



**PROPOSED HOUSING
EDGEHILL PARK PHASES 6 & 7
WHITEHAVEN**

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

STORY HOMES LTD

Revision B 22 07 26



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1.0 Introduction

- 1.1 This report has been prepared to accompany a Planning Application for the construction of houses and associated infrastructure which forms phases 6 and 7 of development on a site on the south-western edge of Whitehaven.
- 1.2 The report will detail the Landscape Management requirements and incorporate measures to protect the existing and proposed landscape features during the construction and maintenance phases.
- 1.3 Westwood Landscape Design Ltd, Chartered Landscape Architects have been appointed by Story Homes Ltd to provide a Landscape Maintenance and Management Plan which fully complies with the Planning requirements.
- 1.4 The site is currently derelict former mining land on the south-western edge of Whitehaven accessed from High Road with roads connecting with the recently completed houses. Refer to the location and context plans below.

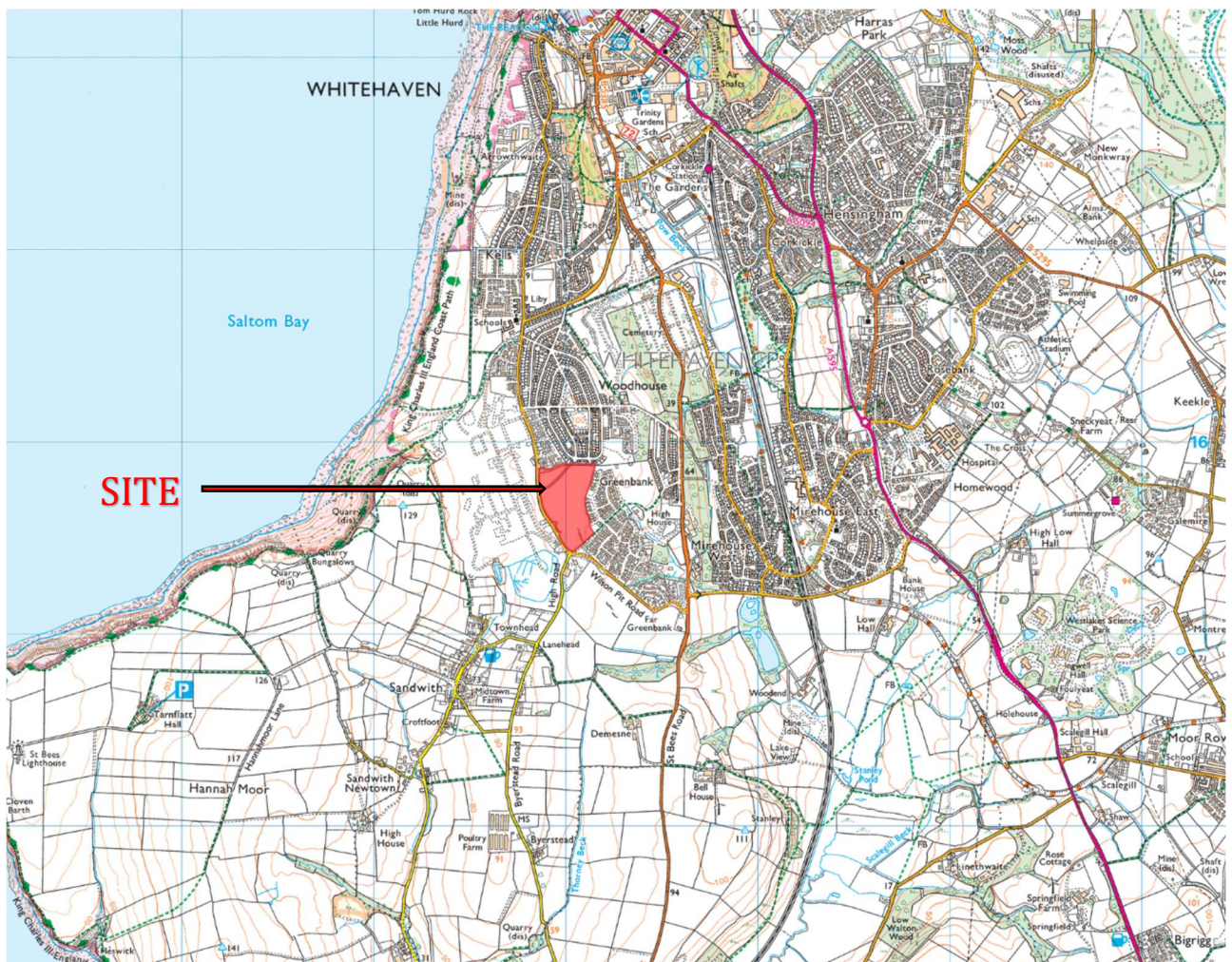


Figure 1 Site location plan showing the context with Whitehaven, the coast and the surrounding landscape.

