Country Court Care

Woodlands Village Green

LANDSCAPE MANAGEMENT PLAN

October 2024

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Rev	Issue Status	Prepared / Date	Approved/Date
-	ISSUE		03.11.2023
A	UPDATE		jpf / 22.11.23
B			Jpf / 06.03.24
C			JPF / 18.10.24

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APPENDICES

1.0 INTRODUCTION

1.1 The following Landscape Management Plan has been prepared by FPCR Environment & Design Ltd. on behalf of Country Court Care. This document indicates potential habitat protection and management measures for Woodlands Village Green, which is situated to the east of the former Woodlands Hotel site. The boundary within which the Landscape Management Plan should be applied is shown at Appendix A.

1.2 The development proposals within the former Woodlands Hotel site, which adjoins the western edge of the Village Green, include the demolition of the existing building to facilitate the construction of a Care Home. Associated with this will be substantial amounts of retained woodland and a habitat diverse and sustainable external area for residents to use and enjoy. Within the garden there will be an accessible footpath network, individual and group seating areas, activity zones in the form of growing areas, an orchard and a bowls lawn. The front of the site will be formed of a landscaped car park area with a tree avenue positioned to the edge of the site.

1.3 This document has been compiled to detail the maintenance interventions that could be applied to Woodlands Village Green to protect and maintain the currently unused Public Open Space.

1.4 The following recommendations are subject to an Ecological Assessment of the Village Green which would identify the existing habitats and ensure that the prescriptions included are appropriate and will have the greatest benefit to habitat and users of the area.

1.5 This Landscape Management Plan should be read in conjunction with the Biodiversity Net Gain Report. Combined, these documents will detail how biodiversity targets on site are achieved through the application of prescribed management methods set out in the following report.

Legislation & Policy

1.6 All relevant EU and UK nature conservation law will be adhered to in relation to the protection of ecological features and ecological enhancement. This includes the protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended) and with reference to the protection of great crested newts and bats and their roosts under the Conservation of Habitats and Species Regulations 2010 (as amended). Regard has also been given to the Local Biodiversity Action Plan (LBAP) and Habitats of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Health & Safety

1.7 The Landscape Management Company will check for below and above ground services, including land drainage, in the vicinity, and give notice if they may be affected and obtain instructions before proceeding. The Landscape Management Company will comply with Arboriculture and Forestry Advisory Group Safety leaflets.

1.8 The works should be implemented by competent landscape managers and operatives, who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats. The management items set out in this document in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations.

1.9 Care must be taken during the management to assess, and where practicable reduce or eliminate risks. To this end the Management Company will periodically carry out a Health and Safety Audit of the whole of the Common Areas. This audit will review health and safety considerations and make recommendations on works necessary to maintain the Park in a safe condition. These will be worked into the landscape management as it evolves.

2.0 VISION, AIMS & OBJECTIVES

Vision

2.1 A range of existing habitats and landscape features are present within Woodlands Village Green. Our intention through the compilation and implementation of the following Landscape Management Plan is to retain and protect them, maintaining existing habitats and maximising habitat potential and enabling use by the community.

2.2 The Landscape Management prescriptions embrace broader Green Infrastructure (GI) and sustainable development principles and seeks to maximise these multifunctional benefits wherever practicable.

The **Vision** for the management of the area is to:

Maintain and protect the biodiversity and recreational value of the site over the long-term

Aims & Objectives

2.3 The Vision consists of four main Aims, with each Aim being sub-divided into its Objectives. The **Aims** are outlined below, with **Objectives** described in detail on the following pages.

Aim 1: Maintain and protect the biodiversity value of the site.

Objective 1: Protect and maintain habitats within the site.

Aim 2: Balance recreational use with habitat protection.

Objective 2: Maintain a safe recreational resource.

Aim 3: Manage the site for biodiversity recreational value in the long-term.

Objective 3: Ensure the matrix of existing habitats are suitably maintained to ensure long-term biodiversity gain.

Aim 4: Monitor the site and review the Plan

Objective 4: Provide a framework of monitoring and review periods.

3.0 HABITAT RETENTION AND PROTECTION

Objective 1: Protect and maintain habitats within the site.

3.1 The Village Green comprises of a range of habitats and landscape features. Primarily, features comprise of grassland, tree planting, tree groups, self-set scrub planting and hedgerows. Currently the area does not appear to experience a level of maintenance or management that would either enhance existing habitat opportunities or encourage use as a leisure or recreational resource.

3.2 A track travels through the Village Green connecting Coupals Road in the south with PRoW W-343 020/0. No dedicated pedestrian access is available via Coupals Road. The northern area of the Village Green is overgrown with few indications of regular access from PRoW W-343.

Hedgerows, Scrub Vegetation, Trees and Vegetation

3.3 Individual trees, tree groups, scrub vegetation, hedgerows and vegetation will be inspected for signs of stress, disease or damage and appropriate remedial action taken. Generally, retained planting will be left unmanaged unless otherwise dictated for reasons of public safety or to benefit the structure or other adjacent or associated habitats or species.

3.4 No removal of woody vegetation will take place during the bird nesting season (**March** to **September** inclusive) unless a thorough survey by an appropriately experienced ecologist first confirms that no active nests are present. Arisings from any tree and vegetation management activity will, where appropriate, be retained on site in piles to create wood habitat to maximise invertebrate and bryophyte biodiversity. Where it accords with health and safety inspection, standing dead wood would be left in-situ to provide additional dead wood habitats.

3.5 Please note, that should a species survey on site find that invasive species are present they will not be dealt with as a part of the Landscape Management Plan, professional advice should be sort by the Landowner and the species removed accordingly.

Grassland

3.6 Grassland within the Village Green appears not to have been mown or grazed for a period, as such it has a rough and "tussocky" character. This grassland type is not as diverse or attractive as meadowland, but once established requires minimal maintenance. This can form useful refuge habitat on corners and margins of a site.

3.7 Tussock grassland is not as diverse as meadow grassland; however dense tussocks establish a layer of thatch that provide valuable shelter and over wintering areas. In order to expedite this establishment, the tussock grassland areas will have minimal maintenance and will not require harrowing or the removal of arisings.

