

LANDSCAPE MANAGEMENT PLAN

Proposed Housing Development – Llon Cardi Bach, Cilgerran, SA43 2TF

Prepared by:



On behalf of:



Date:
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1.0 Introduction

RDS Landscaping Ltd. were appointed by Wales and West Housing to prepare a Landscape Management Plan for the external soft landscape of the proposed development on land off Llon Cardi Bach, Cilgerran, Pembrokeshire, SA43 2TF.

The purpose of this document is to outline the general soft landscaping specifications and quality standards required for the establishment and long-term maintenance of the common external landscaping and retained natural vegetation.

All references to planting treatments are based on the Landscape planning submission drawings:

- RS-307-250527-01-A - Landscape Scheme
- RS-307-250528-02-A – Planting Plan

2.0 Implementation Programme & Soft Landscape Specification

2.1 Implementation Programme

All soft landscaping works shall be completed during the first planting season following practical completion.

2.2 General Standards

All materials and works are to comply with the latest British Standard Specifications:

- **BS 4428:1989** Code of practice for general landscape operations (excluding hard surfaces)
- **BS3936** Part 1 1992 Specification for trees and shrubs
- **BS 3936** Part 10 Nursery stock specification for groundcovers and shrubs
- **BS 5837:2012** Trees in relation to design, demolition and construction – Recommendations
- **BS 3936-1:1992** Nursery stock. Specification for trees and shrubs
- **BS 7370** Part 4 1993 Recommendations for maintenance of soft landscape (other than amenity turf)
- **BS 7370** Part 3 1991 Grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
- **BS 3969:1998** Recommendations for turf for general purposes

2.3 Vegetation Clearance

Any vegetation requiring removal to allow for the development should be undertaken between **September and March** to avoid any disturbance during the bird nesting season.

2.4 Soil Handling and Preparation

- **Topsoil Stripping:** Work only to be undertaken when dry, typically in summer. Must follow an approved Soil Resource Management Plan.
- **Short-term Storage:** Store stripped soil in grassed bunds (max height 2m), protected from traffic.
- **Topdressing Depths:**
 - Grass: 150mm over 150mm subsoil (300mm total)
 - Shrubs: 300mm over 300mm subsoil (600mm total)
 - Trees: 300mm over 600mm subsoil (900mm total)
- **Soil Enrichment:** Apply slow-release fertilizer (e.g., Sierrblen Flora (Enmag) 11.21.9) at 25-50g/m² to 200mm depth.
- **Decompaction:** Ripped using appropriate machinery i.e. rotavator when soils are dry.

2.5 Weed Control and Cultivation

- **Fallow Periods:** Areas awaiting planting must be kept weed-free through cultivation or approved alternatives.
- **Bed Preparation:** Cultivate or dig beds to 300mm depth ensuring a fine tilth, clear of debris and weeds.
- **Tree Root Protection Areas (RPAs):** No cultivation allowed within RPAs of retained trees.

2.6 Plant Material Standards

- All stock to comply with **BS 3936 (Nursery Stock)** and **BS 8545:2014** for trees.
- Plants must be healthy, weed-free, and well-established prior to planting.

2.7 Planting Seasons

- **Bare-root/Field-grown stock:** October to April.
- **Container-grown stock:** May to October (weather permitting).
- Do not plant when ground is frozen, waterlogged, or snow-covered.

3.0 Planting Specification

3.1 Tree Planting

- Tree planting should be carried out between late September until to the end of March.
- After fine grading of topsoil, holes must be dug for the planting of trees.

- Holes will be dug to be twice the size of the container from which the plant is transplanted. Place excavated soil material in a heap next to the hole.
- If required, backfill the plant hole sufficiently with soil so that the top of the plant container, when placed in the hole, would match the surrounding ground level.
- Remove the plant from the container without loosening the soil. Remove any stones or ash from the roots at the bottom of the container. Only loosen the bottom 50mm of roots thoroughly and place plant in the prepared hole. Replace the soil so that the plant is 10mm deeper in the ground than it had been in the container. All roots must be thoroughly covered. The soil must be shaped so that a bowl 200mm high and at least 500mm in diameter is formed around the tree stem. Tramp the plant roots down to embed them securely, irrigate roots thoroughly.
- All plants must be planted in moist soil and be well irrigated not later than one hour after planting.
- During irrigation all air must be driven from the plant hole by carefully forking the loose ground.
- Soil around plants must be tramped down well.
- Roots must be spread thoroughly, and any damaged roots must be pruned. Roots must not be folded in or snapped.
- Remaining stones and soil from the plant holes must be removed.
- All trees are in danger of being snapped or damaged by the wind and should therefore be supported by fastening to wooden stakes (Refer to Tree Planting Diagram RS-307-250528-02-A – Planting Plan)
- Stakes must be implanted into the ground on two sides of the tree and not driven through the root zone but driven far enough into the soil to firmly support the plant. The tree trunk should be fastened to the stakes with suitable rubber fasteners approximately $\frac{3}{4}$ of the way up the stem.
- Apply 50mm bark mulch within a 2.5m diameter.

