

Landscape Specification & Management Plan

Rev B

For

Proposed Annexe – Y Goedwig, Cardiff Road

Rev A – May 2026 | Rev B – September 2026

Document Control

Rev	Date	Description
A	May 2026	Original issue.
B	September 2026	Revised to address comments from the council ecologist on discharge of Conditions 3 and 4 of planning permission P/25/0264 (memo P/26/0106, dated 20/08/2026). See summary of changes below.

Summary of changes in Rev B

- Removed all references to glyphosate and other herbicides from the Wildflower Seeding and Landscape Management Specification sections. Weed control is now specified as manual or mechanical only.
- Replaced the non-native species in the Bio-Retention Areas maintenance list (*Crocosmia 'Lucifer'*, *Miscanthus sinensis* and *Veronicastrum virginicum*) with the native species already specified in the Native Rain Garden Planting schedule on Drawing TDA.3162.02, so the two documents now match.
- Added a timescale for construction and planting of the pond, to satisfy Condition 3.
- Added a specification for a new native hedgerow, to satisfy Condition 4.
- Added a section setting out protection measures for existing trees and hedgerows during construction to satisfy Condition 4.
- Added a hedgerow management section to the Landscape Management Plan.

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Soft Landscape Specification

Programme

All soft landscape works shall be implemented during the first planting season post practical completion.

All bare-root stock is to be planted between November and March while trees are still dormant.

Containerised stock can be planted at any time of year but not during very cold or wet weather when the ground is likely to freeze or become waterlogged.

Pond provision: the pond, together with the pond planting shown on Drawing TDA.3162.02, shall be constructed and planted within the first planting season following first occupation of the annexe, and in any event within 12 months of first occupation. This timescale is provided to satisfy Condition 3 of planning permission P/25/0264. The pond shall be retained in perpetuity thereafter and maintained in accordance with this document.

Generally

All works shall be carried out in accordance with BS 4428:1989, Code for General Landscape Operations.

Protection of Existing Trees and Hedgerows

All existing trees and hedgerows identified for retention on the Detailed Soft Landscape Proposals, Drawing TDA.3162.02, shall be protected throughout the course of development in accordance with BS 5837:2012, Trees in relation to design, demolition and construction: Recommendations.

Protective fencing, constructed as shown in the Protective Tree Barrier detail on Drawing TDA.3162.02, shall be erected around each retained tree, tree group and the retained hedgerow at a radius equivalent to the calculated Root Protection Area, prior to the commencement of any site clearance, demolition or construction operations, and shall remain in place, undisturbed, for the full duration of works on site.

Within the fenced exclusion zones, no storage of materials, plant, spoil, fuel or chemicals is permitted, no site accommodation or welfare facilities shall be sited, no changes in ground level shall take place, and no excavation or installation of services shall occur, other than works specifically detailed and agreed as part of the approved scheme.

The schedule below identifies the existing trees, tree groups and hedgerows on the site, their species, approximate canopy spread and retention status, cross-referenced to the Tree Survey.

Ref	Species	Approx. spread	Retention status
T-Group 1 (north boundary)	Birch, cherry, hazel, Leyland cypress, hawthorn - see Tree Survey for individual tree references	To be confirmed from Tree Survey	Retained
H1	Laurel hedgerow, Cardiff Road frontage - species to be confirmed	Linear feature - n/a	Retained

Individual tree references, species and canopy spreads to be confirmed and appended from the accompanying Tree Survey / Arboricultural Impact Assessment prior to submission.

Clearance

Any significant clearance of vegetation shall take place between September and March so as to avoid the bird nesting season.

Soil

Soil resources are easily damaged by being stripped or moved when wet. Consequently, all topsoil should be stripped when dry (in the summer months) for reuse in landscape areas.

Stripped soils to be stored in bunds no more than 2m high and kept grassed and free from construction traffic until required for reuse.

