



Deal Farm,
Bressingham

Landscape Management
Plan

May 2022

Deal Farm, Bressingham Landscape Management Plan

1. Introduction	3
2. Site Description	4
3. Implementation of the Works	4
4. General Items	5
5. Existing Trees and Hedgerows	8
6. New Native Hedgerow Planting	10
7. Wildflower meadow on bunding	12

APPENDIX A
Planning Condition

APPENDIX B
Plan no. 2021-413-005G

1. Introduction

- 1.1 The following Landscape Implementation and Management Plan has been drawn up by Broom Lynne Planning Landscape Design on behalf of Burdon Bros. It sets out the necessary prescriptions for the management and implementation of the new planting of the site at Deal Farm, Bressingham, Norfolk.
- 1.2 For each category of planting this document details both the requirements for the implementation and the maintenance of each aspect of the landscape proposals. This document has been written with reference to the following documents and drawings:
 - Landscape Proposals Broom Lynne plan no. 2021-413-005G;
 - Planning conditions numbers 4 and 5 as per planning application No. 2015/0595
- 1.3 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth and ensure plant stock remains free from disease.
- 1.4 This plan deals with the maintenance of the following areas:
 - Maintenance and protection of Existing Trees and Hedgerows
 - Specification for new Hedge Planting
 - Maintenance of Proposed Hedge Planting.
- 1.5 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance agreed if necessary.
- 1.6 Following initial development of the site, the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the client. Following this period, a further contractor will be appointed to manage the vegetation within the site.

2. Site Description

- 2.1 The application site itself extends to approximately 3.2 hectares, forming part of an existing farm complex adjacent to an arable field of approximately 40 hectares.
- 2.2 The proposed development is for an anaerobic digestion facility with associated service areas and equipment.
- 2.3 The development is bounded to the south and east by earth bunding which will largely screen the lower-level plant and activity.
- 2.4 The wider field is partially bounded by a fragmented hedgerow, and the landscape proposals are intended to provide semi-natural screening of the new development and reinforce the existing hedgerow structure, enhancing biodiversity.

3. Implementation of the Works

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawing contained in Appendix A.
- 3.2 All planting should take place in the first available planting season following construction and to meet the criteria of the general planting prescriptions set out in this document.

4. General Items

Implementation

- 4.1 All plant handling to be in accordance with the HTA 'Handling and establishing landscape plants' Part I, Part II and Part III (obtainable from the Horticultural Trades Association) and the CPSE publication: 'Plant Handling'.
- 4.2 All planting to confirm to National Planting Specification Guidelines.
- 4.3 The individual setting out of the plants on site shall be the responsibility of the contractor and should follow closely the locations shown on the detailed planting proposal drawings supplied by the landscape architect. Contractor to ensure that plants are equally spaced within individual planting groups.
- 4.4 Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within any tree protection zones in accordance with BS5837:2012. Contractor shall not remove or relocate any tree protection fencing without prior consent of the client.
- 4.5 Contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client.
- 4.6 All arisings shall be removed from site and the contractor shall at all times, keep the site free from rubbish and debris.
- 4.7 For the duration of the works the contractor shall keep the site free from injurious weeds as listed in the Weeds Act 1959.
- 4.8 All plants should be supplied at the same size and of the same species as specified in the planting schedules on the landscape proposals plan. Any proposed replacement species or deviation from the planting schedules should be highlighted to and agreed with the client prior to installation.
- 4.9 All plants shall be hardened-off at the Contractor's own nursery or at the source prior to planting out.
- 4.10 All field grown and rootballed trees must have been transplanted or undercut in the nursery no less than 18 months prior to supply.
- 4.11 The Contractor shall carry out the work while soil and weather conditions are suitable.
- 4.12 Planting is not to take place during periods of frost or strong winds.
- 4.13 The Contractor is to ensure that adequate watering and weed control is provided at the time of planting.
- 4.14 Any topsoil retained on site in stockpiles for use in planting works is to be stored in heaps of no greater than 1.2m in height and is to be kept weed free at all times. Vehicles should be prohibited from tracking over any extent of the storage heaps. Apply proprietary herbicide to any perennial weeds and allow a period of time recommended by manufacturer to elapse before disturbing and re-using elsewhere on site.

- 4.15 Do not use peat or peat based products.
- 4.16 Prior to planting, planting areas shall be cleared of grass and weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse as recommended by the manufacturer before commencement of soil preparation for planting.
- 4.17 All plants are to be watered thoroughly before planting stage to ensure rootball is thoroughly soaked prior to final backfilling.

