

BELLWAY HOMES LTD

RESIDENTIAL DEVELOPMENT

**WOODLAND WALK,
HOYLAND,
BARNSELY**

LANDSCAPE MANAGEMENT DOCUMENT

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April 2026

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A INTRODUCTION

This Management Plan sets out the management prescriptions to be adopted for the landscape scheme associated with the residential plot areas at the site at Woodland Walk, Hoyland, Barnsley. The prescriptions cover the works to be carried out over an initial 12 month establishment & defects liability period and until such time as a property is handed over to the prospective homeowner.

For all public open space areas, the Habitat Management and Monitoring Plan by *CuraTerrae (Feb 2026)* should be referred to for the establishment period and until the target habitat conditions have been reached. Following the initial establishment period, habitat monitoring should be done once, between May-September, every 5 years until the target habitat condition has been met.

The Landscape Management Document covers works detailed in the landscape drawings below.

The following authorities will be responsible for the maintenance for other areas on the site:

Drainage Authority – Yorkshire Water

Highways – Barnsley Metropolitan Borough Council

A.1 Site Location

The site is located at the Bellway Homes development off Woodland Walk, Hoyland, Barnsley.

The site is a residential development on the edge of existing residential areas and includes:

- New standard tree planting
- New native species planting
- Species rich and amenity grassland
- Wildflower meadow
- Ornamental shrubs and hedges
- Existing woody vegetation

A.2 Documents

The management prescriptions contained in this document are for the future maintenance and management of work detailed on the following drawings:

R/2880/1E - Landscape Masterplan

R/2880/2C to 5B - Landscape Details

The overall site Landscape Masterplan is appended to this document in Appendix 3. The planting details are available separately from Bellway Homes Ltd and should be referred to as necessary.

Public Open Space areas are covered on drawings R/2882/6A POS Masterplan & R/2880/7B POS Details and are also available separately from Bellway Homes Ltd and should be referred to as necessary along with the HMMP by *CuraTerrae*.

A.2.1 In the preparation of this document reference has been made to the following Reports:

- *Preliminary Ecological Appraisal by Ecus (January 2024)*

A.2.2 Appendix 1 details relevant Wildlife Legislation and Appendix 2 the Operational Schedules.

A.3 **Timing**

This Management Plan will become operational on completion of the landscape construction works and the operations described cover an initial 12 month rectification period or until a property is handed over to the new owner.

Management of POS habitat areas are detailed within the Habitat Management & Monitoring Plan by *Cura Terrae (Feb 2026)*

B MANAGEMENT RESPONSIBILITIES

B.1 The operations detailed within this management document are intended to instruct the appointed Landscape Contractor to carry out the specified maintenance operations to achieve a healthy, visually attractive landscape structure to the development.

B.1.2 After a 12 month Rectification Period during which the Landscape Contractor will be liable for major planting failures as directed by the Landscape Architects, the householder will assume responsibility for the future maintenance of the planting within their own garden area.

B.1.3 The areas of amenity space will be maintained by the Landscape Contractor responsible for the original planting 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.

B.1.4 For ease the Management Company and the original Contractor will both be referred to as The Contractor going forward.

MANAGEMENT AIM AND OBJECTIVES

B.2 Landscape Vision

The 'Landscape Vision' is the term given to what it is intended will be the outcome of the management of the site. It is made up of various elements (visual, ecological and recreational) which are described separately below but which are intrinsically linked and must work in harmony in order to achieve a satisfactory outcome.

B.2.1 Visual

The site shall be managed to provide a visually attractive landscape setting for the residential development which both frames and filters views into the site and that is in keeping with the landscape character of the area.

B.2.2 Ecological

The ecological objectives for long-term management, maintenance and monitoring comprise the following requirements to:

- Maintain the new hedgerows with a bushy growth habit and ensure they remain species rich, attractive and complementary to the surrounding habitat.
- Minimise the potentially adverse environmental impacts resulting from any management operations on site including minimising the use of herbicides and pesticides.
- Ensure that pruning and trimming is ONLY undertaken outside the bird nesting season (generally accepted as being 1st March to 31st July but can be longer depending on the species).