3.2 Ornamental Planting

- Planting will be carried out between November and the end of March in accordance with the British Standard BS 4428 (1989).
- All ornamental beds must be cultivated to a depth of 300mm and be free of any weeds, roots, or large stones.
- Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
- Soil should be loosened and broken into particles of 2-8mm. Soil surface should then be fine graded.
- Plants awaiting planting must not be left unattended and the full cost of replacing any plants damaged or lost before planting shall be met by the Contractor.
- Place out plant material and excavate holes to approximately double the pot size.
- Mix compost to excavated soil material from hole at a ratio of 1 part compost to 3 parts soil.
- Remove plant from pot and position in hole, ensure plant is centrally positioned and top of root ball is level with existing graded soil.
- Backfill hole with excavated soil and compost mixture. Compact soil and roots and water plants in well to a depth of 200mm immediately after planting.
- All Ornamental beds to be top dressed in a 50mm layer of bark mulch.
- After planting the area is to be left clean and tidy with any rubbish, debris, packing materials and labels removed.

3.3 Amenity Turf Areas

General Grass Establishment

- **Soil Prep:** Clear weeds and rotovate to 100mm depth. Apply pre-seeding fertilizer (0.06kg/m²).
- **Seeding:** Sow grass seed in two directions (March–November). Maintain 150mm topsoil depth and level grades.
- **Rolling & Repair:** Roll areas lightly when grass reaches 50mm. Reseed bare patches as needed.
- **Turfing:** Use BS 3969-compliant turf. Avoid laying in unsuitable weather. Consolidate with beaters, not rollers.

The Contractor will be required to prepare ground prior to the supply and sowing of grass seed.

- Any existing vegetation will be stripped off from the area to be seeded and disposed of by the Contractor.
- The whole area will be cultivated to a depth of 100mm manually with a fork or using a rotavator.
- Cultivation by fork should be carried out alongside kerbs, tree bases, exposed roots etc where damage could occur.
- Any stones or other debris greater than 25mm in any dimension will be removed.
- Following cultivation, a fine tilth shall be created with a hand rake.

3.4 Grass Seeding

- Seeding of lawn should take place in the spring.
- Seed should not be sown when cold or drying winds are experienced, or if soil is excessively dry, waterlogged or frost bound.
- Sow specified seed mix of 50g/m² in the areas indicated on the Landscape scheme.
- On completion of sowing, gently rake seed into top 50mm of soil.
- Lightly compact the seedbed surface with a roller, leaving a uniform and smooth finish.
- After seeding the area shall be well watered to a depth of 100mm.

3.5 Native Hedgerows

- Remove 1m-wide strip of vegetation prior to planting.
- Plant using notch or pit methods, incorporating fertilizer.
- Planting will be carried out between November and the end of March.
- Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
- A cultivated strip approximately 600mm wide by 300mm deep should be prepared. Soil should be loosened and broken into particles of 2-8mm. Soil surface should then be fine graded.
- Roots of open ground whips should be suspended in water before and during planting.

- Planting will be carried out and according to the Planting Plan.
- Hedging plants are to be planted at 8 plants per linear meter. They should be planted in a staggered fashion, with random distribution of the different species.
- Ensure each plant is straight and the root is adequately compacted into the soil.
- Each plant should be protected and supported using a 38mm spiral guard and bamboo cane, 600mm in height.
- All Hedgerow strips to be top dressed in a 50mm layer of bark mulch.
- Allow for watering immediately after planting.