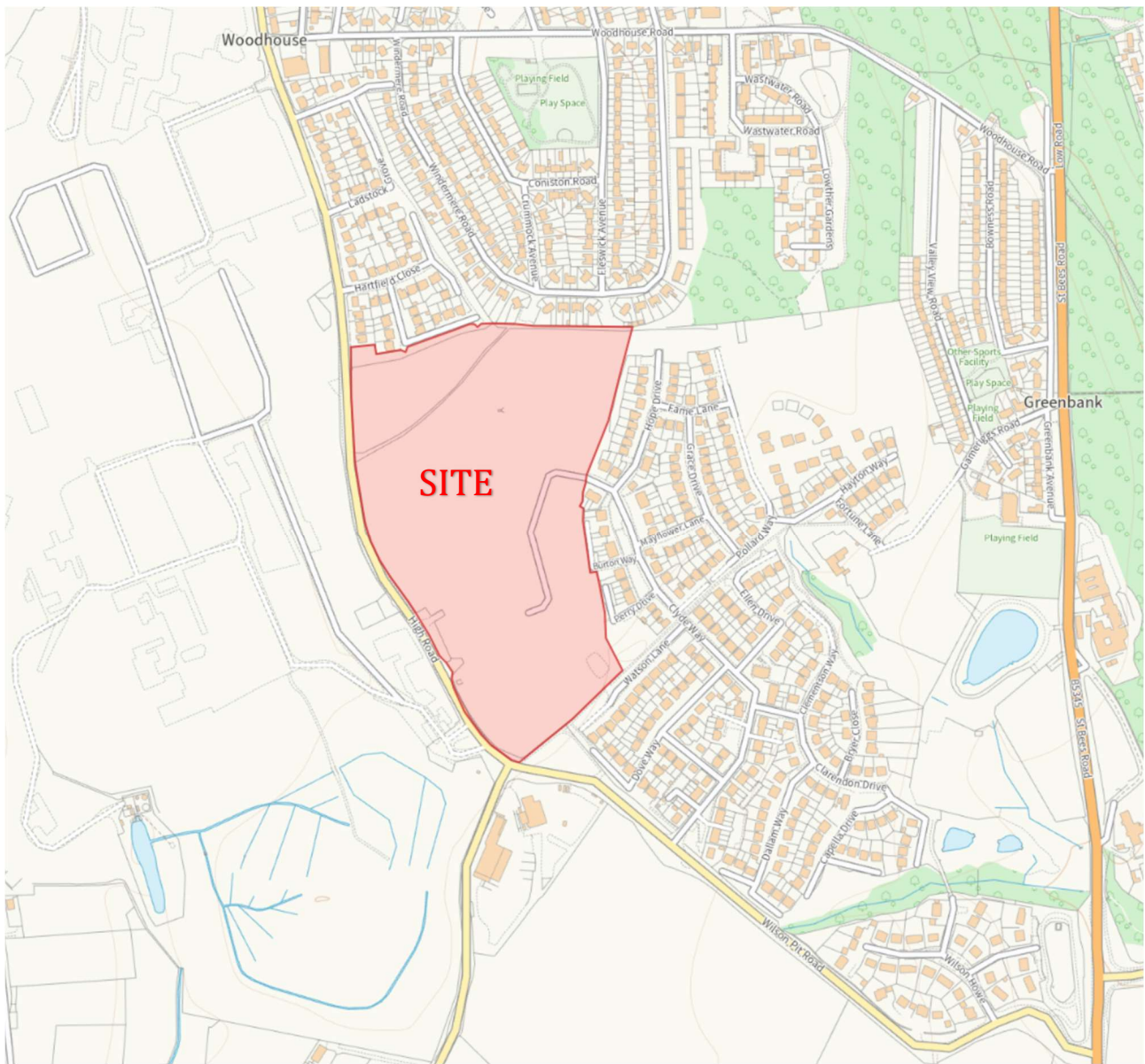


Figure 2 Site location plan showing the context of the adjacent residential areas and roads.
Westwood Landscape Design Ltd Ordnance Survey Licence Number AC0000830021



Figure 3 Site aerial plan showing the context of the adjacent agricultural land, residential areas High Road and Carlisle Road.

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2.0 Management Plan Objectives

The landscape management strategy will ensure that the design objectives are realised and sustained in the long term. The landscape and ecological design objectives can be summarised as:

- Enhance local biodiversity by extending existing habitats including Hedgerows and trees and creating new habitats including native shrubs, wildflower grassland and coastal meadow. A high proportion of British native species have been selected.
- Create an attractive landscape setting and environment for residents and visitors which integrates well with the adjacent landscape character and capitalises on views.
- Integrate the development with the adjacent coastal landscape character with tree and hedge planting to the boundaries and throughout the development. This will include natural screen planting to the boundaries and site interior to reduce the potential landscape and visual impact of the development.

- Retain and protect the hedges and trees on and adjacent to the site and reinforce these with additional planting of native species to enhance the ecological diversity and wildlife value and suitable for the extreme coastal environment.
- Establish tree and shrub areas which define and enhance private gardens and streetscapes, reinforce boundaries, provide shelter and create year-round colour displays. This will include trees along the access roads with low shrubs and flowering groundcover.
- Create a distinct identity for the area with high quality landscape features through the use of local materials and bold planting. The aim is to achieve a sense of semi-privacy in the cul-de-sacs through changes to planting styles.
- To accommodate pedestrian circulation through the development with strong links to the adjacent road network.
- To meet the required play provision with informal recreation play areas on the large public open space with natural boulders and logs forming trim trail, climbing and seating features in a natural coastal country park character area.
- Retain as excavated subsoil and topsoil on site as possible by creating mounds within the POS area to reduce the carbon footprint of the project.
- Reflect the history of the area with a landscape feature at the former Fox Pit mineshaft.
- Accommodate the requirements of the service statutory authorities keeping access and easements clear.
- Ensure that the maintenance requirements for the landscape areas are minimised through design and specification of high quality, robust materials from sustainable, energy efficient sources and appropriate plant species.
- To develop a landscape management strategy to ensure that the design objectives are realised and sustained in the long term.

