HIGHSTONE
DESIGN

LANDSCAPE MANAGEMENT PLAN



HOLT ROAD
WREXHAM

PRODUCED ON BEHALF OF BELLWAY HOMES

JUNE 2024

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Prepared by Highstone Design | 329 Wakefield Road, Denby Dale, England, HD8 8RX | June 2024

1 / INTRODUCTION

PURPOSE OF THE PLAN

1.1 This Landscape Management Plan has been prepared on behalf of Bellway Homes to demonstrate a commitment to sustaining an attractive landscape setting at the proposed residential development at Holt Road, Wrexham, for the long-term benefit of occupiers, the public and biodiversity.

1.2 In general, Bellway Homes will implement the landscaping and manage the site up until a management company are appointed to maintain and manage the areas in perpetuity.

1.3 The management prescriptions within this document cover the necessary works to be carried out over the 5 year period relating to the planning condition with a system in place for reviewing operations at the end of the 5 years to allow the plan to be updated in accordance with site conditions and to put in place an appropriate schedule of works going forward.

1.4 This Landscape Management Plan covers works detailed in the landscape drawings presented at Appendix B.

SITE & DEVELOPMENT DESCRIPTION

1.5 The site is located to the north of Holt Road, within the urban area of Wrexham. The site measures approximately 3.27ha and is broadly rectangular in shape and relatively flat.

1.6 The site is bounded to the north and east by the rear gardens of Denbigh Close, Monmouth Gardens and Goulborne Avenue. The southern boundary is defined by Holt Road and the rear gardens of Langford Close and the western boundary is defined by Dean Road Family Centre and residential development along Dean Road. Current pedestrian access into the site is taken from the access into Dean Road Family Centre.

1.7 There are existing trees, hedgerows and vegetiation along the boundaries of the site creating a buffer between the proposed development and existing properties.

1.8 The new development includes 74 No. detached, semi-detached, mews dwellings and Apartments, with associated car parking and landscaping.

1.9 The landscaping elements of the scheme include:

- Existing trees;
- New tree planting;
- New shrub planting;
- New ornamental and native hedgerows;
- Attenuation area;
- Species rich lawns and wildflower meadow; and
- Ornamental shrubs.

DOCUMENTS

1.10 The management prescriptions contained in this document are for the future maintenance and management of work detailed on the following drawings (included at Appendix B):

- H22-0032_001E - Holt Road - Landscape Masterplan - 070523 - Highstone Design
- H22-0032_002D - Holt Road - Detailed Plot Landscape Plan- 1 of 2 - 070524 - Highstone Design
- H22-0032_003D - Holt Road - Detailed Plot Landscape Plan- 2 of 2 - 070524 - Highstone Design

TIMING

1.11 This Landscape Management Plan will become operational on completion of the landscape construction works. 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 management objectives are being met.

2 / LEGAL REQUIREMENTS

2.1 This section is intended as a guide to highlight relevant legislation and key statutory and non-statutory documents that should be considered with respect to the future management of the proposed site. The list of documents is not exhaustive and will be subject to change as amendments and/or additional guidance is issued. As such, the person(s) responsible for the implementation of the Landscape Management Plan should ensure that all activities comply with current statutory requirements, complement the aims and objectives of relevant non-statutory documents and comply with local guidance on management practices and procedures.

2.2 Relevant health & safety legislation:

- Health & Safety at Work Act 1974 (and amendments);
- HSE's Managing Health and Safety in Forestry

2.3 Relevant pesticides, biological control agents legislation:

- Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (amended) Regulations 1997 (COP(A)R)
- Control of Substances Hazardous to Health 2002 (COSHH)
- Waste Management (Duty of Care) Regulations 2002
- Waste Management Regulations 1996
- Waste Management Licensing Regulations 1994 (plus carious amendments)
- Environment Protection Act 1990

2.4 Statutory documents:

- Control of Pollution Act 1974;
- Control of Substances Hazardous to Health Regulations 1988;
- Control of Pesticide Regulations 1986;
- Health and Safety at Work Act 1974 ;
- Hedgerow Regulations (1997);
- Construction (Design and Management) Regulations 1994;
- Water Resources Act (1991);
- Wildlife and Countryside Act (1981) as amended

2.5 All management activities are required to comply with the Wildlife and Countryside Act (1981) as amended, the Countryside and Rights of Way Act (2000) and other subsequent directives and legal requirements relating to wildlife.