Maintenance

- 4.18 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, preferably registered with the British Association of Landscape Industries (BALI).
- 4.19 Maintenance visits shall be undertaken at monthly intervals (min 12 visits per year). At each visit the following operations shall be undertaken:
- (i) Regularly litter pick site to ensure that all planting and amenity areas are kept free from litter;
 - (ii) Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
 - (iii) Undertake watering as required to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required.
 - (iv) Sweep all hard surfaces to ensure they are kept free from litter and leaves;
 - (v) Undertake the landscape maintenance outlined in the following sections.
- 4.20 All soft landscape areas to be maintained to BS7370-4:1993.
- 4.21 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.22 A record or log of all maintenance visits should be undertaken by the appointed Contractor and these should be collated on a six monthly basis and submitted to the management company for review.
- 4.23 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 4.24 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.25 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carry out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.

- 4.26 The Contractor should notify the client to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.27 The Contractor shall advise the client of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.28 Chipping and shredding is not permitted on site without prior consent from the management company.
- 4.29 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted to the management company for approval.
- 4.30 Ensure that a suitable water supply is available to carry-out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5. Existing Trees and Hedgerows

Objectives

- 5.1 Protection and management of existing trees and hedgerow for safety, and to maintain healthy growth, attractive form and promote longevity.

General Comments

- 5.2 Root protection areas (RPA's) should be identified on site before construction commences. Identified trees root protection areas to be fenced by a suitable professional and in accordance with BS5837:2012 in order to comply with planning conditions.
- 5.3 All construction / demolition works within RPA shall be limited to supervised, hand dug excavations only and any tree roots encountered with a diameter of more than 5cm shall be left un-severed (see condition 26 app. 2009 1488/0003).
- 5.4 Remove any rubbish or objects / structures which have become attached or accumulated within the hedgerow or thicket.

Maintenance

- 5.5 Monitor existing trees for any sign of defects or poor health twice yearly or after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed. If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.
- 5.6 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions and hoed into bare soil beneath canopy line.
- 5.7 Only prune mature trees in the event a health and safety risk is identified or to promote better vigour and form.
- 5.8 Tree work should be carried out in accordance with BS 3998 and the Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.
- 5.9 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree.
- 5.10 All tree work should be carried out by a suitably qualified professional tree surgeon, preferably a registered member of the Arboricultural Association.
- 5.11 The growth of existing hedgerows will be monitored annually and infill planting undertaken in any developing gaps with

suitable native hedgerow species of local provenance.

- 5.12 Infill planting should be conducted into well-prepared ground, with new transplants should be protected with proprietary rabbit guards or shrub shelters.
- 5.13 Established sections of hedgerows will be pruned every year, in January to February to maintain healthy growth and a good structure. Dead wood should be removed off site.

6. New Native Hedgerow Planting Objectives

- 6.1 To contribute to the character and landscape of the site, to aid screening of the new development and to provide additional wildlife habitat and connection.
- 6.2 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense, bushy hedgerow.

Implementation

- 6.3 Plant hedges into pre-prepared planting trenches, 500-600mm wide for double rows. Planting strips to consist of topsoil to a depth of no less than 450mm, mixed with soil conditioner as specified below.
- 6.4 Topsoil to be either; existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.
- 6.5 Incorporate a soil conditioner/ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost along planting trench in a 50mm layer at the rate of 300g per m², and incorporate to a depth of 225mm.
- 6.6 Ensure planting strips are deep enough as to be 200mm greater than the root depth of the supplied plant stock.
- 6.7 All single stem thicket transplants to be protected by min. 600mm high x 50mm proprietary plastic spiral guards secured with min. 12-14lb x 900mm long bamboo cane.
- 6.8 All hedge planting areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

Maintenance

- 6.9 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 6.10 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.
- 6.11 For transplants (Hawthorn), on planting, cut back growth by 30-50% to promote bushy growth. In year 2, cut all new growth back by a further 50% to again promote bushy growth.
- 6.12 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides.
- 6.13 Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

- 6.14 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², from March – April.
- 6.15 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Re-firm and re-peg mulch mats as required.
- 6.16 Regularly check for transplants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 6.17 Monitor and replace failed planting with new equivalent plants between October and March.
- 6.18 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

7. Wildflower Meadow on bunding

Objectives

- 7.1 To ensure that areas of wildflower meadow on new bunding provide a diversity of ecological habitats and provide an attractive natural setting for the proposed development.
- 7.2 Management of wildflower meadows to maintain healthy growth, attractive form and promote longevity.

