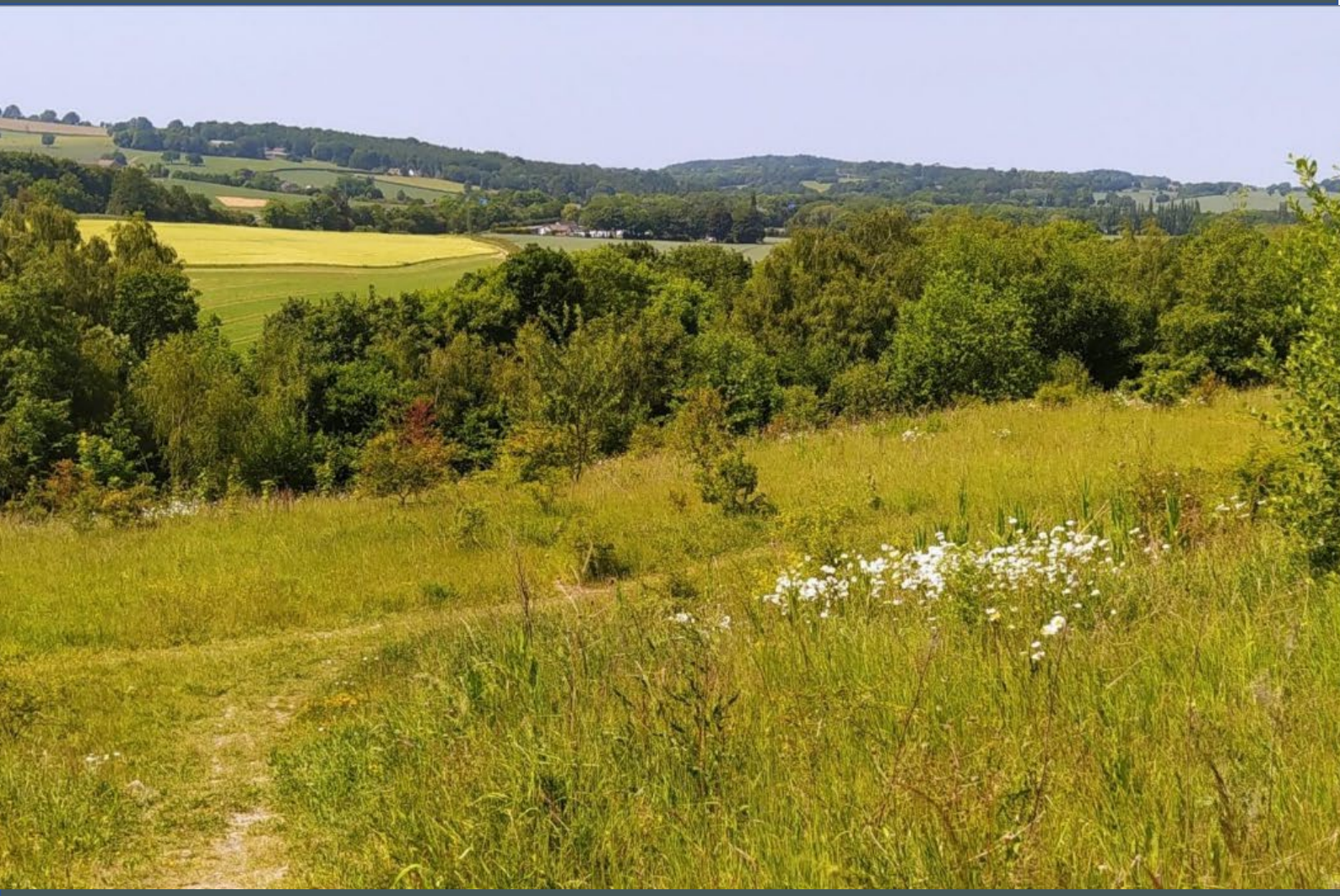
Brooks Landscape
An Origin Enterprises Company

Woolley Colliery Road, Darton



Landscape Management Plan

15.06.2026

LMP-8088-01

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An Origin Enterprises Company

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Report reference	**LMP-8088-01**
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Date	15/06/2026

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1.0 INTRODUCTION

This document has been prepared by Brooks Ecological Ltd as commissioned by Gleeson Homes & Regeneration to show how the retained and created Landscape features on site will be managed and maintained to maximise their biodiversity and landscape value.

The Site will be developed for housing with relevant infrastructure, open space, gardens and landscaping. Landscape proposals have been developed with reference to the Brooks Ecological Ltd Biodiversity Net Gain Assessment (ER-8088-02A).

This document shall be read in conjunction and shall be delivered in accordance with the most up to date revision of the Woolley Colliery Landscape Masterplan (20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250).

