LANDSCAPE MANAGEMENT AND MAINTAINENCE PLAN

SOUTH LODGE HOTEL

THE REEDS

1 INTRODUCTION

This management and maintenance plan, hereafter known as the LMMP aims to as guide the establishment, management and maintenance of the landscape scheme during the first 5 years of operation/ establishment through to 30 years and beyond.

2 OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

The purpose of this this LMMP is to outline the appropriate landscape management measures to ensure the successful establishment of the soft landscape proposals associated with the site development in the interests of visual amenity, environmental protection and establishment of the scheme.

Although this document sets out the long-term objectives and landscape management practices for operation and establishment of the site, development it is not intended to be a 'frozen' or 'absolute' document that prescribes maintenance procedures for the entire lifespan of the course. The management of any natural environment is an imprecise science, concerned with intervention and monitoring to steer the specific landscape in a particular direction.

In order to undertake such management, assumptions must be made about the direction that scheme will take. Consequently, it is important that a management plan such as this is encouraged to evolve and develop in parallel with the landscape it oversees. Therefore, the LMMP plan should be treated as a 'living' document to change and adapt as required as the conditions of the site change over time.

3 OBJECTIVES OF THE LANDSCAPE STRATEGY

The design of the scheme is proposed to compliment the woodland setting and to set the new Lodges in a unique and secluded area. In addition, new planting is being introduced to maintain the ecology and local biodiversity to minimize any damage to the environment. This is to be achieved with the introduction of screen planting between the lodges and to introduce vistas from the decked areas over the pond to give each lodge a feeling of individuality. In addition, any amenity grass damaged during construction is to be re-seeded.

4 RESPONSIBILITIES

It will be the responsibility of the Hotel to implement this LMMP and ensure the correct monitoring/management with a maintenance plan that covers the next 30 years.

Any works are to be undertaken and approved by appropriately qualified and experienced people.

5 MAINTENANCE AND MANAGEMENT

General Notes

The following sections outline the management and maintenance of the soft landscaping and the operational timings for each landscape element.

The responsibility of the implementation of this plan sits with the Hotel. The success and implementation of the Plan will be monitored and reviewed on a regular basis.

i. Grass

The lawns are cut weekly during the growing season with clippings collected and composted. Within the grounds, there are wild flower grassed areas which are only cut once annually at the end of summer, once seed has dispersed. Paths are cut through these areas regularly and kept short for guests to explore the grounds.

ii. Foothpaths

Footpaths are kept short throughout the year and where there is no grass (e.g. around ponds), we maintain a layer of woodchip which is replenished when necessary. The bridle path which crosses the field to the south of the property is kept short for guests and the public to use.

iii. Fields

There are three fields to the south of the estate which are maintained by a local farmer. Two of the fields are cut for hay and the other field is grazed by the farmer's cattle from March to September. There are footpaths in the fields which are maintained by the hotel grounds staff.

iv. Rhododendron and Azalea

Currently the estate has up to 200 varieties of rhododendron, azalea and camellia. The rhododendron and azalea are checked regularly by the grounds team for any signs of phytophthora ramorum. Suspect plants are reported to Andrew Gaunt from the Animal and Plant Health Agency and any recommendations carried out. Leaf litter from the footpaths adjacent to rhododendron plants is collected and destroyed to reduce the spread of the pathogen by footpath users.

v. Hedges

The hedges within the estate are cut by the grounds team and does not take place between March and August to avoid the main breeding season of nesting birds. The hedge on the A281 is cut once per year in Autumn by the local farmer.

vi. Ponds

Duck weed is removed manually from the ponds on a regular basis by the grounds team. An aeration fountain has been installed in one of the ponds to reduce the growth of duck weed. The middle pond has been developed as a wild swimming pond and will comply with recent legislation and be regularly tested for water quality as required by the recent legislation and the Environment Agency.

vii. Trees

Trees are monitored for signs of disease and deadwood removed.

6 EXISTING MANAGEMENT

More generally -

6.1 EXISTING TREE MANAGEMENT

All existing trees shall be inspected on a monthly basis and maintained as follows for the length of the plan and beyond.

● Extensive pruning, thinning or surgery must be carried out by an approved member of the Arboricultural Association;

● Remove any dead, dying or diseased wood, broken branches and stubs;

● Remove any fungal growths and fruiting bodies;

● Remove rubbish, windblown or accumulation in branch forks;

● Remove any climbing plants;

● All the tools used should be appropriate, well maintained and sharp. Final pruning cuts – do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs;

● When removing branches do not damage of tear the stem;

● Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area;

● When cutting, cut at fork or at the main stem to avoid stumps wherever possible;

● Large branches - remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings;

● Dead branches and stubs – when removing do not cut into live wood;

● Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions;

● Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.

● Bark Damage – wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible;

● Give notice if there is any liquid or flux oozing from apparently healthy bark;

● Cavities in Trees – Cavities should be investigated. If bats are found present in the cavities, no further investigative work is to be carried out until a suitable trained ecologist has visited the site to investigate further and to agree a course of action with Natural England. Rubbish and rotten wood should be removed, subject to the above. The cavity should be probed to find the extent of any decay and give notice. The cavities should not be covered;

● Stack all wood arising from the works in neat piles in areas to be agreed with the ecologist to provide invertebrate habitat opportunities;

● In general cut back selectively to lateral or sublateral buds or branches to retain flowing branch lines without leaving stumps.

6.2 EXISTING SHRUB MANAGEMENT

All existing shrubs shall be inspected on a monthly basis and maintained as follows for the length of the plan and beyond.