2.6 The Wildlife & Countryside Act 1981 also places a legal responsibility on landowners / land managers to control any invasive, non-native plant and animal species which have been identified as having ‘the ability to spread causing damage to the environment, the economy, health or the way we live’. If any invasive or injurious plants are identified on site, the appropriate method of control shall be implemented, in accordance with relevant best practice and the Environment Agency recommendations with the aim of total eradication within 3 years.

3 / MANAGEMENT RESPONSIBILITIES

3.1 In general, Bellway Homes will implement the landscaping and manage the site up until a management company are appointed to maintain and manage the areas in perpetuity. Bellway Homes and the appointed Management Company will carry out the specified maintenance operations to achieve a healthy, attractive and safe new landscape within the development.

3.2 Following a 12-month Rectification Period, during which time the Landscape Contractor will be liable for major failures of shrub and tree planting, the householder will assume responsibility for the future maintenance of the planting within their own garden.

3.3 All areas of Open Space will be maintained by the Landscape Contractor responsible for the original planting works until the end of the Rectification Period and until such a time as it is handed over to the appointed Management Company for ongoing maintenance.

3.4 For ease, Bellway Homes will be referred to as the ‘Client’ and the Management Company and the original Contractor will both be referred to as ‘The Contractor’ within this document.

4 / MANAGEMENT OBJECTIVES

4.1 This section sets out the management objectives and the intended outcome through the prescribed management of the site. It is made up of various elements which are described separately below but which are intrinsically linked and must combine harmoniously to achieve a successful outcome.

VISUAL

4.2 The site shall be managed to provide a visually attractive landscape setting for the residential development. The proposals seek to enhance the overall character of the development and this Landscape Management Plan is designed to ensure positive establishment of plants to create an attractive streetscene with vegetation breaking up the proposed building lines and private parking bays.

ECOLOGICAL

4.3 The development will be managed to ensure that the tree and shrub planting establish positively to provide diverse wildlife habitats. The landscape proposals have considered the existing landscape framework to ensure that the local environment is respected.

RECREATIONAL

4.4 The open spaces will be managed to provide attractive and usable spaces, to be used by the new residents and wider public.

PRIVATE AREAS

4.5 Following completion of planting in private garden areas the planting will be maintained by the Contractor in accordance with the specification and Schedule of Works until handover to the resident at the time of purchase.

4.6 The planting at time of handover should be healthy and weed free.

PUBLIC AREAS

4.7 Planting within public areas will be maintained in accordance with best practice guidelines and the specification in subsequent sections. In general, the following objectives include:

- Existing & New Trees – shall be maintained in good health;
- New Ornamental/Native Planting – shall be maintained to achieve all year-round interest and colour. Areas of shrubs shall not be maintained at a uniform height with a hedge trimmer but maintained to allow the individual form of the shrub species to develop; and
- Hedges – Ornamental hedges shall be maintained with an aim of establishment by Year 5. Native hedges shall be maintained and shaped to create established young hedgerows by the end of the first 5-year period.

5 / MANAGEMENT OPERATIONS

MAINTENANCE – GENERAL

5.1 All planting in public areas shall be maintained in good order, as detailed below by the management company. Any plants that fail to thrive within a five-year period shall be replaced with stock to the original specification. A maintenance inspection shall be carried out each year during the five-year period. Planting and lawns in private areas will be maintained by the individual plot holders. All pruning and hedge trimming shall take place during September-November, outside the nesting season, to prevent the disturbance of nesting birds. The maintenance requirements for each individual landscape element is described below.

NATIVE AND ORNAMENTAL TREES

5.2 All new trees shall be regularly checked, and any broken ties, guards or stakes replaced. A 1m diameter shall be maintained weed-free and use of chemicals avoided.