For the purposes of defining legal agreements for delivery of the activities detailed in this document, such specifications shall apply to all retained, enhanced and created ecological and landscape features within the red line boundary (application boundary) and all retained, enhanced and created ecological and landscape features along the red line boundary which fall under the responsibility of the site (including but not limited to walls, trees and hedgerows). For the avoidance of doubt, ecological and landscape features are any existing or created soft features out with the roads, footpaths, buildings and hard elements of the project including but not limited to amenity grassland, ornamental shrub and herbaceous planting, street trees, species rich lawns, species rich wildflower meadows, amenity hedges, native hedgerows, scrub planting, climbers, native tree and woodland planting, wetland and pond edge planting, swales, rain gardens, heathland habitats, sensory gardens as relevant to the project. Additional ecological elements such as bird and bat boxes, woodpiles or similar features are dealt with separately in the ecology reports.

The obligations of this LMP shall come into force on the first day of commencement of works on site and shall continue to operate, uninterrupted, until the last day of the 5 year maintenance period following practical completion. Beyond this it is anticipated that the LMP will be used to inform the in-perpetuity management of the site by the Management Company (in-perpetuity meaning a minimum of 30 years for Biodiversity Net Gain requirements).

All works specified herein shall be undertaken and completed to the highest quality standards maximising the potential success of the landscape scheme for the development; and in compliance with relevant health and safety legislation.

This document shall be reviewed and updated annually with the option to extend delivery every 5 years. The client is not obliged to retain the services of the same provider for the full period of the LMP and shall follow the requirements of their own procurement rules.

General Site Description

This site is currently a brownfield site comprising mixed scrubland, with areas of rough grassland and mixed-density woodland, together with evidence of previous development. The site is bounded by Woolley Colliery Road along its eastern edge, with a residential development located immediately north of the site, including associated gardens, access roads, and footpaths. To the western boundary of the site is an area of dense woodland, providing screening from the adjacent residential areas. To the east of the site is open agricultural farmland.

The wider surrounding landscape is mixed in character, with further residential areas, agricultural land, recreational areas, and pockets of woodland. The site is connected to local road networks, as well as the Darton train line.

Ecology

The ecological value of the site has been established through the Brooks Ecological Ltd Biodiversity Net Gain Assessment (ER-8088-02A) which identified a range of existing habitats on site including: mixed scrub, broadleaved woodland, vacant, derelict bare ground and sealed surface on the site of former development

In terms of ecological constraints, the only legal constraints identified to date relate to nesting birds.

Site works which may affect the onsite trees will need to be undertaken out with the nesting bird season.

Development Proposals

The development consists of the replacement of existing scrub and vacant land with housing and associated roads, footpaths, and private garden infrastructure, with native hedge mix and proposed new trees throughout.

The northern area of the site will be enhanced, creating a new SuDS basin for flood water management and habitat value, along with areas of meadow in the surrounding areas. Some of the existing trees are being retained along the site's northern boundary, along with the existing woodland.

The site's access is from the east side of the development, with access located centrally to the site via Woolley Colliery Road.

2.0 LANDSCAPE PROPOSALS

The landscape strategy seeks to provide an aesthetically pleasing development for new residents, enhanced by planting of ecological value for local wildlife. Habitats on the site are diversified through the creation of wildflower grassland in the public open space and proposed tree planting in combination with the cluster of retained woodland along the northern edge of the site; connecting the houses to the wider landscape and providing foraging routes for wildlife.

3.0 PROTECTION OF LANDSCAPE FEATURES TO BE RETAINED

Woodland and mature trees

Protection to existing trees:

The recommendations in the latest tree report by Tree Survey Solutions (20240867 Tree Survey Report) and also BS 5837; 2012, Trees in relation to Design, Demolition & Construction shall be complied with at all times.

No pruning, lopping, felling or severance of roots is to take place without prior consent of the Local Authority.

Any work to the existing trees shall be carried out by a qualified tree surgeon.

The position and construction of protective fencing shall be agreed with the Local Authority prior to any site works commencing.

Under no circumstances must any materials be stored under the canopy of the existing trees, and no cement, diesel or oil stored near them.

No vehicles are permitted to be operated within the confines of the existing tree canopy.

Under no circumstance should the levels around existing trees be either raised or reduced.

No fires should be lit in close proximity to existing trees.

No ropes, cables, services or notice boards to be fixed to existing trees.

Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.

Any excavation under existing tree canopy spreads shall be done by hand

4.0 ESTABLISHMENT AND MAINTENANCE OF NEW ECOLOGICAL FEATURES

Wildflower grasslands

Management aims

To create an attractive feature which can be used by people. This will maximise the number of flowering plants to benefit invertebrates and in turn, larger fauna that will prey upon these. The biodiversity value of grasslands can be maximised by having a range of cutting regimes in action. A gradation from uncut grass, through to annually or twice annually and then on to once a month cutting regimes being best. Amenity cutting which is more frequent that once every month creates the least biodiverse habitats and should be reserved for high activity areas and paths only.

Objectives

Ensure low fertility soil is used to prevent competitive species dominating to the detriment of diversity.

Ensure that flowering plants attain, and remain at, no less than 30% of the sward

Ensure that plants can flower and set seed.

Specification

See 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250.

Management

Year 1

Five cuts, collect arisings and remove from site.