B.2.3 Recreational

The amenity areas will be managed in accordance with the Habitat Management & Monitoring Plan to provide attractive and useable informal space, to be used by the residents both locally and on the new development.

B.3 SMART Objectives

B.3.1 Private Areas

Following completion of planting in private garden areas the planting will be maintained by the Contractor until handover to the resident at the time of purchase. (B.1.2)

B.4 Best Practice Guidelines

In order to achieve these aims and objectives in a safe, environmentally responsible and sensitive manner there are a series of good practice guidelines which should be observed. Such good practice seeks to minimise the potential for negative impact on the environment and the general public. They are detailed below, in no order of ranking. Reference should also be made to the relevant legislation set out in Appendix 2.

- Ensuring that all operatives are suitably qualified, certified and competent to carry out the specific task or are supervised by such a person.
- Ensuring that all works are carried out in accordance with all relevant legislation; British and European standards; good horticultural and arboricultural practice and that the required risk assessments are undertaken and documented as necessary before carrying out works.

- Ensuring that all operations are carried out at the appropriate times of year during suitable weather and ground conditions to minimise adverse impacts on the existing vegetation and ground conditions.
- Ensuring that all tools and equipment are fit for purpose and appropriate for the particular job and site conditions. The Contractor shall allow the consultant Landscape Architect to inspect all machinery and tools intended for the Aftercare Works prior to its being brought to site if required. The use of heavy plant or machinery is to be minimised to reduce trampling of vegetation and ground compaction.
- Ensuring the safety of all members of the public during operations on site. Using interpretative signage to inform the public of operations on site where necessary and particularly where those operations are considered sensitive or may pose a danger to the public.
- Ensuring that all waste (not retained or re-used on site and including any arising in connection with the approved use of chemicals) is disposed of in accordance with the relevant Waste Management Regulations.
- Monitoring operations on site and keeping records of what was carried out, when and what observations were noted which may need immediate action or need to feed into future reviews of the management plan.

B.5 Chemical Control

When chemical compounds/herbicides are to be used, the Contractor shall ensure that all operatives have read and follow carefully the instructions on the manufacturer's label.

The Contractor shall also consult the 'Recommendation for Safe Use of Chemical Compounds Used in Agriculture and Food Storage' published by DEFRA, Fisheries and Food: Safety Pesticides and Infestation Control Division, London SW1, and implement recommendations as necessary.

The Contractor shall submit the name of the chemical compound/herbicide, its supplier, a breakdown of its constituents, the mode and recommended rate of application and any species susceptibility for the Landscape Architect's consideration. Approval by the Landscape Architect for the use of a particular chemical compound/herbicide shall, in no way, relieve the Contractor of his contractual obligations.

All chemical compounds/herbicides used shall be kept safe at all times on site. Empty containers must be removed from site and disposed of safely.

B.6 Control of Invasive Species

Whilst no species listed under Schedule 9 of the WCA (1981) are currently present on site, one stand of non-native buddleia was noted within the ecological appraisal which does display invasive tendencies.

Invasive species should be checked for at each visit. 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.

The Wildlife & Countryside Act 1981 places a legal responsibility on land owners / 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'. This responsibility also extends to native plants which are deemed to cause a problem to farming productivity. These are termed *injurious weeds*.

The list of plant and animal species which have been identified is listed in Schedule 9 of the ACT.

The legal duty placed on land owners does not oblige the land owner to remove or treat the invasive or injurious species but requires that the land owner does not:

- Allow invasive plants to spread onto adjacent land – the owner of that land has the right to take legal action if this occurs
- Plant or encourage the spread of invasive plants outside your property – this can include moving contaminated soil from one place to another or incorrectly handling and transporting contaminated material and cuttings

C MANAGEMENT OPERATIONS

The site shall be visited at the appropriate times of year and for a sufficient number of times to ensure that the operations set out below are carried out with the desired outcome stated.

