



LANDSCAPE MANAGEMENT PLAN



GATEWEN ROAD

BROUGHTON, WREXHAM

PRODUCED ON BEHALF OF BELLWAY HOMES

MARCH 2024

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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 Gatewen 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.

DEVELOPMENT DESCRIPTION

- 1.5 The site is a new residential development of 112 new homes with public open space and boundary landscaping which includes mature trees, some of which are covered by Tree Preservation Orders (TPO). The landscaping elements of the scheme include:
 - Existing trees;
 - New tree planting;
 - New shrub planting;
 - Species rich lawns and wildflower meadows; and
 - Ornamental shrubs.

DOCUMENTS

- 1.6 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):
- 1154-029-ENZ-XX-01-DR-L-45-101 - Soft Landscape Plan (page 1 of 6) - Enzygo
 - 1154-029-ENZ-XX-01-DR-L-45-102 - Soft Landscape Plan (page 2 of 6) - Enzygo
 - 1154-029-ENZ-XX-01-DR-L-45-103 - Soft Landscape Plan (page 3 of 6) - Enzygo
 - 1154-029-ENZ-XX-01-DR-L-45-104 - Soft Landscape Plan (page 4 of 6) - Enzygo
 - 1154-029-ENZ-XX-01-DR-L-45-105 - Soft Landscape Plan (page 5 of 6) - Enzygo
 - 1154-029-ENZ-XX-01-DR-L-45-106 - Soft Landscape Plan (page 6 of 6) - Enzygo

TIMING

- 1.7 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 various 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.

POLLINATOR LAWN / 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. MOWN PATHS (POS) (SEED)

- 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.

EXISTING VEGETATION (TREES & HEDGES)

- 5.28 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.
- 5.29 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.
- 5.30 The site includes a number of trees covered by Tree Preservation Orders (TPO) - see the supporting Arboricultural Impact Assessment (Ascerta - July 2019) for details. Any fallen or damaged trees which pose a potential risk should be removed and replaced following agreement from the Local Authority. Replacement planting should be of a suitable size and species to compensate for the loss of mature trees e.g. Extra-Heavy Standard and of a Native Species. Replacement tree planting should be located as close as safely possible to the fallen/damaged tree.

PRUNING

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

WEED CONTROL

- 5.32 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.
- 5.33 Every reasonable precaution shall be taken to prevent drift onto adjacent plantings.
- 5.34 A repeat application may be required after two weeks if no improvement is noted.

FAILURE OF PLANT MATERIAL

- 5.35 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.
- 5.36 Replacement planting shall take place as early as possible during the planting season following the original planting period.
- 5.37 The Contractor shall subsequently make good any further failures during the following twelve (12) months if the after-care period is two (2) years.
- 5.38 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.
- 5.39 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing between the Contractor and the Client.
- 5.40 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

- 5.41 All works to existing trees and shrubs shall be carried out outside of nesting season.

Tree Replacement

- 5.42 If any of the existing mature trees 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.
- 5.43 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

- 5.44 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

- 5.45 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

Gatewen 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		
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 fertilizer 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 craftsman
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																			Once annually in perpetuity
Apply fertilizer to amenity grass areas only																			As per manufacturers instructions
Apply selective herbicide																		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