Use a weed wipe three times in year 1 to kill off weeds - spear thistle, creeping thistle, broad-leaved dock, clustered dock, wood dock, curled dock, nettle, ragwort and others according to ECoW recommendations. Operative shall be proven competent in identifying these in their early stages to prevent killing off sown wildflowers.

Year 2 - in perpetuity

The second year from sowing is the first in which a sown meadow is left uncut to flower. The first cut is done between late June to end August at a height of 40-75mm.

Avoid mowing in May or early June as this could disturb nesting birds.

Cutting in sections at different times within the season allows the greatest flower diversity.

Remove the dried arisings from site to avoid over nutrition of the soil.

Leave areas of species rich grassland uncut to allow a winter refuge for insects.

Following the mid-summer cut, mow the regrowth at least twice in late summer and autumn (end November latest) to a height of 40-75mm and remove arisings.

As the new growing season starts mow the lush spring growth and remove arisings.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

Cutting regime

Fortnightly cut

A flowering lawn offers a more species diverse option to standard amenity grass while still being robust enough to accommodate a bi-weekly mowing regime. This can be reduced to a three weekly cutting regime in the areas shown in June.

Monthly cut

Grasslands need not be 'green deserts' but should provide nectar and pollen food sources for creatures vital to ecosystem health. Flowers with low growth points and are resistant to regular cutting include Clovers (Trifolium spp), Bird's-foot trefoil (Lotus corniculatus), daisy (Bellis perennis) and autumn hawkbit (Leontodon autumnalis).

Annual cut

Grassland cut once or twice a year can make great habitats for invertebrates and amphibians and in summer make attractive flower filled habitats for people to enjoy. Once cut these areas are good for people to enjoy and walk on so make good multi-use spaces. Managing for wildlife also means there is less need to use chemical fertilisers or pest treatments so make healthy sustainable environments.

No cut

Strips and islands of grassland to be available to act as faunal refuges and habitat for small mammals and invertebrates that depend on coarse vegetation with a thatch layer.

Note this cutting plan is indicative and can be varied under agreement with an ECoW (Ecological Clerk of Works).

Species rich grassland planting–bi-weekly cut

Species rich grassland planting–monthly cut

Species rich grassland planting–annual cut

Species rich grassland planting–no cut

Species rich grassland cutting regime

5.0 ESTABLISHMENT AND MAINTENANCE OF NEW LANDSCAPE FEATURES

LANDSCAPE FEATURES GENERAL MEASURES

All work undertaken on site by any paid or volunteer personnel must comply with the appropriate H&S and COSHH legislation.

All work shall be carried out in accordance with:

- BS 4428:1989 Code of practice for landscape operations
- BS 3998:1989 Recommendations for tree works
- BS 7370 Part 4 1993 Recommendations for maintenance of soft landscape.

Existing trees shall, where possible, be retained and for those trees required to be removed, relevant permissions shall be obtained from the Local Authority in sufficient time to allow removal outside of the nesting season.

All installed landscape features will be covered by a 12 month defects liability period following practical completion of the development.

General Management Requirements

Irrigation

The Contractor shall ensure that sufficient water is applied in sufficient quantities and at sufficient frequencies to maintain healthy plant growth.

Rainwater / surface water runoff shall, where possible, be collected and stored for irrigation use in times of drought.

Unless stated otherwise, use of sprinklers should be avoided as this is the most inefficient method of irrigation. Where possible, install micro-irrigation (a network of surface or below surface pipes which drip feed or slow trickle water to the target plants or areas requiring irrigation) connected to on site water storage.

Advantages of micro-irrigation: lower water usage for maximum effect; reduced weed growth; uniform water application which enhances plant growth; water is delivered where it is needed most; and it is easy to mix organic liquid fertilisers such as seaweed, nettle or comfrey solutions into the water; can be operated at night to reduce evaporation.

Pesticides, herbicides and use of chemicals

Where possible the use of pesticides, herbicides and other chemicals on site shall be avoided due to the potential for ecological harm. Where their use cannot be avoided, low environmental impact options shall be prioritised over standard chemical treatments and in all cases, chemicals shall be stored, used and disposed of in accordance with industry national safety standards.

Weeding

The contractor shall:

- Remove weeds entirely, including roots.
- Remove the minimum quantity of soil, and disturb plants and mulched surfaces as little as possible.
- Upon completion, rake area to a neat, clean condition and remove soil or plant material as a result of weeding activities from adjacent hard surfaces.
- Reinstate mulch to original depth.

Pests and diseases

Where possible wildlife is to be encouraged and not treated as a 'pest'. The fauna a habitat supports is a natural part of the balance of the ecosystem you are maintaining.

If occasional problems with insect pests arise, for example a particularly bad year for aphids, in the first instance use companion planting methods whereby species which attract pest predators are planted in the area of infestation, for example yarrow, tansy, marigold and achillea attract lacewings and ladybirds which eat aphids. Additionally, plants such as lupins attract aphids and can be used as a sacrificial plant for that purpose, once gathered into one locality the aphid infestation will in turn attract birds which eat aphids, thereby eliminating the need for the application of pesticides and encouraging the landscape to naturally manage its own health.