NOTE: All pruning and hedge trimming shall take place during September-November, outside nesting season, to prevent the disturbance of nesting birds. In addition, vegetation clearance generally shall be carried out carefully and prior to removal shall be checked for harbouring animals.

C.1 STANDARD TREES

- C.1.1 The Contractor shall maintain an area of 1000 mm in diameter weed-free around each staked tree. Strimmers shall not be used for weed control around trees planted into grass without the protection of a strimmer guard. There shall be no mowing or chemical spraying within 1m of the trunks.

Where approved chemical compounds/herbicides are used, the Contractor shall remove and dispose of off-site, dead surface matter following application and dieback of weed growth within fourteen (14) days, or as directed by the Landscape Architect.

- C.1.2 The trees shall be maintained at all times and the Contractor shall check all stakes and ties regularly. Adjustment to conform to stem growth and to prevent chaffing and renewal of stakes or ties shall be allowed for in the Contractor's rates (excluding vandalism).

- C.1.3 The Contractor will inspect and ensure that trees remain firm and well secured after frost heave, strong winds and other ground disturbance. 'Collars' at the base of the trunks created by tree movement shall be broken up by forking and backfilling with topsoil as necessary and re-firmed.

- C.1.4 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:

- a) Extra Heavy Standards, Heavy Standards & Selected Standards 200 gms/Tree
- b) Specimen Plants, Transplants & Shrubs (in pits) 50 gms/Plant
- c) Plants in Shrub Beds & Hedgelines 25 gms/Plant

- C.1.5 The Contractor shall prune all dead or damaged branches in accordance with 4.0. Some wood resulting from these prunings can be left in small piles in areas beneath existing and establishing native hedgerows.

- C.1.6 Watering shall be carried out as specified under watering clause 6.0.

- C.1.7 All failures shall be replaced annually in accordance with clause 7.0.

- C.1.8 Trees positioned in shrub beds shall have their tree pits maintained as for shrub beds, as specified in clause 2.0.

- C.1.9 Trees planted into grass shall have a 1m diameter mulched circle to base clear of turf. This shall be topped up regularly for a period of 3 years.
- C.1.10 Trees and guards shall be inspected at the end of Year 3 and where trees have established sufficiently well, they shall be removed. Where trees are still considered to need support, stakes shall be left in place and re-inspected at the end of Year 4. Ideally all stakes shall be removed by the end of Year 5 so that trees develop sufficiently robust stems and root systems and do not rely on support.

C.2 ORNAMENTAL SHRUB PLANTING

Maintenance of Shrub Beds

- C.2.1 With regards to the use of chemicals, reference should be made to Section B.5 Chemical Control
- C.2.2 Shrub beds, including staked trees and specimen plants, shall be kept free from weed or grass. Forking or hoeing shall be carried out to remove noxious annual and perennial weed roots entirely from the shrub bed before the formation of seed heads. Removal of weed foliage only shall not be permitted.

All weed material resulting from the operation described above shall be collected from the shrub beds and removed from site by the Contractor.
- C.2.3 Where herbaceous material or bulbs are incorporated into shrub beds the use of chemical compounds/herbicides shall not be permitted and the Contractor shall allow in his rates for hand cultivations only.
- C.2.4 Following frosty weather and strong winds, the Contractor shall inspect shrub beds and firm any plant that has been loosened.
- C.2.5 The Contractor shall apply a slow release fertiliser (eg Enmag or similar approved) over each shrub bed at a rate of 25 gms/shrub once a year in Spring (March/April).
- C.2.6 Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches as specified in clause 4.0. Shrubs shall be pruned where appropriate during Years 1-3 to promote bushiness.