5.3 Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m.

5.4 The Contractor shall apply a slow-release fertiliser to the base of each standard tree. For the first 3 years, in March/April of each year, fertiliser shall be planted at the following rates:

- Extra Heavy Standards, Heavy Standards, Selected Standards & Standards - 200 gms/Tree
- Light Standards & Feathered Trees - 100 gms/Tree
- Specimen Plants, Transplants & Shrubs (in pits) - 50 gms/Plant
- Plants in Shrub Beds & Hedgelines - 25 gms/Plant

5.5 Formative pruning is to be undertaken only to remove breaks or damaged material. After approximately 5 years stakes and ties are to be removed once trees have established.

5.6 Watering shall be carried out as specified in the Operations Schedule at Appendix A.

5.7 All failures shall be replaced annually with the originally approved species and size unless agreed with the local authority.

NEW NATIVE SPECIES PLANTING

5.8 An area of 300 mm diameter around each plant shall be kept free from weed growth. All arisings resulting from weed control shall be removed from site.

5.9 Following frosty weather and strong winds, the Contractor shall inspect planting areas and firm any plant that has been loosened.

5.10 Annually apply a slow-release fertiliser (Enmag or similar approved) to each pit in Spring at a rate of 50 gms/ pit or as per manufacturers specification.

5.11 Prune all damaged or broken branches. Hard prune all shrub and understorey in Year 3 after planting to promote bushiness and thereafter annually in February to remove all deadwood, broken or damaged branches.

5.12 Native planting areas should not be cut back in the Autumn to avoid the loss of valuable food sources for fauna. Remove all arisings from site.

5.13 Replace all failures in Year 1.

5.14 Replace all failures in subsequent years to achieve 80% stocking rate.

5.15 Remove all litter.

NATIVE HEDGEROWS

5.16 All hedge lines shall be maintained weed free and any loose plants re-firmed.

5.17 Any canes and spirals or rabbit proof fencing where employed shall be regularly checked and adjusted or replaced as required.

5.18 All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow-release fertiliser at the end of the growing season.

5.19 Mulch shall be regularly topped up to original levels (50mm).

5.20 All hedge lines shall be maintained to 1.6m high or 900mm high at the interface between dwellings and open space.

SPECIES RICH GRASSLAND / WILDFLOWER MEADOW

5.21 Any areas which fail to provide a good quality vigorous grass sward will be re-sown/over sown.

5.22 All areas as shown on the drawing should be allowed to grow to full height and be cut once a year at the end of August (or as per seed suppliers specification).

AMENITY GRASS INC. VERGES (POS)

5.23 All amenity grass areas are to be maintained weed and litter free.

5.24 Any areas which fail to produce a good quality vigorous grass sward will be re-sown/over sown.

5.25 All areas are to be cut regularly during the grass growing season (usually March to October) to maintain a maximum height of 25mm.

5.26 Grass shall not be cut in times of excessive drought, excessive wet and frost. All arising to be removed.

5.27 Bulbs should be allowed to completely die back within grass areas prior to regular summer mowing.

ATTENUATION AREA

5.28 The attenuation area has been designed to function as a part of public open space. Appropriate grass and meadow seed mixes are being proposed to the attenuation areas to minimise the maintenance operations. It is recommended the grass is maintained as meadow and mowing is kept to a minimum.

5.29 Year 1: Mow regularly to prevent weeds, at least once a month from May to October. Cut to 50mm and dispose of arisings.

5.30 Following Years: Minimize mowing of wildflower grass to a maximum of 2 cuts a year (June-July and September-October). Cut to 75mm and dispose of arisings.

5.31 Use rotary/flail mower for flat areas and ditch mower for embankments. Delay cutting if the grass is waterlogged. Keep edges neat with strimmers or edge clippers once per month during the growing season.

5.32 Apply selective weed killer once a year according to manufacturer’s instructions and relevant regulations. Do not apply fertilizers to the sward.