Implementation

- 7.3 Kill off any existing vegetation by spraying off with proprietary herbicide and allow a time to elapse as recommended by the manufacturer before commencing any cultivation works.
- 7.4 If time permits, a 'stale seed bed' is to be established, by allowing the graded meadow area to colonise with weeds from the existing soil seed bank following initial cultivation / rotovation and an additional application of proprietary herbicide applied to remove any weed growth.
- 7.5 Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site.
- 7.6 Wildflower seeded areas are to consist of min. 300mm deep existing retained topsoil (free from weeds): subsoil mix (50:50) over existing site subsoil layer. No imported topsoil should be used in the formation of wildflower meadows.
- 7.7 Final preparation of the seeded areas shall be carried out as to create a fine tilth surface suitable for seeding.
- 7.8 No pre-seeding fertiliser shall be applied.
- 7.9 Wildflower seeded is to be undertaken preferably in Spring (Early March to late June) or if not feasible in Autumn (Mid August to October). Where sowing rates are low and sowing is to be undertaken by hand broad-casting, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mixture. Seeding by this method should only be undertaken on calm days with no wind, after seeding, areas are to be hand raked and lightly rolled.
- 7.10 The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate.
- 7.11 The contractor shall ensure that all seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Maintenance

- 7.12 In the first year, wildflower / wet grassland areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow a diverse flora to develop. The first cut should occur when the grass reaches approximately 50mm,

down to 25mm, followed by subsequent cuts every 5-6 weeks down to 50mm throughout the first growing season.

- 7.13 In subsequent years maintain all wildflower grass areas with twice yearly cuts in April and October (or when seed has dropped) to a height of 10cm, to avoid harm to any small mammals, reptiles or amphibians which may be present. All arisings to be removed off-site.
- 7.14 All arising should be allowed to lay in-situ for 24 hours before being removed from site in order to allow any wildlife to disperse.
- 7.15 Meadow areas should be spot swiped for any perennial weeds such as docks, nettles and ragwort.

Maintenance schedules

Maintenance operation	Year 1	Year 2	Year 3	Year 4	Year 5
Undertake watering as required to ensure healthy establishment of all plant stock	May – August As req.	May – August As req.	May – August As req.	May – August As req.	May – August As req.
Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height.	As req.	As req.	As req.	As req.	As req.
Re-instate any failed plant stock to agreed specification as agreed with client	As req.	As req.			
Re-cultivate around base of transplants by light hoe to relive soil compaction.	4 Times Apr - Oct	4 Times Apr - Oct	4 Times Apr - Oct		
Supply & apply slow release fertiliser to planting areas; 60g/m ² .	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr		
Undertake formative pruning of hedges, to encourage growth and promote good form.	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan
For transplants; cut back by 50% of new growth following installation and in year 2.	After planting	December			
Remove any dead plant material at the end of the growing season.	Annually, as req. Sept/Oct	Annually, as req. Sept/Oct	Annually, as req. Sept/Oct	Annually, as req. Sept/Oct	Annually, as req. Sept/Oct
Top up mulch layer to all planting beds; depth 50mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
First Season:- undertake first cut when sward reaches 50mm down to 25mm, cuts every 5-6 weeks thereafter down to 50mm.	May- Sept				
Subsequent Seasons:- Undertake 2 cuts a year down to 100mm		Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov

APPENDIX A

Planning Conditions

Planning Permission Conditions 2015/0595

Condition 4

Prior to the buildings being brought into use full details of the landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy SP1 and IMP2 of the South Norfolk Local Plan 2003.

