



LANDSCAPE MANAGEMENT PLAN

In respect of:

**RESERVED MATTERS SUBMISSION –
RESIDENTIAL DEVELOPMENT
LAND AT FORGE WASHERY, LOWER
BRYNAMMAN, NEATH PORT TALBOT,
SA18 1SW**

On behalf of:

Tolkein Property Ltd.

Ref: 2020.a

May 2021

JCR Planning Ltd.

PLANNING • DEVELOPMENT

**Advising the property and
development industry**

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1.0 INTRODUCTION

- 1.0.1 This Landscape Management Plan (LMP) has been prepared on behalf of Tolkein Property Ltd. to accompany a reserved matters submission in respect of residential development (30 no. dwellings) at the Forge Washery, Lower Brynamman, Neath Port Talbot, SA18 1SW. More specifically, it is being submitted in order to discharge Condition 8 of Appeal decision APP/Y6930/A/18/3194251 dated 1st June 2018:-

8) As part of the submission of the first reserved matters application details of a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas including highway verge areas and public open spaces other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

- 1.0.2 This document provides a guide to the management and maintenance of the proposed landscaping elements associated with the residential development at the Forge Washery, Lower Brynamman, Neath Port Talbot, SA18 1SW.
- 1.0.3 The site is located to the south of Upper Brynamman, in close proximity to the River Aman and Nant Garw. The total application site extends to 2.23 hectares.
- 1.0.4 The development consists of 30 no. dwellings, comprising two, three and four bedroom properties, with associated private gardens. There is appropriate parking provision throughout the development scheme, as well as areas of open space that also serve a landscaping role and SAB drainage function. Around the site's southern perimeter are extensive areas of sloping banks, whilst the northern boundary follows the course of the River Amman and the Aman Valley Cycle Way.
- 1.0.5 The purpose of this document therefore is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long term maintenance required to allow the planting to flourish and reach its design potential.

- 1.0.6 All references to planting treatments are based on the submitted landscaping management plan drawing.
- 1.0.7 The intention is to convey all front and rear gardens of individual properties to house purchasers/tenants. These purchasers/tenants will then be responsible for maintaining their own property.
- 1.0.8 This document sets out short and long term management objectives and a 5 year (60 month) maintenance regime for the site.
- 1.0.9 In order to monitor standards and make amendments where required, it is expected that the developer, and subsequently, the management company, will review the management of the site (with reference to this document) at least annually thereafter. At the end of the five years the maintenance regime will be reviewed and updated as necessary.

2.0 IMPLEMENTATION AND OPEN SPACE MAINTENANCE RESPONSIBILITY

- 2.0.1 The developer shall be responsible for the implementation of the LMP and all landscape operations shall be undertaken by suitable and qualified landscape contractors.

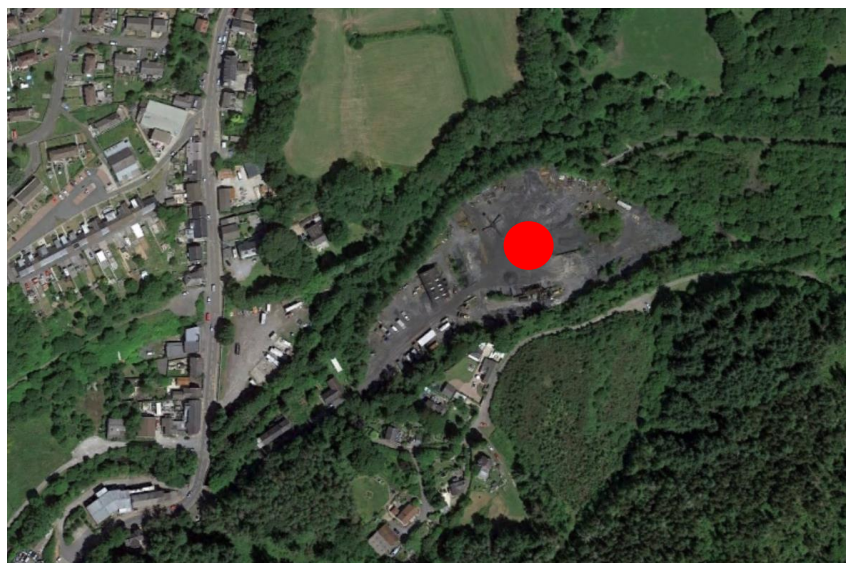


Fig. 1 - General aerial view of application site with indicative boundary outline in red

- 2.0.2 The proposed scheme incorporates a number of open space amenity areas, three of which will also be utilised as attenuation basins. Potential occupiers will agree to a freeholder legal document (deed of transfer) containing a clause requiring the payment of a contribution towards the cost of maintaining the communal amenity areas. The deed will set out exactly what maintenance items the freeholder must pay for; what proportion of the total costs they should pay; the dates the payments are to be made.
- 2.0.3 A small company called a Residents' Management Company (RMC) will be set up to own the communal areas. Each freeholder (and leaseholder) will become a member of that company.
- 2.0.4 The company will be responsible for the management of those open space areas that are not adopted and maintained at the public expense. The RMC will be an administrative vehicle that will provide members with an opportunity to contribute to the decision making relating to the manner in which the open space communal areas are to be maintained.
- 2.0.5 The management company will take out third party liability insurance to cover claims for damage from users of the amenity areas.