5.33 For the first 3 years after seeding or reseeding, water during extreme droughts (4+ weeks without substantial rainfall) up to 15 times. Only water when necessary, ensuring field capacity (minimum 20L/m²) in the morning or evening to reduce evaporation. The contractor is responsible for adjusting watering frequency according to weather and arranging additional watering if needed.

5.34 Replace failed grass/meadow. Reseed the affected area. Cultivate or power-harrow to achieve a fine tilth (remove stones >20mm), level with adjoining areas. Apply pre-seeding fertilizer (70g/m²) and seed with the previously specified mix (or similar approved). Rake seed a few millimeters below the surface, water thoroughly, and maintain moist soil, removing stones, weeding, and mowing until established.

EXISTING VEGETATION (TREES & HEDGES)

5.35 All existing trees and hedgerows within and on the boundaries of the site shall be maintained in a safe condition and as a reasonable visual amenity.

5.36 The trees shall be inspected on an annual basis and any recommendations for tree work shall be undertaken as required all in accordance with British Standards.

PRUNING

5.37 All pruning work, whether on newly planted material or existing vegetation, shall be carried out in accordance with BS 3998 where applicable.

WEED CONTROL

5.38 Although weed growth shall be largely controlled by mowing, upon instruction, dicotyledon species shall be removed by the application of broadleaved selective herbicide in May/June to significantly affected areas.

5.39 Every reasonable precaution shall be taken to prevent drift onto adjacent plantings.

5.40 A repeat application may be required after two weeks if no improvement is noted.

FAILURE OF PLANT MATERIAL

5.41 The Contractor shall replace, at their own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting.

5.42 Replacement planting shall take place as early as possible during the planting season following the original planting period.

5.43 The Contractor shall subsequently make good any further failures during the following twelve (12) months if the after-care period is two (2) years.

5.44 Replacement plant material required as a result of vandalism shall be identified separately and provided by the Contractor at the rates indicated in the Schedule of Rates (if provided) or as agreed in writing between the Contractor and the Client.

5.45 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing between the Contractor and the Client.

5.46 The Contractor shall make good at his own expense all necessary repairs to levels, grassed areas and paving required because of plant replacements.

ECOLOGICAL CONSIDERATIONS

Nesting Season

5.47 Any works to existing trees and shrubs shall be carried out outside of nesting season.

Tree Replacement

5.48 If any of the existing trees or vegetation in public areas require to be replaced, such replacements shall be native and of a suitable species, size and form for the location, all as agreed between the Client and Local Authority as required.

5.49 New sections of native scrub planting around the site will consist of locally appropriate planting mixes and within the housing development itself ornamental species have been selected which have wildlife value in the form of berries, fruits and flowers.

Invasive Weeds

5.50 The site shall be monitored at each maintenance visit for evidence of invasive weed growth. Should any such species be identified The Contractor shall prepare a plan of action for the treatment of the weeds which shall be implemented immediately.

Habitat Protection

5.51 Site operatives should be made aware of the habitats that are to be protected and understand the Tree Protection methods that are to be employed during construction.

6 / REASSESSMENT OF SCHEDULES OF WORKS

6.1 Monthly monitoring visits by The Contractor will be made to determine whether the Management Objectives are being met.

6.2 Any operations falling short of the objectives will be brought to the attention of the Supervisor for The Contractor's operatives.

6.3 An annual walkover assessment will be made by The Contractor. Any recommendations shall be carried out within three (3) months of the report, unless any trees are identified as potentially dangerous and in need of urgent attention. In this instance, works shall be carried out immediately.

6.4 Re-assess the need for adjustment of the operational schedules annually following the annual walkover and undertake to amend the document as required.

6.5 At the end of the first 5-year period the management operations will be reviewed and assessed by all parties for their appropriateness and revised as necessary to provide an effective plan going forward.