Identification of Potential Habitat Enhancements

3.8 As a part of the Ecological Assessment of the existing habitats recommendations would be made relating to the potential introduction of formal habitat features within the site; for Landowner review / approval. The following features may be appropriate to include and would also allow for the retention of arisings on site.

Bird Boxes, Bat Boxes and Dormouse Boxes

3.9 Bat boxes could be erected on suitable retained semi-mature / mature trees within the retained hedgerows and positioned out of reach of opportunistic predators such as cats. The bat boxes will be installed in accordance with standard best practice, such that the boxes are positioned at least 4m above the ground, with the entrances to the boxes facing south-west to south-east. The entrances to the boxes are to be free of obstacles such that there is a clean and clear flight path to the new potential roost sites. This measure will provide increased roosting opportunities across the site over the existing situation.

3.10 Bird boxes could also be erected on retained semi-mature / mature trees within the retained hedgerows. Using a variety of nest box types will provide new suitable nesting opportunities for a range of birds and potentially encourage new bird species into the site. The bird boxes will be installed in accordance with standard best practice, such that the boxes are positioned generally around 1-3m above the ground, with the entrances to the boxes facing between north and east. The entrances to the boxes are to be free of obstacles such that there is a clean and clear flight path to the new potential nesting sites.

3.11 Dormouse boxes (produced by the Mammal Society (or similar), wooden with a sliding lid) could be installed within the hedgerows, which will provide new suitable nesting opportunities for this species.

Hibernacula / Refugia

3.12 Artificial hibernacula could be created in the Village Green according to the Ecological Assessment findings. These would occur along hedgerow boundaries, or within tussock grassland, and ideally away from public routes.

- Reptile / Amphibian Hibernacula

  Hibernacula can provide a mix of refuge and wintering habitat for amphibians and reptiles. The hibernacula would be constructed out of loosely piled rubble and logs, so that small crevices will be created between material that will allow refuge for amphibians, invertebrates and small mammals. Ideally, on sites with free-draining soils, the hibernacula should be constructed and built up within a pit, whereas sites with impermeable soils or high flood risk, hibernacula should be constructed as a pile on a gentle slope for drainage.

  For reptiles, the hibernacula must be positioned in a well-drained, sunny area, surrounded by tussocky grassland or scrub (particularly to the north), where there is minimal public disturbance. The length of the banked hibernacula will also be orientated so that it is south facing with vegetation managed for basking.

- Log Pile

  Log piles would ideally be created from tree work arisings from site and placed at the interface between woodland and grassland habitats, avoiding north facing areas. The logs should be left in contact with the ground in dappled shade and built into a compact pile to maintain humidity. Stakes should be driven into the ground either side of the log pile to prevent the pile from collapsing.

Larger diameter logs (at least 100mm thick) with bark are of most value, particularly hard wood like ash, oak and beech, whereas freshly cut willow and poplar may re-sprout. Twigs, stems and shrub off-cuttings may also be added. Climbers may be allowed to grow thinly over the dead wood pile for stabilisation and moisture. Full sun will dry and heat the wood, supporting little life, whereas dense shade will promote the growth of fungi but may be too cool for insects.

- Standing Dead Wood

  Standing dead wood habitat would be created by partially burying logs vertically side by side in the ground to an approximate depth of 450 to 500mm, to form a pyramidal structure. Logs should vary in diameter and length.