3.0 PRINCIPLES

- 3.0.1 This LMP aims to ensure that the vision for the proposed residential development can be achieved through a long term, co-ordinated and informed approach to landscape management.
- 3.0.2 Throughout the development period and thereafter, the approved maintenance and management regime will aim to:-
- maintain and manage the existing vegetation on the perimeter bank to ensure, as far as practicable, its long term retention
 - introduce a range of plant species that will enhance the biodiversity and nature conservation interests by providing food, shelter and nesting sites

- introduce landscaping elements that will soften the development and provide an attractive setting for those using and living within the site.

4.0 DESIGN OBJECTIVES

4.0.1 The residential development shall be managed as a high quality ‘living’ area by seeking to promote and maintain an attractive and safe finish to all individual landscaping, in order to safeguard the visual amenity of the area.

4.0.2 The long term design objectives will be:-

- to manage the landscaping in a manner convivial with the safety of site users, such as maintaining visibility splays and removing dead, dying or diseased stems, branches or foliage
- to replace any plants that fail to show growth or develop full foliage within the next planting season
- to manage and maintain the site as set out in the landscape maintenance operations part of this LMP
- to monitor newly planted and retained trees and hedgerows and to remove any vegetation which presents a potential risk to users of the site or adjacent land
- to control invasive and undesirable species and aim to reduce cover of other non-native species to a set level
- to manage and maintain the site as set out in the landscape maintenance operations.

4.0.3 In order to fulfil these design objectives, the following maintenance schedule is proposed:-

LANDSCAPING MAINTENANCE SCHEDULE	
WEEDING	Undertaken twice annually (April + August)
WATERING (IF REQUIRED)	Undertaken mainly during summer months – dependent upon weather
LITTER COLLECTION	Undertaken twice annually (April + September)
LEAF COLLECTION	Undertaken once annually (November/December)

RE-FIRMING PLANTS (AS REQUIRED)	Undertaken once annually (April)
PEST/DISEASE CONTROL (AS REQUIRED)	One inspection undertaken in September
REPLACEMENT TREE PLANTING	Undertaken between September and March – if required
MOWING – OPEN SPACE	Undertaken twice annually (May + July)
MOWING – WILDFLOWER SWALE AREAS	Undertaken once annually (August)
SHRUB AREAS PRUNING (TIMING DEPENDENT ON SPECIES)	Once per annum
TOP-UP MULCH	If required (March)
TREE CHECK CONDITION AND PRUNE	Undertaken once annually (September)
CHECK REPAIR TREE STAKES & TIES	Undertaken once annually (September)
HARD LANDSCAPE AREAS (PATH MAINTENANCE)	Respond to any damage as required Inspect twice per year
BOUNDARY TREATMENTS	Monitor health and condition of trees growing along bund and within slope
WEEDS IN HARD SURFACES - SPRAY WITH HERBICIDE	If required (June)
SWALES, ETC. - KEEP CLEAR (AS REQUIRED)	Undertaken once annually (September)
ANNUAL MONITORING	Initially two - four inspections per year

5.0 IMPLEMENTATION PRINCIPLES

5.0.1 This following implementation principles will be applied:-

- promote and secure wildlife value and species diversity in accordance with ecological practice
- be guided by accepted horticultural standards and promote healthy growth and establishment of all plants, trees, and grass areas
- secure consistent control of invasive weeds
- provide protection against pests and diseases and a commitment defective plant material replacement

6.0 HEALTH AND SAFETY

- 6.0.1 All landscaping works must comply with the appropriate legislation relating to health and safety and the control of substances hazardous to health.
- 6.0.2 All equipment shall be kept in a sound condition, fit for use and purpose.
- 6.0.3 Only suitably qualified and experienced staff to undertake mechanised spraying and pruning work.

