



PERSIMMON

Building Britain's homes for 40 years

LANDSCAPE MANAGEMENT PLAN

PERSIMMON HOMES MIDLANDS

710 – Church View St. Ippolyts

First Issue – June 2026

REVISIONS:

First Issue

June 2026

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II, LANDSCAPE MANAGEMENT PLAN

III, OPEN SPACE IMPLEMENTATION PLAN

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1: INTRODUCTION

This report supplements the planting plans and schedules for the site by identifying the maintenance and management regimes necessary to achieve and maintain the landscape objectives for the scheme.

2: LANDSCAPE OBJECTIVES

The landscape works referred to within this report are associated with the land parcel known as Church View.

The site is located on the southern edge of the village of St Ippolyts in Hertfordshire. It is around 3km south of central Hitchin.

The approximate centre of the site is at National Grid reference 519275 226830.

The site covers approximately 4 hectares and consists of the main part of a large field with a footpath running through the site dividing it into two. The site was of rough grass cover at the time of the fieldwork by RPS (September 2025).

Ground levels fall from around 86m AOD in the north west to 77m AOD in the south east.

Features of the site include:

- A thin strip of woodland in the east adjacent to the London Road.
- An historic former icehouse in the east (to be preserved as of historic interest).
- A footpath runs NW-SE located to the west of the site centre.
- The western part of the site is part of a field that extends further to the west – the site boundary here is undefined on the ground.

The site is surrounded by low-rise residential housing to the north, by farmland to the south west and by woodland to the south east.

The eastern boundary is formed by the London Road; the southern boundary is formed by Half Hankerchief Lane.

The final development allows for some 52 residential dwellings along with associated gardens, areas of public open space and access roads. The development consists of mostly two storey properties.

The broad design objectives of the landscape proposals are as follows.

Landscape Integration: to provide an appropriate setting for the new development, responding to adjacent land uses where appropriate.

Connectivity: to provide connectivity to a settlement via a range of transport methods to its surrounding areas.

Landscape Amenity: to respond to the scale and character of the site and enhance the resident and visitor experience.

Biodiversity: to protect, manage and enhance the nature conservation value of appropriate areas of the site.

For the purposes of design, function, landscape treatment and management the site can be divided into 3 broad landscape zones. These are identified below, with their landscape objectives listed. The zones without demarcation will be conveyed to private residents who will manage the spaces accordingly, and do not form part of this management report.

Amenity and structure planting in communal spaces associated with shared parking areas.

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located adjacent to residential apartments and car parking areas. This is a varied palette of planting and existing buffer planting provides:-

- General amenity
- Softening of boundaries
- Softening the street scene
- Visual screening

Amenity planting associated with general, public open space and SUDS areas.

Native / parkland tree, amenity / native shrub planting, grass and rich meadow / grassland areas within shared public open spaces, providing:-

- General visual amenity to soften development and reflect context of St. Ippolyts
- Habitat for local wildlife
- Open space for general recreation
- Ice House

Amenity planting associated with private Highway's areas.

Street tree and shrub planting adjacent and up to roadsides providing:

- Green character to streets
- General amenity

The various landscape elements within each zone are summarised below:

Amenity and structure planting in communal spaces associated with shared parking areas.

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located adjacent to residential properties and car parking areas. This is a varied palette of planting and existing buffer planting provides:-

- Domestic scale trees including flowering and fruit species
- Amenity grass areas
- Shrub and herbaceous planting
- Robust shrub planting in parking areas

Amenity planting associated with general, public open space and SUDS areas.

- Multi-stem and parkland tree planting
- Bulb planting
- Amenity and wildflower meadow grass areas
- Evergreen shrub and herbaceous planting
- Mature existing trees and hedgerows
- Marginal, wet wildflower meadow and wetland planting
- Native shrub and woodland planting
- Climbing shrubs adjacent to free standing walls/fences
- Feathered, standard and extra heavy standard trees including flowering and fruit species (orchard trees)

Amenity planting associated with private Highway's areas.

- Amenity grass areas
- Formal street planting
- Robust shrub planting adjacent to roads

Performance Requirements

The performance requirements of these elements are detailed below:

General Amenity Grass, Wildflower Meadow and Wet Wildflower Meadow areas

Grass species appropriate to the situation and intended maintenance regime to create an even, uniformly coloured sward to cover at least 95% of the relevant area and contain a maximum of 10% herb species.