3.6 Native Understorey

- Planting will be carried out between November and the end of March in accordance with the British Standard BS 4428 (1989).
- All understory planting areas should be cultivated to a depth of 150mm and be free of any weeds, roots, or large stones.
- Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
- Roots of plant material must be always protected including during transport, with suitable covering materials or heeled in to avoid damage by frost or dehydration.
- Roots of open ground whips should be suspended in water before and during planting
- Soil should be loosened and broken into particles of 2-8mm. Soil surface should then be fine graded by hand raking.
- Plants awaiting planting must not be left unattended and the full cost of replacing any plants damaged or lost before planting shall be met by the Contractor.
- Woody understory plants are to be planted at 1-1.5 plants per/2m².
- Place out plant material in a natural informal fashion with random distribution and planting densities of the various species. Ensure planting is staggered to avoid straight lines.
- Excavate holes with a spade to approximately double the rootball size.
- Place plant root system in the hole, ensure that the base of the stem is level with the surrounding soil.
- Ensure each plant is straight and with the back of the heel press the soil down ensuring the root system is adequately compacted into the soil.
- Each plant should be protected and supported using a 38mm spiral guard and bamboo cane, 600mm in height.
- Plants will be watered in, to a depth of 200mm on the day of planting.
- On completion of planting the area is to be left clean and tidy with any rubbish, debris, packing materials and labels removed.

3.7 Wildflower Areas

Sow all Wildflower areas during March–May or August–September using seed from a reputable supplier (e.g. Emorsgate Seeds). The Contractor will be required to prepare ground prior to the supply and sowing of meadow seed.

- Any unwanted weed material should be stripped off from the area to be seeded and disposed of by the Contractor.
- The areas requiring seeding will be cultivated to a depth of 50mm using a hand fork or rotavator.
- Cultivation by fork should be carried out alongside kerbs, tree bases, exposed roots etc where damage could occur.
- Any stones or other debris greater than 25mm in any dimension will be removed.
- Following cultivation, a fine tilth shall be created with a hand rake.
- Seeding of wild meadow should take place in the spring.
- Seed should not be sown when cold or drying winds are experienced, or if soil is excessively dry, waterlogged or frost bound.
- Sow specified seed mix of 16g/m² in the areas indicated on the Landscape scheme.
- On completion of sowing, gently rake seed into top 50mm of soil.
- Lightly compact the seedbed surface with a roller, leaving a uniform and smooth finish.
- After seeding the area shall be well watered to a depth of 100mm.

4.0 Landscape Management

General Management

Following the completion of soft landscaping works, all landscaped areas shall be maintained by a qualified contractor for 24 months, including **a minimum of 18 site visits per year**, seasonally timed. This will ensure that all landscape works are suitably maintained by the contractor throughout the establishment phase. The contractor will be responsible for all horticultural operations required including replacement of plant material which has failed to establish due to defects in plant material or poor workmanship. On completion of the implementation and establishment phase, future maintenance responsibilities during the operational phase will be handed over to the landowner.

It is recommended that '**Any new landscape elements which, within a period of 5 years post implementation are removed, damaged, die, become diseased or otherwise defective to such an extent that in the opinion of the planning authority, the function of the landscape elements in relation to the planning approval is no longer delivered, shall be replaced in the next planting season with replacement elements of similar size and specification.**'

Maintenance Responsibilities

- Maintain all planted areas weed-free.
- Replace failed or damaged plants within the defects period (24 months), subject to failure cause analysis.
- Weed control by manual, mechanical, or non-residual chemical methods. Residual herbicides are prohibited.

4.1 Tree Management

- **Existing Trees:** Annual inspection by a qualified arborist. All work per **BS 3998:2010**.
- **New Trees:** Care to follow **BS 8545:2014**. Maintain mulch rings for 3 years. Adjust or replace stakes and ties. Remove after 3 seasons. Water 5 times per growing season (May–Oct) for the first 2 years. Monitor and water during dry spells in subsequent years.
- During the first 24 months after planting all new trees should be closely monitored to ensure that they are in good health, stable, firm, and upright.
- Stakes and ties should be checked and adjusted according to growth. The stakes and ties can be removed within 3-5 years once the root systems have fully established, and the tree stands firmly in the ground.
- Trees should be regularly watered within the first 3-5 years especially during periods of drought.
- A 1-meter diameter circle of mulch should be laid around the base of the tree trunk. This ring should be kept free of weeds. Weed control should be undertaken within the first 3-5 years after planting.
- Any dead or damaged branches should be pruned using appropriate horticultural methods, wounds should be sealed with an approved wound sealer.

4.2 Ornamental Beds

- Keep beds tidy and weed-free.
- Prune to maintain health and form. Remove overgrowth affecting access.
- Maintain mulch at 50mm depth. Hand weed as needed.
- Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- When required shrubs should be pruned to maintain form and vigour and to avoid overcrowding/overshadowing. Over pruning of shrubs should be avoided.
- Any dead or damaged plants should be removed and replaced. This work should preferably take place during the winter months.
- If required, organic fertiliser may be applied once before or during spring growth (March/April).