APPENDIX A

OPERATION SCHEDULES

Holt Road, Wrexham

5 YEAR MAINTENANCE PLAN

Operations Schedule

HIGHSTONE DESIGN - 2024

	Years 1 - 5+					Month												
	1	2	3	4	5	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Standard Trees																		
Maintain tree pits weed free																		Avoid use of chemicals where possible - no chemical use near herbaceous plants or in catchment of water bodies
Fertilise trees																		Once annually
Water trees																		Weekly/as required during prolonged dry weather
Check firmness of trees in tree pits and re-firm as required																		Additional checks after exceptionally windy or frosty weather during early establishment
Prune damaged branches						AS REQUIRED												Prune as soon as identified
Check tree stakes & ties and repair/replace																		Replace with materials to existing specification and replace as soon as possible
Check establishment of trees and remove stakes as required						AS REQUIRED												Aim to replace all stakes by end of initial 5 year period
Replace defective / failed trees																		Once annually in nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed
Top up mulch to tree pits in grassed areas																		Once annually
Litter pick and remove all arisings																		Dispose of at tip in accordance with relevant Waste Management Regulations
Native & Ornamental Hedgerows																		
Regular checks to plant material, ties and stakes.																		Fix/replace where needed
Regular Watering during times of drought						AS REQUIRED												As required during years 1 & 2
Application of ferilizer to all plant material and topping up of mulch																		As per manufacturers instructions
Replacement of dead plant material (Years 1 - 5)																		Once annually in nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed
Removal of stakes / ties / guards						AS REQUIRED												(Year 5 onwards)
Ornamental Shrub Beds																		
Maintain shrub beds weed free																		Avoid the use of chemicals in areas containing herbaceous plant material or bulbs
Apply slow release fertilizer																		Once annually
Check firmness of shrubs and re-firm as required																		Additional checks after exceptionally windy or frosty weather during early establishment (Years 1-2)
Water as required																		Also weekly during prolonged dry weather
Prune damaged shrubs						AS REQUIRED												Prune as soon as identified
Replace defective and failed plant material																		Varied responsibility and replacement requirements dependant on Year of replacement and area
Top up mulch																		Once annually
Litter pick / remove flytipping and remove all arisings																		Check for harbouring wildlife
Native Species Planting																		
Maintain 300mm diameter area around each plant weed free																		Avoid the use of chemicals in areas within the catchment of water bodies
Control the spread of any invasive or undesirable weeds						AS REQUIRED												Before flowering/seeding and in accordance with specific requirements for the particular weed species
Check firmness of plant material in ground and refirm as required																		Additional checks after exceptionally windy or frosty weather during early establishment (Years 1-2)
Prune damaged shrubs						AS REQUIRED												Prune as soon as identified
Water as required																		Also weekly during prolonged dry weather
Replace defective and failed plant material																		Once annually in nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed
Top up mulch																		Once annually
Litter pick / remove flytipping and remove all arisings																		Check for harbouring wildlife and dispose of arisings at tip in accordance with relevant Waste Management Regulations
Establishing hedgerows																		
Maintain area around each plant weed free																		Avoid the use of chemicals in areas within the catchment of water bodies
Check for signs of disease/pests																		Treat as required - avoid chemicals where possible
Hard prune hedges to 450mm height																		Outside of bird nesting season
Cutting of hedgerows to 1.6m and 900mm where specified																		Outside of bird nesting season

Existing Vegetation

Remove any failing/dead material for Health & Safety reasons	AS REQUIRED	Outside of bird nesting season
Carry out initial management to existing boundary vegetation	AS REQUIRED	Carried out by qualified craftsperson
Carry out ongoing annual trimming until handover	AS REQUIRED	Until house is occupied
Litter pick / remove flytipping and remove all arisings	AS REQUIRED	Check for harbouring wildlife and dispose of arisings at tip in accordance with relevant Waste Management Regulations

Grass areas

Maintain amenity grass	AS REQUIRED	As required to maintain height tolerances
Maintain wildflower areas during the early establishment period		Up to 3 times for newly established areas in Year 1. Twice in Year 2. Remove arisings
Maintain wildflower areas		Aonce annually in perpetuity
Apply fertilizer to amenity grass areas only		As per manufacturers instructions
Apply selective herbiside	AS REQUIRED	If instructed and as per manufacturers instructions
Reinstate any damaged areas of amenity grass by seeding or turfing		Annually in season of perpetuity
Create grass habitat pile		In October after grass cut
Replenish grass habitat pile on rotational basis		In October after grass cut

