up mulch to 50mm depth as required.

#### **Years 2, 3 and 4**

44. Carry out operations as year 1

#### **Year 5**

45. The ornamental planting areas within the development as a whole shall be assessed and any over-mature planting shall be replaced as agreed with the Landscape Architect and client in order to maintain attractive, ornamental borders.
46. Carry out operations as year 1 excluding fertiliser application.

## **Amenity Grass and Lawns**

### **Maintenance Objective**

47. To provide a relative even grassed surface, relatively uniform in height and colour with up to 10% dicotyledonous plant species. This allows a higher level of dicotyledons than standard amenity grass recognising that dicotyledons can benefit wildlife.

### **Maintenance Operations**

48. Grassed areas shall be mown using a cylinder mower to maintain the vegetation within 20 and 50mm during April to September inclusive. Litter shall be collected prior to each cut. The disposal of grass cuttings by the chosen machine shall not result in cut grass being left in rows; rather the mowers shall reduce the cuttings to fine particles to be spread around to decompose rapidly.
49. Works around newly planted trees shall be carried out by hand-tool rather than mechanically.
50. The Contractor should note that his price for mowing includes for cutting the grass, trimming grass edges, trimming around the base of trees, manholes, street lights, signposts, up to the edges of paving, fencing and other boundaries etc. to keep the total area in a neat and tidy condition at all times.
51. In drought conditions mowing operations shall continue only so long as grass growth continues to reach maximum allowable height. In very wet conditions all operations shall cease until conditions allow operations to continue without either damaging the surface levels and contours of the grassed areas or leaving divots from mowing machines. Alterations required to the Aftercare Programme due to special weather conditions shall be agreed with the Landscape Architect in writing.

## **Monitoring**

52. Integrated bat boxes on site will be subject to monitoring by an Ecologist who will check from ground level whether they are still suitable for occupancy by bats. Checks will be made in year 3 and 5 to ensure they have not been:
  - Blocked e.g. by nesting bird material
  - Are too close to secondary fitted lighting
53. The ecologist will speak with the home owner to work with them in making good the potential usability of the bat box where issues have identified.

# Appendix 1

## Site the LEMP Applies to

HOUSE TYPE SCHEDULE B1	
ANNUATE DWELLINGS	
PH2H4 - 2 BED COTTAGE	- 1
PH2H4 - 3 BED COTTAGE	- 1
CO2H4L4 - 3 BED 1 HOUSE	- 2
CO2H4L4 - 3 BED 1 HOUSE	- 1
CO2H4L4 - 3 BED 1 HOUSE	- 5
PH2H4 - 4 BED 1 HOUSE	- 3
CO2H4 - 4 BED 1 HOUSE	- 3
PH2H4 - 4 BED DETACHED	- 2
PH2H4 - 4 BED DETACHED	- 1
PH2H4 - 4 BED DETACHED	- 1
CO2H4 - 4 BED DETACHED	- 1
PH2H4 - 4 BED DETACHED	- 2
NUMBER OF DWELLINGS - 24	
AFFORDABLE DWELLINGS	
PH2H4 - 2 BED COTTAGE	- 9
PH2H4 - 3 BED COTTAGE	- 2
CO2H4L4 - 3 BED COTTAGE	- 2
CO2H4L4 - 3 BED COTTAGE	- 1
PH2H4 - 3 BED DUPLEX	- 8
NUMBER OF DWELLINGS - 22	
TOTAL NUMBER OF DWELLINGS - 46	

-  Locally Sourced Stone Chippings
-  Block Paving
-  2 Storey Dwelling
-  2.5 Storey Dwelling
-  3 Storey Dwelling
-  Proposed Trees
-  Existing Trees
-  Social Housing

