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- Cavities in Trees Cavities should be investigated. If bats are found present in the cavities, no further investigative work is to be carried out until a suitable trained ecologist has visited the site to investigate further and to agree a course of action with Natural England. Rubbish and rotten wood should be removed, subject to the above. The cavity should be probed to find the extent of any decay, and give notice. The cavities should not

# **Newly Planted Trees**

### Performance expectation

Newly planted trees at Year 3 shall have an established single leader or multi-stemmed habit where intended. They shall be maintained to develop and retain a well-balanced crown, shape and character typical of the species.

### Prescription

Establishment Period - Years 1 to 5 following planting: -Inspect and adjust tree ties and staking/guying systems/ guards as required to ensure adequate support is provided to the tree without damaging the tree or restricting growth;

- -Water during prolonged dry spells to prevent tree deaths, during the first two years following planting. Allow 50L/tree at each operation; -Inspect annually and after storms to monitor health of trees;
- -Carry out any works as required for health and safety immediately;

-Prune annually outside of the bird nesting season to ensure appropriate habit/form, remove obstructions to gardens/planting beds/amenity grass, and remove dead/diseased/damaged wood;

-Replace any trees which have been removed, uprooted, destroyed or have died within 2 years after planting with trees of the same species and size as that originally planted and in the same place, unless the Local Planning Authority gives its written consent for any variation

-Remove tree stakes and ties once the trees are fully established (approximately years 2-3 after planting).

# Establishment Period - Years 5 to 10 following planting:

-Inspect trees annually to monitor the health of trees. -Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other

ecological constraints. -Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified

ecologist). -All tree work must be undertaken by a suitably qualified arboriculturalist in accordance

with BS 3998:2010;

-Prune as necessary where essential to remove obstructions from paths and amenity grass area. Pruning should ensure natural/ sympathetic habit/form is retained. Remove dead/diseased/damaged wood.

### Post Establishment Years 10 to 30:

-Inspect trees annually to monitor the health of trees. -Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other ecological constraints.

-Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified

ecologist). -All tree work must be undertaken by a suitably qualified arboriculturalist in accordance

with BS 3998:2010; -Prune as necessary where essential to remove obstructions from paths and amenity

grass area. -Pruning should ensure natural/ sympathetic habit/form is retained.

-Remove dead/diseased/damaged wood.

### Amenity Grassland (Lawn Mix)

### Performance expectation

Maintain a medium - short, dense, vigorous sward free from disease, weeds and pests and free from significant variations in ground level (grooves/divots/mounds etc). Sward is to Establishment Period – Following seeding cover at least 95% of the relevant area and contain a maximum of 10% herb species.

# Prescription

# Ongoing maintenance:

-Cut grass to a height of 25-50mm (average 16-19 cuts per growing season). -Allow for the mowing regime to be adjusted to ensure there is no excessive cutting during dry periods and that mowing continues until the grass stops growing;

-Relax the management regime where appropriate, e.g. under tree groups and adjacent to hedges, to twice annual cuts in autumn and early spring; -Remove inorganic litter, twigs and debris prior to each cut;

-Strimming to be carried out where grass abuts hard landscape obstacles (such as fence posts, kerbs edges etc), ensuring no damage occurs to obstacles;

-For trees in amenity grass areas a 1m dia. (50mm deep) circle of mulch shall be

 Betulus pubescens maintained within an edged circle cut into surrounding turf; -Monitor grass erosion and regularly reinstate damaged or worn areas in accordance with the original specification. Any major divots/grooves are to be filled with topsoil and

re-seeded at the earliest opportunity;

-Annually edge grass where this abuts planting beds; -Ensure grass does not encroach onto hard surfaces by annual edging.

## Native woodland Planting

# Performance expectation

Woodland planting should start to form a unified block after 7-10 years. During first 5 years of establishment soils should be kept free of herb & grass species to aid tree establishment. After 5 years mulch can be allowed to colonised by native species. To achieve a natural form to the woodland, thinning should take place at year 7 and then be continued on a 3 year cycle until tree spacing of around 1 tree every 6m with a matrix of shrub species below.

### Prescription

- Establishment Period Years 1 to 5 following planting:
- Undertake formative pruning in order to promote dense growth;
- Maintain soil to create a weed free zone beneath planting; - Remove any weeds that establish within guards by hand;
- During years 1-3, carry out replacement planting during the winter months with species and specification to match original;
- At end of year 3 remove all shrub guarding and ties & staking from site to an appropriate recycling facility;
- To simulate the formation of a natural woodland structure it is acceptable to leave small naturally occurring gaps in the planting so long as no gap is over 3m dia. and within 6m of another gap.

leader on tree species;

- At year 10 start the TREE thinning process, removing 1 in every 4 plants, targeting those tree & shrub species with poor form;

- Every three years alternate removal of trees and shrubs on rotation until density of approximately 1 tree species per every 6m is achieved with understory of mixed age range shrubs and multi-stemmed trees.