Usually, the occurrence of diseases is a result of a plant becoming stressed or growing in sub-optimal conditions to be able to maintain its own health. The contractor shall ensure the plant/tree/shrub is getting sufficient water, nutrients, light and air flow to maintain its own health before resorting to chemical application to treat the infection. Retain chemical application as a last resort and use products which cause minimal damage to the environment.

Pruning

At the appropriate time (usually early spring or late autumn), the contractor shall:

- Prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape;
- Prune in accordance with good horticultural and arboricultural practice:
- Avoid damage or tearing to the stem or bark when removing branches;
- Keep wounds as small as possible and cut cleanly back to sound wood;
- Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area;
- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide;
- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance;

- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife;
- Give notice to Contract Administrator if disease or infection is detected; and
- Avoid use of growth retardants, fungicide or pruning sealant unless instructed.
- (Where excessive overhang is observed) remove any growth annually, as outlined in Maintenance Schedules, encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.

Other

The contractor shall:

- Provide a minimum of 2 days' notice to the Contract Administrator prior to carrying out works at any time from project commencement to practical completion. Thereafter works will be carried out in accordance with a pre-agreed schedule of maintenance approved by the site management company;
- Remove litter from the site at a minimum frequency of once a month; and
- Where possible, retain leaf litter and compostable pruning's on site for use as chipped mulch.

A record of maintenance activities shall be maintained by the contractor and made available to the client.

Review of the management plan shall be approved by the client.

Following a site management visit, all tools and materials used shall be cleaned and safely tidied away or removed from site to avoid harm to wildlife or members of the public. All management operations shall be completed and left in a safe condition or if this is not possible, shall be secured to ensure the safety of site users. All areas of the site accessed for maintenance purposes shall be left safe, clean and tidy for users.

All contractors shall be suitably trained and qualified to carry out works on site.

No works shall be carried out without the necessary planning or statutory consents secured.

All maintenance shall be carried out from the date of planting and turfing up to handover to the adopting authority/householder to ensure successful establishment.

All dead, diseased, damaged plants shall be replaced by the contractor during the initial 5 year defects/liability period unless the Local Planning Authority states, in writing, any variation to this.

The contractor shall reinstate to original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.

Thereafter, the site shall be managed and maintained by a resident owned management company which shall be set up prior to completion of the site and financed by an annual service charge to the residents.

6.0 AMENITY GRASS

Specification

See 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250).

Management

Year 1

The initial cut shall be carried out when first growth is apparent, blades set to 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain a 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder or management company. Alternate the direction of mowing.

Keep regularly watered. Always water in the early morning or evening to minimise evaporation. The contractor shall be responsible for any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of the joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well-watered.

Year 2 - in perpetuity

The mowing season generally runs from March to October. In spring and autumn mow lawns once a week.

For the first mowing in spring, set the cutting height to the highest setting. Reduce to 40mm for regular mowing in spring and autumn.

In summer, for ordinary amenity grassland, the mowing height is 13-25mm. In the summer increase the mowing regime to twice a week unless the lawn is suffering drought in which case drop it back to once a week and increase the watering regime.

Over the winter mowing may occasionally be necessary if the weather is mild enough to allow continued growth. Mow at a high setting in winter and only on dry and mild days.

Avoid excessive close mowing as this will reduce the vitality of the grass.

In mid-spring (often late March to April), use an organic approved spring or summer lawn fertiliser at the manufacturer's recommended rates and apply when the soil is moist, or when rain is expected.

If grass loses its vigour and freshness between late spring and late summer (often May to August), repeat the application of the organic approved spring or summer lawn fertiliser.

Apply fertiliser in cool, moist conditions and lightly water it in.

Repeat fertiliser application a third time if needed six to eight weeks later.

Do not apply spring or summer lawn fertilisers after August. They contain too much nitrogen for autumn use, encouraging green leafy growth at the wrong time of year, when it could be damaged by winter cold or pests and disease.

Repair damage from trampling, abrasion or scalping. Where turf shows signs of wear and damage and requires repair, remove the damaged turf to a depth of 150 mm, cultivate substrate to a fine tilth, reinstate either by returfing with turf of a quality and appearance to match existing; or topsoiling to BS 3882 multipurpose class, free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

7.0 STREET TREES

Specification

See 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250.

Management

Year 1

Keep a 1m diameter around each tree clear of weeds to minimise competition during establishment.

If there is a particularly prolonged dry spell, water each tree pit to saturation at a sufficient frequency to ensure the health of the tree. Allow 5-7L per inch of stem caliper at each watering daily for the first week, 2-3 times a week for the subsequent 11 weeks and once to twice a week thereafter in particularly dry conditions.

Ensure the trees continue to grow upright and don't lean, ensure stakes are firmly secured in the ground, ensure tree ties are well secured and causing no damage to the tree, re-firm the ground around the base of the tree if it shows signs of lifting.

Check trees for pest damage and general health.

Replace any trees which fail for any reason, become unsalvageable due to pest damage or disease, and become unsalvageable due to other damage, between 1 November and 31 March.