3.0 Proposed planting

- 3.1 The planting design includes native species-rich and also single species native Holly hedges which create linear habitats. Ornamental evergreen hedges are specified to define some private gardens and streetscapes.
- 3.2 The central pocket Park and adjacent traffic-calmed street feature are designed with a series of coordinated planters and raised kerbs in a grid design with flowering shrubs, emergent specimens and trees.
- 3.3 Bold shrub planting, streetscape trees and flowering ground cover concentrated along the access roads, high-profile corners and focal points to create bold colourful displays and partially enclose some of the front gardens to give some semi-privacy and variety within the estate.
- 3.4 Narrow canopy fastigate trees have been selected for locations where space for growth is restricted. Trees within front gardens combine to achieve an avenue effect.
- 3.5 The informal POS area has a simple design with naturally shaped mounds with species-rich wildflower grass and mown grass paths to define walking routes.
- 3.6 The proposed trees and feature shrub beds within the plot gardens will enhance the streetscape and create some partition between the front gardens.
- 3.7 Rabbit damage is likely in this setting therefore guards have been specified for native hedge plants and trees. Further protection may be required if rabbit activity is significant in the ornamental shrub beds which should be monitored by the Management Company.
- 3.8 The plant schedule below provides details of the trees and shrubs proposed. Species have been selected which are appropriate to the coastal site conditions, topsoil and situation. A high proportion of British native species have been selected.