4.3 Grassed Areas

- Mow to maintain sward at 35–50mm height per **BS 7370-3**. Edge trimming to keep borders neat.
- Grass will be cut a minimum of 8 times per annum.
- Ensure lawn areas do not become compacted or waterlogged, aerate if necessary, in the autumn.
- Repair scalped, damaged or trampled lawn areas by re-seeding.
- Remove any litter, rubbish or debris from lawn areas before mowing.
- No machinery should encroach within 500mm of a tree trunk at any time. Strimmer damage must be avoided.

- Keep adjacent hard surfaces clear of lawn cuttings, sweep and remove clippings after mowing.

4.4 Wildflower Areas

- **Year 1:** Cut every 6–8 weeks.
- **Years 2–10:** Cut twice yearly – spring and between July–October. Remove and compost arisings.
- Grassland/Meadow areas should only be cut manually with a strimmer.
- Cutting should take place in two stages.
- Stage 1- Cut grassland to a height of 200-300mm remove all clippings from area.
- Stage 2- Within 2 days of 1st cut a 2nd cut should be undertaken further reducing the grass height to 50mm. Remove all clippings from the area.
- Note: Grassland height should never be reduced to less than 50mm.
- No machinery should encroach within 500mm of a tree trunk at any time. Strimmer damage must be avoided.
- Keep adjacent hard surfaces clear of grassland cuttings, sweep and remove clippings after mowing.

4.5 Hedgerows

- Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- Undertake weed control for the first 2-3 years.
- Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- When the hedges have fully established 3-4 years, they should be lightly trimmed to encourage the stems to branch out in the following season.
- The hedges should be ultimately maintained at 1.8-2 meters in height.
- Where the loss of hedge plants is over 0.5 meters, these gaps should be replaced in the following planting season.
- Spiral guards and bamboo canes can be removed once the hedges have grown beyond the reach of browsing animals.

4.6 Native Understory

- Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- Undertake weed control for the first 2-3 years.
- Selectively thin understorey after 3–5 years, favouring strong specimens. Consult with local authority prior to thinning.
- Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- Where the loss of woody plants is over 0.5 meters, these gaps should be replaced in the following planting season.
- Spiral guards and bamboo canes can be removed once the vegetation has grown beyond the reach of browsing animals.

4.7 Cleaning and Litter Removal

It is important to ensure that the site, including public open spaces are maintained as clean and attractive areas with no litter build up. Cleaning of the street will be the responsibility of the highway authority. Litter removal in public open spaces will be the responsibility of the site owner.

- Any fly tipping should be removed or reported to the Local Authority for removal
- Litter picking should be done on a regular basis to maintain a clean environment.
- During Autumn, leaf clearance is to be conducted.

5.0 Monitoring and Review

This Management Plan will be subject to an annual review. The site owner will consult with the landscape contractor to assess and review the management procedures. Any changes will be recorded. The assessment and review will consider the condition of the trees, shrubs, hedgerows, ornamental planting and amenity grass areas. Additional measures may be considered and implemented to ensure the landscape elements are thriving.

Once the development has achieved Practical Completion, this Management Plan should be reviewed and updated if necessary.

6.0 Landscape Maintenance Schedule

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement planting	✓											
Amenity Grass Areas												
Mowing-amenity areas keep grass at a sward height of 35-50mm					✓	✓	✓	✓	✓	✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (as required)			✓						✓			
Form edges to lawn areas (as required)	✓						✓					
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Specimen Tree Planting												
Check condition and treat (as required)											✓	
Pruning for good habit and safety (as required)											✓	
Check, adjust, repair trees stakes and ties		✓									✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Ornamental Planting												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year and replanting)			✓									
Thin out planting										✓		
Hedgerows												
Check stakes and spiral guards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove weeds around base of hedge plants	✓	✓	✓						✓	✓	✓	✓
Replace failed hedge material	✓	✓				✓	✓	✓				✓
Re-firming new plants (as required)				✓	✓	✓	✓	✓				
Face up to both sides of hedge	✓	✓	✓						✓	✓	✓	✓
Top hedge at 1.8-2 meters (long term)				✓	✓	✓	✓	✓				
Grassland /Meadow												
Strim 1st cut to height of 200-300mm								✓				
2nd cut to 50mm (Within 2 days of 1st cut)								✓				
Rake mown grassland, remove clippings								✓				
Native Understory												
Weeding	✓	✓	✓							✓	✓	✓
Replace failed plant material	✓	✓	✓	✓	✓	✓	✓	✓				
Hard Landscape Areas, Boundary Treatments, Lighting and Furniture												
Weeds in hard surfaces - spray with herbicide					✓		✓		✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓										✓	
Fencing and gates - check condition and repair		✓									✓	
Check lighting - check condition and repair		✓									✓	
Specialist Surveys												
Existing tree condition survey (every 3-5 yrs)												