Year 2 – in perpetuity

Remove any dead, dying, damaged, diseased or crossing branches in spring. Carry out pruning works as necessary to maintain the natural habit of the tree, in keeping with good horticultural practice.

Replace any dead, damaged, diseased or dying trees in spring.

In periods of prolonged drought, water to saturation as often as the tree needs to prevent it from showing signs of stress such as wilting, yellowing of the leaves, leaf die back or branch loss.

Top up mulch in autumn to a settled depth of 75mm.

Where the canopy requires lifting, cut back branches selectively to lateral or sub-lateral buds or branches to 2m above ground level, allowing the retention of flowing branch lines avoiding unsightly stumps.

Remove stakes and ties (after a minimum of 5 years) once root system has established and the tree is able to self-secure.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

8.0 NATIVE SCRUB

Management Aims

To soften the built form of the development, provide a variety of nesting and foraging opportunities and provide connectivity to the woodland along the boundaries of the site.

Objectives

To ensure no one species comprises more than 75% of the cover.

To maintain a good age range including seedlings, young shrubs, and mature shrubs.

To provide a range of micro-habitats including grassland clearings, emerging scrub, and established scrub to maximise wildlife benefits.

Specification

See 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250.

Management

Year 1

Make sure everyone involved in the management of the new scrub knows where the new trees and shrubs are to avoid mowing them or causing any accidental damage.

When undertaking management activities during the bird nesting season, ensure that no nests are disturbed until after the young have fledged and the nest has been vacated.

Keep an area around each tree/shrub clear of weeds to minimise competition during establishment.

If there is a particularly prolonged dry spell, water each tree/shrub to saturation at a sufficient frequency to ensure the health of the plant.

Ensure the trees/shrubs continue to grow upright and don't lean, re-firm the ground around the base of the plant if it shows signs of lifting.

Check plants for pest damage and general health.

Replace any trees/shrubs which fail for any reason, become unsalvageable due to pest damage or disease, and become unsalvageable due to other damage, between 1 November and 31 March.

Year 2–in perpetuity

Remove any dead, dying, damaged, or diseased plants in spring. Replace with new, healthy trees/shrubs of the same variety.

Ensure sufficient light is penetrating the canopy.

In periods of prolonged drought, water to saturation as often as the tree/shrub needs to prevent it from showing signs of stress such as wilting, yellowing of the leaves, leaf die back or branch loss.

Top up mulch in autumn to a settled depth of 75mm.

Coppice the canopy in rotating sections on a three-year rotation.

Retain dead wood on site to provide foraging and refuge opportunities for wildlife.

Every five years the maintenance plan will be reviewed and updated as required.

9.0 FORMAL HEDGES

Management Aims

To provide dense, even, neatly maintained, and defensible boundaries to individual properties.

Objectives

To ensure the healthy, even growth of newly planted hedge features.

Specification

See 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250.

Management

Year 1

Keep hedge planting beds clear of weeds to minimise competition during establishment.

Water to saturation on a regular basis in dry periods.

Ensure plants continue to grow upright and don't lean. Re-firm after strong winds, frost heave or other disturbances which may have caused lifting of the plant.

Check plants for pest damage.

Tip prune once a month during the growing season to encourage thicker, shrubby growth with a minimal gap between the bottom of the hedge canopy and the soil.

Year 2 – in perpetuity

Prune regularly to encourage plants to thicken up and in accordance with good horticultural practice.

Shape into a continuous hedge.

Keep hedge planting beds clear of weeds.

Water regularly to saturation in dry periods to prevent plants showing signs of stress such as wilting, yellowing of the leaves, leaf die back or branch loss.

In mid-spring (often late March to April), use an organic approved spring or summer fertiliser such as chicken manure pellets or similar at the manufacturer's recommended rates and apply when the soil is moist, or when rain is expected.

Remove any dead, dying, damaged, diseased, or crossing branches in spring.

Replace any dead, damaged, diseased, or dying shrubs between 1 November and 31 March.

Check for pest damage, signs of disease and for general plant health.

Top up mulch in autumn to a settled depth of 75mm.

Every five years the maintenance plan will be reviewed and updated as required.

10.0 NATIVE HEDGEROWS

Management Aims

To provide dense, even, neatly maintained native hedgerows with species diversity and a variety of foraging and nesting opportunities for wildlife while also performing the practical function of providing screening and boundary definition.

Objectives

To ensure the healthy, even growth of newly planted hedge features.

Specification

See 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250

Management

Year 1-3

Remove emerging weeds and top up to 75mm chipped bark mulch annually.

Replace any dead, damaged or dying plants between November and March.

Lightly trim in spring to encourage plants to bush out.

Water in dry weather, allow 2L per plant per day.

Year 4 onwards

Remove spiral guards.

Cut no more than 90% of hedge in February, spread chippings under the hedge.

Leave remaining sections to grow for 1 further year.

Vary the location of sections which are left for two years each year.

APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE

Task	ECoW to direct	ECoW to carry out	Management Company to carry out	Prior to practical completion	Year 1	Year 2	Year 3	Year 4	Year 5	6+
Bat and Bird boxes										
ECoW verification faunal boxes	Yes		Yes	As built	As built	As built				
ECoW Monitoring of faunal boxes		Yes		Yes	Yes		Yes		Yes	
Replacement planting during defects period										
Replace dead, dying, damaged or diseased turf, hedging and ornamental planting			Contractor		February-April or October-February					
Trees										
Replace dead, dying, damaged or diseased trees			Yes			February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February
Manage trees – keep 1m diameter around each tree clear of weeds			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Manage trees – lift canopy to 2m above ground level where required to retain clear visibility			Yes			Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn
Ensure trees growing upright and secured			Yes		Monthly	Monthly	Monthly	Monthly	Monthly	Monthly

Task	ECoW to direct	ECoW to carry out	Management Company to carry out	Prior to practical completion	Year 1	Year 2	Year 3	Year 4	Year 5	6+
Check for die back or failure in tree health			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Remove tree stakes			Yes						End of year 5	
Species rich grassland										
Manage species rich grassland - cutting			Yes		5 cuts, remove arisings	In accordance with cutting regime avoiding May or early June, remove arisings				
Amenity grass										
Manage amenity grassland - mowing			Yes		Initial cut when growth is apparent – to 20mm sward height Thereafter frequency to maintain 40mm sward height	Weekly April-September	Weekly April-September	Weekly April-September	Weekly April-September	Weekly April-September
Manage amenity grassland – fertiliser application			Yes			Annually late March-April	Annually late March-April	Annually late March-April	Annually late March-April	Annually late March-April
Manage amenity grassland – repair of damaged areas			Yes			Annually in spring and/or autumn	Annually in spring and/or autumn	Annually in spring and/or autumn	Annually in spring and/or autumn	Annually in spring and/or autumn

Task	ECoW to direct	ECoW to carry out	Management Company to carry out	Prior to practical completion	Year 1	Year 2	Year 3	Year 4	Year 5	6+
Native scrub										
Native scrub management – weed and litter pick			Yes		Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Replace dead, dying, damaged or diseased scrub planting			Yes			February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February
Native scrub management - pruning			Yes		2x annually March to October	2x annually March to October	2x annually March to October	2x annually March to October	2x annually March to October	2x annually March to October
Hedging and hedgerows										
Manage formal hedges – shape into a continuous hedge			Yes		2x annually March to October	2x annually March to October	2x annually March to October	2x annually March to October	2x annually March to October	2x annually March to October
Manage formal hedges – fertiliser application			Yes		Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring
Manage hedgerows – prune to maintain optimum establishment of a healthy hedge			Yes		Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring
Replace dead, dying, damaged or diseased hedging			Yes			February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February

Task	ECoW to direct	ECoW to carry out	Management Company to carry out	Prior to practical completion	Year 1	Year 2	Year 3	Year 4	Year 5	6+
General maintenance										
Mulching – top up to minimum levels			Yes		Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn
Watering			Yes	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required
Weeding and litter picking			Yes	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Check for pest damage			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Check for disease			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October

APPENDIX 2: 20240867 Amended Landscape Plan 4101-1D-dlp(1of3)-A0-250 LANDSCAPE MASTERPLAN

Planting Schedule

Proposed Trees

Nr	Code	Tree Name	Specification	Girth	Height
9 -	Ac	Acer campestre	RB :Standard	8-10cm	1.8-2.0m
9 -	Al	Amelanchier lamarckii	RB :Standard	8-10cm	1.8-2.0m
14 -	Ap	Acer platanoides	RB :Standard	8-10cm	1.8-2.0m
21 -	Bpe	Betula pendula	RB :Light Standard	8-10cm	1.8-2.0m
5 -	MJD	Malus 'John Downie'	RB :Standard	8-10cm	1.8-2.0m
24 -	Pa	Prunus avium	RB :Standard	8-10cm	1.8-2.0m
6 -	Pp	Prunus padus	RB :Standard	8-10cm	1.8-2.0m
8 -	SaJR	Sorbus aucuparia 'Joseph Rock'	RB :Standard	8-10cm	1.8-2.0m
30 -	Sar	Sorbus aria	RB :Standard	8-10cm	1.8-2.0m
7 -	Sau	Sorbus aucuparia	RB :Standard	8-10cm	1.8-2.0m
Total :133 -					

Proposed Hedges (4/m)

Nr	Code	Tree Name	Specification	Height
950 -	Cb	Carpinus betulus	C	60-80cm
1153 -	Fs	Fagus sylvatica	C	60-80cm
512 -	Gli	Griselinia littoralis	C	
120 -	LoA	Ligustrum ovalifolium 'Aureum'	:C	60-80cm
Total :2735 -				