					PHASES 6 + 7	PHASE 6	PHASE 7	
					Number	Number	Number	
		NATIVE TREES						
		<i>Betula pendula</i>	Silver Birch	BP	7	3		4 8-10cm rootballed
		<i>Prunus avium</i>	Gean	PA	6	3		3 8-10cm rootballed
		<i>Sorbus aucuparia</i>	Rowan	SAU	3	0		3 8-10cm rootballed
		<i>Sorbus aria</i>	Whitebeam	SA	10	0		10 10-12cm rootballed
		TOTAL			26	6		20
		ORNAMENTAL TREES						
		<i>Carpinus betulus</i> Frans Fontaine'		CB	9	7		2 10-12cm rootballed
		<i>Crataegus Crimson Cloud</i>		CC	23	4		19 10-12cm rootballed
		<i>Crataegus Pauls Scarlet</i>		CP	23	6		17 10-12cm rootballed
		<i>Malus Golden Hornet</i>		MG	5	0		5 10-12cm rootballed
		<i>Pinus nigra</i> Maritima		PN	5	1		4 90-100cm C45
		<i>Prunus Pink Perfection</i>		PP	13	8		5 10-12cm rootballed
		<i>Prunus cerasifera</i> Nigra		PC	14	8		6 10-12cm rootballed
		<i>Sorbus aria</i> Lutescens	Whitebeam	SAL	29	2		27 10-12cm rootballed
		<i>Sorbus aucuparia</i> Embley	Rowan	SE	10	0		10 10-12cm rootballed
		<i>Sorbus commixta</i>	Rowan	SC	8	1		7 10-12cm rootballed
		<i>Sorbus intermedia</i>	Whitebeam	SI	17	0		17 10-12cm rootballed
		TOTAL			156	37		119
		SPECIMENS	Key		Number			Specification
		<i>Acer palmatum</i> Atropurpurea	AP		14	13		1 60-80cm C15
		<i>Amelanchier lamarckii</i>	AL		16	11		5 90-100cm CG15
		<i>Euonymus Green Spire</i>	EG		11	4		7 40-50cm CG10
		<i>Cotinus Royal Purple</i>	CP		11	8		3 90-100cm CG15
		<i>Olearia Haastii</i>	OH		7	3		4 40-50cm CG10
		<i>Osmanthus x Burkwoodii</i>	OB		9	9		0 40-50cm CG10
		<i>Ilex Golden King</i>	IK		5	0		5 90 stem with 40cm dia ball CG25 (dense uniform ball selected to match)
		<i>Ilex Golden King</i>	IKC		9	9		0 130cm topiary cone CG25 (dense uniform foliage. Select to match)
		<i>Cordylone Red Star</i>	CR		20	16		4 90-100cm CG15
		<i>Phormium Sundowner</i>	PS		18	13		4 60-80cm C10
		<i>Phormium tenax</i> Varigata	PT		22	0		22 60-80cm C10
		<i>Pinus mugo</i>	PM		14	0		14 90-100cm CG15
		<i>Syringa vulgaris</i>	SV		14	11		3 60-80cm C10
		<i>Skimmia Rubella</i>	SR		5	5		0 40-50cm CG10
		TOTAL			175	102		73
		HEDGE: Species rich native mix	5/ linear metre NBH		470	0		470
			Double staggered row					
		Plant name	Common name	% in mix	Number		Number	
		<i>Crataegus monogyna</i>	Hawthorn	50%	235	0	235	40/60cm bare root
		<i>Prunus spinosa</i>	Blackthorn	10%	47	0	47	40/60cm bare root
		<i>Ilex aquifolium</i>	Holly	10%	47	0	47	30/40cm in C2 container
		<i>Euonymus japonicus</i>	Spindle	10%	47	0	47	40/60cm bare root
		<i>Corylus avellana</i>	Hazel	5%	24	0	24	40/60cm bare root
		<i>Rosa canina</i>	Dog Rose	5%	23	0	23	40/60cm bare root
		<i>Lonicera periclymenum</i>	Honeysuckle	5%	23	0	23	30/40cm in C2 container
		<i>Sambucus nigra</i>	Elder	3%	14	0	14	40/60cm bare root
		<i>Viburnum opulus</i>	Geulder Rose	2%	10	0	10	40/60cm bare root
		TOTAL			470		470	
		HEDGE: native Holly	5/ linear metre NHH					
			Double staggered row					
		Plant name	Common name	% in mix	Number	Number	Number	
Length Ph 6	Length Ph 7	49	<i>Ilex aquifolium</i>	Holly	100%	280	30	250 30/40cm in C2 container
lin.m. Ph 6	lin.m. Ph 7	ORNAMENTAL HEDGE	4/ linear metre single row for C5 and 5m for C3					
		Plant name	Common name	Key	Number total	Number Ph 6	Number Ph 7	
0	248	<i>Eleagnus ebbingeii</i>	Oleaster	EEH	1008	0	992	45/60cm in C3 bushy
27	260	<i>Euonymus japonicus</i> Ovatus Aureus	Euonymus	EOH	1148	80	1040	45/60cm in C5 bushy
135	42	<i>Ilex Golden King</i>	Holly	IGH	740	540	168	60/80cm in C5 bushy
32	56	<i>Ligustrum ovalifolium</i> Aureum	Privet	LOH	384	160	224	30/40cm in C3 bushy
194	606					780	2424	
		NATIVE BULBS			Number			
		<i>Crocus Blue/ White mix</i>	Crocus	C	7000	0	7000	As shown
		<i>Narcissus pseudonarcissus</i>	Daffodil	N	5000	0	5000	As shown
Area Ph 6	Area Ph 7	ORNAMENTAL SHRUBS/ PERENNIALS	sq.m.			Number Ph 6	Number Ph 7	No/ sq.m.
13	10	<i>Agapanthus Blue Umbrella</i>	Abu	20-35cm	C2	65	50	5
0	3	<i>Ajuga reptans</i> Atropurpurea	Ara	20-35cm	C2	0	15	5
0	3	<i>Aster 'Little Pink Beauty'</i>	Alb	20-35cm	C2	0	15	5
5	0	<i>Aubretia deltoidea</i>	Ade	20-35cm	C2	25	0	5
17	18	<i>Bergenia cordifolia</i>	Bc	20-30cm	C2	68	74	4
11	19	<i>Escallonia macrantha</i> Rubra	Em	20-35cm	C2	33	57	3
26	25	<i>Euonymus Emerald Gaiety</i>	Ee	20-35cm	C2	78	75	3
6	26	<i>Euonymus Blondy</i>	Eb	20-35cm	C2	18	78	3
17	44	<i>Ceanothus Puget Blue</i>	Cpb	20-30cm	C2	51	132	3
7	21	<i>Ceanothus Blue mound</i>	Cb	20-30cm	C2	21	62	3
19	9	<i>Cistus Silver Pink</i>	Cp	20-35cm	C2	57	27	3
30	20	<i>Cornus alba</i> elegantissima	Ce	40-60cm	C2	60	40	2
30	11	<i>Geranium Johnsons Blue</i>	Gp	20-30cm	C2	148	55	5
18	62	<i>Hebe Blue Gem</i>	Hb	20-30cm	C5	73	248	4
31	107	<i>Hebe Autumn Glory</i>	Ha	20-30cm	C5	124	428	4
30	21	<i>Hebe Sutherlandii</i>	Hs	20-30cm	C5	120	84	4
2	18	<i>Hebe 'Mrs Winder'</i>	Hw	20-30cm	C5	6	54	3
12	3	<i>Hebe Marjorie</i>	Hm	20-30cm	C5	48	12	4
8	4	<i>Hebe Rakaiensis</i>	Hr	20-30cm	C5	32	16	4
62	27	<i>Hebe Ruby Port</i>	Hp	20-30cm	C5	248	108	4
14	35	<i>Heuchera Palace Purple</i>	He	20-35cm	C2	56	140	4
11	6	<i>Hydrangea Vanilla Fraise</i>	Hy	40-60cm	C2	22	12	2
9	11	<i>Hydrangea macrophylla</i>	Hma	40-60cm	C2	18	22	2
20	4	<i>Hypericum calycinum</i>	Hc	20-35cm	C2	80	16	4
23	31	<i>Lonicera pileata</i> Maigreen	Lm	30-45cm	C2	48	62	2
4	1	<i>Miscanthus sin. 'Gracillimus'</i>	Msg	20-35cm	C5	12	3	3
0	3	<i>Pennisetum Little Bunny</i>	Plb	20-35cm	C2	0	15	5
26	35	<i>Pennisetum rubrum</i>	Pru	20-35cm	C2	130	175	5
17	64	<i>Potentilla Lovely Pink</i>	Pp	20-35cm	C2	68	256	4
1	72	<i>Potentilla Elizabeth</i>	Pe	20-35cm	C2	4	288	4
26	20	<i>Pyracantha rogersiana</i>	Pr	40-60cm	C2	78	60	3
9	60	<i>Rosemary Miss Jessups Upright</i>	Ro	20-30cm	C2	27	176	3
23	11	<i>Rosemary prostratus</i>	Rp	20-30cm	C2	92	44	4
25	4	<i>Rudbeckia 'Goldstrum'</i>	Rgo	20-30cm	C2	125	20	5
4	11	<i>Sedum Autumn Glory</i>	Sa	20-30cm	C2	20	55	5
30	24	<i>Senecio sunshine</i>	Ss	20-30cm	C2	90	72	3
14	16	<i>Skimmia rubella</i>	Sr	20-30cm	C2	42	48	3
46	0	<i>Stipa Pony tails</i>	Spt	20-35cm	C2	230	0	5
22	7	<i>Vinca minor</i> Atropurpurea	Vm	15-20cm	C2	110	35	5
668	866	TOTAL				2527	3129	

