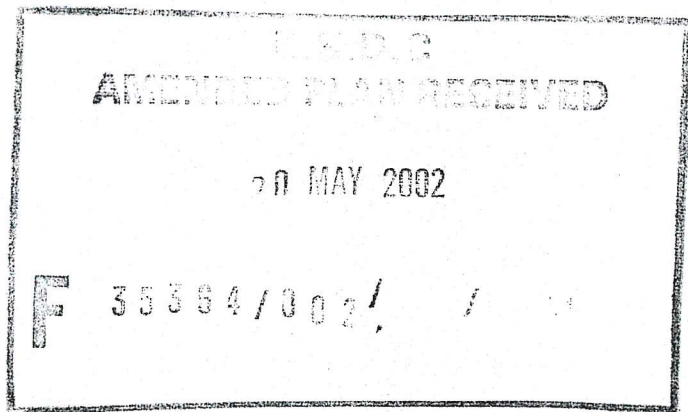


14 May 2002

Ramshill, Petersfield,  
Hampshire

Management Plan  
for Landscape  
Features and Open  
Spaces

M967\_03d



Quality Assurance – Approval Status

This document has been Prepared and checked in accordance with  
CPM's Quality Procedures (BS EN ISO 9001 : 1994)

Author      CLB      Date    14/05/02

Approved      PD

QA Checked      ASK



cpm

environmental planning  
and design

## Section 3 Site Management Aims and Objectives

- 3.1 The commitment to the implementation of the Management Plan is accepted by Bryant Homes Limited, who intend to carry out the landscape works in a phased manner, pre and post construction.
- 3.2 On completion of the development, the open spaces and landscape features, as shown on Plan CPM 1, will be transferred to an adopting authority with a commuted sum. Petersfield Town Council has been party to the preparation of this Plan. Due to the nature of the application Petersfield Town Council are not currently in a position to undertake a formal commitment to the open space adoption but negotiations in relation to this matter are on going.
- 3.3 The management aims for the site at Ramshill have taken regard of the Countryside Design Summary published by East Hampshire District Council, and approved as Supplementary Planning Guidance in May 1999.
- 3.4 The primary Management Aims are:
  - i Maintain and strengthen the wooded character of Kingsfernden Lane and the site whilst reinforcing the extent of the settlement envelope;
  - ii Maintain and enhance species diversity within the development area;
  - iii Increase recreational opportunities within the site.
- 3.5 The Management Objectives are to:

**Aim 1: Maintain and strengthen the wooded character of Kingsfernden Lane and the site whilst reinforcing the extent of Petersfield settlement:**

- i Protect those landscape elements that offer the greatest contribution to the identity and character of Petersfield, in particular the retention and enhancement of tree and woodland features, whilst allowing residential development to proceed;
- ii Ensure works to vegetative features cause the minimal visual and operational disruption during the life span of the development;
- iii Undertake new tree planting;
- iv Re-establish traditional management techniques to prolong the life span of vegetative features;

**Aim 2: Maintain and enhance species diversity within the development area:**

- v Introduce new species appropriate to the local context;

- vi Manage the retained grassland to increase species diversity;
- vii Exclude non-indigenous species, in particular Sycamore from the retained and new landscape features;

**Aim 3: Increase recreational opportunities within the site:**

- viii Provide formal and informal play facilities within the site;
- ix Make available connections to the wider footpath network.

3.6 The following two sections outline the methods to be adopted in order to achieve the Management Objectives.

## Section 5 Post Construction Management Constrictions

- 5.1 Once construction has been completed, on a phased basis, and the approved landscape scheme implemented the following management tasks will be put into effect.

### **Objective i**

**Protection of those landscape elements making the most contribution to the identity and character of Petersfield, in particular the retention and enhancement of tree and woodland features, whilst allowing residential development to proceed.**

- i. During the construction phase all protective fencing is to be inspected on a daily basis. Any failures in the protective fencing are to be rectified immediately to ensure continuity of the fencing.