All arisings shall be carted off-site.
- C.2.7 The Contractor shall replace all failures in accordance with clause 7.0.

C.3 NEW ORNAMENTAL HEDGES

Maintenance of Hedges

- C.3.1 Areas beneath hedgerows shall be kept free from weed growth. Hand weeding shall be carried out to remove noxious annual and/or perennial weed roots before the formation of seed heads. Bark mulch layer shall be kept topped up to 50mm depth.

All weed material resulting from the operation described above shall be collected and removed from site.

- C.3.2 Following frosty weather and strong winds, the hedgerow shall be inspected and any plant that has been loosened shall be firmed in.

- C.3.3 A slow release fertiliser (eg Enmag or similar approved) shall be applied over each shrub bed at a rate of 25 gms/shrub once a year for the first three (3) years after planting in Spring (March/April).

- C.3.4 Hedges shall be pruned to ultimately achieve a healthy, dense, bushy hedgerow between 1 & 1.5 metres in height and between 400 & 500mm in width.

- Beech hedges should be lightly pruned in winter and mid-summer over the first few years until the desired height and width is achieved. When the hedge has reached its desired height clipping should be carried out in summer aiming to clip once in early June to maintain the bushiness of the hedge and again in early August. This later clipping produces a late flush of leaves which will stay on the branches over winter.
- Escallonia hedges should be pruned once a year in autumn after flowering has finished as the flowers form on the old wood of previous years growth. Any straggling, dead or damaged growth should also be removed.

All arisings shall be carted off-site

All failures shall be replaced in accordance with section C.7.0

C.4 PRUNING

- C.4.1 All pruning work, whether on newly planted material or existing vegetation, shall be carried out in accordance with BS 3998 where applicable. Resultant wounds shall be treated with approved fungicidal sealant.

- C.4.2 All pruning of trees shall be carried out between November and March inclusive unless otherwise directed in the notes below. The following operations shall be carried out:

- a) All diseased tissues and any dieback shall be pruned to the nearest bud with clean wood.

- b) The removal of unsightly 'water shoots' and epicormic growth from standard, selected standard, heavy standard and extra heavy standard trees.
- C.4.3 Broken and vandalised branches shall be cut back to the next joint, removing splinter wood, and treated with an approved sealant. If the tree, in the opinion of the Landscape Architect is beyond pruning, it shall be removed by the Contractor, and the ground made good.
- C.4.4 Newly planted shrubs shall only be pruned as required by the Landscape Architect. At the end of the growing season the shrubs shall be checked and all deadwood, broken or damaged or crossing branches shall be cut out.
- C.4.5 Pruning of existing well established shrub material shall be carried out where indicated on the Contract Drawings and shall conform to the following:
 - a) Shrubs flowering in Winter shall be pruned in March subject to confirmation that there are no active birds' nests in the vegetation.
 - b) Shrubs flowering in March to July shall be pruned immediately after flowering subject to confirmation that there are no nesting birds in the vegetation.
 - c) Shrubs flowering July to September shall be cut back to old wood in January to February.
 - d) Rose bushes other than Species Roses shall be pruned in February to encourage basal growths and keep plants in a balanced and compact habit.
 - e) Pruning and removal of branches shall be carried out using sharp, clean implements to give a clean cut with one flat face. Any cuts or wounds over 20 mm in diameter are to be painted with an approved sealant.
 - f) The Contractor shall cut newly planted or existing hedges as indicated on the Contract Drawings and in the Schedule of Quantity. Cutting will be such as to encourage a stable shape and remove current growth rather than old wood.
 - g) All arisings from pruning work shall be removed from site to Contractor's own tip.

C.5 MULCHING

- C.5.1 The mulch to all ornamental shrub beds shall be topped up in the first Spring after planting after the completion of the early Spring maintenance visit (ie March/April) to achieve an overall depth of 75 mm.
- C.5.2 Trees planted into grass shall have a 1m diameter mulched circle to base clear of turf. This shall be topped up regularly for a period of 3 years.