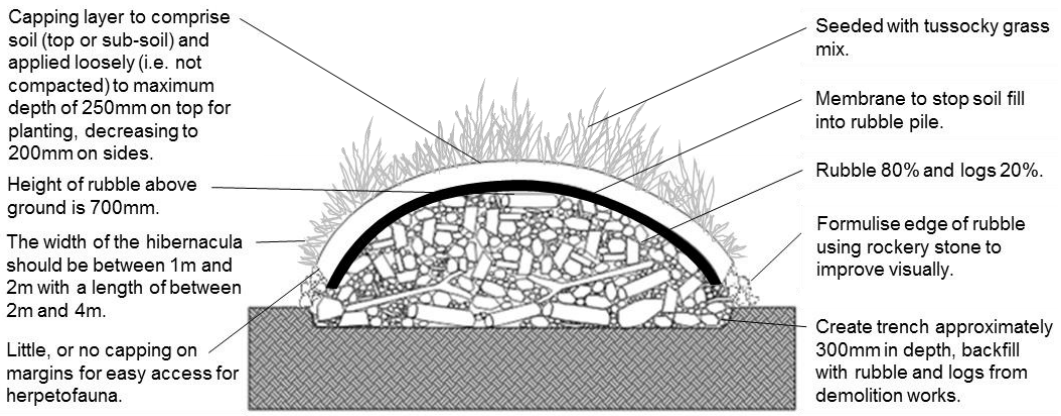


Figure 2: Reptile / Amphibian Hibernacula Detail

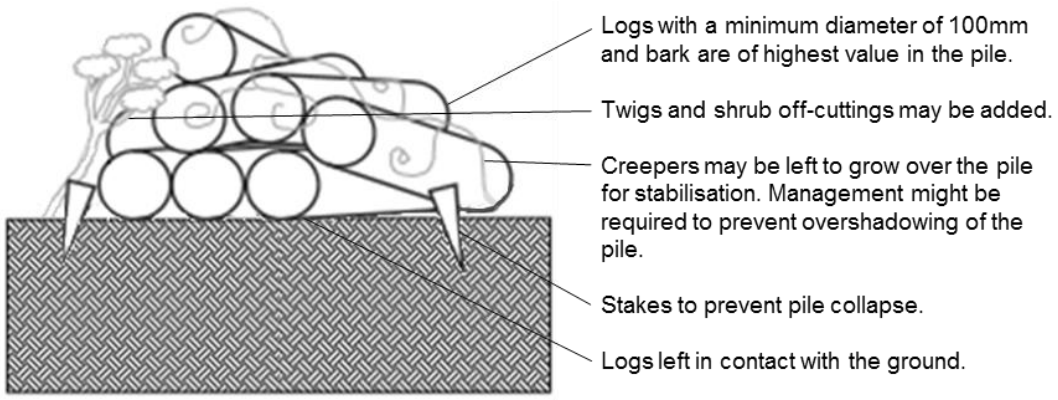


Figure 3: Log Pile Detail

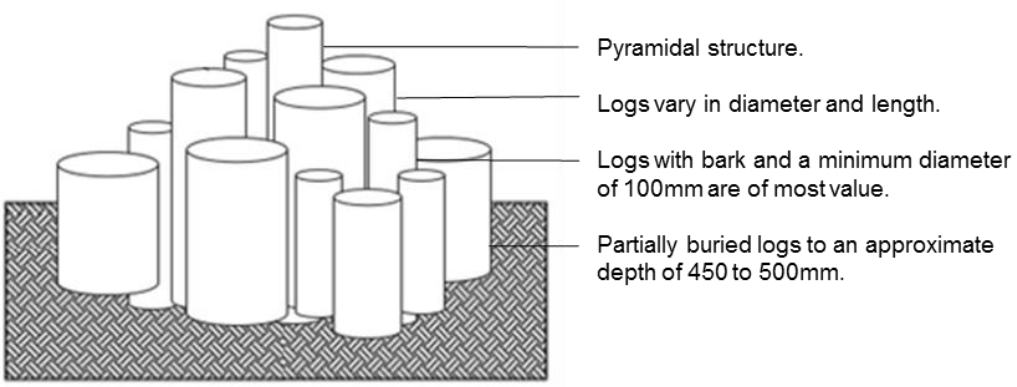


Figure 4: Standing Dead Wood Detail

Objective 2: Maintain a safe recreational resource.

3.13 The management applications will maintain existing areas of tussock grassland, meadow grassland, short sward / amenity grassland, trees, woodland, hedgerows and ground flora where present. The management plan would include the formation of a mown route through the Village Green should it be deemed appropriate by the Landowner.

3.14 Existing public access to the Village Green is available for pedestrians from the north via PRoW W-343 020/0 and via car or bicycle from Coupals Road to the south. An informal looped mown pathway could be created to provide a legible route around the Village Green, reducing the potential for the creation of unauthorised desire lines across more sensitive habitats.

4.0 LANDSCAPE MANAGEMENT

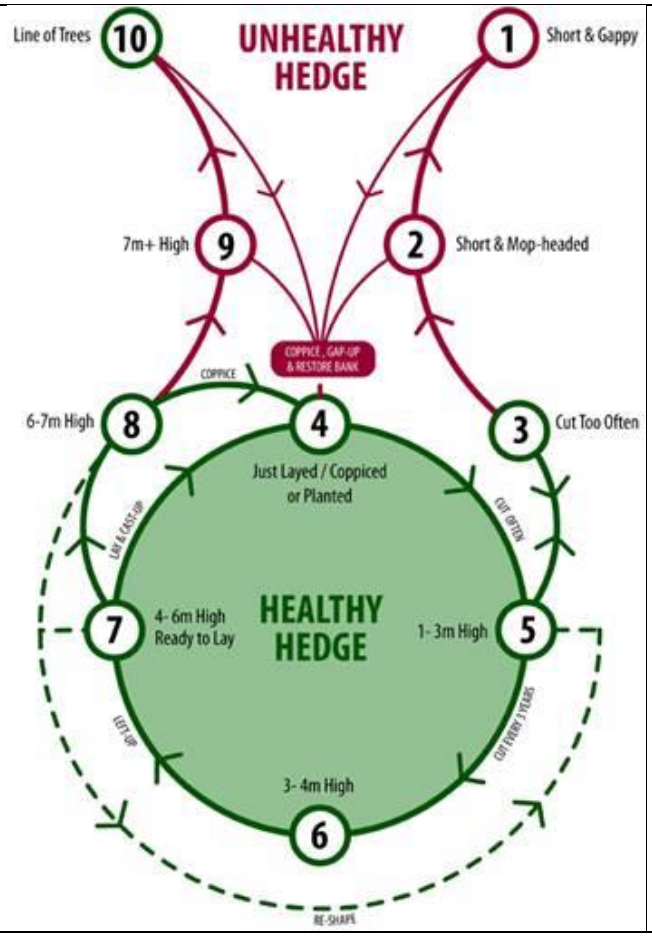
Objective 3: Ensure the matrix of existing habitats are suitably maintained to ensure long-term biodiversity gain.

4.1 The following section outlines the works programme and management regime for 10+ years. Please note that the recommended prescriptions should be applied to the Village Green for the lifetime of the development on the adjacent former Woodlands Hotel site.

Table 1: Ten Year Management Works Programme

Prescriptions	Years with Priority									
	1	2	3	4	5	6	7	8	9	10+
Existing Retained Trees and Hedgerows										
Trees should be assessed by an experienced arboriculturalist or tree surgeon. Tree works will follow best practice procedures as set out in BS 3998:2010. No removal of woody vegetation will take place during the bird nesting season unless checked by a qualified Ecologist. Existing trees will be left unmanaged unless otherwise dictated for reasons of public safety.	✓									
Arisings from any woodland management activity will, where possible, be used to provide opportunities for invertebrates and bryophytes by forming micro-habitats from piles of dead wood or recumbent dead logs away from publicly accessible areas. Woodpiles will be created at the woodland edge and within the woodland interior. Where practical, piles will be situated in partial sunlight with some shade.	As required									
Side trimming of hedgerows in an 'A' profile to promote healthy hedgerow base. Hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
In the long term, hedgerows should be taken through a Hedgerow Management Cycle (HMC)[1]. The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots. The aim should be to keep the hedge in the green part (steps 3 to 8), periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).	As required									

[1] The Hedge Management Cycle (HMC). Art work by Will Field. Management Cycle concept developed by Nigel Adams. Hedgelink UK



Tussock Grassland

To control scrub and bramble development tussocky areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than one third of the area is cut in any one year leaving part as an undisturbed refuge. Care shall be exercised when mowing or strimming around trees and hedges or other structures. Strimming should not occur with 100mm of tree stems.		✓			✓			✓		
Spot treat persistent pernicious weeds using herbicide following growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring.	As required									