Amenity grass areas shall be maintained at a height of 50-75mm, average 14 cuts per season.

Long grass and meadow areas shall receive one strim / cut per year, in later summer / early autumn. Management of the wild flower areas (EM2 mix) and the wet meadow areas (EM8 mix) should comply with the guidance set out by the specialist seed provider 'Emorsgate Seeds'. For further details of first year management and aftercare refer to <https://wildseed.co.uk/page/management-of-meadows-and-grassland>.

Shrub, Herbaceous and Marginal Planting

Ornamental shrubs and groundcover plants to cover 100% of the relevant area at Year 3 and maintained thereafter as necessary. The plants shall attain growth rates and form typical of the relevant species and shall not encroach upon or overhang footpaths or carriageways. Climbing shrubs shall seek to screen and soften free standing walls, where necessary formative training may be required to ensure the shrubs adhere to these hard structures. Ornamental grass and herbaceous species to cover 100% of the relevant area at Year 2 and maintained thereafter as necessary. Marginal planted areas shall attain good coverage of the stream banks, whilst not overly encroaching on the stream channel.

Hedge Planting

Hedge planting to form a full, dense hedgerow at Year 3. With 100% coverage of the hedgeline, and no gaps present. Hedgerows, where adjacent to the highway shall be maintained at 600mm in height. Within hedgerows (where planted), formal topiary shrubs shall be clipped to maintain a formal habit. Mixed native

hedgerows shall be clipped annually (in autumn) to form a dense screen. The mixed native hedgerow shall be maintained at around 1.8m in height.

Individual Trees

Individual trees planted as specimens or in groups include ornamental and native species. At Year 3 they shall have established a single leader or multi stemmed habit where intended. They shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.

They shall be maintained thereafter to develop and retain a well balanced crown, shape and character typical of the species.

5: WORKMANSHIP

Where and to the extent that materials and workmanship are not fully specified they are to be:

- (a) Suitable for the purposes of the stated objectives;
- (b) In accordance with good horticultural practice or the current British Standard with particular reference to:
 - BS 3998: Recommendations for tree work.
 - BS 4428: Code of practice for general landscape operations.
 - BS 7370: Grounds maintenance.

Part 1: Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Part 2: Maintenance of hard areas.

Part 3: Maintenance of amenity and functional turf (other than sports turf).

Part 4: Maintenance of soft landscape (other than amenity turf).

Tree and Hedgerow Management Works

The initial phase of tree and hedgerow management works shall be completed within the winter months (i.e. outside the bird nesting season) of the first year following commencement of works on site. This will include immediate works indicated for completion due to health & safety reasons. All works shall be planned with due regard to ecological issues and protected species noted on site.

Open Space and SUDS area

The open space / SUDS area to the south of the site shall be laid out, hard and soft landscaped and ready for use by the general public no later than the planting season directly after the occupancy, refer to implementation plan.

General

The general landscape amenity areas associated with a particular area / residential zone shall be laid out and hard / soft landscaped no later than the first planting season following the first occupation of any dwelling overlooking the open space, refer to implementation plan.

7: RESPONSIBILITIES FOR MANAGEMENT

All maintenance and management of soft landscape areas within shared estate and community garden areas will be undertaken by a suitably qualified landscape management contractor on behalf of Persimmon Homes, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.

The maintenance works shall be monitored and supervised by an independent, suitably qualified person; to whom will be responsible for the establishment and completion of the maintenance works. The appointed supervisor shall be a Member of the Landscape Institute (CMLI).

Areas for management by Private (Residents) Management Company have been identified within the management plan shown as;

- Highway inclusive of street trees
- Shrub planted areas within the highway.
- Amenity grass verges within service margins.
- Public Open Space Wildlife, existing ponds and SUDS areas (for SUDS elements please refer to whole life management plan).

Areas for management by Housing Association have been identified within HA conveyance plan shown as;

- Shared area associated with residential housing and car parking courts.
- Areas of shared social housing.

All other areas shall be conveyed to private individual residences.

Periodically the landscape maintenance works shall be reviewed by a suitably qualified and experienced person to ensure that the landscape management operations are being completed in accordance with the approved report. During the first 2 years establishment the works shall be inspected 3 times (during the growing season), thereafter the works shall be inspected annually.