Proposed Shrubs

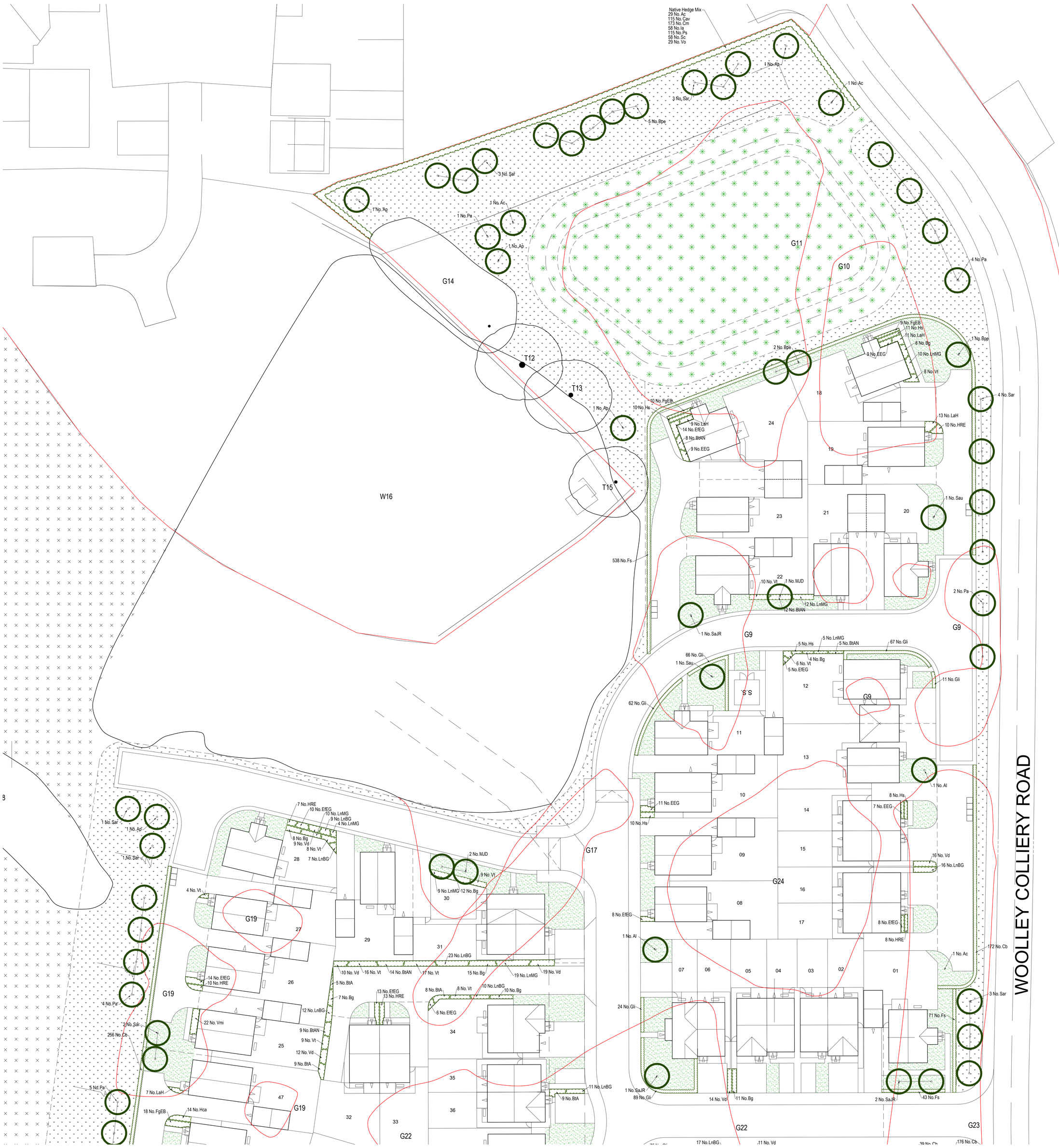
Nr	Code	Plant Name	Height	Cntr (l)	Nr/m2
181 -	Bg	Brachyglottis greyi	30-40cm	5L	3/m²
96 -	BtA	Berberis thunbergii 'Atropurpurea'	30-40cm	5L	3/m²
152 -	BtAN	Berberis thunbergii 'Atropurpurea Nana'	40-60cm	5L	3/m²
56 -	Ct	Choisya ternata	30-40cm	5L	3/m²
123 -	EEG	Euonymus fortunei 'Emerald Gaiety'	30-40cm	5L	4/m²
126 -	EfEG	Euonymus fortunei 'Emerald 'n' Gold'	30-40cm	5L	4/m²
29 -	Hca	Hypericum calycinum	30-40cm	5L	4/m²
90 -	HRE	Hebe 'Red Edge'	20-30cm	2L	4/m²
178 -	Hs	Hebe 'Sutherlandii'	30-40cm	5L	4/m²
117 -	LaH	Lavandula angustifolia 'Hidcote'	30-40cm	5L	4/m²
293 -	LnBG	Lonicera nitida 'Baggesen's Gold'	30-40cm	5L	4/m²
82 -	LnMG	Lonicera nitida 'May Green'	30-40cm	5L	3/m²
107 -	Vd	Viburnum davidii	30-40cm	5L	4/m²
94 -	Vmi	Vinca minor	30-40cm	5L	4/m²
129 -	Vt	Viburnum tinus	30-40cm	5L	3/m²
Total :1853 -					