4.0 Specification for landscape Maintenance and Management works

- 4.1 **TOPSOIL CULTIVATION** In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable tilth for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting.

Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

- 4.2 **PLANTING** Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March.

Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber tree belting nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belting with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/ sq.m. to planting areas and 250g per tree. Thoroughly water planting.

- 4.3 **TREE ROOT BARRIER** At locations where root restriction is required adjacent to service positions as directed by the Landscape Architect Greentech Ltd root barrier 600mm to be installed in accordance with manufacturers guidelines.

- 4.4 **TREE RABBIT GUARDS** If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

- 4.5 **MULCH** Spread 50mm layer of general purpose bark mulch free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

- 4.6 **SEEDING AMENITY GRASS** Following cultivation preparation specified above apply Cropwise Low maintenance amenity mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

- 4.7 **SEEDING WILDFLOWER GRASS** Prepare as for amenity grass and sow 3-5 g/ sq.m. of mix EM1 supplied by Emorsgate Seeds and BS1M, BS6M and BS7M from Boston Seeds applied in accordance with their recommendations.

4.8 GRAVEL AREAS

Area between the houses and between the paving and the house walls not shown as proposed shrubs or grass to be 10-20mm clean gravel 50mm thick over Terram 1000 membrane. Approved sample required. Areas to be prepared by clearing all debris and weeds, applying Glyphosate herbicide and grading to smooth profile. All Terram membrane to be completely concealed.

5.0 Protection of existing trees and hedges within or close to site boundary

- 5.1 Refer to the Tree Survey Report and also Appendix 2 of this report for details of tree protection fence requirements during the Construction Phase. Fencing measures during the ongoing maintenance phase are only required if maintenance operations may affect the Root Protection Area (RPA) of retained trees. The RPA can be measured as a radius from the trunk of 12 times the trunk diameter at 1.5m above ground level. Trees to be protected in accordance with British Standard 5837:2012 Trees in Relation to Construction. Signs should be erected on the fencing to say 'TREE PROTECTION AREA KEEP OUT. The fencing shall be retained for the duration of any approved works. Refer to AIA for fencing layout.
- 5.2 Protective fencing must remain intact and in place, and protection procedures must be adhered to throughout the construction period. Removal of protective fencing should be the last job carried out on completion of the project.
- 5.3 No mechanical traffic should be allowed within the tree RPA, since this could cause compaction and damage roots. No excavations of any kind to take place within the root zone area of protected trees. No materials should be stored within the RPA or any ground level increase. No fires to be lit within the RPA.
- 5.4 In certain circumstances it is possible to accommodate construction activities within the distances recommended by the B.S. 5837:2012 calculation. This may be unavoidable for the viability of the project but will not necessarily lead to tree damage. Such intrusive work within the RPA should be restricted to one side of the tree and the protection zone extended on the other sides to compensate. In these circumstances sympathetic construction methods must be implemented in accordance with the AIA recommendations. Any unavoidable alterations required to the surface above the root zones within the fenced off Root Protection Area should only be carried out after having first produced specific method statements for these activities without the use of mechanical excavators i.e. all works within this zone should be carried out by hand. These should be submitted by the contractor to the Chartered Landscape Architect or Arboriculture Consultant for approval.
- 5.5 Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to commencement of the approved works, to allow inspection and approval of the protection fencing and signage.