### **Objective ii**

**Ensure works to vegetative features cause the minimal visual and operational disruption during the life span of the development.**

- i. On completion of the development all trees are to be re-surveyed by a competent arboriculturalist. Any further, necessary tree works identified are to be actioned.
- ii. The condition of the trees and hedgerows are to be reviewed at 5 yearly intervals thereafter. Any works required to trees adjacent to residential properties are to be clearly set out and residents affected by the works informed of the implications to them.
- iii. Tree works within open spaces are to be clearly identified and posted on a display board within the development. The notice should explain what operations are going to be undertaken, giving the reasons for the work. This measure is to avoid misinformation to local residents and unnecessary concern relating to tree management.
- iv. Coppicing (under objective 4) is to be on a rotational, phased basis to ensure minimal impact on visual amenity and inter-visibility.

### **Objective iii**

**Undertake new tree planting.**

- i. New planting is to be checked annually to ensure the health and longevity of stock is maintained.

**General checks to be made:**

- i. Stakes and ties. Stakes should not be rubbing against tree trunks. Remove stakes after 3 years, if the tree is established. Tree ties should be loosened annually;
- ii. Irrigation. Large trees with irrigation incorporated into the planting pits will need to be watered during the establishment period and during prolonged periods of drought;
- iii. Disease. Trees should be inspected for signs of disease or infection on an annual basis. Remedial action, as necessary, should be taken if significant problems are identified.

**Objective iv**

**Re-establish traditional management techniques to prolong the life span of vegetative features.**

- i. Once all stools have been re coppiced, coppicing of hazel stools is to be repeated on a 5-year rotational cycle. Hazel stools are to be managed by coppicing in accordance with Section 6 of this plan.

**Objective v**

**Introduce new species appropriate to the local context.**

- i. This objective will be delivered through the planting plans submitted for approval by East Hampshire District Council as part of the detailed application. The planting proposals will take into account the requirements of this objective.

**Objective vi**

**Manage the retained grassland to increase species diversity.**

Each open area fulfils a different function within the site. As a result each area requires a different management strategy:

- i. Children's Play Area;
- ii. The grass will be maintained as short grass to ensure any obstacles liable to affect children's play and safety are visible. Short grass is also suitable for informal ball play;

- iii. Kickabout Area. Within the formal demarked area the grass will be maintained as short grass appropriate for ball games. Beyond the demarked area the grass will be left long and mown at intervals suitable to enable wildflowers to set seed for nature conservation interest. 2m wide short mown footpaths will be maintained to access the Kickabout areas;
- iv. Informal Open Space. These areas will be maintained as short grass for presentational reasons;
- v. Road Verges. The road verges will be maintained as long grass to enable wildflowers to set seed to enhance the nature conservation value.

#### **Objective vii**

**Exclude non-indigenous species, in particular Sycamore from the retained and new landscape features.**

- i. Monitoring and treatment of Japanese Knotweed to remove existing plants and prevent further growth;
- ii. The exclusion of non-indigenous species is firstly delivered through the planting plan, where non-indigenous species will be restricted to ornamental planting within private gardens. All planting along roads and within open spaces will be indigenous;
- iii. The original arboricultural appraisal did not identify non-native species within the existing hedgerows. This situation is to be monitored on an annual basis and any non-indigenous species removed.

#### **Objective viii**

**Provide formal and informal play facilities within the site.**

- i. Play facilities will be delivered through the detailed planning application to provide a Locally Equipped Area of Play (LEAP) and a Kickabout Area. These facilities will be maintained in accordance with the manufactures guidelines and the current British and European guidance.

#### **Objective ix**

**Make available connections to the wider footpath network.**

- i. Footpaths will be kept free of litter and maintained to ensure any safety issues are addressed. The method of maintenance is related to the materials used, this information will form part of the detailed application. The footpaths will be adopted by the County Council's Highways department.