Note: This table lists the key routine operations required during both the defects and the long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

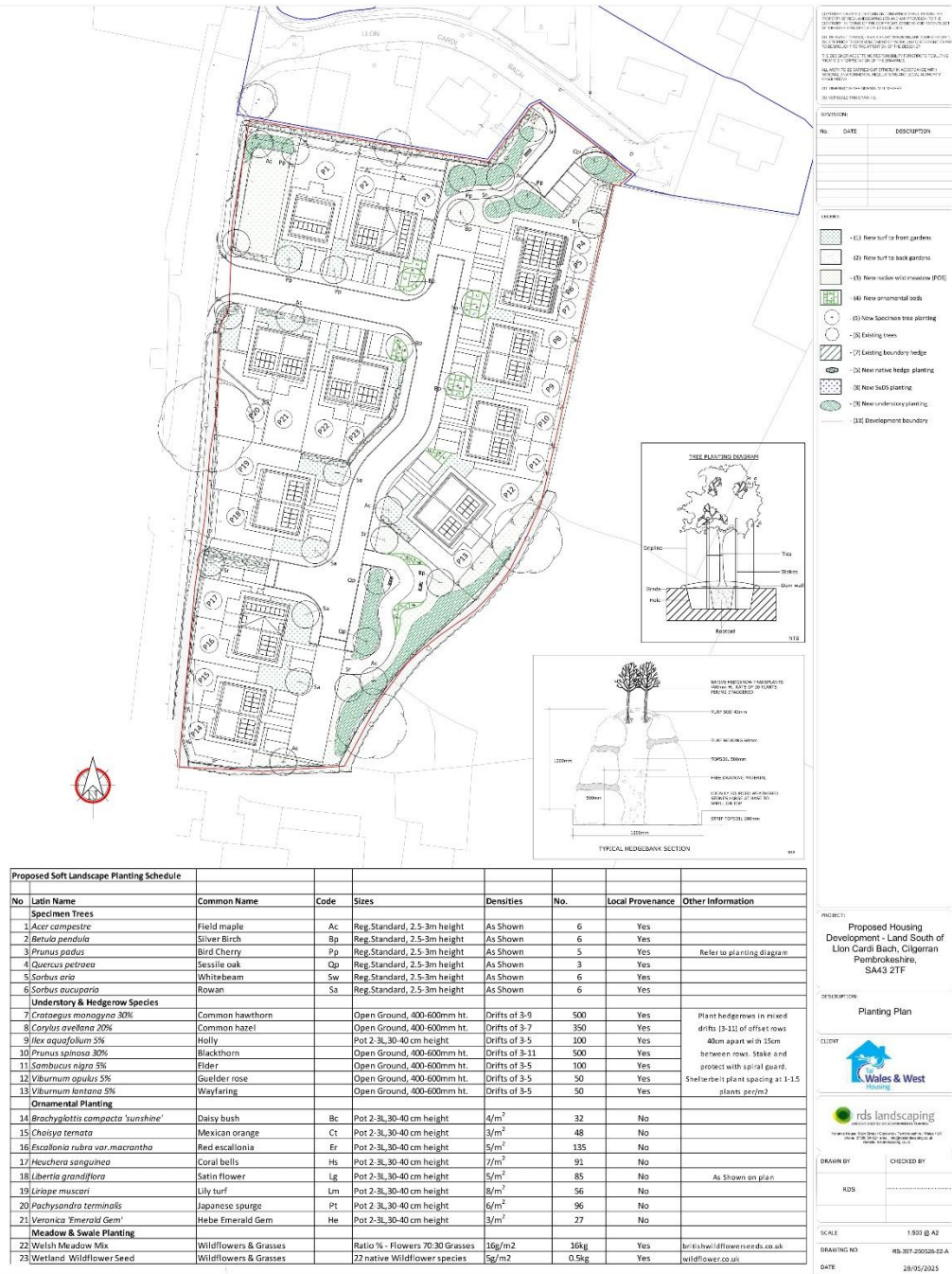
11.0 Appendix

Proposed Housing Development - Land South of Llon Cardi Bach, Cilgerran, Pembrokeshire SA43 2TF, Landscape Scheme



11.1 Landscape Scheme Design

Proposed Housing Development - Land South of Llon Cardi Bach, Cilgerran, Pembrokeshire SA43 2TF, Planting Plan



11.2 Planting Plan