6.0 Management Tasks

The following tasks should apply and can be summarised as:

YEAR 1

- **Existing trees** and shrubs adjacent to boundaries. Arboricultural monitoring survey at the end of the first year to check for signs of deterioration, Action the recommendations of the Tree Survey Report and any additional requirement arising from subsequent surveys. Pruning to trees should include removal of any storm damage or deadwood and to maintain a balanced crown with suitable ground clearance in public areas to maintain safety. Pruning to proceed in September to mid-February to avoid bird nesting season and wildlife disturbance.
- **Proposed Trees.** Check stakes and ties 12 times, prune once, fertilise once, water as required. Replace failed plants. Existing trees to be monitored for health and appropriate pruning and pest & disease control adopted. Pruning to remove dead, diseased, crossed or dangerous branches including trees growing outside the site boundary with branches overhanging the site. Treat for pest and disease emergence as required to maintain healthy growth.
- **Ornamental shrubs, perennials and hedges.** Apply herbicide 6 times, selective hand weed 6 times, re-firm plants 12 times, check canes and guards 12 times, prune once, fertilise once, water as required. Treat for pest and disease emergence as required to maintain healthy growth. Replace failed plants. Top up mulch to maintain uniform cover. For new hedges pruning will be to control overhanging branches and maintain healthy growth for the first year until the target hedge height is exceeded when a uniform height and width cut will be required. Shrubs to be pruned once at the correct month for each species based on best horticulture practice. Perennials to be cut at the base in September to remove old flowering stems and withering foliage in accordance with guidelines.
- **Wild flower grassland** species rich grassland areas will be maintained in order to prevent ecological succession and to maintain a healthy structural diversity. A cut should be undertaken twice in year 1 in the winter months to ensure that all the species have seeded. The sward should be cut down to a minimum of 8 cm to maximise the value of the retained sward for invertebrates. Varied sward heights should be incorporated (20% less than 7cm and 20% more than 7cm). In addition, 10% of the area should be retained as a refuge each year to provide habitat for invertebrates, however these areas should be rotated so that each refuge area is cut at every second rotation. All arisings should be left in situ for a week to allow invertebrates to move into the retained areas and then removed. Spot herbicide to control invasive species and prevent establishment of seeded tree species such as *Salix spp*, *Prunus spinosa* and *Acer spp* which will quickly establish and change the habitat and character of the area. Monitor the spread of Dock, Nettle and check for signs of Himalayan Balsam and Japanese Knotweed. Apply Glyphosate herbicide repeatedly to control spread. Monitor species diversity and percentage cover of each species. Mow grass at paved edges 6 times (90cm width) to prevent obstruction to walkers and untidy edge. Replace failed areas. When cutting grass adjacent to the swale adopt protection measures to ensure no arisings or pollutants enter the watercourse.
- **Amenity grass.** Remove debris, mow grass 16 times minimum with additional cuts if required, trim edges as required. Water as required. Apply Spring fertiliser and weed/ moss killer as required. Top dress, aerate and re-seed patches as required to maintain a uniform healthy sward. Replace failed areas.
- **Invasive Weeds.** Monitor regularly at each herbicide inspection for noxious invasive weeds registered in Schedule 9 of the Wildlife and Countryside Act updated 2013 including in particular Japanese Knotweed *Fallopia japonica*, Himalayan Balsam *Impatiens glandulifera* or Giant Hogweed *Heracleum mantegazzianum*. Government guidance states that it is an offence to allow such weeds to spread to other areas and therefore prompt treatment to eradicate them is advised. If Bracken is present it should be no more than 20% of the wildflower grass area.

YEARS 2 – 10 and on-going annual maintenance

- As for year 1 with reduction in herbicide and hand weeding as ground cover foliage extends. Anticipated 30% reduction in year 2 and further 30% in year 3. Application of fertiliser as required.
- Remove tree guards where applicable at end of year 3 and stakes from year 3 onwards when trees are showing evidence of adequate support. Replace any failed plants within the defects period specified by the Planning Authority.
- Pruning to maintain healthy growth appropriate target habit for each species and maintain co-dominance of species in mix to prevent one species taking over. Also to maintain adequate foliage cover at lower level to prevent bare patches and loss of screening effect. Dead wood and suckers to be removed.
- Monitoring of pests and diseases and application of appropriate pesticides, fungicides and herbicides as required. DEFRA to be contacted if pests observed which have been identified as significant risk of spreading. Planting maintenance standards in accordance with BS4043 BS 7370-4 (pruning) and BS 3998 (tree work).
- The wild flower grassland will continue to require an annual cut in September to selective areas as required with approximately 50% areas being left undisturbed and spot application of Glyphosate herbicide to prevent the spread of invasive species or the succession to scrub and woodland. All as described for Year 1. The annual cut will prevent the establishment of new trees and shrubs but spot application of some herbicide may also be required to prevent new tree seedlings becoming established.
- For new hedges pruning will be to control the width and maintain healthy growth for the first 2-3 years until the target hedge height is exceeded when a uniform height and width cut will be required. For established hedges cut back to the previous years' pruning line to maintain a uniform height and width. Remove all arisings.

7.0 Responsibility and Programme for Management Tasks

Story Homes Ltd will be responsible for implementing the Landscape Management tasks including replacement of defective planting during the Defect Liability Period which is 5 years for Planning and 30 years for BNG. The communal open space areas shown on the Landscape Management Plan in Appendix 1 will be managed by a Management Company and the private gardens will be managed by residents on completion of purchase.

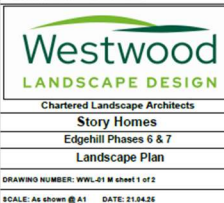
The programme for the Management Company maintenance tasks is indicated on the Landscape Management Scheduled Tasks in Appendix 4 and should commence on completion of the Contract Phase Works to the satisfaction of the LPA.

