

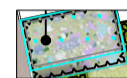


SuDS Detention basin sown with species rich damp grassland seed mix

Autumn sown: Year One: First cut early July, then monthly during August, September and October. Cutting height 70-100mm. Thereafter: Cut from mid-July to early September. This can be done as one cut but preferably, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed. If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100mm as required throughout the winter months until March and collect the clippings.

Spring sown: Year One: First cut mid-September - 1st October and collect the arisings, then monthly during August, September and October. Cutting height 70-100mm.

Thereafter: Cut from mid-July to early September. This can be done as one cut but preferably, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed. If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100mm as required throughout the winter months until March and collect the clippings.



Raingardens planted with SuDS appropriate species

Regular maintenance and monitoring inspections of rain gardens should be undertaken to maintain SuDS performance and balance. Management and maintenance commitments would be more intense during the initial establishment period, 1-2 years after planting. This would involve:

- Regular inspections: Assessing plants for disease infection, poor growth, invasive species and replace as necessary to maintain density.
- Regular litter removal and surface debris
- Weeding February - May; July; and September.
- Watering (as necessary)
- Regular Weed control
- Pest and disease control, March - September
- Pruning
- Remove sediments build up, May, September, October and November.
- Checking and cleaning of inlets and outlets
- Mulching (not bark mulch)

SuDS features, from a planting perspective, will need to be inspected and monitored to ensure that they function correctly and that the systems do not fail. This would include:

Weed and invasive plant control: In some places, weeding must be done by hand to prevent the destruction of surrounding vegetation. Hand weeding should generally only be required during the first year, during plant establishment. Where use of herbicide is permitted, this should be limited to the establishment period.

Shrub/herbaceous management (pruning/deadheading): Shrubs may be densely planted and may mature very rapidly over the first year. They are likely to require weeding at the base, especially during the first year or two, to ensure that they get enough water, and mulching to retain water in the soils where possible. Bark mulch around shrubs should not be used, as it coats and clogs outlets. Pruning shrubs can result in a denser structure and better lateral growth, which may be desirable in SuDS.

Vegetation replacement. Where the maintenance of a system is carried out by those responsible for the wider landscaped area, the inspections can generally be undertaken during routine site visits (eg for grass cutting, leaf collection and/or litter collection), although there may need to be dedicated visits during some winter months.



Wildflower/annual meadow grassland

Sowing: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Aftercare: During the first year remove any weeds which grow before they run to seed, either by topping, mowing or by hand for smaller areas. Weed growth is common due to the action of disturbing the ground (rather than being caused by contaminated seed mixtures).

The area can be cut once the flowers have died back in the Autumn. We recommend leaving the area undisturbed for as long as possible, ideally until February/ March (before the first spring growth) to shed as much seed back into the soil. The dead flowers and stems also provide a diverse environment which is a haven for wildlife through the winter months. In particular, it provides habitat for butterflies such as the Red Admiral and the Clouded Yellow which remain in their chrysalis during the winter months.



Species-rich grass/meadow left to grow long

Sowing: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Aftercare: Cut from mid-August to early October. This can be done as one cut but preferably, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed.

If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100 mm as required throughout the winter months until March and collect the clippings.

Ref: <https://geminalamerty.com/wfg20-eco-species-rich-lawns/> - text=19f20th%20meadow%20large%20leaf%20uncut%20uncut%20each%20year



Tree maintenance

The maintenance of trees should be in accordance with **BS 3998:2010** and **BS 8545:2014**. Any newly planted trees which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season.

Inspections: January - December. Replace dead plants when necessary. The replacement of failed trees should occur once reasons for failure have been identified and amendments to the specification are made as necessary.

Watering: Water trees in accordance with an irrigation plan as per BS 8545:2014. Water shall soak into the ground; it is not sufficient to dampen the surface. Water must be applied slowly to avoid damage to plants and carried out in any anticipation of drought.