Soil Profiles

Grass Areas - 150mm site won topsoil over 300mm insitu subsoil.

Tree Planting - 300mm site won topsoil over 600mm insitu subsoil.

Wildflower Seeding - 300mm insitu subsoil only.

Existing topsoil on site should be checked by a suitably qualified soil scientist and reconditioned where necessary. Enrich topsoil backfill with slow-release fertiliser. Everris Enmag CRF, or similar approved, should be applied at a rate of 70g/m² and to a depth of 200mm.

Spread subsoil should be loosened or ripped after replacement to remove compaction and maximise aeration and drainage. De-compaction to be performed with a tined ripper pulled by an earth-mover or excavator, undertaken when soils are sufficiently dry to be friable.

Any imported soil is to be approved for use by a suitably qualified soil scientist.

Fallow Cultivation

The contractor shall by cultivation or other approved means allow for suppressing all weed growth on all areas which lie fallow whilst awaiting suitable weather or the right season for planting or seeding.

Cultivation

On newly topsoiled areas or on undisturbed areas where a depth of not less than 300mm of topsoil exists after clearing all vegetation, beds shall be dug by hand or cultivated by machine to a minimum depth of 300mm, breaking down all lumps and leaving the surface level with a medium tilth. All weeds and debris shall be collected and removed from site. No cultivation is to take place within the root protection areas of retained trees.

Nursery Stock

Where possible all native species planting stock shall be primarily sourced from nurseries providing stock derived from local seed sources. In the eventuality of insufficient availability, stock derived from seed sourced from Forestry Commission UK seed provenance zone 303, in accordance with the Forest Reproductive Material Regulations (2002), shall be used. Where plants from this zone aren't available, materials from an adjacent zone shall be sourced. All native species planting stock shall be of British provenance.

All stock must comply with BS 3936 (Nursery Stock).

- Top growth shall be typical of the variety and well branched, except for varieties normally grown with a single stem.
- Roots shall be in balance with the size of plant and sufficiently fibrous and developed.
- All containers must be weed free.

- All plants must be fully hardened off prior to planting where protective growing techniques have been used.

All root-balled and containerised tree stock to be supplied in accordance with BS 8545:2014.

Season

All trees, shrubs and ground cover plants shall be planted during suitable weather between October and April. However, containerised material may be planted between May and October. Planting of bare root stock shall be undertaken between November and March while plants are still dormant. Planting shall not be carried out when the ground is waterlogged, frozen or snow covered.

Planting Trees

Preparation of trees for planting: remove any ropes, wrappings, tree frames, etc., where used for protection of tree in transit and temporary storage. Remove any dead, diseased or broken branches. Shorten any unusually long branches by one third.

Tree pits must be no deeper than the root-ball so that the top surface of the root-ball aligns with the soil surface, with mulch placed above, not so that mulch aligns with the soil surface. The width of the planting hole opening should be twice the root-ball diameter, with gently sloping, scarified sides, and an undisturbed base.

Tree pits to be backfilled with subsoil below 300mm. The final top 300mm to be backfilled with topsoil. Backfill under and around root-balls in 150-250mm layers, firmly consolidated to eliminate air pockets. Make allowance for settlement in the thickness of the final layer, which should not be consolidated.

Watering: water the whole area of the tree pits thoroughly upon completion of backfilling, but delay watering if there is a risk of frost within 24 hours.

Mulch should be applied to 2m² where practicable, but tapered towards the base of the stem, so that the root-ball surface receives a thin (1 inch) covering of mulch. Mulch must be maintained for at least three years post planting and be chipped hardwood bark to Landscape Institute specifications.

Hedgerow Planting

A new native species hedgerow shall be planted alongside the access track to the dwelling, to increase biodiversity and link habitat across the site, in accordance with Condition 4 of planning permission P/25/0264.