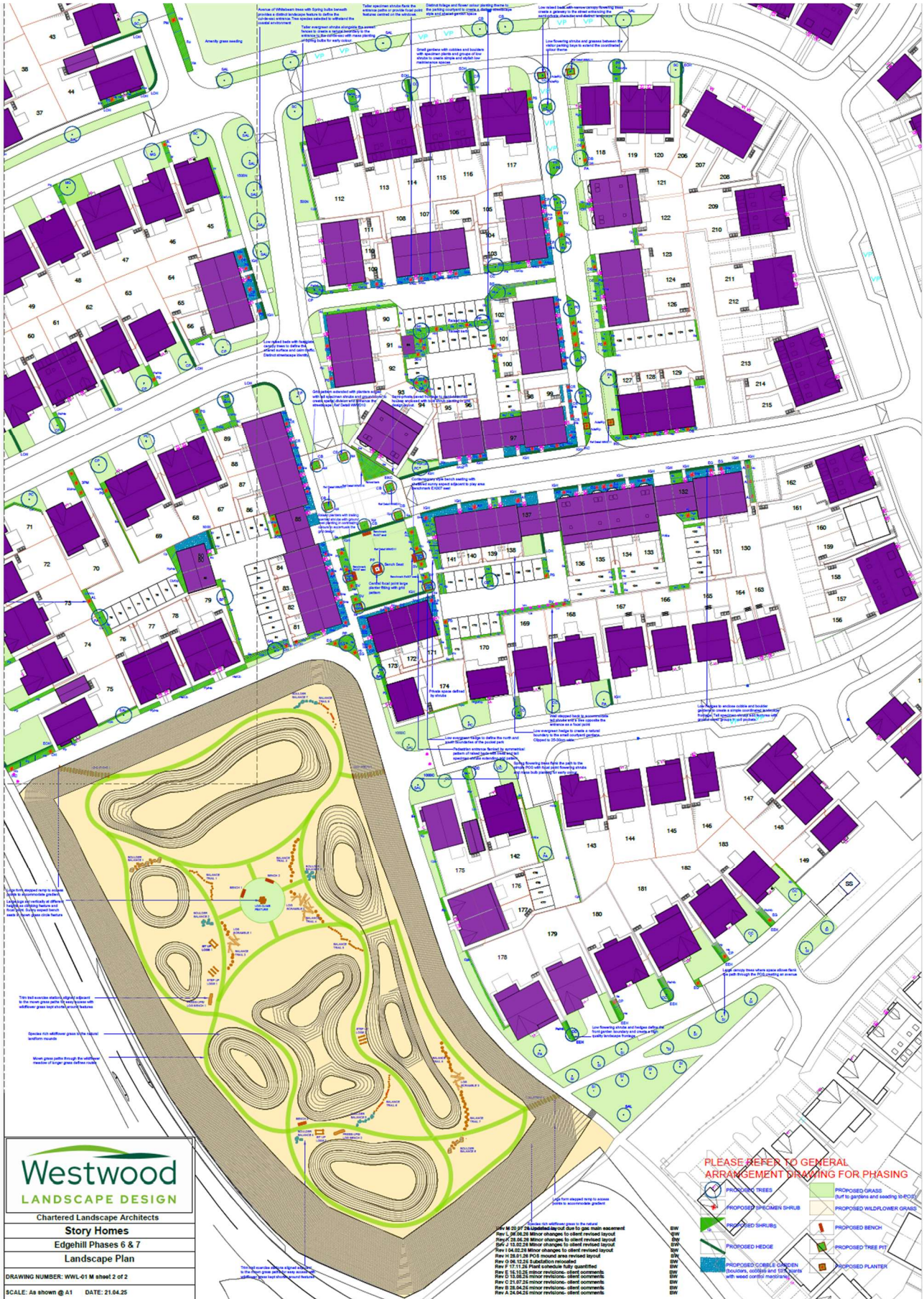
The nominated landscape management contractor appointed by the Management Company must set up a system which identifies the precise areas to be maintained and the particular specifications which are appropriate for the landscape type. Clear instructions and guidance for an operative should be included on a pro-forma for each area which records the date the operation is carried out and by which operative and include evidence that the operations were undertaken satisfactorily (photographs). This facilitates verification of the work by representatives from Management Company or from the LPA.

APPENDICES

APPENDIX 1

W/L01 Landscape Plan





[illegible][illegible]

The park is divided into several colored zones: a large green area at the top, a yellow area in the middle, and a blue area at the bottom. A winding path, shown in white, starts from the bottom left and curves through the yellow and green areas. There are several small, circular features scattered throughout the park, including a large one in the top right corner. The overall layout is irregular, following the natural contours of the land.