The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined below. Appointed Management Company to attend site a minimum of 19 times annually, monthly during winter months and fortnightly during summer as outlined in typical programmes of operations section.

Health & Safety

The residential nature of the site means that there are frequent vehicle movements including cars and delivery vehicles with inherent health and safety considerations. In all cases maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public. The contractor shall refer to the Health and Safety File for residual risks and ensure provision of safety equipment as necessary. In addition the contractor shall carry out his own risk assessment to assess actual conditions present at the time of operation.

General Amenity Grass

- Reseed and repair all areas which fail to establish or become damaged as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.
- Mow established amenity grass at fortnightly intervals throughout the growing season, between mid-March and October (14 visits) to maintain a maximum sward height of 50mm; 75mm maximum. Spring flowering bulb planting shall be maintained within longer grass until flowering period has finished.
- Remove all arisings.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate thin areas as required.

Wildflower Meadow and Wet Wildflower Meadow areas

- Reseed and repair all areas which fail to establish or become damaged as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces. Annually remove debris/sediments from inlet and outlets of basin
- Strim once annually (in late summer / early autumn - once the wildflowers have flowered and seeded) to a sward height of 100mm. Spring flowering bulb planting shall be maintained within longer grass until flowering period has finished.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate thin areas as required.
- Management of the wild flower areas (EM2 mix) and the wet meadow areas (EM8 mix) should comply with the guidance set out by the specialist seed provider 'Emorsgate Seeds'. For further details of first year management and aftercare refer to <https://wildseed.co.uk/page/management-of-meadows-and-grassland>.

Amenity Shrub and Groundcover Planting

- Maintain and top up mulch as necessary during establishment period or until canopy closes.
- Control weed growth as necessary by physical or mechanical means (use of chemicals only permitted with the prior approval of client).
- Remedial pruning as necessary during establishment period.
- Selective pruning to remove growth obstructing paths, carriageways, lighting, sightlines and ground floor windows or to rejuvenate planting as necessary.
- Pruning only as necessary to remove old wood, to encourage new growth or to encourage desirable

ornamental features such as flowers, fruit, autumn colour, stem colour, etc.

- Pruning shall maintain natural growth and habit of the relevant shrub species.

Street, Parkland and Hedgerow Trees:

- Check, adjust and replace tree support systems and tree grilles / guarding as necessary during establishment period.
- Remove redundant tree support systems once trees are fully established.
- Formative pruning as necessary to establish a well balanced head appropriate to the species and purpose.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.

Native woodland and hedgerow planting areas:

- Remove redundant rabbit protection systems once shrubs are fully established.
- Formative pruning as necessary to establish a neat hedge line (New hedgerow planting ONLY). Once established trim hedge annually (in autumn) to form a hedgerow around 1.8m in height.
- Selectively prune native planting and buffer planting as required where shrubs / trees start to encroach on dwellings and footpaths. Maintain a full planted screen at all times.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.

Hedgerow planting:

- Formative pruning as necessary to establish a neat hedge line. Once established trim hedge annually (in autumn) to form a hedgerow around 1.8m in height (mixed hedgerow planting ONLY). Evergreen hedgerows to be pruned twice annually to form a neat hedgeline around 1.2m in height.

Plant Nutrition:

- Apply plant nutrients / fertiliser only if poor growth and signs of deficiency appear subject to soil/leaf analysis and further advice.

Watering:

- Watering shall only be carried out to maintain the health and continued vigour of the trees and shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- Areas which become prone to waterlogging shall be alleviated suitably, and / or drainage added as required.

Pesticides Generally:

- No pesticides shall be used except with the prior written approval of Persimmon Homes (or the management company). In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.
- The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse.
- Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.

Hard Landscape:

- Keeping all hard surfaces, footways and parking areas reasonably weed free at all times using integrated physical/mechanical measures.
- Control moss and algae as necessary to maintain a clear route across all areas to avoid the risk of slipping in wet conditions.
- Check that all bird and bat boxes are securely fixed and in good condition (where they existing on mature trees), DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.
- Sweeping hard surfaces at regular intervals, at least 4 times per annum, to avoid a build up of grit and other debris. This will also assist with discouraging the growth of moss, algae and weeds and blocking the drainage interstices in porous paving surfaces.
- Removal of snow and ice as directed by the client (or the management company) to maintain safe routes. The application and use of salt should be carefully controlled to avoid damage to planting and the contamination of planting areas.