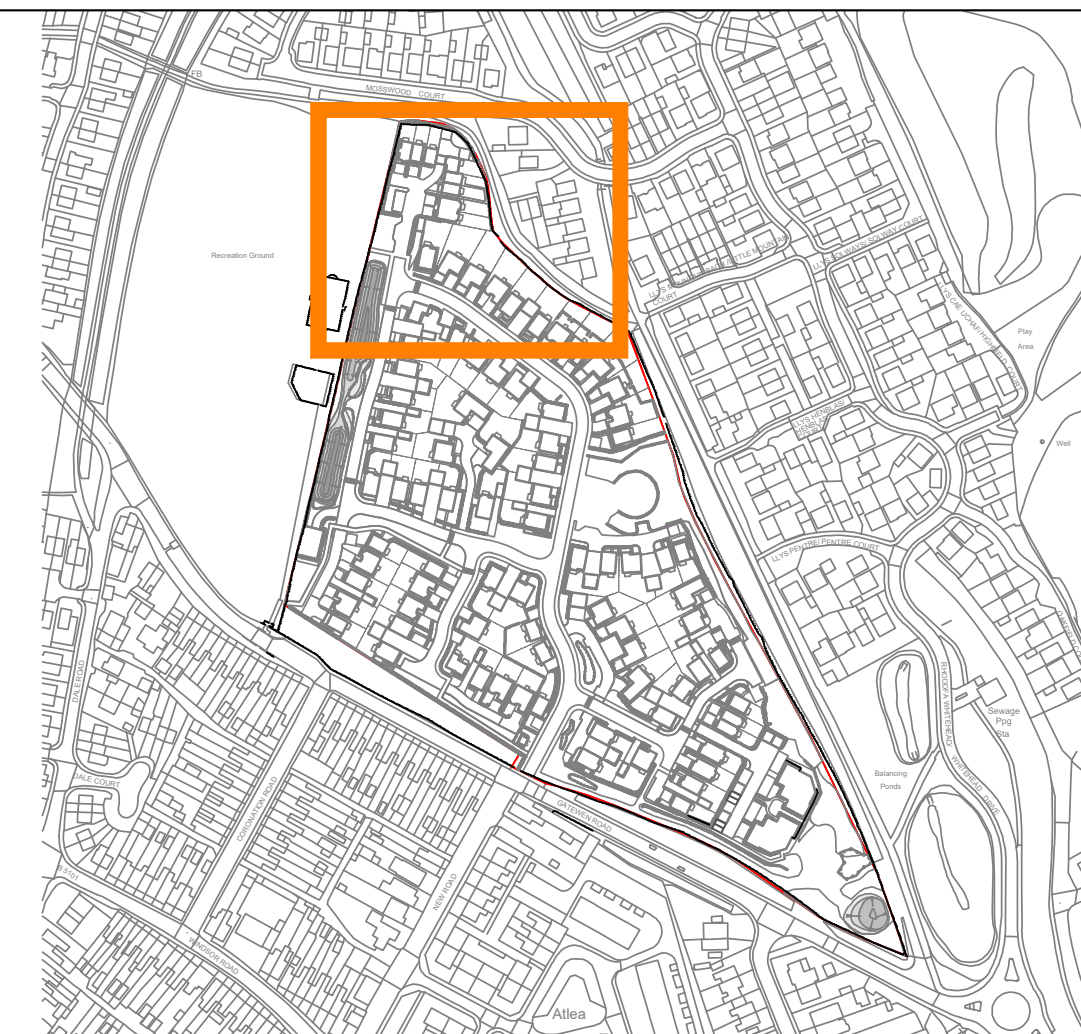
Monitoring

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

ASSOCIATED PLANS

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NOTES

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- All surveyed information including levels and layout is provided by others
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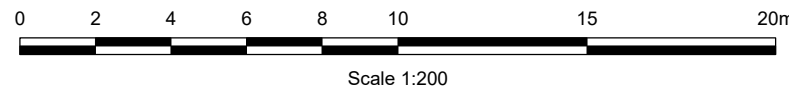
Soft Works



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Location Plan, NTS



Gatewen Road - Soft Landscape Plan [Page 2 of 6]



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Key

Soft Works

- Existing Tree Retained
- Existing Groups
- Proposed New Tree Planting
- Specimen Multistem Tree and Shrub Planting
- Specimen Climber Planting
- Native Shrub Planting
- Native Hedge Planting
- Formal Hedge Planting
- Groundcover Planting Mix
- Ornamental/ Long Grass Planting
- Pollinator Lawn
- Wildflower Planting
- Amenity Lawn
- Gravel Mulch

PL03	27/07/22	Updated green infrastructure and site layout	NP	GB	GB
PL02	04/02/22	Updated pedestrian route	NP	GB	GB
PL01	16/12/21	First issue	NP	GB	GB
Rev	Date	Description	DRA	CHK	APP