Prescription

- Undertake formative pruning in order to promote dense growth; - Maintain hedges at a height of 1.2m with a neat hedge line. Trim twice annually at the end of each growth period (late Spring and late Summer) until established; - Maintain a full planted screen at all times;

- Maintain the inside of shrub guards in a weed free condition by hand weeding; - Check the hedge in early spring and replace any plants which have been removed, uprooted, destroyed or died within 2 years after planting immediately to avoid gaps forming in the hedge. Replacements should be true to type and of a similar size to existing plants at the time of replanting unless the Local Planning Authority gives its written consent for any variation;

- Ensure an annual top up of the specified mulch to prevent excessive moisture loss from the soil, add nutrients and maintain an enhanced visual aesthetic.

Performance expectation

# Prescription

- Remove all clipping from each cut to a designated location on site; Success of meadow creation to be evaluated at the end of the 2nd year and the need for alterations to management or additional seeding assessed. Decisions on the utilisation of particular grassland management techniques should be informed by regular monitoring of sward structure and diversity. Monitoring should also be undertaken for the purpose of identifying and controlling the distribution of ragwort, which should be hand ]pulled and removed from the site.

# Ongoing Maintenance:

informed by regular monitoring of sward structure and diversity; - Monitoring should also be undertaken for the purpose of identifying and controlling the distribution of ragwort, which should be hand-pulled and removed from the site.

Scale 1:200

# Establishment Period - Years 5 to 10 following planting:

- Monitor woodland development and carry out any pruning required to prevent shrubs and trees from interrupting pedestrian access routes and aiding correct formation of single

- Monitor for signs of pest & diseases. Alert the contract administrator to any problems requiring action and seek guidance before commencing remedial action; - At year 7 remove 1 in every 4 SHRUB plants, targeting those individuals with poor form.

Aim to remove a mix of species and do not remove all of any single species type; - Cut back to a 100mm stump or clump of stems to stimulate multi ]stemmed re ]growth and staged development in shrubs;

- Cut shrub material to be staked in 1m x 1m x 1m heaps at centre of woodland planted

- Cut back to a 300mm stump or clump of stems to stimulate multi ]stemmed re ]growth and staged development in trees;

# Native Species Rich Hedge

# Performance expectation

Hedge planting should form a full dense hedgerow at between years 3 ]5, with 100% coverage and no gaps. Hedgerows should be free from noxious weeds, grass and herb species at the base after year 5 of the establishment programme.

# Establishment Period - Years 1 to 5 following planting:

- Regularly check plants/guards/stakes/protective fencing where appropriate to ensure these features are performing their intended function of support and protection. Aim to remove these after year 3 and have all removed by year 5;

Maintain hedge in a weed free condition by hand removal of weed species;

## Post-Establishment (from approximately Year 6 onwards): - Maintain s hedges at a height of 1.2m with a neat hedge line.

# Species Rich Wildflower Meadow

Maintain species rich grassland appropriate to the seed type used in each area – dictated by the underlying ground conditions. Sward is to cover at least 85% of the relevant area.

# Remove litter & debris prior to each cut;

- During the first 2 years undertake regular management of the sward to maintain a sward height of no longer than 70mm, until the end of the second winter after sowing;

 Remove all clipping from each cut to a designated location on site; - During the first 2 years weed management by regular mowing is the best management technique available. Consistent management through cutting at a set time each year and removing all waste will determine what type of meadow develops;

- The control of pernicious perennial weeds through the use of a contact herbicide on individual plants or manual pulling may be necessary to remove weed populations during the establishment phase. The contractor must be mindful to re-seed bare areas created by this action to reduce establishment of weeds from windblown populations nearby;

- Year 3 onwards; Hay cut to be taken at the end of August/ beginning of September each year; Cut sward down to 70-100mm height;

- Arisings will be left to dry in situ to shed seed for up to seven days, after which arisings will be removed to a designated point on site for creation of habitat piles. - Lightly mow the sward down to 70-100mm as required throughout the winter months.

- Remove litter and debris prior to each cut;

- Mow single, annual hay cut down to 70-100mm height; taken at the end of July / start of August following seed production by wildflower species;

Arisings will be left to dry in situ and shed seed for up to seven days, after which arisings will be raked, baled and removed from site to avoid raising fertility levels;

- Increase mowing intensity within 1m of hard surfaces to maintain a neat appearance. Mow during the growing season to maintain a sward height between 50-250mm; - Decisions on the utilisation of particular grassland management techniques will be



# Existing Tree



New Tree



# Native Woodland Planting



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# Native Species Hedge



Amenity Grass

Wilflower

P03	BM	тс	тс	Changes due to Client modifications	2025-03-03
P02	BM	TC	TC	Changes due to revisions in the hard landscape plan	2024/07/22
Rev	Jrwn	chk'd	b'dq	Description	Date
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S2 - Issued for Information

Commercial in Confidence Client

# Chelsea Wright

Project

Classification

# Rothersyke Retreat Egremont

# Soft Landscape & Managment Plan

Scale at A1	Drawn	Chec	ked	Approved	
1:200	BM	тс		ТС	
Project No.			Date		
24-0027	2025	2025-03-03			
Drawing Identifier Project - Originator - Asset RRE-epd-ELS		Revision P03			
	epd	Ð			
	Glendale Countrysic The Stables, Duxb	de Limited urv Park.			

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