

Colliers Row – Plot 4 Cwm Woods Grove

25-Year Landscape Maintenance & Management Plan (LMMP Rev A)

Drawing Reference: CR402 Rev A (Planting Plan, 01 April 2024)

Associated Documents: LEMP Rev 3 (Dec 2023 / Mar 2024) and Landscape Master Plan Rev 3 (010620)

Prepared by: Matthew Jones

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1 Purpose and Scope

This 25-year plan sets out the landscape and ecological maintenance duties for the homeowner of Plot 4 (and any future owners).

It ensures that all planting and habitat areas established under the LEMP are protected, maintained, and enhanced to provide long-term ecological, aesthetic, and environmental benefits.

Applies to: Re-planted woodland/nib area (north-west corner), re-planted woodland-hedge strip along the north-west boundary, new southern boundary hedge (outside the fence line), individual native trees (A, B, C locations), garden lawn areas 1 and 2, artificial-grass area 3, and verge and wildflower areas along the internal drive.

2 Objectives

- Secure establishment and survival of all planted material ($\geq 90\%$ survival by Year 5).
- Retain and enhance native planting character and ecological connectivity.
- Maintain screening, visual quality, and biodiversity in line with the site's LEMP.
- Prevent introduction or spread of invasive species.
- Comply with the ecological and biodiversity objectives required by the Local Planning Authority.

3 Planting Plan Summary (Ref: CR402 Rev A)

Landscape Zone:Description / **Species:**Form & Size:**Density** / **Spacing:**Mix / **Composition**

Re-planted Woodland (NW Corner):Hazel *Corylus avellana*, Hawthorn *Crataegus monogyna*, Silver Birch *Betula pendula*, Rowan *Sorbus aucuparia*, Alder *Alnus incana*, Holly *Ilex aquifolium*, Guelder Rose *Viburnum opulus*, Alder Buckthorn *Frangula alnus*, Pedunculate Oak *Quercus robur*:Whips (40–90 cm) / Holly pot-grown (20–30 cm):2 m centres ($\approx 2,500$ / ha):Mixed native groups of 5–9 per species

Re-plant Woodland to Form Hedge (NW Edge)	Equal numbers of Hazel, Hawthorn, Alder and existing Sycamore seedlings (if present)	Whips 40–60 cm	300 mm spacing, double staggered rows	Equal mix native only
Southern Boundary Hedge (outside fence)	Hawthorn 40 %, Hazel 30 %, Holly 20 %, Guelder Rose 10 %	1 + 1 whips 40–60 cm / Holly pot-grown 20–30 cm	Double row 45 cm apart, plants 45 cm in-row	Native equal mix
Individual Trees (A, B, C)	<i>Quercus robur</i> or <i>Sorbus aucuparia</i>	Standard 10–12 cm girth	As shown on drawing	Tree-pit and staking per spec
Grass / Wildflower Areas (1 & 2)	Emorsgate EL1 Lowland Meadow Mix or equivalent	Seed @ 4 g/m ²	Full coverage	Native wildflower and fine grasses
Area 3 Artificial Grass	Artificial turf on free-draining base	—	—	Non-ecological surface only
Hedgerow Understorey / Verges	Emorsgate EH1 Hedgerow Mix	Seed @ 4 g/m ²	Along hedge base	Native grass and wildflower mix

4 Establishment Phase (Years 0–5)

Year	Task	Timing / Frequency	Notes
0–1	Plant Nov–Mar; install guards & mulch mats	Once	Replace failures > 10 % by Year 2
1–2	Water during dry periods (Apr–Sep); weed control within 0.5 m of plants	Fortnightly as needed	No herbicides near hedges or trees
2–5	Remove guards when stable; formative trim hedges Jan–Feb	Annually	No cutting Mar–Aug (bird season)
0–5	Mow wildflower areas late Aug–Sept; remove arisings	Annually	Encourages floristic diversity

5 Long-Term Maintenance and Management (Years 6–25)

5.1 Woodland & Woodland-Hedge

- Allow to develop natural mixed-age canopy.
- Light thinning (max 10 % every 5 years after Year 10).
- Retain dead wood as habitat where safe.
- No fertiliser or pesticides.
- Inspect annually for invasive species (Cherry Laurel, Cotoneaster, Sycamore seedlings) and remove manually.
- Maintain protective fence until vegetation is self-supporting (approx. Year 5–7).

5.2 Southern Boundary Hedge

- Trim every 2 years (Jan–Feb) to ≈ 3 m height $\times$ 1.5 m base.
- Leave 25 % of length uncut each year (rotationally).
- Replace dead plants annually (first 10 years) and as needed afterwards.
- Maintain understorey (EH1 mix) with single annual cut late Aug–Sept.

5.3 Individual Trees

- Inspect twice per year (first 5 years) then annually.
- Adjust ties Year 3–5 and remove when stable.
- Replace any lost trees with the same species and size.
- Keep 1 m radius mulch circle weed-free.

5.4 Lawns (Areas 1 & 2)

- Mow regularly (Mar–Oct) to 75–100 mm height.
- Avoid chemical weed control or fertilisers within 1 m of trees/hedges.
- Over-seed bare patches with EL1 mix in spring or autumn.

5.5 Area 3 (Artificial Grass)

- Brush and clean twice per year to remove leaf litter.
- Maintain drainage layer free of silt and weeds.
- No chemical herbicides.

5.6 Faunal Features

- Keep hedgehog access holes (130 $\times$ 130 mm) clear each spring.
- Retain log and habitat piles in woodland nib.
- Maintain bat and bird boxes (inspection every 3 years by qualified ecologist).

5.7 Monitoring & Review

Year	Action
5, 10, 15, 20, 25	Independent ecological inspection and report to confirm compliance with LMMP objectives.

	Owner to retain records and provide to LPA on request.
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6 Performance Indicators

- ≥ 90 % plant survival after 5 years.
- No established invasive non-native species.
- Continuous hedge and woodland connectivity maintained.
- No chemical damage to plants or soil.
- Bat and bird boxes maintained in serviceable condition.

7 Responsibilities and Compliance

Phase	Responsible Party	Requirements
All years (0–25)	Homeowner of Plot 4 (and subsequent owners)	Responsible for implementation of all planting, maintenance, replacement, and reporting tasks outlined in this plan.
Review Years 5, 10, 15, 20, 25	Homeowner to appoint qualified ecologist / landscape contractor	Conduct formal inspection and submit record to Local Planning Authority if requested.

Failure to maintain the landscaping as prescribed may constitute non-compliance with the planning conditions attached to the property.

8 Plan Review

This LMMP must be reviewed and updated by the current homeowner every five years to confirm that landscape and ecological objectives remain on track. Any changes to management approach must be agreed with the Local Planning Authority.

Appendix A – Summary of Landscape Elements (Ref CR402 Rev A)

Ref on Drawing	Feature	Management Summary
Area 1 & 2	Lawn / wildflower grass areas	Regular mowing; no chemicals; retain diversity
Area 3	Artificial grass area	Surface cleaning only
NW Corner	Re-planted woodland nib	Native whips; no Sycamore added; 5-year replacement guarantee
NW Boundary	Woodland hedge	Dense native mix; trim biennially
South Boundary	New native hedge (outside fence)	Double staggered rows; protected by temporary fence first 5 years

Plot 4 Cwm Woods Grove

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Landscape Maintenance and Management Plan

A, B, C Trees	Native standards	Inspect annually; replace if lost
Verges / Understorey	EH1 Hedgerow Mix	Annual cut Aug–Sept; no fertiliser