Condition 5

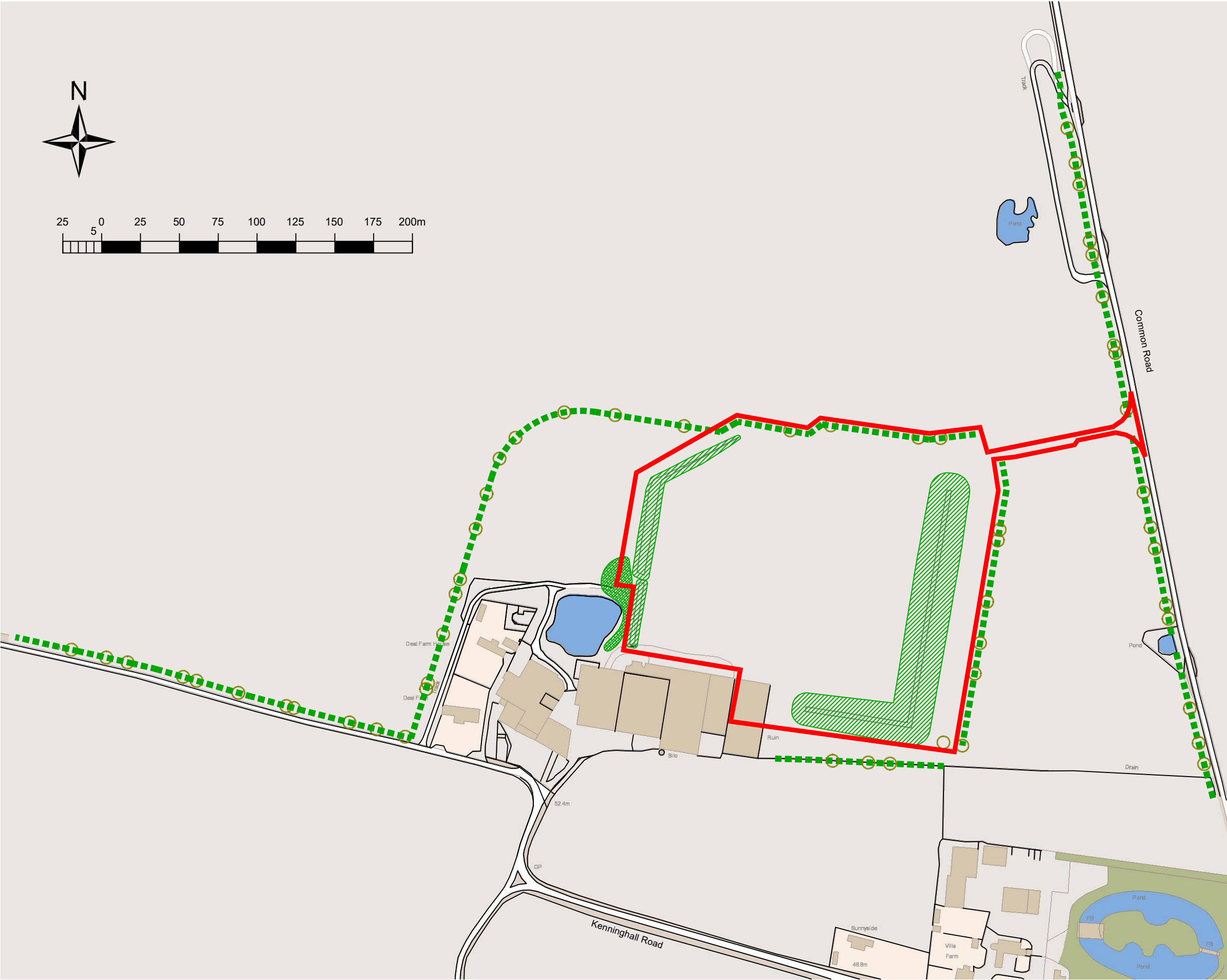
Prior to the buildings being brought into use a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all non-domestic landscape areas shall be submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the details as agreed and the management of the landscaping shall commence immediately after planting in accordance with the agreed details.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

APPENDIX B

Planting Plan no. 2021-413-005G



Standard hedgerow mix

Following species planted in double staggered rows, 500mm between rows and 500mm between plants in the rows. Protected with mulch mats and 75cm Tubex tree shelters. All to be 45-60cm bare-rooted 2-year transplants, except for the Ilex which should be 3L pot-grown specimens.

50%	3000no.	Crataegus monogyna	Hawthorn
7.5%	450no.	Prunus spinosa	Blackthorn
15%	900no.	Acer campestre	Field Maple
10%	400no.	Corylus avellana	Hazel
5%	300no.	Ilex aquifolium	Holly
7.5%	450no.	Malus sylvestris	Wild Apple
5%	300no.	Euonymus europeaus	Spindle



Hedgerow trees

Trees planted within the hedgerow at average 25 metre spacing, and allowed to grow untrimmed above the hedgerow. To be 60-90m whips, protected with Tubex tree shelters

33 no.	Quercus robur	English Oak
20 no.	Sorbus torminalis	Wild Service Tree

Instructions

Carry out work between 1 November and 31 March.

Prepare the ground along a 1.5m wide strip to provide good soil conditions and as little competition from other vegetation as possible.

Apply any herbicide to the 1.5m strip in the August or September prior to planting only.

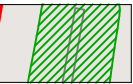
Plants must be kept clear of weeds until they are established.

Remove individual guards and tree shelters once the plants are established.

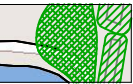
Replace all failures in the following planting season.

Trim the newly planted hedge in at least the first 2 years to encourage bushy growth, allowing the hedge to become taller and wider at each cut.

Prevent livestock and grazing animals from damaging the hedge by setting fencing at least 1.2m from the centre of the hedge, or, if there is a bank, as close to the base of the bank as possible



Native Meadow Mixture for Clay Soils on new bunding, using locally-occurring species



Infill planting where space allows to provide some screening between listed Deal Farmhouse and new development.

Trees to be feathered bare-rooted specimens, 175-200cm height, staked and tied and fitted with 1x1m mulch mat and rabbit guard. Excavated tree pit to be 600 x 600 x 600mm. Fork over the bottom of feathered tree pits to a depth of 150mm and other tree pits to a depth of 225mm and leave slightly domed to assist drainage. Roughen any smooth sides to pits. Topsoil excavated from planting pits is to be mixed with compost and used for backfilling.

10 no.	Quercus robur
10 no.	Prunus padus
10 no.	Tilia cordata
10 no.	Acer campestre

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