Leaf Fall:

- Keep all grass and paved areas free from fallen leaves at all times throughout the autumn/winter period.
- Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants.

Mature existing trees and hedgerows:

- To ensure all trees and hedgerows are in a safe and healthy condition all trees shall be inspected by a qualified and experienced arboriculturalist annually. All survey results shall be recorded. Additional inspections shall be tasked after storms / periods of bad weather. Boundary hedgerows should be trimmed every three years and maintained height between 1.5m & 4.5m metres and a wide of approximately 3m.
- Complete pruning / deadwooding as recommended by the above survey, all works to accord with BS3998:2010. DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.

Litter Control:

- Scavenging for and removing litter from all hard and soft areas and empty bins (2 dog & 2 general waste bins) at regular intervals.
- Frequency of litter control works to be fortnightly during the summer and monthly visits during the winter. After each litter control visit all hard and soft landscaped area to be completely litter free.

Monitoring and Inspection:

- Provide routine monthly monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.
- Personnel completing inspections to be suitably qualified and experienced in monitoring landscape works (such as a Member of Landscape Institute).

Timing of Operations - Nesting Birds:

- It is an offence to disturb nesting wild birds and their nests under the Wildlife and Countryside Act 1981 (as amended).
- Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive, or check in advance that there are no birds nesting in the area of operation.

SUDs Areas:

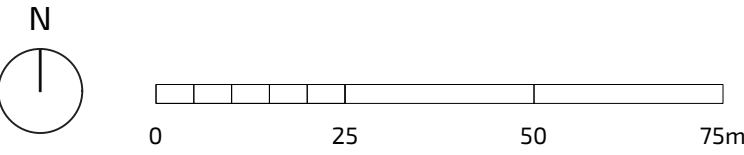
- For SUDS elements such as rain gardens, basins, ponds and wetlands refer to The Whole Life Maintenance plan.

9. TYPICAL PROGRAMME OF OPERATIONS

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
GRASS & MEADOW AREAS:												
Mow grass												
Strim meadow												
Weed control												
AMENITY SHRUB AND HEDGE PLANTING:												
Maintain mulch												
Weed control												
Selective pruning / Clipping												
Trim groundcover & climbers												
Coppice (if required)												
Watering (until establishment)												
INDIVIDUAL TREES:												
Check and adjust support												
Formative pruning												
Remedial pruning												
LITTER CONTROL:												
Collect litter												
HARD AREAS:												
Sweeping												
Control moss/algae												
Weed control												
Ice and snow removal												
LEAF FALL:												
Clear fallen leaves												
PLANT NUTRITION:												
Apply fertiliser												
PEST AND DISEASE CONTROL												
Physical / Mechanical means												
MONITORING AND INSPECTION:												
Generally												
TIMING OF OPERATIONS:												
Avoid nesting birds												