C.6 WATERING

- C.6.1 New planting shall be watered regularly for the first three (3) years during April, May, June, July and August and should comply with *BS8545:2014 Trees from Nursery to Independence*.

- C.6.2 The following rates are given as a guideline for the volume of water required per visit:

Plant Type	Water Quantity
Trees	50 litres per tree
Specimen Plants	15 litres per plant
Transplants, Shrubs, Hedging and Herbaceous Material	10 litres per plant

(NB 4.5 litres = Approximately 1 gallon)

New trees shall be watered weekly for the first year and fortnightly during Year 2.

From Year 3 onwards watering shall be carried out during periods of dry weather when the temperature $\leq 25^{\circ}\text{C}$ for a period of 10 days.

- C.6.3 The Landscape Contractor or Management Company shall allow for bringing to site sufficient water carts, hoses or sprinklers to provide adequate water to fulfil the above Specification and shall also be responsible for paying all charges in connection with the supply of water required unless otherwise instructed in writing by the Client or consultant Landscape Architect.

C.7 FAILURE OF PLANT MATERIAL

- C.7.1 The Contractor shall replace, at his 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. Replacements shall take place as early as possible during the planting season following the original planting period.
- C.7.2 The Contractor shall subsequently make good any further failures during the following twelve (12) months if the Aftercare period is two (2) years.
- C.7.3 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 Landscape Architect.
- C.7.4 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing between the Contractor and the Landscape Architect.
- C.7.5 The Contractor shall make good at his own expense all necessary repairs to levels, grassed areas and paving required because of plant replacements.

C.8 GRASSED AREAS

- C.8.1 **Short Mown Lawns**
Grassed areas shall be mown as indicated on the Contract Drawings and in the Schedule of Quantity. Litter shall be collected prior to each cut. The disposal of grass cuttings by the chosen machine shall not result in cut

grass being left in rows; rather the mowers shall reduce the cuttings to fine particles to be spread around to decompose rapidly. Works around newly planted trees shall be carried out by hand-tool rather than mechanically.

The Contractor should note that mowing includes for cutting the grass, trimming grass edges, trimming around the base of trees, manholes, street lights, signposts, up to the edges of paving, fencing and other boundaries etc to keep the total area in a neat and tidy condition at all times.

Short amenity grass shall be maintained at a height between 25 and 65mm.

In drought conditions mowing operations shall continue only so long as grass growth continues to reach maximum allowable height. In very wet conditions all operations shall cease until conditions allow operations to continue without either damaging the surface levels and contours of the grassed areas or leaving divots from mowing machines. Alterations required to the Aftercare Programme due to special weather conditions shall be agreed with the Landscape Architect in writing.

C.8.2 **Fertiliser**

Apply a fertiliser to the grass areas annually. The fertiliser shall be a compound granular free flowing material and shall supply the ratio of plant nutrients N:P:K at 2:1:1 for Spring Dressings and N:P:K at 1:1:1½ for Autumn Dressings. They shall be spread at a rate of 35gms/m². No fertiliser with the insoluble phosphate representing more than 10% of the total phosphate will be acceptable.

C.8.3 **Weedkiller**

The Contractor shall supply and apply a suitable selective herbicide to lawned areas, to be applied only on the written instruction of the Landscape Architect. The herbicide shall be approved by the Landscape Architect and applied at the rate and in accordance with the manufacturer's instructions. The Contractor shall only spray during calm conditions, when rain is not imminent and not during drought conditions. Three days shall elapse before recommencement of mowing operations.

C.8.4 **Remedials**

The Contractor shall be responsible for remedial works on grassed areas within the Contract boundary, disturbed by cultivations, planting or other operations carried out by the Contractor in the execution of the Works.