7.0 GENERAL

- 7.0.1 Use only highest possible standard materials and workmanship in accordance with relevant British Standards, good horticultural and arboricultural practices and the landscape specification.
- 7.0.2 All work shall be carried out while soil and weather conditions are suitable.
- 7.0.3 No plant 'arisings' shall be burnt on site. Weeds, prunings, leaves, rubbish and other arisings shall be removed from site for composting, if appropriate.
- 7.0.4 Entomological or disease infestation investigated at each site inspection.
- 7.0.5 Suitable control measures to be introduced include spraying with approved chemicals, pruning /removal of the affected plants.
- 7.0.6 Regular watering to be carried out on a regular basis to suit weather conditions. Frequent watering may be necessary to maintain plant health during periods of severe drought.
- 7.0.7 All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches.

8.0 GENERAL PREPARATION AND PLANTING

SOIL TOPSOIL

- 8.0.1 To be imported and suitable for use and complying with BS 3882 (2007); quality loam, free of perennial weeds; stone content 20% dry weight.
- 8.0.2 At least 150 mm topsoil depth in grass areas, 300 mm in shrub beds and 600 mm for tree planting areas. Break up depth of the surface on which the topsoil is to be laid to 150 mm.
- 8.0.3 Spread topsoil in layers of 150 mm in suitable weather conditions or ground conditions. All layers are to be levelled and lightly rolled to avoid slippage or localised collapse. Avoid compaction and destruction of tilth.

TIMING

- 8.0.4 All intrusive landscaping works shall be undertaken at a suitable time of year - avoiding nesting season.
- 8.0.5 All shrub and tree planting to take place between November and March.

GRASSED AREAS (AREAS OF OPEN SPACE)

- 8.0.6 To create an attractive grass sward meadow with a high percentage of wild flowers and to enhance appearance and visual interest. The areas of open space, some of which duplicate as attenuation basins, will be made available as the development progresses. It is estimated that the first two areas of open space will be fully available following the occupation of the first six dwellings.
- 8.0.7 To provide habitats for reptiles, insects, bees & butterflies.
- 8.0.8 All areas to be 'turned-over' to a depth of 150 mm to ensure any existing compaction is sufficiently loosened to facilitate free drainage.
- 8.0.9 Any construction waste to be removed.

- 8.0.10 Clean, uncontaminated topsoil to be imported to make up any site deficiencies. No compaction of planting areas, to ensure a friable topsoil texture. Marry new soils into existing soils and remove any stones > 50mm in upper 150mm of topsoil.
- 8.0.11 Finished levels of topsoil/lawn – 30 mm above adjoining kerbs/paving; 150 mm below dpc of any adjoining building structure.
- 8.0.12 Where appropriate topsoil to be treated with an application of herbicide prior to seeding, in accordance with all current control of pesticides regulations and manufacturers' instructions.
- 8.0.13 Frequency of grass cutting operations to be commensurate with location and visual importance of grass area. Application of fertilizer and selective weedkiller and re-seeding of worn areas as appropriate.
- 8.0.14 Grassed areas used as swales to be effectively managed to develop a diverse range of grasses and wild flowers over time. All growth over 300 mm and any coarse or woody arisings to be removed.
- 8.0.15 Selected areas are to be harrowed and lightly rolled to ensure the soil structure is suitable for subsequent sowing. Seed sowing will take place in the autumn following the completion of construction works. The seed mix should be broadcast by machine (fertiliser spreader, slug pellet applicator, grass seed box) and rolled where possible. The seed mix should be applied at a rate of 2-4g per m² dependent upon the species mix chosen and in accordance with seed supplier.

TREE PLANTING

- 8.0.16 Trees shall comply with national plant specification and shall be planted in pits 400 x 400 x 250 mm depth and backfill shall include peat free tree compost. The establishment of the wooded area shall involve notch planting of transplants (pioneer species).
- 8.0.17 Spot treat with herbicide throughout the maintenance period in accordance with the manufacturers' instructions

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- 8.0.18 Plant only into moist soil and water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration.
- 8.0.19 Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate and recycle. Prune, water and feed as necessary
- 8.0.20 Trees shall be maintained in a healthy, vigorous growing condition, free from disease. Remedial tree surgery as necessary to remove any dead, dying, dangerous, or crossing branches in accordance with accepted arboricultural standards.
- 8.0.21 Allow the tree to achieve full stature by encouraging a high-branching structure. All sucker growth from trunk and base of trees shall be removed
- 8.0.22 Cutting blades of all pruning tools to be sterilised after pruning to minimise possibility of spreading disease.
- 8.0.23 The accompanying tree assessment drawing has identified the need for felling of 'R' category trees and coppicing on the steeper slopes.

PRUNING, ESTABLISHMENT AND MAINTENANCE

- 8.0.24 Keep shrub areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate.
- 8.0.25 Water shrub beds as necessary to maintain healthy growth.
- 8.0.26 Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species. Spring pruning for winter flowering shrubs; late summer pruning for spring/summer flowering shrubs; winter pruning for late summer flowering shrubs.
- 8.0.27 Slow release fertiliser application as appropriate to ensure establishment of planting.
- 8.0.28 Lightly cultivate all planted areas, breaking up soil evenly.