	
Chartered Landscape Architects	
Story Homes	
Edgehill Phases 6 & 7	
Landscape Management Plan	
DRAWING NUMBER: WWL-22 M sheet 1 of 2	
SCALE: As shown @ A1	DATE: 21.04.26

	PROPOSED TREES		PROPOSED GRASS (soft to gardens and seating to FOS)
	PROPOSED SPECIMEN SHRUB		PROPOSED WILDFLOWER GRASS
	PROPOSED SHRUB		PROPOSED BENCH
	PROPOSED HEDGE		PROPOSED TREE PIT
	PROPOSED COBBLE GARDEN (cobble, cobble and 10g plants with weed control membrane)		PROPOSED PLANTER
			FOS AREA



Westwood

LANDSCAPE DESIGN

Chartered Landscape Architects

Story Homes

Edgehill Phases 6 & 7

Landscape Management Plan

DRAWING NUMBER: WWL-02 M sheet 2 of 2

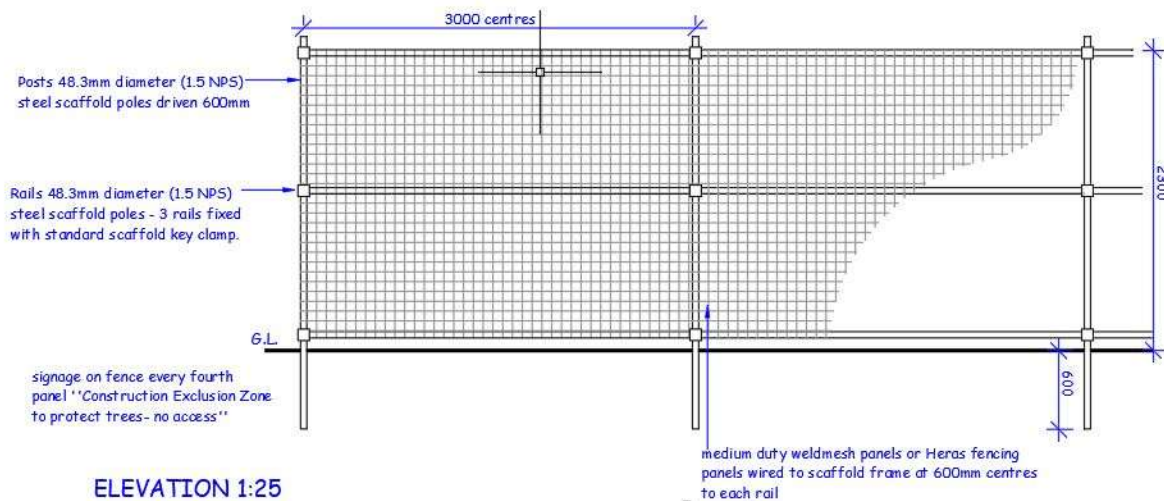
SCALE: As shown @ A1 DATE: 21.04.25

Rev M 25.07.24 Updated layout due to psc main easement
Rev L 24.06.24 Minor changes to client revised layout
Rev K 13.02.24 Minor changes to client revised layout
Rev J 13.02.24 Minor changes to client revised layout
Rev I 13.02.24 Minor changes to client revised layout
Rev H 28.01.24 PSC round area revised layout
Rev G 18.12.23 Landscaping finalised
Rev F 17.11.23 Final schedule fully quantified
Rev E 16.10.23 minor revisions - client comments
Rev D 13.09.23 minor revisions - client comments
Rev C 12.07.23 minor revisions - client comments
Rev B 28.04.23 minor revisions - client comments
Rev A 24.04.23 minor revisions - client comments

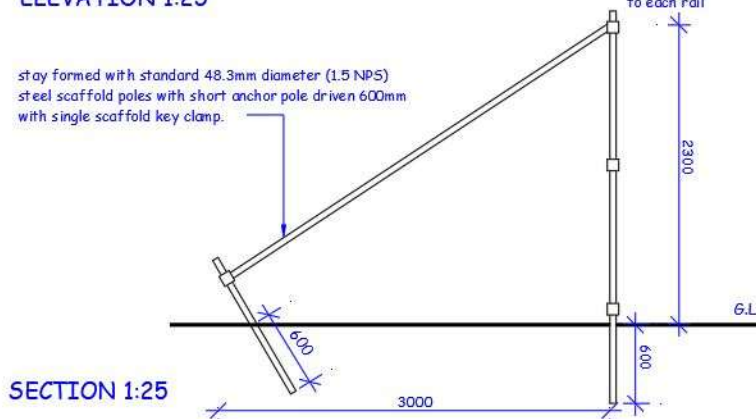
APPENDIX 2

TREE PROTECTION FENCE DETAIL

Refer also to the fence detail within the Tree Survey Report. Both fence options are appropriate as they comply with BS5837 (2012).



ELEVATION 1:25



SECTION 1:25

Westwood LANDSCAPE DESIGN	
CHARTERED LANDSCAPE ARCHITECTS	
TREE PROTECTION FENCE	
DATE:	DRAWING NUMBER: WW11
SCALE: 1:25 @ A3	

APPENDIX 3

LANDSCAPE MANAGEMENT SCHEDULED TASKS

[illegible]

APPENDIX 4

LANDSCAPE IMPEMETATION PROGRAMME

							
STORY HOMES LTD							
EDGEHILL PARK PHASES 6 & 7			30.01.26				
LANDSCAPE IMPLEMENTATION PROGRAMME							
DATE		TASK					
		Tree planting	Native hedge/ shrub planting	Grass Seeding	Wildflower seeding to POS	Grass turfing	Shrub and ornamental hedge planting
2026							
	Site Commencement May 2026						
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER	First plot completion November 2026						
DECEMBER							
2027							
JANUARY							
FEBRUARY							
MARCH							
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							
2028							
JANUARY							
FEBRUARY	Completion winter 27/28						
MARCH				Planting to end of season following construction completion			