The hedgerow shall be planted using the following native species mix, in random groups, to the percentages indicated:

Species	Common name	% of mix
<i>Crataegus monogyna</i>	Hawthorn	35%
<i>Corylus avellana</i>	Hazel	20%
<i>Prunus spinosa</i>	Blackthorn	15%
<i>Acer campestre</i>	Field maple	10%
<i>Cornus sanguinea</i>	Common dogwood	10%
<i>Viburnum opulus</i>	Guelder rose	5%

Species	Common name	% of mix
Rosa canina	Dog rose	5%

Plants shall be supplied as bare-root or cell-grown whips, 60-90cm in height, of British provenance in accordance with the Nursery Stock requirements set out above. Hedging shall be planted as a double, staggered row at a density of 5-6 plants per linear metre (approximately 300mm apart within and between rows), between November and March while plants are dormant, in accordance with the Season requirements set out above.

Each plant shall be protected with an appropriately sized spiral guard and cane, or tree shelter where browsing pressure is anticipated. The base of the hedge shall be kept weed free by manual or mechanical means (see Landscape Management Specification) for the first three growing seasons to aid establishment.

Any hedge plants which fail, die or are removed within 5 years of planting shall be replaced in the next available planting season with plants of the same species, in accordance with Condition 4 of planning permission P/25/0264.

Ground Preparation of Grassed Areas

All topsoiled areas to be grassed shall be cleared of weeds and rubbish, then rotovated to a depth of 100mm incorporating pre-seeding fertiliser at 0.06kg/sqm, and raked out or harrowed to produce a fine seed bed tilth approximately 25mm deep and lightly consolidated with an approved roller. Stones over 35mm in diameter shall be removed to a tip.

The tilth shall be kept fine and free from weeds during any fallow period prior to sowing seed or turfing.

All areas for grass shall be finely graded during cultivation to remove all minor hollows or ridges, such operations being carried out when the soil is dry and friable. The final finished surface shall have a smooth and even fall or gently rolling curve between the finished level and the boundary of the areas. The contractor shall ensure that a minimum depth of 150mm of topsoil is left on all parts after completion of grading.

Unless otherwise stated, finished levels of grassed areas shall be 30mm above adjoining paving or kerb levels, 150mm below the damp-proof course of adjoining buildings, and not more than 75mm above previous soil levels adjoining trees and shrubs. Levels shall be arranged to give gentle falls for drainage, and any ponding developing after completion of the cultivation shall be made good.

Grass Seeding

The seed shall be sown in two equal sowings in transverse directions, by hand in small areas or by machine in large areas, lightly harrowed or raked in and firmed with a light roller. Seed sowing will normally be carried out from March to November during favourable weather conditions when the soil is moist and workable.

The contractor shall make good, at his own expense, all areas of grass which fail to germinate or establish, other than areas where failure is due to vandalism.

When the grass has grown 50mm high, the areas will be lightly rolled in two directions with a roller not exceeding 0.25 tonne. All bare patches shall be re-seeded.

Wildflower Seeding

Landscape Management Plan

Management Responsibilities

This document is intended to be used as the management plan for the site in perpetuity.

Following the implementation of the landscape proposals, the management of landscape areas at the site will be undertaken by a suitably qualified contractor to be appointed by the site operator. The contractor will be expected to make site visits, spread throughout the year to suit the season. All management will be undertaken in accordance with the specification contained herein.

Landscape Management Specification

All planted areas are to be maintained in a weed free condition, and any newly planted trees or shrubs which die, or are destroyed, within 5 years of practical completion shall be replaced in the appropriate season with plants of the same species.

The contractor shall eradicate weed growth within planted and seeded areas by manual or mechanical means only. Perennial weeds must be controlled through repeated manual removal, hoeing or mulching. The use of herbicides, including residual and non-residual products such as glyphosate, is not permitted.

All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of any fertilisers or other approved chemical products used in the maintenance of the site must be followed at all times. Containers and other contaminated equipment must be cleared from the site after each day's work.