Monitoring

Carry out monthly monitoring visit		Assess the need for actions and instruct operators

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APPENDIX B

ASSOCIATED PLANS



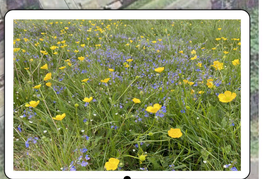
Native buffer planting will be incorporated into the existing boundaries to create habitat corridors for local wildlife. This will boost biodiversity, creating a more sympathetic and harmonious residential development. The species will include some thorny varieties to provide additional security for neighbouring properties. Hawthorn and Blackthorn are example species that offer biodiversity and security benefits.

Existing trees and vegetation around the site will be retained where possible to provide instant screening. The mature trees within the existing site boundaries also contribute to the landscape character of the site. The detailed arboriculture identified valuable features within the site and the layout has been produced to avoid root protection areas in order to preserve trees and respect the setting of existing properties.





A detailed drainage strategy has been developed for the new scheme. An attenuation basin within the open space will provide a sustainable approach to water management. This sustainable drainage system is designed to catch run-off during peak rainfall to ensure that flooding does not affect future residents or nearby streets. Appropriate landscaping will be incorporated to reduce the engineered appearance.



Understory planting including bulbs and wildflowers are proposed to enhance the biodiversity benefits across the site. This will attract a wide variety of insects and animals including bees, butterflies and birds to create harmonious habitats throughout the development. Existing vegetation will be retained wherever possible to respect the existing character and setting of the site.

Land to be transferred to a third party for the delivery of sports pitches in accordance with the requirements of the agreed Unilateral Undertaking

SUDS

Day Care Centre

CLOS DINBYCH / DENBIGH CLOSE

LANGFORD CLOSE

THE OLD GARDEN (TYR HEN GARDD)

FFORDD GARDDWRAIG / CARDEN PARKWAY

The proposals include for the retention of the sports pitch in the western part of the site. This valuable facility will ensure that local and future residents in the area maintain access to leisure opportunities and organised sporting activities. Recently promoted Wrexham AFC, situated 2 miles from the site, is the third oldest professional football club in the world and the proposed development is delivered whilst considering the town's sporting history and future.

A new pedestrian/cycleway is proposed through the site to create a sustainable connection between Holt Road and the existing sports pitches. This route will run through the core of the new housing development to create connections for new residents, offering alternative movement options to reduce vehicle use. The route also offers a safe movement corridor, encouraging healthy lifestyles and improved wellness.

Attractive planting mixes will be created to excite the senses throughout the development. Emphasis will be placed on access points and key nodes within the development. Scent, movement, foliage and colour will be combined to create year round seasonal interest whilst boosting the biodiversity benefits of the scheme.









Street trees, hedgerows and ornamental planting will be a feature of the public/private realm when travelling through the proposed streets. Space will also be provided for trees to grow safely and mature to the height and spread that is appropriate for the environment.

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KEY

- Site boundary
- Existing trees and vegetation
- Proposed cycle/pedestrian link
- Proposed turf (front gardens) - 1,650m²
- Proposed turf (rear gardens) - 6,060m²
- Proposed POS tree
- Proposed front garden tree
- Proposed street tree (Copper varieties)
- Proposed street tree (Cherry)
- Proposed native buffer scrub mix - 290m²
- Formal hedgerow - 395m linear
- Native hedgerow mix - 75m linear
- Native shrub mix - 195m²
- Proposed ornamental/native shrub - 610m²
- Gable / wall shrub & climbers - 61m²
- Species rich grassland - 600m²
- Wildflower/wetland meadows - 442m²
- Wetland meadow mix - 172m²
- Fruit/nut tree planting
- Spring flowering bulbs - 65m²
- Attenuation Basin - 700m²

Maintenance
Planting and lawns in private areas will be maintained as detailed below until occupied. Once occupied, the planting and lawns in private areas shall be maintained by the individual plot holders.

All planting in open space areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification.