Long / Meadow Grassland

Grassland will be mown on a rotational basis with areas either being mown once during early spring (March) and autumn (October). A later cut will benefit moth species by providing a food source for longer, and subsequently provide increases foraging opportunities for bats in their active season of April to October.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grassland adjacent to hedgerows and woodland habitat will be cut once on alternate years with some ruderal species being allowed to colonise for further species and	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

habitat diversity. Arisings will be left for 48 hours to allow dispersal of seeds and invertebrates prior to removal, to encourage grassland establishment and prevent soil enrichment and thatching.										
Spot treat persistent pernicious weeds using herbicide following growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									
Amenity Grassland										
Amenity grassland will be cut 16 times per year between March and October. Strimming should not occur with 100mm of tree stems.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	As required									
Spot treat persistent pernicious weeds using herbicide following growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									
Bird Boxes, Bat Boxes and Dormouse Boxes										
Bird boxes will have a non-invasive inspection in autumn or winter to check for damage. Replace lost or damaged boxes.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bat boxes would have a non-invasive visual inspection in autumn or winter to check for damage, unless a separate agreement has been agreed with Natural England. Replace lost or damaged boxes. Any work required to the bat boxes will be carried out by a licenced bat worker.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dormouse boxes will have a non-invasive visual inspection in autumn or winter to check for damage, unless a separate agreement has been agreed with Natural England. Replace lost or damaged boxes. Any work required to the dormouse boxes will be carried out by a licenced dormouse worker.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hibernacula										
Following establishment, the grassed cap will be strimmed once annually in late summer (late **August** to **September**).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
The margins of the hibernacula will be inspected once annually to be kept clear from vegetation, leaving the fill exposed to allow access by wildlife.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
The bank must be managed to maintain sparse vegetation so that bare ground is always visible. Sections of the bank	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

should be cleared annually of weeds in rotation, ideally in **February**, to minimise disturbance.										
The grass sward atop the bank will be managed during its first summer with typically three cuttings which commence when the sward reaches 10cm in height to encourage grasses to tiller and help control invasive annual weeds. Cutting should not occur within months **May** to **August** inclusive to avoid disturbing nests. Once established, the sward will typically only need cutting once annually to remove dead tussocks and promote tussock regeneration	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Footpaths										
Ensure mown footpath routes are free from weeds, trip hazards or other obstructions.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General										
Litter will be removed from the site as part of the general management and maintenance visits. All litter, stones or other debris will be collected and removed by the Contractor immediately prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ecological visual inspection by a qualified ecologist for the to provide baseline data for future surveys to be monitored against.					✓					✓
Arboricultural visual inspection, as part of the tree safety risk assessment for the development.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Work programme review by those members of staff involved in site management.					✓					✓

4.2 The following tables (Tables 2 – 4) provide the objectives, detailed management both during the construction phase to create habitats as well as in the first five years post construction, followed by the monitoring regime and success indicators for each retained and created habitat across the site as a whole in relation to the conditions specified within the Biodiversity Metric Assessment DEFRA 3.1.

4.3 The schedule for management actions is specified within Table 3 and must be adhered to in order to meet the objective habitat conditions by Year 5 post construction.

4.4 At 5 years post construction, this Plan is to be reviewed and amended appropriately by a suitably qualified Ecologist and agreed with the LPA in order for management to be rolled forwards beyond the 5-year range of this Plan for a minimum of **30 years,** which is to be agreed and secured by a planning obligation prior to commencement. This is necessary to ensure that the retained and created habitat continue to be appropriately managed in the context of the housing development but also that they maximise their biodiversity value in line with national, regional and local policy.

Table 2: Management features, objectives, outline management & success indicators

FEATURE & LOCATION	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
Retained Trees, Woodland and RPAs Existing tree within site	Protect existing onsite tree and woodland resource – Existing trees have intrinsic nature conservation value.	Erect protective fencing	Remove litter Inspect and undertake pruning if required.	Healthy mature tree stock No litter or non-native plants Maintaining 'Moderate' condition by Yr 5
Individual trees: Urban tree Planted throughout the development site	Enhance and expand the onsite tree and hedgerow resource and increase foraging opportunities for local fauna – To complement and expand on the existing resource and increase biodiversity and ecotones to benefit local fauna.	Plant and establish woody species planting	Remove litter Maintain good health of new planting	Healthy self-sustaining woody stock by Yr 5 No dead / dying specimens No litter or non-native plants Aspire to be in 'Moderate' condition by Yr 27
Single Species & Native Mixed Hedgerows Planted at northern and eastern boundary and Site centres	Enhance and expand the onsite hedgerows – To maximise habitat connectivity where possible.	Plant and establish both native and non-native single species hedgerows	Remove litter Formative pruning / cutting Maintain good health of new planting	Healthy self-sustaining hedge stock by Yr 5 No dead / dying specimens No litter or non-native plants Aspire to be in 'Moderate' condition by Yr 10
Native Scrub Mix Established in the north of the site	Enhance and expand the onsite scrub and tree resource and increase foraging opportunities for local fauna – To complement and expand on the existing resource and increase biodiversity and ecotones to benefit local fauna.	Plant and establish woody species planting	Remove litter Maintain good health of new planting	Healthy self-sustaining scrub stock by Yr 5 No dead / dying specimens No litter or non-native plants Aspire to be in 'Moderate' condition by Yr 5
Native Woodland Mix Established in the east of the site within GI area	Enhance and expand the onsite woodland resource and increase foraging opportunities for local fauna – To complement and expand on the existing resource and increase biodiversity and ecotones to benefit local fauna.	Plant and establish woody species planting	Remove litter Maintain good health of new planting	Healthy self-sustaining scrub stock by Yr 5 No dead / dying specimens No litter or non-native plants Aspire to be in 'Moderate' condition by Yr 15
Biodiverse Green Roof Established on the roofs as indicated within landscape plans	Create species-rich environment and increase wildlife opportunities – To complement and expand on introduced resources and increase biodiversity and ecotones to benefit local fauna.	Design and form features of microhabitat diversity Creation of log piles and hibernacula habitats within the green roof	Manage invasive species so they do not establish. Maintain good health of new planting	Healthy self-sustaining habitat by Yr 5 Aspire to be in 'Moderate' condition by Yr 5
Turf and Amenity Grassland Established as buffers between Amenity Meadow and Tussock Grassland	Create tidy grassland in formal areas of open space –To create pleasant and usable spaces for future residents.	Remove existing vegetation. Prepare seedbed. Sow prescribed seed mix.	Manage by mowing and removing arisings in accordance with prescribed mowing regime Spot treat and reseed as required	Healthy self-sustaining grassland sward by Yr 1 Aspire to be in 'Moderate' condition by Yr 4
Tussock Grassland Established along southern, northern and south-west border of Site	Create tussock grassland in less formal areas of open space – No tussock grassland onsite currently, would therefore maximise biodiversity of the areas of grassland remaining to benefit wildlife.	Remove existing vegetation. Prepare seedbed. Sow prescribed seed mix.	Manage by mowing and removing arisings in accordance with prescribed mowing regime Spot treat and reseed as required	Healthy self-sustaining grassland sward by Yr 5 Aspire to be in 'Moderate' condition by Yr 5