## APPENDIX C

### LANDSCAPE GROUND MAINTENANCE

SUMMARY SPECIFICATION To be read in conjunction with CPM PLAN May 2002.

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#### SUMMER

The following is a summary of the routine maintenance programme to be adopted by Greenbelt Group Limited during the growing season each year.

The summer maintenance programme shall run from 1 April to 31 October each year. Maintenance visits shall generally take place at two-weekly intervals, dependent on site and weather conditions.

During each maintenance visit the following specifications shall be adhered to:

##### Removal of Litter

All litter and other debris shall be removed from all maintained areas, paying particular attention to the removal of broken bottles, glass, tins, sharp objects, and other items likely to be hazardous to members of the public.

##### Grass Cutting

All maintained grass areas shall be mown using machinery appropriate to the task. This shall generally be carried out at two-weekly intervals in order to maintain the grass sward in good condition to an acceptable height. All grass edges shall be kept neat and tidy. All obstacles shall be trimmed round in order to maintain a neat and tidy appearance. Strimmers shall not be used around the base of staked trees. Frequency of cutting will remain flexible and shall be adjusted to suit weather conditions and growth rates as appropriate.

Operations will not be carried out where ground conditions prevent the use of machinery without damage to the ground surface. Where grass cutting is suspended due to inclement weather additional maintenance visits shall be carried out as soon as conditions permit.

Frequency of grass cutting may be reduced during periods of low rainfall when growth rates are low.

Following cutting, all surrounding hardstanding areas shall be swept clear of arisings.

Pond margins within the designed water level range will be left uncut to encourage habitat development and the growth of marginal aquatic plants

##### Shrub Bed Maintenance

On each maintenance visit all shrub beds shall be checked for weed growth. Where weed growth is apparent the beds shall be weeded, either by cultivation, by hand, or through the use of an appropriate translocated herbicide, but no herbicide is to be applied to areas between the path and the pond. Shrubs shall be pruned, hard, once per annum in Spring, in accordance with good horticultural practice. All arisings shall be removed from site. Growth will be limited to prevent over-dense areas of vegetation to permit adjoining properties to overlook the pond.

During each visit any dead, dying or diseased shrubs shall be removed. Arrangements shall be made to carry out replacement planting in accordance with the original planting specification, but only during the planting season and when appropriate plant material is available.

### Woodland Areas

During the first two growing seasons, or until canopy closure. Vegetation between the trees shall be trimmed carefully four times per annum in order to control the growth of noxious weed species, such as thistle, dock, ragwort and willowherb.

This is designed primarily to facilitate rapid establishment of new trees whilst avoiding the use of herbicide close to the pond area. In addition, any dead, dying or diseased trees shall be removed. Arrangements shall be made to carry out replacement planting in accordance with the original planting specification, but only during the planting season and when appropriate plant material is available.

Following the second growing season or canopy closure, the level of weed control and strimming described above may be reduced.

All fencelines shall have a 300 mm wide strip of vegetation controlled, either by strimming or the application of residual herbicide, as appropriate to the location.

All fences shall be checked and repairs carried out as necessary.

All staked trees shall be inspected during each maintenance visit. Any dead, dying or diseased trees shall be removed, and formative pruning to remove dead or damaged branches shall be carried out as necessary. Where trees are removed the ground shall be reinstated to match the surroundings.

At the beginning and end of each growing season all stakes and ties shall be checked and adjusted or removed as necessary.

Where staked trees are growing in maintained grass between the pond-side footpath and the fence an area of 1 metre diameter shall be maintained in a weed free condition by the application of an appropriate translocated herbicide. Strimmers shall not be used around the base of staked trees. Herbicide shall not be used on any areas between the footpath and the pond in order to avoid possible pollution to the water.

### Tree Safety Audit

To be undertaken during the summer months. The audit is to be in accordance with BS 5877 1991 Trees In relation to construction. Any associated arboricultural work is to be undertaken as identified. These works to accord with BS 3998 1989.