Project
Gatewen Road, Wrexham

Client
Bellway Homes Ltd

Drawing Title
Soft Landscape Plan
page 2 of 6

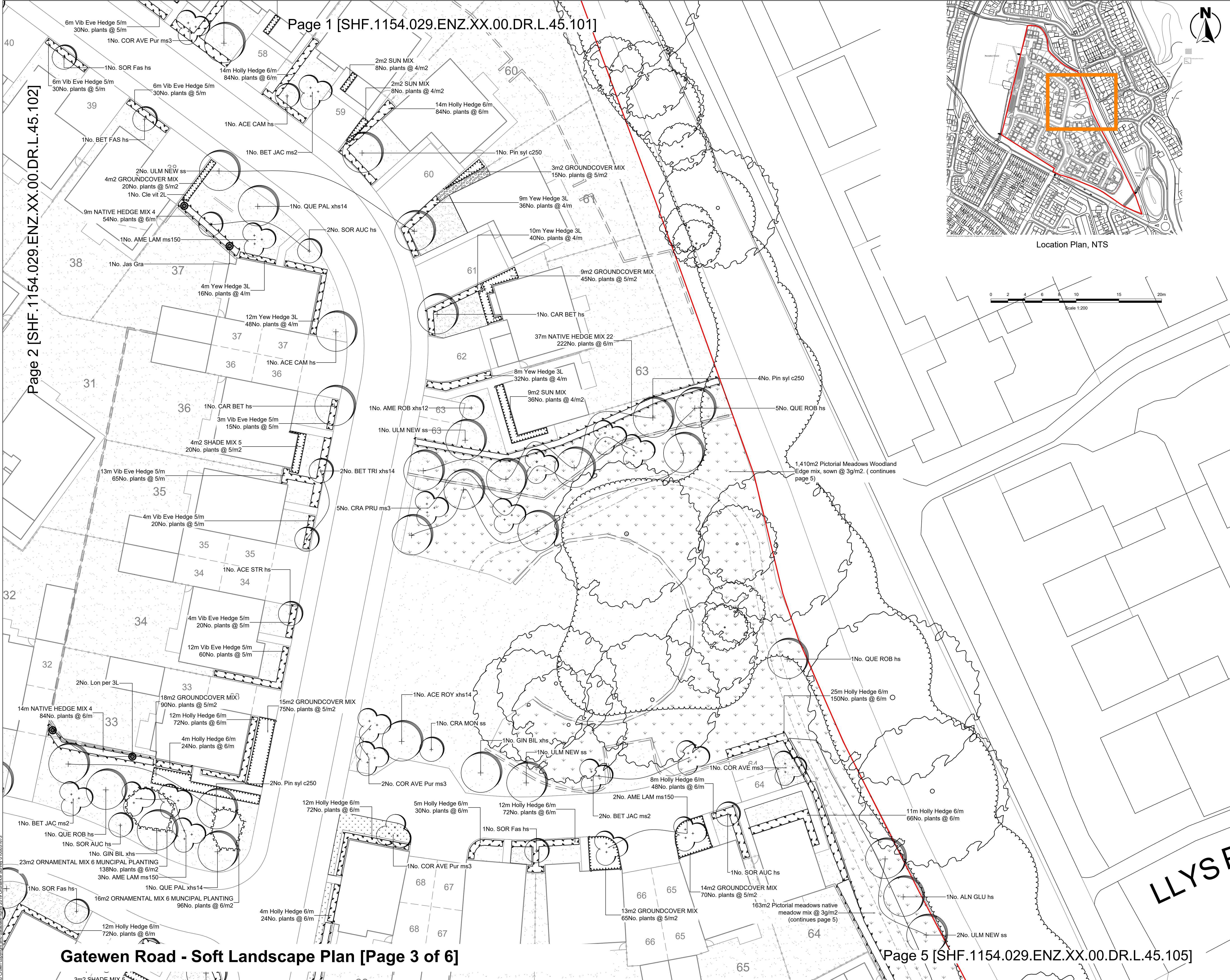
Status	Date	Scale
For Planning	16/12/21	1:200 @ A1

Drawn	Designed	Checked	Approved
NP	NP/GB	GB	GB

DWG No.	Revision
1154-029-ENZ-XX-01-DR-L-45-102	PL03

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Gatewen Road, Wrexham

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Project
Gatewen Road, Wrexham

Client
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Soft Works

- | | |
|--|--|
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	Amenity Lawn
	Gravel Mulch

PL03	27/07/22	Updated green infrastructure and site layout	NP	GB	GB
PL02	04/02/22	Updated pedestrian route	NP	GB	GB
PL01	16/12/21	First issue	NP	GB	GB
Rev	Date	Description	DRA	CHK	APP

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