8.0.29 Removal of diseased or dead plants with replacements as appropriate.

AMENITY AREAS

8.0.30 Tidy up areas removing rubbish, litter, etc., from planted and grass areas.

8.0.31 Check plant material is firmly planted and firm in where required.

8.0.32 Treat pests and disease as necessary.

8.0.33 Prune woodland transplants/shrubs as necessary to avoid conflict with footpaths, grass mowing, etc. Prune dead, dying or diseased wood from all plant material.

8.0.34 Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid April to late September. Planted areas keep clear of weed growth by hand weeding and spot herbicide as appropriate from mid April to late September. Check shelter/spiral guards and refirm/replace when required. Remove weed growth from within if necessary

8.0.35 Check rabbit proof fences and gates and repair/replace when required.

CREATION OF LOG PILE HIBERNACULA

8.0.36 Five wildlife hibernacula are to be created at the locations shown, comprising partially buried logs, brash and stones so as to provide suitable habitat for sheltering and overwintering reptile species, widespread amphibians and invertebrates. The exact locations on site will be identified by the Local Planning Authority's ecologist. The formation of the hibernacula will take place prior to the commencement of construction works.

8.0.37 Excavated hole to be loosely filled with carefully arranged rocks, logs, leaves and other suitable organic material, interspersed with small quantities of soil to partly bind the various layers.

8.0.38 Hibernaculum to be capped with a layer of turf or moss, positioned proud of surrounding ground levels in order to facilitate reptile access.

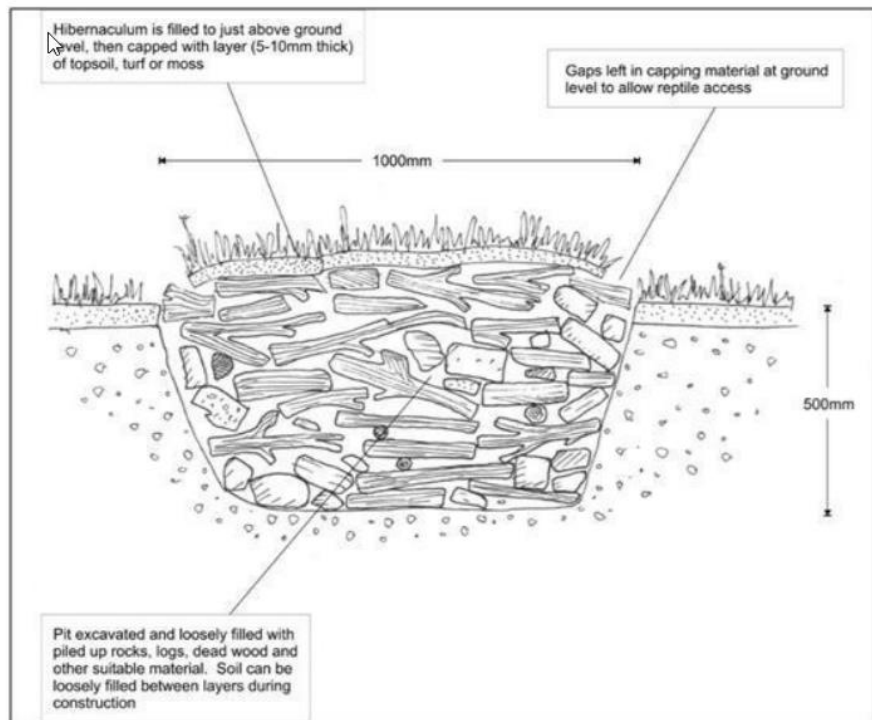


Fig. 2 - Example of typical log and stone hibernaculum construction

PERMEABLE PAVERS

8.0.39 Permeable paving areas (forecourts and patios) need periodic sweeping and low-pressure washing (3-4 times a year). Regular cleaning will keep areas free of organic material and fine particles, maintaining permeability.

8.0.40 Additional quantities of sharp sand and fine aggregates may be required in order to refill the pores between pavers and to retain height of the paver surface drainage channels.

9.0 LANDSCAPE MANAGEMENT PLAN REVIEW

- 9.0.1 Annual autumn inspection to assess and review the management procedures for the development, including the condition of plant material.
- 9.0.2 Any measures to ensure the continued health and vitality of these elements and their wildlife benefits will be implemented as required, including alteration to this LMP.
- 9.0.3 This annual inspection shall encompass general horticultural husbandry such as removal of stakes and ties from trees