### Hedges

Existing hedgerows to be trimmed back on a 2 year cycle, this will encourage a healthy crown to root ratio And avoid the potential for adhoc cutting by adjacent dwelling occupiers. These works are to be undertaken outside of the statutory nesting period for birds.

### Other Items

From time to time other maintenance items of a non-routine nature may be required. Such items shall normally be dealt with during the next scheduled maintenance visit, except where matters of health and safety are involved, in which case arrangements shall be made to deal with the situation as a matter of priority. This would include water safety equipment and signage.

## **WINTER**

The winter maintenance programme shall run from 1 November to 31 March in the following year. Maintenance visits shall generally take place at monthly intervals, dependent on site and weather conditions.



During each maintenance visit the following specifications shall be adhered to:

**Removal of Litter**

All litter and other debris shall be removed from all maintained areas, paying particular attention to the removal of broken bottles, glass, tins, sharp objects, and other items likely to be hazardous to members of the public.

**Shrub Bed Maintenance**

Shrub beds shall generally be forked over once during the maintenance period.

Any necessary replacement planting shall be carried out in accordance with the original planting specification.

**Woodland Areas**

Any necessary replacement planting shall be carried out in accordance with the original planting specification.

Owing to the proximity of the pond, residual herbicide will not be used at any point within the fenced perimeter.

**Other Items**

From time to time other maintenance items of a non-routine nature may be required. Such items shall normally be dealt with during the next scheduled maintenance visit, except where matters of health and safety are involved, in which case arrangements shall be made to deal with the situation as a matter of priority. As well as water safety equipment and signage, this would include erection of warning signs in the event of ice build-up.

## Section 7 Monitoring and Review

- 7.1 Review of the landscape works at commencement of the Management Plan is to be undertaken by Bryant Homes Limited to ensure all new planting works as shown on the approved planting plans to be submitted.
- 7.2 The successes of operations are to be reviewed by Bryant Homes Limited at the end of the first year of the Management Plan. This will be followed by a review at five yearly intervals during the subsequent 15 years operation of the Management Plan by the adopting authority.

Taylor Woodrow Developments Ltd.  
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Oxford Square  
Oxford Street  
Newbury  
Berkshire  
RG14 1JQ

Case Officer: Julia Mansi  
Direct Dial: 01730 234221  
Our Ref: F.35364/002/FUL/JM  
Your ref:  
Date: 28 April 2003  
email: julia\_mansi@easthants.gov.uk

For the attention of: Mr L Smith

Dear Sir

**Location:** Land to the north of Ramshill, Petersfield, Hampshire, GU31 (Petersfield Parish)  
**Planning No:** F.35364/002/FUL/JM

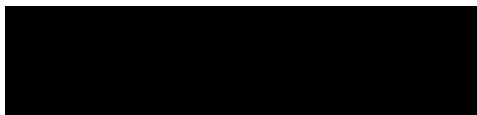
This letter confirms that the following has been **APPROVED**.

Compliance with Conditions

- 2 External facing materials: Schedule and layout mix as set out on Plan 10333/18 Rev C. Discharging in full Condition 2.
- 9 Landscape scheme: as shown on Plans CPM967/23c & CPM967/25b. Discharging in full Condition 9.
- 11 Landscape management plan: Received 20/5/02. Discharging in full Condition 11.
- 20 Children's Play Space: as shown on Plan EIBE EN1176 & EN1177. Discharging in part Condition 20.
- 23 Archaeological Investigation: Details set to and agreed with Hampshire County Council. Discharging in full Condition 23.
- 37 Landscape scheme adjacent to badger area: Landscape details as shown on Plans CPM967/23c & CPM967/23b. Discharging in part Condition 37. These plans do not include a lockable access gate to the protected badger area.

This decision does not in any way affect Conditions which may have been imposed previously, which continue to apply.

Yours faithfully



Ian Ellis  
Head of Planning Control