LANDSCAPE PROPOSALS

Planting Schedule							
NATIVE WHIP PLANTING							
Qty	Latin Name	Common Name	Height	Form	Rate/Plants m²		
76	Acer campestre	Field Maple	80-100cm	Whip	1		
127	Betula pendula	Silver Birch	50-80cm	Whip	1		
5	Betula pubescens	Downy Birch	60-80cm	Whip	1		
97	Cornus sanguinea	Dogwood	60-80cm	Whip	1		
97	Corylus avellana	Hazel	80-100cm	Whip	1		
189	Crataegus monogyna	Hawthorn	80-100cm	Whip	1		
76	Euonymus europaeus	Spiral	80-100cm	Whip	1		
38	Rosa canina	Dog Rose	80-100cm	Whip	1		
5	Salix aurita	Saved Willow	80-80cm	Whip	1		
176	Sorbus aucuparia	Rowan	60-80cm	Whip	1		
53	Viburnum opulus	Guetlder Rose	80-100cm	Whip	1		
870							
INDIVIDUAL TREES							
Qty	Latin Name	Common Name	Height	Form	Root Condition	Clear Stem	Girth
7	Acer campestre	Field Maple	300-350cm	Selected Standard	RB	Min 200cm	10-12m
3	Alnus glutinosa	Alder	300-350cm	Selected Standard	RB	Min 200cm	10-12m
1	Amelanchier lamarckii	Lamellerry	250-300cm	Multistem	L		
21	Betula pendula	Silver Birch	300-350cm	Selected Standard	RB	Min 200cm	10-12cm
2	Carpinus betulus	Hornbeam	300-350cm	Selected Standard	RB	Min 200cm	10-12m
34	Carpinus betulus Frans Fontaine	Upright Hornbeam	450-500cm	Extra Heavy Standard	RB	Min 200cm	16-18cm
6	Liquidambar styraciflua Worplesdoni	Sweet Gum Worplesdoni	450-500cm	Extra Heavy Standard	RB	Min 200cm	16-18cm
3	Malus 'Rusdagh'	Crab Apple 'Rusdagh'	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
5	Malus sylvestris	Crab Apple	300-350cm	Selected Standard	RB	Min 200cm	10-12m
1	Malus x floribunda	Japanese Crab Apple	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
3	Prunus padus 'Albastr'	Bird Cherry 'Albastr'	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
3	Prunus 'Snow Goose'	Cherry 'Snow Goose'	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
4	Prunus x subhirtella Autumnalis	Autumn Cherry	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
3	Quercus robur	Oak	300-350cm	Selected Standard	RB	Min 200cm	10-12m
5	Quercus robur 'Fastigiata Koster'	Fastigate Oak	450-500cm	Extra Heavy Standard	RB	Min 200cm	16-18cm
10	Sorbus aucuparia	Rowan	300-350cm	Selected Standard	RB	Min 200cm	10-12cm
2	Sorbus huphensis 'Pink Pagoda'	Chinese Rowan	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
177							
MIXED NATIVE HEDGEROWS (planted double staggered, 5 plants lin/m)							
Qty	Latin Name	Common Name	Height	Form	Root Condition		
94	Acer campestre	Field Maple	80-100cm	Whip	BR		
100	Corylus avellana	Hazel	80-100cm	Whip	BR		
1413	Crataegus monogyna	Hawthorn	80-100cm	Whip	BR		
100	Euonymus europaeus	Spiral	80-100cm	Whip	BR		
96	Rosa canina	Dog Rose	80-100cm	Whip	BR		
100	Viburnum opulus	Guetlder Rose	80-100cm	Whip	BR		
1993							
SINGLE SPECIES HEDGEROWS (To be set out in a single row, 3 plants lin/m)							
Qty	Latin Name	Common Name	Height	Form	Root Condition		
470	Carpinus betulus	Hornbeam	100-125cm		BR		
BULB PLANTING							
Qty	Latin Name	Common Name	Rate/Plants m²				
749	Mixed Crocus	Mixed Crocus	25				
749	Mixed Narcissus	Mixed Daffodil	25				
ORNAMENTAL GRASS PLANTING							
Qty	Latin Name	Common Name	Height	Container Size	Rate/Plants m²		
40	Calamagrostis x acutiflora Karl Foerster	Feather Reed Grass	40-60cm	5L	3		
34	Miscanthus sinensis 'Gracillimus'	Chinese Silver Grass	40-60cm	5L	3		
40	Stipa tenuissima	Stipa	30-40cm	5L	3		
FRONTAGE PLANTING (SEE INSET)							
Qty	Latin Name	Common Name	Height	Container Size			
40	Ilex crenata 'Caroline Upright'	Japanese Holly	60-80cm	10L			
18	Bergenia 'Stiberlicht'	Elephant's Ears	20-30cm	5L			
14	Calamagrostis x acutiflora Karl Foerster	Feather Reed Grass	40-60cm	5L			
4	Chrysa 'Aster Pearl'	Mexican Orange Blossom	40-60cm	10L			
10	Physocarpus 'Lady in Red'	Ninebark	40-60cm	10L			
12	Pittosporum 'Golf Ball'	Pittosporum	30-40cm	10L			
18	Skimmia japonica 'Temptation'	Skimmia	30-40cm	10L			
MARGINAL/WETLAND PLANTING							
Qty	Latin Name	Common Name	Height	Container Size	Rate/Plants m²	%	
110	Iris pseudacorus	Yellow Flag	20-30cm	9cm	5	25	
110	Juncus inflexus	Hard Rush	20-28cm	9cm	5	25	
218	Phragmites australis	Common Reed	20-30cm	9cm	5	50	



NOTES

- For tree survey information see James Blake Associates Arboricultural Impact Assessment 2021 and for TPO information see North Hertfordshire District Council TPO/00200 (2021) Land between 53 and 81 and rear of 7-53 Waterdell Lane, St Ippolyths.
- Detailed proposals set out on sheets 0002 and 0003.