Proposed Grasses

Nr	Code	Plant Name	Cntr (l)	Nr/m2
51 -	FgEB	Festuca glauca 'Elijah Blue'		4/m²
Total :51 -				

Proposed Native Hedge Mix (5/m)

Nr	Code	Plant Name	Height	Root	%
29 -	Ac	Acer campestre	80-100cm	BR	5%
115 -	Cav	Corylus avellana	80-100cm	BR	20%
173 -	Cm	Crataegus monogyna	80-100cm	BR	30%
58 -	Ia	Ilex aquifolium	80-100cm	BR	10%
115 -	Ps	Prunus spinosa	80-100cm	BR	20%
58 -	Sc	Salix caprea	80-100cm	BR	10%
29 -	Vo	Viburnum opulus	80-100cm	BR	5%
Total :577 -					



Planting Notes

Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2015 compliant and existing topsoil must be cultivated in accordance with BS3882: 2015. No cultivation should take place in wet/ waterlogged conditions.

Herbicide and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997, or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall than be cultivated to 150mm depth.

Planting: All planting must be in accordance with BS3936 1992: Nursery Stock and BS 8545 2014 Trees from Nursery to Independence

Trees: All tree planting should conform to BS8545:2014. Standard trees to be planted in pits 800x800x450mm or dimensions of rootball, whichever is greater. Heavy and Extra Heavy Standard trees to be planted in pits 1000x1000x600mm or dimensions of rootball, whichever is greater. Alginure soil improver and 150g Enmag (or, equivalent) to be incorporated into the soil of all new tree pits. Trees to be planted centrally within a tree pit. Tree stakes shall be of hazel, chestnut or other approved timber. They shall be round, rough sawn, straight, free from projections, large or edge knots and other defects and be pointed at the lower end. They shall be strong enough not to split when driven into the ground and when ties are nailed to them (both initially and when adjusted). For Feathered trees use 2Nr stakes (1.4m by 75mm) to be driven into ground 800mm, leaving 600mm above ground. For Selected Standard Trees 2Nr stakes (1.7m by 100mm) and cross bar are required; stakes to be driven 900mm below ground leaving 800mm above ground. For Heavy/ Extra Heavy trees use 2Nr stakes (2.2m x 100mm) with a 400x100x15mm cross bar. Stakes to be driven into ground 1m leaving 1.2m above ground.

Tree ties: All tree ties to be Green-Tech Holdfast Natural Tree Ties. Natural tree tie is made entirely of natural fibres and is fully bio-degradable. A spacer by formed using the Natural tree tie itself. It will not strangle the tree and will bio-degrade as the tree establishes itself.

Native Woodland / Shrub areas: Soil depth shall consist of 300mm topsoil and 600mm subsoil (in accordance with BS3882: 2015).

Container grown shrubs, transplants and whips: Shrubs and transplants shall be planted in pits 300x300x400mm depth), and the backfill shall include 3 litres of peat-free tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.

Herbicide: Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.

Mulch: Planting beds to receive 75mm depth pulverized ornamental bark mulch. Native woodland / shrub / hedgerow plants to be planted with Greenfix Mulch Mat - Type 11. Mulch Mats are 100% biodegradable with an approximate three year lifespan. Mulch Spats are ready-cut for individual plant production with a centre hole for plant protection. Mats pinned to soil.

Plant position: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.

Protection to planting: Native hedgerow plants, trees and shrubs within mixes to be protected by Green-tech Bio-Earth Tree Shelter. The Bio-Earth Tree Shelter is made from a special water-proof FSC-approved cardboard which is 100% biodegradable, recyclable, and compostable. Lifespan is typically 3 years. Once the tree / shrub has established enough to no longer need it, the Bio-Earth Tree Shelter can be left to safely biodegrade.

Ornamental hedging: Hedges to comprise a single row of plants. 400mm wide trench excavated to take plants and topsoil cultivated to 400mm depth prior to application of fertiliser.

Grass: All turf/seeded areas to be cultivated and levelled as required removing any stones, rubble, subsoil, general construction waste.

Planting Season: Bare-root shrubs to be planted between mid-November and mid-March dependant upon the planting season.

LEGEND

- Site boundary
- Existing vegetation to be retained
- Existing vegetation to be removed
- Proposed tree Standard (Gleeson)
- Proposed Native Hedge Mix
- Proposed hedge
- Proposed shrub bed
- Proposed grass
- Proposed Emorsgate EP1 'Pond Edge Mix' Sown @ 4g/m² www.wildseed.co.uk
- Proposed Emorsgate EM2 'Standard General Purpose Meadow Mixture' Sown @ 4g/m² www.wildseed.co.uk
- Existing grassland

This drawing has been prepared for the purpose of planning approval.

Base: PRA 'Proposed Sketch Layout' 1329-05-B received 17Sep24

PROJECT	Woolley Colliery, Darton		
TITLE	Detailed Landscape Proposals (1 of 3)		
CLIENT	Gleeson Homes & Regeneration		
DATE	20 Sep 24	SCALE 1 : 250	SHEET A0
DRAWN	BP	DRAWING NO	4101/1
CHECKED	BP	REVISION	-

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