Hedgerow Management

The new hedgerow shall be allowed to establish for a minimum of three growing seasons before any formative or maintenance trimming is undertaken, other than the removal of any dead, diseased or damaged growth.

Thereafter, the hedgerow shall be managed on a rotational cutting cycle of once every 2-3 years, rather than cut annually, to allow flowering and fruiting for the benefit of pollinators, birds and other wildlife. Where cutting is required, this shall be undertaken between September and February only, outside the bird nesting season, in accordance with the Clearance requirements set out above.

Cutting shall be carried out with a reciprocating (finger-bar) cutter or by hand, rather than a flail, where practicable, to reduce damage to stems and encourage a dense hedge profile. The hedgerow shall not be cut back below its previously established height and width, other than where necessary to maintain visibility splays or address a specific arboricultural or safety issue.

Newly Planted Trees

All root-balled and containerised tree planting aftercare must be in accordance with BS 8545:2014. Any necessary formative pruning to tree planting must be carried out in accordance with BS 3998:2010.

Check stakes and ties and adjust to allow for growth and movement, and replace any broken or defective items. Stakes and ties for tree planting must be removed after no more than three growing seasons. Any sockets at the base of tree stems caused by movement to be filled with fine soil.

Any dead twigs or water shoots occurring on the clear stems of newly planted trees shall be removed and disposed of by the contractor.

Minor settlement of newly planted tree pits to be made good by topping up with fine topsoil to grade in with surrounding levels.

For 24 months following practical completion, all trees are to be watered at least 5 times during the growing season, commencing in May, and thereafter as appropriate, to thoroughly wet the tree pits throughout their full depth. In the third and subsequent years, trees should be watered during extended dry periods only (March to October).

Grass Areas

Ornamental grassed areas are to be regularly cut in accordance with BS 7370-3, table 3, to maintain a healthy sward 35-50mm in height. Grass to be trimmed neatly around obstructions. Smooth, flowing curves of edges with adjacent shrub areas to be left neat and in a weed free condition.

Wildflower Areas

Wildflower areas to be cut every six to eight weeks during the first year after sowing, to prevent the grass from over growing the slower growing wildflowers. Cuttings to be removed from site.

In following years, wildflower areas are to be cut in early spring, before growth starts, and in October, after all wildflower seeds have been shed. Cuttings to be removed from site.

Bio-Retention Areas

Rain gardens to be kept free of litter and dead leaves. Particular attention to be paid to gullies to ensure they do not become blocked. The species list below comprises native species only, consistent with the Native Rain Garden Planting schedule on Drawing TDA.3162.02.

Species	Maintenance
<i>Aquilegia vulgaris</i>	Cut back flowered stems after flowering. Allow some seed heads to remain for wildlife and self-seeding.
<i>Campanula glomerata</i>	Cut back after flowering to encourage a second flush of flowers.
<i>Carex pseudocyperus</i>	Remove dead foliage in early spring before new growth emerges.
<i>Cornus sanguinea</i>	Remove dead or damaged stems in late winter.
<i>Deschampsia cespitosa</i>	Cut back old foliage in early spring before new growth emerges.
<i>Dryopteris affinis</i>	Remove dead fronds in late winter or early spring.
<i>Eupatorium cannabinum</i>	Cut back dead stems in late winter. Leave seed heads over winter for wildlife where possible.
<i>Geranium pratense</i>	Cut back after flowering to encourage fresh foliage.
<i>Helleborus foetidus</i>	Remove old or damaged leaves in late winter, before flowering.
<i>Iris pseudacorus</i>	Remove any dying foliage in autumn. Old flower stems can be cut down after flowering.
<i>Lythrum salicaria</i>	Leave flowering stems over winter for wildlife value, cutting back in early spring.

Species	Maintenance
Persicaria bistorta	Cut back after flowering. Remove dead foliage in autumn or winter.