Table 3: Detailed management to achieve objectives

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
1. **Retained Trees, Woodland and RPAs**	• Erect protective 2.3m tall mesh welded fencing around retained tree and hedgerow resources as required by BS5837.	• Maintain free of litter and self-seeded non-native plants. • Inspect trees at least every five years or following major storm events to ensure they are safe. Any pruning necessary to be undertaken by an Arboricultural Association approved Tree Surgeon.
2. Retained Dense/Continuous Scrub and Hedgerows	• Erect temporary protective fencing, approx. 2m from outer edge of retained scrub and along retained southern hedge as per detailed in Ecological Construction Method Statement.	• Maintain free of litter and self-seeded non-native plants. • Retained hedges to be cut annually with half of each hedge cut on a rotational basis during winter, avoiding bird breeding season (March – September) and periods of heavy frost. Cuttings removed from site. • Within retained scrub maintain a good age range – all of the following are present: seedlings, young shrubs and mature shrubs. • Pernicious weeds and invasive species make up less than 5% of the ground cover through treatment (if necessary) of hedge base and scrub edge habitat. • Manage scrub with a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
3. **Individual trees: Urban tree**	• Planting will be between end of October and March with periods of inundation or prolonged ground frost should be avoided. • Species planted as specified in GL1914 01G Infrastructure Proposals Plan • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment. • All trees should be native species or native cultivars; • If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart; • Relaxed management removing only branches that pose a risk to traffic/pedestrians such that trees retain more than 75% of the expected canopy size for the corresponding age; and • Planted with verges or green infrastructure such that at least 20% of the ground beneath each tree is vegetated.	• Subject to two visits annually, once in growing season (April – September) and once in dormant season (October – March). • Water during prolonged dry weather during the growing season (April – September). • For the first three years after planting, maintain a weed free area of at least 1m diameter around each tree/plant. Use a suitable translocated herbicide such as “Round-up” glyphosate herbicide during summer visit. Dead weed material shall be removed during the following visit to site; • Check and tighten tree supports / firm up in ground if necessary. • Once established well, remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed, filling any holes with suitable topsoil. • For the first five years all dead and dying specimens are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with ‘Same Tree Disease’; • Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. • Top up mulch levels where necessary. • Maintain free of litter and self-seeded non-native plants.
4. **Single Species & Native Mixed Hedgerows**	• Planting will be between end of October and March, avoiding periods of inundation or prolonged ground frost. • Ground preparation will include the strimming and spraying of a planting strip with glyphosate herbicide at least three weeks prior to planting. • Species planted as specified in GL1914 01G Infrastructure Proposals Plan • Until the new planting is established, formative pruning will be undertaken once annually to keep the hedgerow tidy and encourage a dense growth form. Weeding by hand or using glyphosate as appropriate should be undertaken around the base of the plants, three times per year. • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. • Water as necessary during establishment.	• Subject to two visits annually, once in growing season (April – September) and once in dormant season (October – March). • Water during prolonged dry weather during the growing season (April – September). • Tree guards and stakes will be reviewed and removed as necessary after 3-5 years. • For the first five years all dead and dying specimens, including both planted tree and hedgerow species specimens, are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with ‘Same Tree Disease; • Urban trees adjacent to the hedgerow will be left uncut unless damaged/diseased limbs or hedgerow sections require removal to promote overall tree health or removal is required for health and safety reasons. • Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. • Trimming/cutting will be undertaken between October and February to avoid the nesting bird season. • All cut material will be removed from the site. No burning on site will occur. • Hedgerows will achieve height and width in excess of 1.5m. • Gap to ground and canopy will be less than 0.5m for 90% of the length. • Gaps will be less than 10% in length and no canopy gaps more than 5m. • More than 90% of the hedgerow and base will be free of non-native species. • Maintain free of litter
5. **Native Scrub Mix**	• Planting will be completed between the end of October and March, avoiding periods of inundation or prolonged ground frost. • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment.	• All plants shall be checked and firmed up in the ground as necessary. • Newly planted trees should be watered during prolonged dry weather during the growing season (April – September). • For at least the first three years after planting, weeding should be undertaken to maintain a weed free area of at least 1m diameter around each tree/plant. Weed growth within planting areas shall be eliminated during the summer visits (April to August) with a suitable translocated herbicide, in line with the manufacturer’s instructions and in compliance with the Pesticides Acts (1998). • Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site. • Check and tighten tree supports. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed, filling any holes with suitable topsoil. • For the first five years all dead and dying specimens are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with ‘Same Tree Disease’. • Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. • Top-up mulch levels where necessary.

