

25-Year Landscape Maintenance & Management Plan (LMMP)

Revision B

Plot 4

Cwm Woods Grove

Heolgerrig

Merthyr Tydfil

CF48 1DP

Rev B | 02/04/2026

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Colliers Row – Plot 4 Cwm Woods Grove

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

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

Associated Documents: LEMP Rev 4 (Apr 26) and Landscape Master Plan Rev 3 (010620)

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Date: 01/10/2025

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) designated on the drawing CR4/02 Rev B as A. Re-planted woodland-hedge strip along the north-west boundary designated on the drawing as B
- New southern boundary hedge (outside the fence line), individual native trees designated as C on the same drawing.
- Garden lawn areas 1, 2 & 3, and verge and wildflower areas along the internal drive.

2 Objectives

- Secure establishment and survival of all planted material (≥ 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: CR4/02 Rev B)

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 (≈ 2,500 / ha):Mixed native groups of 5–9 per species

Re-plant Woodland to	Equal numbers of Hazel, Hawthorn,	Whips 40–60 cm	300 mm spacing, double staggered rows	Equal mix native only
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Form Hedge (NW Edge) Designated as B on CR4/02 Rev B	Alder and existing Sycamore seedlings (if present)			
Southern Boundary Hedge (outside fence) Designated as C on CR4/02 Rev B	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 Designated as A on CR4-02 Rev B	<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 of Lawn (1,2 & 3) CR4/02 Rev B	Emorsgate EL1 Lowland Meadow Mix or equivalent	Seed @ 4 g/m ²	Full coverage	Native wildflower and fine grasses
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 Designated as A & B

- 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 Designated as C

- 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 Designated as A

- 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 & 3)

- 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 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).

5.6 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.

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
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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 & 3	Lawn / wildflower grass areas	Regular mowing; no chemicals; retain diversity
Designated as A in CR4/02 Rev B	Re-planted woodland nib	Native whips; no Sycamore added; 5-year replacement guarantee
Designated as B in CR4/02 Rev B	Woodland hedge	Dense native mix; trim biennially
Designated as C in CR4/02 Rev B	New native hedge (outside fence)	Double staggered rows; protected by temporary fence first 5 years
Trees	Native standards	Inspect annually; replace if lost
Verges / Understorey	EH1 Hedgerow Mix	Annual cut Aug–Sept; no fertiliser