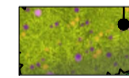
Fertiliser: Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application. Inspect once a month and after very heavy winds. Adjust ties if necessary to conform to stem growth or to prevent chafing.

Pruning: At the appropriate season for the species, pruning to be carried out to remove all damaged diseased or dead wood. Tree pruning shall be in accordance with **BS 3998:2010**.

Pest and disease control: To be carried out if necessary and in accordance with best practice.

Litter removal: Collect and remove all extraneous rubbish.

Mulching: Mulching to be topped up annually over the duration of the agreed maintenance period. At the end of the maintenance period, undertake a final mulch. Ensure that the soil is thoroughly moistened prior to remulching, applying water where necessary and re-mulch to a minimum depth of 50 mm.



Shrub/herbaceous planting and Native Structure Planting

Soft landscape areas to be maintained in accordance with **B.S. 7370 Part 3:1991** and Part 4:1993. Maintenance operations to successfully establish plants shall be carried out for the first 5 years after planting. Maintenance operations for successful plant establishment shall include watering; weed control; fertiliser application; pest and disease control; pruning; and litter picking. Shrubs which die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. For all new landscape areas, the following maintenance programme shall be undertaken:

Inspections: January - December. Replace dead plants when necessary.

Watering: Watering shrubs shall be carried out to maintain vigorous plant growth. Water shall soak into the ground; it is not sufficient to dampen the surface. Water must be applied slowly to avoid damage to plants.

Weed control: Hand weed to remove all weeds and their roots using a hoe, trowel or fork. Apply a herbicide to kill re-growth when required. February - May; July; and September.

Fertiliser: Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application. Inspect once a month and after very heavy winds.

Pruning: At the appropriate season for the species, pruning to be carried out to remove all damaged diseased or dead wood. Prune shrubs to ensure the plant is kept well balanced and in good shape.

Pest and disease control: To be carried out if necessary and in accordance with best practice.

Litter removal: Regularly collect and remove all extraneous rubbish.

Fork over planting beds: Pick up trodden or compacted soil surfaces to aerate the soil without damaging the plants in March and September

Mulching: Mulching to be topped up annually over the duration of the agreed maintenance period. At the end of the maintenance period, undertake a final mulch. Ensure that the soil is thoroughly moistened prior to remulching, applying water where necessary. Planting beds and trees: re-mulch to a minimum depth of 50 mm.

Any newly planted vegetation, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season

Species-rich regularly mowed grass

Soft landscape areas to be maintained in accordance with **B.S. 7370 Part 3:1991** and Part 4:1993. For all new lawn areas, the following maintenance programme shall be undertaken:

Inspections: January - December.

Fertiliser: Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application.

Litter removal: Regularly collect and remove all extraneous rubbish.

Mowing: Amenity grass areas shall be managed to a height of 40mm throughout the year.

Raking/Scarifying: Relieve thatched conditions and remove dead grass in the autumn over all grassed areas.

Spiking (Aeration): Aerate to increase water, nutrient and oxygen movement into the soil.

General: If grass surface is disturbed by over use, restore by firming or lifting with a fork



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Landscape Management Plan

L6

Key

- Planning Application boundary
- Existing trees to be retained with Root Protection Area (RPA) shown as an orange dashed line
- Existing trees to be removed
- Existing vegetation to be removed
- Proposed tree planting with diverse species with colourful foliage, seasonal interest, flowering and/or fruiting species
- Proposed shrub and herbaceous planting comprised of native and non-native species
- Proposed native structure planting
- Raingardens planted with SuDS appropriate species
- Proposed species rich grass with reduced mowing frequency away from pedestrian routes
- Proposed detention basin with species rich damp grassland
- Proposed wildflower/annual grassland areas to encourage pollinators, provide biodiversity and amenity
- Gravel trim around building for maintenance access

Scale @ A1 - 1:500
TC24234_L6 v1.dwg



12 August 2024