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
		• Pernicious weeds and invasive species make up less than 5% of the ground cover through treatment (if necessary). • Moderate condition scrub will have at least three woody species with no one species comprising more than 75% of the cover. • Manage scrub with a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).
6. Native Woodland Mix	• Planting will be completed between the end of October and March, avoiding periods of inundation or prolonged ground frost. • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment.	• All plants shall be checked and firmed up in the ground as necessary. • Newly planted trees should be watered during prolonged dry weather during the growing season (April – September). • For at least the first three years after planting, weeding should be undertaken to maintain a weed free area of at least 1m diameter around each tree/plant. Weed growth within planting areas shall be eliminated during the summer visits (April to August) with a suitable translocated herbicide, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). • Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site. • Check and tighten tree supports. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed, filling any holes with suitable topsoil. • For the first five years all dead and dying specimens are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with 'Same Tree Disease'. • Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. • Top-up mulch levels where necessary.
7. Turf and Amenity Grassland	• Remove existing vegetation by cutting and/or herbicide treatment. • Ground raked or harrowed to produce a medium fine, firm tilth. • Surface sow and do not incorporate or cover the seed but form in with a roll, or by treading to give good soil contact. • Sow EL1 Flowering Lawn Mix Emorsgate Seeds (or similar) at a rate of 4g/m2 in autumn or spring. • During initial establishment amenity areas will be mown to a minimum height of 50mm six to eight weeks after germination and regularly (suggest fortnightly) thereafter throughout the growing season or whenever the grass reaches a height of 60mm. Mowing will be avoided during wet conditions. • Annual weeds from the soil in the first growing season can be controlled by topping, cutting or spot herbicide. • Water as necessary during establishment.	• Mow regularly (e.g. every 2-4 weeks throughout growing season), ensuring sward height does not exceed 70mm to remain appropriate for recreational use. • Mow during appropriate weather, avoiding sustained wet periods or heavy frost, snow, and waterlogging and will ideally avoid July and August (in order to encourage seed setting and dispersal). • Mow to a height of 25-35mm. • Use appropriate machinery, using equipment suitable to the task for sections next to fences, walls, kerbs, paths and other boundaries / obstacles. • Leave an uncut sward at the base of trees (500mm radius minimum). • Take care to remove litter and other debris prior to mowing • If any areas failing within first 5 years, overseed at rate of 20g/m2.
8. Grassland –Meadow	• Remove existing vegetation by cutting and/or herbicide treatment. • Cultivate and prepare fine tilth for the seedbed. • Leave fallow and regularly spray off any seedling growth with a non-selective herbicide to maintain a clean seedbed until mid-September. • Sow EM3 Special General Purpose Emorsgate Seeds (or similar) at a rate of 4g/m2 in autumn or spring. • Annual weeds from the soil in the first growing season can be controlled by topping, cutting or spot herbicide. • Cutting the sward on a rotational basis leaving 30% of the grassland uncut on each occasion. • Arisings will be left in situ for c.48hours prior removal. • Water as necessary during establishment.	• The amenity meadow is to be cut in late August / early September to a height c.150mm (with additional cuts in Autumn or Spring if required). Mow during appropriate weather, avoiding sustained wet periods. • Use appropriate machinery, using equipment suitable to the task for sections next to fences, walls, kerbs, paths and other boundaries / obstacles. • Regular inspections for invasive weeds (at least twice annually), with any invasive weeds identified to be controlled as necessary. Spot spray with a herbicide, or hand pull for undesirable and persistent weed growth like docks and thistles. Undesirable species and physical damage will be managed to below 5% cover. • Leave an uncut sward at the base of trees (500mm radius minimum). • Take care to remove litter and other debris prior to mowing • Do not apply any fertiliser. • Any worn areas to be reseeded as required. Cover of bare ground will be between 1 - 5% on area. • Particular care shall be exercised when mowing or strimming around trees and hedgerows or other structures. • Cover of bracken less than 20% and cover of scrub and bramble less than 5% through management and maintenance.
9. Grassland –Tussock	• Remove existing vegetation by cutting and/or herbicide treatment. • Topsoil raked and levelled to produce a medium fine, firm tilth. • EM10 Tussock Mixture, Emorsgate Seeds (or similar) in areas of Tussock Grassland, sown / laid in autumn or spring, when the soil is moist and can be worked.	• Mowing on a rotational basis from the second year onward with areas being either mown twice annually, once in early spring (March) and late summer (late August-September) or once during either early spring OR late summer. This will provide wildflowers sufficient time to set seed.

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
	• Lightly rolled to firm and level the surface and create good seed soil contact. • Mowing will be avoided during wet conditions. • Mowing on a rotational basis from the second year onward with areas being either mown twice annually, once in early spring (March) and late summer (late August-September) or once during either early spring OR late summer. This will provide wildflowers sufficient time to set seed. • Maintain sward height at 150mm, with particular care taken when mowing or strimming around trees and hedges. • Leave an uncut sward at the base of trees (500mm radius minimum). • Reseed areas which do not establish, are damaged or die. Cover of bare ground will be less than 10% on area. • All litter, stones or other debris should be collected and removed by the Contractor immediately prior to grass cutting operations.	• Maintain sward height at 150mm, with particular care taken when mowing or strimming around trees and hedges. • Mow during appropriate weather, avoiding sustained wet periods. • Use appropriate machinery, using equipment suitable to the task for sections next to fences, walls, kerbs, paths and other boundaries / obstacles. • Leave an uncut sward at the base of trees (500mm radius minimum). • Take care to remove litter and other debris prior to mowing. • Inspections for invasive weeds and controlled as necessary. Spot sprayed with a herbicide, or hand pulled for undesirable and persistent weed growth like docks and thistles. Undesirable species and physical damage will be managed to below 5% cover. • All arisings will be left in situ for 48 hours to allow appropriate time for seeds to fall and any invertebrates to move back into the sward. Arisings will then be removed to prevent enrichment of the soil through decomposition. Arisings removed from species-rich meadow grassland can be placed in piles not adjacent to public access routes or waterways, to provide microhabitat for invertebrates and small mammals. Otherwise, these should be removed from the site. • Reseed areas which do not establish, are damaged or die. Cover of bare ground will be less than 10% on area. • Cover of bracken less than 20% and cover of scrub and bramble less than 5% through management and maintenance.