P01	18.12.25	First Issue	CC LMF
rev	date	description	dm / chk

client
Charles Church

project
St Ippolyths

title	scale	
POS LANDSCAPE PROPOSALS (General Arrangement)	1:1000 @ A1	
number	status	rev
13728-FPCR-XX-XX-DR-L-0001	S3	P01

N

0102030m

Site Boundary

Existing Retained Vegetation

(See James Blake Associates Arboricultural Impact Assessment 2021)

TPO Trees

(See North Hertfordshire District Council TPO/00200 (2021) Land between 53 and 81 and rear of 7-53 Waterdell Lane, St Ippolyths)

Native Whip Planting

(To be set out at 1 plant per sq/m)

Individual Trees

Mixed Native Hedgerows

(To be set out in a double staggered row, 5 plants per lin/m)

Single Species Hedgerows

(To be set out in a single row, 3 plants per lin/m)

Bulb Planting

Ornamental Grass Planting

Marginal/Wetland Planting

Turf

(To be used along site frontage and key arrival spaces)

Amenity Flowering Lawn Grassland

(To be Emorsgate EL1 'Flowering Lawn Mixture' or similar approved)

Meadow Grassland

(To be Emorsgate EM2 'Standard General Purpose Meadow Mixture' or similar approved)

Wetland Grass

(To be Emorsgate EM8 'Meadow Mixture for Wetlands' or similar approved)

Timber Post & Rail Fencing

Estate Railings

Frontage Planting

(See inset for setting out information)

Root Barrier Locations

NOTES

- Native whip planting to be set out at 1 plant per sq/m. Species to be set out in groups of 3,5 or 7 plants and randomised to avoid patterns. All whip planting to be staked and protected with a shrub shelter.

- Native hedgerows to be planted double staggered, 5 plants lin/m. All whip planting to be staked and protected with a shrub shelter.

- Single species hedgerows (Carpinus betulus) to be set out in a single row, 3 plants lin/m. All whip planting to be staked and protected with a shrub shelter.

- All proposed trees to be double staked.

- For planting schedule see 13728-FPCR-XX-XX-DR-L-0001 General Arrangement.

P0118.12.25First Issue

CC LMF

revdate

dm / chk

client

Charles Church

project

St Ippolyths

title

POS LANDSCAPE PROPOSALS

(Sheet 1 of 2)

scale

1:500 @ A1

number

13728-FPCR-XX-XX-DR-L-0002

status

53

rev

P01

10 - Ilex crenata 'Caroline Upright'

1 - Choisya 'Aztec Pearl'

3 - Pittosporum 'Golf Ball'

3 - Skimmia japonica 'Temptation'

9 - Bergenia 'Silberlicht'

7 - Calamagrostis x acutiflora 'Karl Foerster'

5 - Physocarpus 'Lady in Red'

3 - Skimmia japonica 'Temptation'

3 - Pittosporum 'Golf Ball'

1 - Choisya 'Aztec Pearl'

3 - Skimmia japonica 'Temptation'

10 - Ilex crenata 'Caroline Upright'

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1 - Choisya 'Aztec Pearl'

3 - Pittosporum 'Golf Ball'

3 - Skimmia japonica 'Temptation'

9 - Bergenia 'Silberlicht'

5 - Physocarpus 'Lady in Red'

7 - Calamagrostis x acutiflora 'Karl Foerster'

3 - Skimmia japonica 'Temptation'

3 - Pittosporum 'Golf Ball'

1 - Choisya 'Aztec Pearl'

10 - Ilex crenata 'Caroline Upright'

3 - Acer campestre

3 - Corylus avellana

45 - Crataegus monogyna

3 - Euonymus europaeus

3 - Rosa canina

3 - Viburnum opulus

87 - Mixed Crocus

87 - Mixed Narcissus

38 - Carpinus betulus

3 - Quercus robur 'Fastigiata Koster' 16-18cm

1 - Prunus x subhirtella 'Autumnalis' 12-14cm

2 - Sorbus huphensis 'Pink Pagoda' 12-14cm

2 - Carpinus betulus 'Frans Fontaine' 16-18cm

1 - Liquidambar styraciflua 'Worpleston' 16-18cm

53 - Iris pseudacorus

53 - Juncus inflexus

106 - Phragmites australis

93 - Mixed Crocus

93 - Mixed Narcissus

3 - Carpinus betulus 'Frans Fontaine' 16-18cm

26 - Calamagrostis x acutiflora 'Karl Foerster'