In Spring and Autumn, or otherwise as instructed by the Landscape Architect, the Contractor shall re-seed any areas which fail to germinate, with approved grass seed mix. Topsoil shall be cultivated and aerated by forking as necessary to tie in with adjacent levels to promote good sward establishment.

Returfing of damaged or bare areas identified by the Landscape Architect shall comply with all good horticultural practice. The Contractor shall remove or make up all areas to a level sufficient to take replacement turves. The base of the area will be lightly broken up and levelled prior to final placement of the turf.

D REASSESSMENT OF SCHEDULES OF WORKS (WHERE REQUIRED)

- D.1 An annual walkover assessment will be made by the Client and Management Company in conjunction with a qualified Arboriculturist and Landscape Architect as required. 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.
- D.2 Re-assess the need for adjustment of the operational schedules annually following the annual walkover and undertake to amend the document as required.
- D.3 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 in perpetuity.

APPENDIX 1:

Relevant Wildlife Legislation

Breeding Birds

All wild birds are protected under the **Wildlife & Countryside Act 1981** (as amended) during the breeding season (which is normally assumed to be from the 1st March to 31st July).

Bat species

All British bat species and their roosts are legally protected under the **Wildlife & Countryside Act 1981** (as amended), through inclusion in Schedule 5 and under the **Conservation of Habitats and Species Regulations 2010** which implements the EC Directive 92/43/EEC in the UK. Under the legislation, it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy or obstruct access to bat roosts. Since the introduction of the **Countryside and Rights of Way (CROW) Act** in 2000 it is also an offence to recklessly harm or disturb bats in their roosting places.

Reptile species

The four common reptile species (Common Lizard, Grass Snake, Adder and Slow-worm) are listed under Schedule 5 of the **Wildlife & Countryside Act 1981** (as amended), in respect of Section 9(5) and part 9(1). This protection was extended by the Countryside and Rights of Way (CROW) Act 2000. This legislation makes it an offence to:

Intentionally or recklessly, kill or injure any of the above species and / or;
Sell, or attempt to sell, any part of the species, alive or dead.

The Sand Lizard and Smooth Snake receive greater protection under both the **Wildlife & Countryside Act 1981** (as amended) and from the Conservation of Habitats and Species Regulations 2010 which gives them full protection under Regulation 39.

The legislation protects these species from:

deliberately or intentionally killing and capturing (taking) or intentional injuring;
deliberately disturbing;
deliberately taking or destroying eggs;
damaging or destroying a breeding site or resting place, or intentionally damaging a place used for shelter and protection;
intentionally obstructing access to a place used for shelter; and
keeping, transporting, selling or exchanging; offering for sale or advertising.

Water Vole

Since April 2008 the Water Vole has received full protection under Section 9 of the **Wildlife & Countryside Act 1981** (as amended). Legal protection makes it an offence to:-

intentionally kill, injure or take (capture) a water vole;
possess or control a live or dead water vole or any part of a water vole;
intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection or disturb a water vole while they are using such a place;
sell, offer for sale or advertise for live or dead water voles.

RELEVANT HEALTH & SAFETY LEGISLATION

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

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

APPENDIX 2: Operational Schedules

The operations listed below cover the works to be carried out over an initial 12 month establishment & defects liability period and until such time as a property is handed over to the prospective homeowner. Operational schedules have been detailed to be carried out for a 5 year period but this is meant as a guide only and is purely at the discretion of the landscape contractor and the homeowner alike.