Trees
All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees during years 1-5 shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1 m during years 1-5. At the end of each growing season for years 1-5 all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All plant protection measures where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity during years 1-5 and shall receive an application of slow release fertiliser at the end of the growing season for years 1-5. Mulch shall be regularly topped up to original levels during years 1-5 Cutting hedgerows is to be undertaken outside the bird breeding season (March to end August). After approximately 5 years stakes and ties are to be removed once trees have established.

Ornamental Shrub Planting Areas
Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought during years 1-5 and receive an annual application of slow release fertiliser for years 1-5. Mulch shall be topped up annually to original levels during years 1-5.

Grass areas (front lawn of properties)
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and resown/ re-turfed as required during the first season

Amenity Grass Areas
Areas of open space identified on the plan shall be mown regularly (maintained at approximately 25mm high). Collect and remove all arisings.

Meadow areas within open space
Meadow areas as identified on the plan shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds. From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August. All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site or composted in piles

Bulbs
Bulbs shall be allowed to die back within grass areas for a period of six weeks following flowering. Following this, mowing of these areas can be carried out (if applicable).

Examples of existing tree & shrub species found within the site and local area
These plants will inform the detailed planting proposals



Rev	Date	Note
E	07.05.24	Revised access
D	27.02.24	Updates to Layout
C	08.11.23	Updates to Layout

Holt Road, Wrexham

N

LANDSCAPE MASTERPLAN

DWG Ref. H22-0032_001E | Drwn/Chcked By: SW | Scale - 1:500 @ A0 | Date: 07/05/24 | Client: Bellway Homes

Bellway

HIGHSTONE DESIGN

Scent and movement introduced to animate the development



Enhanced groundcover along site boundaries to improve biodiversity



Formal hedgerows proposed to separate private and public realms



Climbing plants such as clematis proposed along new garden walls.



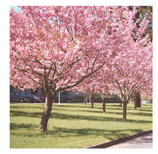
Retained sporting facilities within the new development



Attractive shade tolerant shrubs mixes proposed within the site



Trees with seasonal interest to form attractive gateways



Swathes of species rich grassland to be proposed through new open spaces



Copper tree variaties (Norway Maple and Beech) contribute to the local character



Enhanced areas of wildflower planting within open spaces



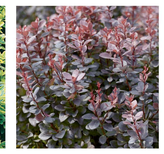
Fruit and nut producing trees to be interspersed within the development



Hardy/low maintenance shrub planting within exposed areas



Defensive/thorny planting to gables and walls for privacy and security



MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees
All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once plants have established.

Ornamental shrub and groundcover areas
Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Climbers
Climbers are to be periodically tied in to the supporting frame where necessary. Pruning shall be undertaken to keep climbers clear of windows and guttering/eaves.

Grass areas (front lawn of properties)
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Notes

- Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
- No cultivation should be undertaken in wet/waterlogged conditions;
- Imported topsoil to accord with BS3882;
- Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
- All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
- All plant material to conform with BS:3936 and BS:4428;
- Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Note:
Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

In September following implementation plants to be checked for successful establishment and any losses replaced in the following planting season.

LANDSCAPE SPECIFICATION NOTES

Topsoil
All soil is to be site topsoil, or imported to meet BS topsoil requirements for 'General Purpose' use.

Topsoil depths:

- New shrub beds: minimum 450mm depth after compaction;

- Hedge lines: minimum 450mm depth after compaction; and

- Grass areas (seed and turf): minimum 150mm depth after compaction.

Trees
Root barriers are to be employed near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth.

Hedgerows (Native & Ornamental)
Hedgerow trenches shall be dug 450mm x 450mm x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. Plants to be planted at 4 per linear metre in a double staggered row for Fagus hedgerows and 5 per linear metre for native mixed hedgerows. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Hedgerow and buffer plants on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas
Plants to be planted in variety groups with taller species to back of beds. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Climbers
Climbing plants shall be tied in to frame supports which shall be affixed to the adjacent fence or wall as appropriate. Plant approx 225mm away from wall or fence.