Table 4: Monitoring programme - post construction

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5 AND MAINTINING THROUGH TO YEAR 30
1. Retained Trees, Woodland and RPAs	• Have trees been inspected? • Has any required pruning or felling been conducted by an AA approved specialist? • Trees are free of litter and self-seeded non-native plants. • Is retained woodland of 'moderate' condition? • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓			✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	• Trees are safe and in good health • No litter or non-native plants • Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark • More than 20% of the tree canopy area is oversailing vegetation beneath.
2. Retained Scrub and Hedgerow	• Has initial management and planting taken place? • Is scrub and hedge base free of litter and self-seeded non-native plants. • Is retained scrub and hedge of 'moderate' condition? • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	• No litter or non-native plants • Moderate condition by Yr 5[2] - Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover. • There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition1 make up less than 5% of ground cover. • The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s) • Hedgerows will achieve height and width in excess of 1.5m. • Gap to ground and canopy will be less than 0.5m for 90% of the length. • Gaps will be less than 10% in length and no canopy gaps more than 5m. • More than 90% of the hedgerow and base will be free of non-native species.
3. Individual trees: Urban tree	• Have trees been inspected? • Has any required pruning or felling been conducted by an AA approved specialist? • Trees are free of litter and self-seeded non-native plants. • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓			✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	• Trees are safe and in good health • No litter or non-native plants • The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).

[2] If this is not achieved by Yr 5, 9. Review of Management Plan should include action to achieve this by Yr 10.

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5 AND MAINTINING THROUGH TO YEAR 30
								• There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. • More than 20% of the tree canopy area is oversailing vegetation beneath. • Moderate condition by Yr 27.
4. Single Species & Native Mixed Hedgerow	• Has initial management and planting taken place? • Have new plants been replaced if failing or diseased? • Are hedges free of litter and self-seeded non-native plants. • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓ ✓	✓ ✓ ✓	• Healthy self-sustaining hedge stock by Yr 5 • No dead / dying specimens • No litter or non-native plants • Hedgerows will achieve height and width in excess of 1.5m. • Gap to ground and canopy will be less than 0.5m for 90% of the length. • Gaps will be less than 10% in length and no canopy gaps more than 5m. • More than 90% of the hedgerow and base will be free of non-native species.
5. Native Scrub Mix	• Has initial management and planting taken place • Have plants been replaced if failing or diseased? • Is shrub planting free of litter and self-seeded non-native plants. • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓ ✓	✓ ✓ ✓	• Healthy self-sustaining shrub / tree stock by Yr 5 • No dead / dying specimens • No litter or non-native plants • Moderate condition by Yr 10[3] - Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover. • There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition1 make up less than 5% of ground cover. • The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s)
6. Native Woodland Mix	• Has initial management and planting taken place • Have plants been replaced if failing or diseased? • Is tree planting free of litter and self-seeded non-native plants. • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓ ✓	✓ ✓ ✓	• Healthy self-sustaining shrub / tree stock by Yr 5 • No dead / dying specimens • No litter or non-native plants • Moderate condition by Yr 15 • These areas should have complete canopy cover. • Two age classes present • No significant browsing damage evident in woodland • No invasive species present in woodland • Five or more native tree or shrub species found across the woodland parcel • 50%-80% of canopy trees and 50%-80% of understorey shrubs are native • 21%-40% of woodland has areas of temporary open space • One or two classes only present in woodland • Tree mortality less than 10%, no pests or diseases and no crown dieback • No recognisable woodland NVC plant community at ground layer • Two storeys across survey plots • No veteran trees • Less than 25% survey plots have deadwood • More than 1ha of nutrient enrichment
7. Turf and Amenity Grassland	• Has marginal vegetation been planted? • Has post sowing management been implemented? • Has long-term management been implemented? • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓	✓ ✓	• Healthy self-sustaining marginal/aquatic plants by Yr 5 • No litter or non-native plants • There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.

[3] If this is not achieved by Yr 5, 9. Review of Management Plan should include action to achieve this by Yr 10.

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5 AND MAINTINING THROUGH TO YEAR 30
								• Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae. • There is an absence of listed non-native plant and animal species. • The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities. • Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep. • The pond surface is no more than 50% shaded by adjacent trees and scrub.
8. Grassland –Meadow	• Have meadow grassland been created? • Has post sowing management been implemented? • Has long-term management been implemented? • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓	✓ ✓	• Aesthetically pleasing, closed sward amenity grassland areas, used by residents by Yr 5 • There are 6-8 vascular plant species per m^2 present, including at least 2 forbs • Cover of bracken will be less than 20% • Cover of scrub and bramble will be less than 20%. • Cover of bare ground is between 1% and 10%, • There is an absence of invasive non-native species
9. Grassland – Tussock	• Have Tussock meadow grassland(s) been created? • Has post sowing management been implemented? • Has long-term management been implemented? • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?		✓ ✓ ✓			✓ ✓	✓ ✓	• Healthy self-sustaining grassland sward by Yr 5 • Varied sward height creating microclimates for insects, birds and small mammals • Cover of bare ground 1 – 5% and scrub (including bramble) <5% • Cover of undesirable species[4] and damage less than 5% of total grassland area • Maintaining wildflower cover and range of species (10-15 species/m2) across grassland sward by Yr 5[5]
10. Review of Management Plan	• Has Management Plan been reviewed at end of 5th Year? • Consideration and assessment of if management needs to be altered for the long term (years 6-30)?					✓ ✓	✓ ✓	• Management Plan has been reviewed and revised plan for next 5 years has been produced

[4] Undesirable species: Creeping thistle, spear thistle, curled dock, broad-leaved dock, common ragwort, common nettle, marsh ragwort, cow parsley and bracken.
[5] The data for assessing this is to be obtained from 10 1m x 1m quadrats randomly selected across the habitat. If this is not achieved by Yr 5, 9. Review of Management Plan should include action to achieve this by Yr 10.

5.0 MONITOR THE SITE AND REVIEW THE PLAN

Objective 4: Provide a framework of monitoring and review periods.

5.1 In order to ensure that the habitats created within the site reach and maintain their maximum value to nature conservation, all habitats will be monitored.

5.2 Results of this monitoring will be used to inform changes to the management plan and ten- year work programme. The prescriptions provided here will not be set in stone and will be altered if required in agreement with the Local Planning Authority (LPA).

5.3 The management plan will run for a period of ten years plus, with the work programme fully reviewed at the end of the initial five year period by those members of staff involved in site management, and the LMP updated accordingly, to be updated for the life of the development.

- Ecological inspection by a qualified ecologist in years 5 and 10 to provide baseline data for future surveys to be monitored against.