Operation	Year					Proposed Frequency	Restrictions
	1	2	3	4	5		
Standard Trees - Section C.1.0							
Maintain tree pits weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in sensitive / nature conservation areas
Fertilise trees	✓	✓	✓			Once annually	In March or April
Water trees	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section 6.0)
Check firmness of trees in tree pits and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Prune damaged branches	✓	✓	✓	✓	✓	As required	Prune as soon as identified
Check tree stakes & ties & repair / replace	✓	✓	✓	✓	✓	Every 3 months in perpetuity	Replace with materials to existing specification and replace as soon as identified
Check establishment of trees and remove stakes as required	✓	✓	✓	✓	✓	As required. Aim to remove all stakes by end of initial 5 year period	
Replace defective & failed trees	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section D)

Top up mulch to tree pits in grassed areas	✓	✓	✓			Once annually in perpetuity	In March or April
Litter pick and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Dispose of to tip in accordance with relevant Waste Management Regulations

Ornamental Shrub Beds and Ornamental hedges - Section C.2.0 and C3.0							
Maintain shrub beds weed free	✓	✓	✓	✓	✓	6 visits per year in perpetuity	Avoid the use of chemicals in areas containing herbaceous plant material or bulbs
Apply slow release fertiliser	✓	✓	✓	✓	✓	Once annually	In March or April
Check firmness of shrubs in shrub bed and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section 4.0)
Prune damaged shrubs/ hedgelines	✓	✓	✓	✓	✓	As required	Prune as soon as identified and at appropriate times of year for hedges
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	Varied responsibility and replacement requirements dependant on Year of replacement & area (See Section 7.0)
Top up mulch	✓	✓	✓	✓	✓	Once annually in perpetuity	In March or April
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Check for harbouring wildlife

Grass Areas – Section C.8.0							
Maintain lawns		✓	✓	✓	✓	✓	As required between height tolerances until handover to householders

Reinstate any damaged areas of amenity grass as required by re-seeding or re-turfing	✓	✓	✓	✓	✓	Annually in season in perpetuity
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Management Plan Review – Section D							
Carry out annual walkover	✓	✓	✓	✓	✓		Act on recommendations for works as required and adjust the operational schedules where required.
Undertake necessary survey work with specialist consultants, review this document and prepare new plan as required					✓	Once	Consultation with Client, consultant Landscape Architect, Ecologist, Arboriculturist and Management Company

APPENDIX 3:
R/2880-1E Landscape Masterplan



KEY

- T008 Existing trees/hedges to be retained
- Existing tree to be removed
- Proposed Extra heavy standard (14-16cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed root barrier, ReRoot 1000 by Green Blu Urban or similar, where tree's are within 3m of the highway/avenue
- Proposed Beech hedging
- Proposed evergreen flowering hedge (Escallonia)
- Proposed native hedge
- Proposed mixed native species shrub planting
- Proposed mixed native species tree & shrub planting
- Proposed ornamental shrub planting with indicative location of specimen shrubs in pink
- Proposed turf
- Proposed species rich flowering lawn seed (Emonsgate's EL1)
- Proposed wildflower grass seed (Emonsgate's EM2)
- Proposed wetland grass seed (Emonsgate's EG8)
- Proposed informal bark mulch footpath
- Proposed gravel strips to side of houses
- Proposed 1800mm high close boarded timber fencing (detailed by others)
- Proposed 2400mm high acoustic fencing (detailed by others)
- Proposed 1800mm high acoustic fencing (detailed by others)
- Proposed retaining wall (detailed by others)
- Proposed retaining wall with 1100mm high vertical metal railing on top (detailed by others)
- Proposed 1100mm high vertical metal railing (detailed by others)
- Proposed 450mm high timber trip rail (detailed by others)
- Proposed 1800mm high board & batten timber privacy fence (detailed by others)

NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand. All works affecting trees within the development shall be subject to BS 5837:2012.

TREE PLANTING

Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select, Heavy & Extra Heavy Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NISPC guidelines.

Species to be selected from:

- | | |
|--------------------------------------|--|
| Acer campestre (Ac) | Prunus subhirtella 'Autumnalis Rosea' (PsaR) |
| Acer platanoides 'Laciniatum' (Apl) | Pyrus calleryana 'Chardelee' (PcC) |
| Alnus incana (Al) | Quercus robur (Qr) |
| Betula pubescens (Bru) | Sorbus aria (Sa) |
| Betula utilis var. jacquemonti (BuJ) | Sorbus aucuparia (Sau) |
| Carpinus betulus (Cb) | Sorbus 'Embley' (SE) |
| Malus sylvestris (Ms) | Sorbus 'Joseph Rock' (SJR) |
| Malus tschonoskii (Mt) | Tilia x euclyora (Te) |
| Prunus padus (Pp) | Tilia cordata 'Green Spire' (TcGS) |
| Prunus sargentii (Ps) | |

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used for informal hedging.