Turf Areas
All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking. Approved turf shall be laid to garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Amenity Grass Seed Areas
Prior to seeding, (using machinery of a suitable scale) the ground will be harrowed and rolled, using a tine harrow in order to avoid damaging underground services. Where existing tree roots are present, shallow cultivation will be carried out to ensure roots are not damaged. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, these will be harrowed using a disc harrow to ensure the soil structure is suitable for subsequent sowing. If such a requirement arises to harrow with discs, caution should be exercised to ensure underground services are not damaged during harrowing.

All new amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction (or at an earlier opportunity if the area can be protected from building operations and vehicle movements) and be broadcast by machine and rolled where possible to give good soil/seed contact.

Approved grass seed (as specified), shall be sown in accordance with good practice.

Bulbs in POS
Bulbs are to be broadcast throughout the areas shown and planted where they land for a naturalistic effect.

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KEY

- Site boundary
- Front garden - turf
- Rear garden
- Proposed tree
- Species rich grassland
  General Purpose Meadow Grass Mixture EG1 or similar approved
- Wildflower meadow mix
  Basic General Purpose Meadow Mixture EM1 or similar approved
- Wetland meadow mix
  Meadow Mixture for Wetlands EM8 or similar approved
- Native hedgerow
- Photinia hedgerow
- Fagus hedgerow
- Euonymus hedgerow
- Prunus hedgerow
- Proposed shrub bed
- Parking court shrub mix
- Gable / wall shrub mix
- Native shrub buffer mix
- Shrub buffer mix

Rev	Date	Note
D	07.05.24	Revised access
C	27.02.24	Revised to reflect amended layout
B	16.11.23	Revised to reflect amended layout
A	22.09.23	Hedgerow included to strip between development and third party land

Holt Road, Wrexham

Detailed Plot Landscape Plans (Sheet 1 of 2)

DWG Ref. H22-0032_002D | Drwn/Chcked By: SW | Scale - 1:250 @ A0 | Date: 07/05/24 | Client: Bellway Homes

Bellway

HIGHSTONE DESIGN


1no. Ma.sy
1no. Ma.sy
1no. Ma.sy
7no. B.t.AN
7no. Ca
4no. S.h.h
4no. P.f.R.R
3no. C.t.S
6no. R.f.G
3no. P.f.A
6no. H.al
3no. C.t.S
6no. R.f.G
3no. P.f.A
6no. H.al
24no. C.ave
11no. I.aqu
16no. S.n
16no. V.o
9no. L.per
5no. He.h
13no. Co.s
7no. P.j.L.H
12no. L.a.M
7no. C.A.B
12no. V.b
20no. B.t.AN
20no. Ca
13no. S.h.h
13no. P.f.R.R
1no. P.t.P
3no. C.t.S
6no. R.f.G
3no. P.f.A
6no. H.al
7no. C.t.S
13no. R.f.G
7no. P.f.A
13no. H.al
4no. P.j.L.H
4no. C.A.B
12no. C.F
5no. P.j.L.H
5no. C.A.B
13no. C.F
1no. P.t.R.S
1no. A.l
70no. P.l.O.L
1no. S.a.S
58no. N.p
309no. N.T.T
309no. C.bi
63no. S.h.PS
55
3no. S.c.K
6no. E.f.E.G
6no. H.P.P
9no. E.G.R
1no. S.a.S
7no. C.t.S
13no. R.f.G
20no. C.F
5no. P.j.L.H
9no. L.a.M
5no. C.A.B
14no. Fe.gl
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16no. I.aq
22no. S.h.hu
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13no. P.l.O.Lu
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7no. R.c
14no. Sa.ni
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26no. P.f.R.Ro
6no. C.ar
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1no. F.s.Pu
1no. S.a
1no. T.c
1no. A.l
1no. F.s.D
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8no. L.st
5no. C.A.B
8no. V.b
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1no. F.s.Pu
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2no. P.f.A
4no. H.al
1no. S.a.S
4no. H.M
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7no. E.f.E.G
7no. H.P.P
1no. T.c
1no. F.s.D
14no. P.l.O.L
4no. P.l.O.L

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DESIGN

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