APPENDICES

Appendix A: Woodlands Village Green Boundary Plan

HM Land Registry
Official copy of title plan

Title number **EX862832**
Ordnance Survey map reference **TL6944NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Essex : Braintree**

APPENDICES

Appendix B: Woodlands Village Green Images

View from the north, looking into Haverhill Village Green

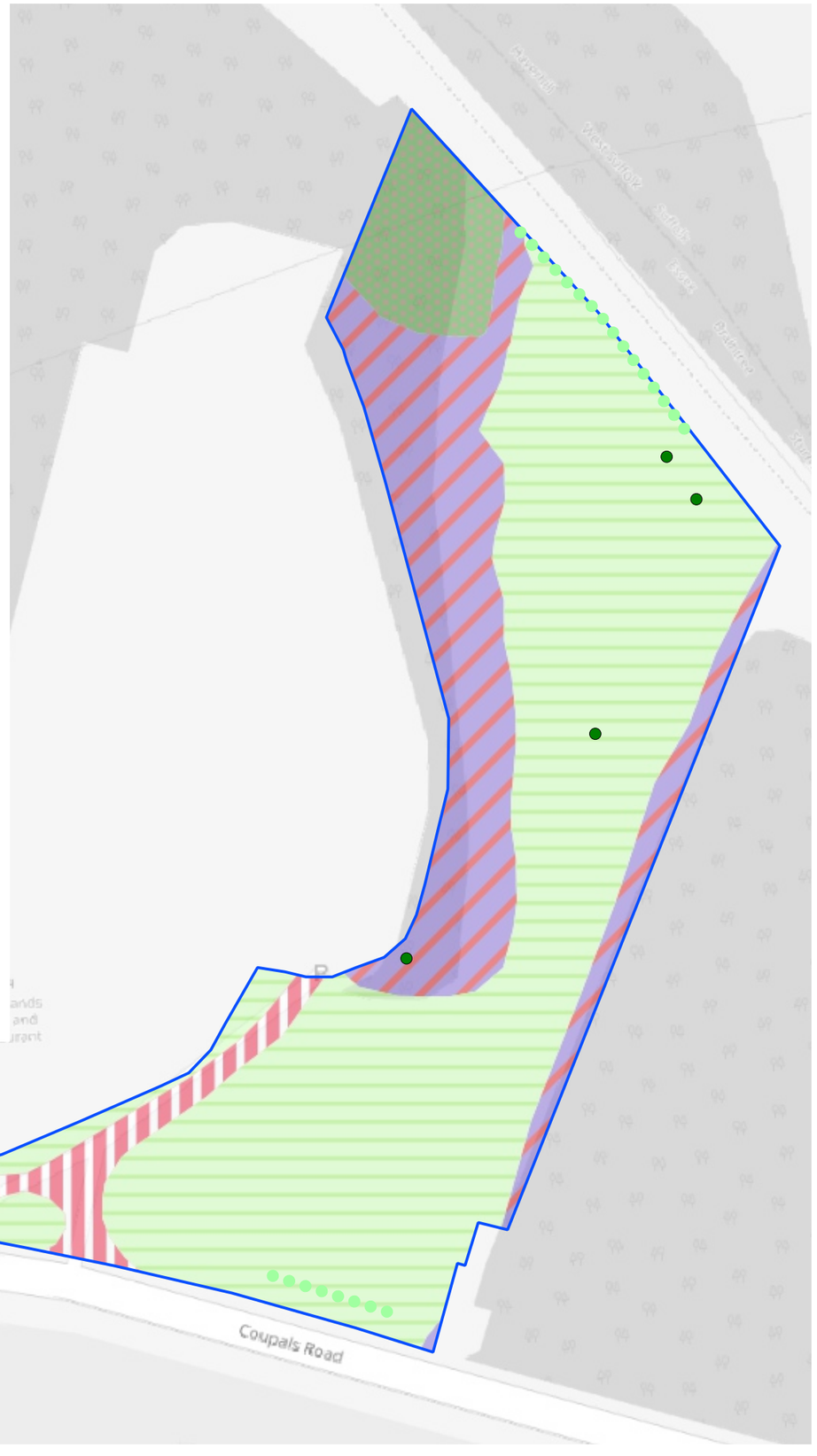
View across the southern portion of Haverhill Village Green towards the former Woodlands Hotel

APPENDICES

Appendix C: Village Green Maintenance Plan

Summary of Maintenance Prescriptions

HABITAT TYPE	PROPOSED MAINTENANCE
Individual Trees and Tree Groups	• Trees should be assessed by an experienced arboriculturalist or tree surgeon. • Trees and woodland will be left unmanaged unless otherwise dictated for reasons of public safety. • Arisings from any woodland management activity will, where possible, be used to provide opportunities for habitat enhancement.
Neutral Grassland (long / meadow)	• Grassland will be mown on a rotational basis with areas either being mown once during early spring (March) and autumn (October).
Neutral Grassland (tussock)	• To control scrub and bramble development tussocky areas may need cutting every 2-3 years between October and February. • Grassland adjacent to hedgerows and woodland habitat will be cut once on alternate years
Netural Grassland (amenity)	• Amenity grassland will be cut 16 times per year between March and October. Strimming should not occur with 100mm of tree stems.
EXISTING FEATURE	**PROPOSED MAINTENANCE**
Footpaths / Sealed Surface	• Ensure surfaced and mown footpath routes are free from weeds, trip hazards or other obstructions.
Litter / Arisings	• Litter will be removed from the site as part of the general management and maintenance visits. All litter, stones or other debris will be collected and removed by the Contractor immediately prior to grass cutting operations.
Inspections and Reviews	• Annual arboricultural visual inspection, as part of the tree safety risk assessment. • Annual work programme review by management company.
Further details on the maintenance prescriptions noted above are provided in the Landscape Management Plan. The prescriptions are to be carried out for the life time of the adjacent development at the former Woodlands Hotel site.	



- Village Green Boundary
- Developed / Surfaced Land
- Mixed Scrub
- Neutral Grassland
- Broadleaved Woodland
- Coniferous Trees
- Broadleaved Trees

N

client: Country Court Care

project: Former Woodlands Hotel, Haverhill

drawing title: VILLAGE GREEN MAINTENANCE PLAN

scale: nts | drawn: jpf | issue date: Nov 2023

drawing / figure number: **Appendix C** | rev: -

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