Species to be selected from: () density/m2

Berberis frikartii 'Amstelveen' (S), Berberis thunbergii 'Atropurpurea Nana' (S), Berberis cordifolia 'Silberlicht' (6), Cornus thymiflora repens (4), Chaenomeles superba 'Jae Trail' (4), Cornus alba 'Spaethii' (2), Cornus stolonifera 'Flaviramea' (2), Cytisus 'Allgold' (4), Elaeagnus pungens 'Maculata' (3), Escallonia 'Apple Blossom' (4), Euonymus fortunei 'Emerald Gaiety' (6), Festuca spp (6), Geranium 'Johnson's Blue' (4), Hebe albertana 'Red Edge' (4), Hebe Autumn Glory (4), Hypericum x moserianum (4), Juniperus sabinia 'Tamariscifolia' (3), Lavandula 'Hidcote' (6), Lonicera 'Maygreen' (4), Lonicera 'Silver Beauty' (4), Nepeta faassenii (4), Perovskia 'Blue Spire' (6), Phormium var. 'Potentilla Red Ace' (5), Prunus laurocerasus 'Zabelliana' (3), Pyracantha 'Orange Charm' (3), Rubus x 'Betty Ashburner' (4), Spiraea 'Gold Flame' (4), Spiraea 'Shirobana' (4), Viburnum tinus 'Eve Price' (3)

HEDGE PLANTING

Hedges will be planted in selected plots to strengthen boundaries and improve screening. Ornamental hedge planting will consist of beech, which will contribute to all year round colour and texture. Hedges are to be planted as a double staggered row of 40-60cm high hedging plants.

NATIVE HEDGE PLANTING

Native hedgerows will be planted to improve wildlife foraging opportunities. Native hedge planting will consist of Blackthorn, Spindle, Dog rose, Guelder rose and Hazel. Hedges are to be planted as a single row of 40-60cm high hedging plants.

NATIVE PLANTING

Native species shrub and groundcover mix to be planted underneath the existing trees to the northern boundary of the site. This tiered planting, combined with the existing retained planting, will improve the ecological value of the site. Species to be planted in random groups to create a 'natural' effect.

GRASS SEEDING AND TURF

An amenity lawn turf shall be applied to garden areas. Public Open Space is to be seeded with areas of species rich flowering lawn seed which can be cut to a shorter length for amenity value and a full wildflower meadow mix which can be cut less regularly.

Rev.E: Hedges added to rear of plot 1-4, easements and PCS planting updated, woodland (54 trees removed)/3 x tree added, bike stores updated (MBN) Mar 2026
Rev.D: Instant hedging removed for budget compliance (MBN) Feb 2026
Rev.C: Instant hedging & gravel strips added (MBN) Oct 2025
Rev.B: Site updated to Technical Layout Rev.B (MBN) Sept 2025
Rev.A: Plots 48 - 58 amended (SF) July 2025

Site: Farming on Mill Hill Landscape Architect fdalandscape Woodleigh Hall Waterfield Road Derby Dale Huddersfield HD6 3GJ Telephone: 01484 864615 Fax: 01484 864616 Email: info@fdalandscape.co.uk www.fdalandscape.co.uk	Client: Bellway Homes
	Project: Residential Development WOOD WALK, HOYLAND
	Drawing title: LANDSCAPE MASTERPLAN
Scale: 1:500 @A0	Date: June 25 SF
Drawn by: SF	Checking no: R/2890/1E