- Extensive pruning and thinning must be carried out by qualified individuals.
- Prune back any overgrown shrubs to an acceptable height such that it does not dominate the area and compliments the feel of the area offering seclusion and privacy.
- Remove any dead, dying and diseased sections of the shrubs.
- Give notice if diseased areas are discovered.
- Remove weeds and creeping plants.
- Remove any rubbish caught in the foliage or within the planting bed.
- All the tools used should be appropriate, well maintained and sharp.
- In general cut back to maintain the shrubs shape and prevent obstruction of movement around the site.

7 MAINTENANCE OF NEW LANDSCAPE

7.1 NEWLY PLANTED TREES

Performance expectation

Newly planted trees at Year 3 shall have an established single leader or multi-stemmed habit where intended. They shall be maintained to develop and retain a well-balanced crown, shape and character typical of the species.

Prescription

Establishment Period - Years 1 to 5 following planting:

- There are no plans to use herbicides around the trees. Manual weeding of rubus (brambles), urtica dioica (nettles) and pteridium (bracken) on the site to let new plants establish.
- The specimen trees will have a pipe fitted when planted going to the base of the root ball so that the root ball can be watered on a weekly basis throughout summer 2024 until established. Once established it is not anticipated that further watering will be required.
- Inspect annually and after storms to monitor health of trees;

● Carry out any works as required for health and safety immediately;

● Prune annually outside of the bird nesting season to ensure appropriate habit/form, remove obstructions to gardens/planting beds/amenity grass, and remove dead / diseased / damaged wood;

● Replace any trees which have been removed, uprooted, destroyed or have died within 2 years after planting with trees of the same species and size as that originally planted and in the same place, unless the Local Planning Authority gives its written consent for any variation;

Establishment Period - Years 5 to 10 following planting:

● Inspect trees annually to monitor the health of trees. Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other ecological constraints. Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist). All tree work must be undertaken by a suitably qualified arboriculturalist in accordance with BS 3998:2010;

● Prune as necessary where essential to remove obstructions from paths and amenity grass area. Pruning should ensure natural/ sympathetic habit/form is retained. Remove dead / diseased / damaged wood.

Post Establishment Years 10 to 30:

● Inspect trees annually to monitor the health of trees. Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other ecological constraints. Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist). All tree work must be undertaken by a suitably qualified arboriculturalist in accordance with BS 3998:2010;

● Prune as necessary where essential to remove obstructions from paths and amenity grass area.

Pruning should ensure natural/ sympathetic habit/form is retained. Remove dead / diseased / damaged wood.

● Only corylus avellana (Hazel) is proposed to be coppiced once established probably after 5 years dependent on size. In line with the Planning and Land management Guidelines for the Crabtree and Nuthurst Ridge and Ghyll Farmlands Landscape Character Assessment the pond and surrounding areas will managed and maintained as would be expected of a five star hotel with landscaped grounds and gardens.

7.2 SHRUBS

Performance expectation

All hedgerows will have leaky hose fitted when planted. Prunus laurocerasus (Cherry Laurel) and crataegus (Hawthorn) will be watered on a weekly basis throughout summer 2024 until established. It is not anticipated that they will require watering then in later years.

Prescription

Establishment Period – Following planting:

• Remove litter and debris monthly;

• Remove / replace any dead or discolored planting;

Ongoing Maintenance:

• Remove / replace any dead or discolored planting;

• Remove any excess plant material or spread;

• Prune as required to maintain height and shape.

General timings for pruning are as follows:

o Winter flowering shrubs: Spring.

o Shrubs flowering between March and July: Immediately after the flowering period.

o Shrubs flowering between July and October: Back to old wood in winter.

7.3 AMENITY GRASSLAND

Performance expectation

Maintain a medium - short, dense, vigorous sward free from disease, weeds and pests and free from significant variations in ground level (grooves/divots/mounds etc).

Prescription

Ongoing maintenance:

o Cut grass with mulching mowers (also known as 'cut and drop') to a height of 25-50mm (average 16-19 cuts per growing season). Allow for the mowing regime to be adjusted to ensure there is no excessive cutting during dry periods and that mowing continues until the grass stops growing;

o Relax the management regime where appropriate, e.g. under tree groups and adjacent to hedges, to twice annual cuts in autumn and early spring;

o Remove inorganic litter, twigs and debris prior to each cut;

o Strimming to be carried out where grass abuts hard landscape obstacles (such as fence posts, kerbs edges etc), ensuring no damage occurs to obstacles;

o For trees in amenity grass areas a 1m dia. (50mm deep) circle of mulch shall be maintained within an edged circle cut into surrounding turf;

o Monitor grass erosion and regularly reinstate damaged or worn areas in accordance with the original specification. Any major divots/grooves are to be filled with topsoil and re-seeded at the earliest opportunity;

o Ensure grass does not encroach onto hard surfaces by annual edging.

LANDSCAPE MAINTENANCE OPERATIONS –

1 NEWLY PLANTED TREES

Inspect annually and prune to ensure appropriate habit and form and remove dead, dying or diseased wood

Carry out any works required to remove immediate hazards to public safety as soon as identified

Replace dead/damaged trees (first 5 years)

Post establishment - maintain as Existing Trees

Remove litter at each visit

2 SHRUBS

Remove / replace any dead or discoloured planting

Post establishment - Remove any excess plant material or spread

Post establishment - Prune as required so plants do not encroach into neighbouring areas

Remove litter at each visit

3 AMENITY GRASSLAND

Mow and edge grass regularly

Relaxed mowing regime to edges/verges/trees etc

Reinstate damaged or worn areas

Manage weeds

Maintain weed free area around newly planted

trees

Mow as required throughout the winter

months

Remove litter at each visit

Edge grass annually