22 - Miscanthus sinensis 'Gracillimus'

26 - Stipa tenuissima

114 - Mixed Crocus

114 - Mixed Narcissus

1 - Liquidambar styraciflua 'Worpleston' 16-18cm

149 - Mixed Crocus

149 - Mixed Narcissus

14 - Calamagrostis x acutiflora 'Karl Foerster'

12 - Miscanthus sinensis 'Gracillimus'

14 - Stipa tenuissima

114 - Mixed Crocus

114 - Mixed Narcissus

14 - Iris pseudacorus

14 - Juncus inflexus

27 - Phragmites australis

3 - Betula pendula 10-12cm

6 - Betula pendula

3 - Betula pubescens

11 - Cornus sanguinea

11 - Corylus avellana

14 - Crataegus monogyna

3 - Salix aurita

8 - Viburnum opulus

15 - Iris pseudacorus

15 - Juncus inflexus

30 - Phragmites australis

3 - Betula pendula 10-12cm

12 - Iris pseudacorus

12 - Juncus inflexus

24 - Phragmites australis

1 - Alnus glutinosa 10-12m

3 - Betula pendula 10-12cm

16 - Iris pseudacorus

16 - Juncus inflexus

31 - Phragmites australis

305 - Carpinus betulus

3 - Carpinus betulus 'Frans Fontaine' 16-18cm

2 - Betula pendula 10-12cm

114 - Mixed Crocus

114 - Mixed Narcissus

2 - Betula pendula

1 - Betula pubescens

4 - Cornus sanguinea

4 - Corylus avellana

5 - Crataegus monogyna

1 - Salix aurita

3 - Viburnum opulus

18 - Carpinus betulus

3 - Acer campestre

3 - Corylus avellana

45 - Crataegus monogyna

2 - Euonymus europaeus

3 - Rosa canina

3 - Viburnum opulus

3 - Carpinus betulus 'Frans Fontaine' 16-18cm

2 - Quercus robur 'Fastigiata Koster' 16-18cm

INSET - FRONTAGE PLANTING

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- NOTES**
- Native whip planting to be set out at 1 plant per sq/m. Species to be set out in groups of 3/5 or 7 plants and randomised to avoid patterns. All whip planting to be staked and protected with a shrub shelter.
 - Native hedgerows to be planted double staggered, 5 plants lin/m. All whip planting to be staked and protected with a shrub shelter.
 - Single species hedgerows (*Carpinus betulus*) to be set out in a single row, 3 plants lin/m. All whip planting to be staked and protected with a shrub shelter.
 - All proposed trees to be double staked.
 - For planting schedule see 13728-IPCR-XX-XX-DR-L-0001 General Arrangement.

P01	18.12.25	First Issue	CC LM
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project
St Ippolyths

title	status	number
POS LANDSCAPE PROPOSALS (Sheet 2 of 2)	S3	13728-FPCR-XX-XX-DR-L-0003

Planting Schedule							
INDIVIDUAL TREES							
Qty	Latin Name	Common Name	Height	Form	Root Condition	Minimum Clear Stem	Girth
2	Amelanchier lamarkii	Juneberry	250-300cm	Multistem	C		
5	Amelanchier 'Robin Hill'	Juneberry 'Robin Hill'	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
2	Malus 'Rudolph'	Crab Apple 'Rudolph'	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
1	Malus x floribunda	Japanese Crab Apple	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
5	Prunus 'Spire'	Cherry 'Spire'	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
2	Prunus x subhirtella 'Autumnalis'	Autumn Cherry	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
1	Sorbus huphensis 'Pink Pagoda'	Chinese Rowan	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
2	Sorbus Joseph Rock'	Rowan	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
HEDGEROWS (planted in a single row, 3 plants lin/m)							
Qty	Latin Name	Common Name	Height	Form	Root Condition		
1270	Carpinus betulus	Hornbeam	100-125cm	BR	BR		
151	Escallonia 'Apple Blossom'	Pink Escallonia	60-80cm	10L	C		
PLANTING BEDS							
Qty	Latin Name	Common Name	Height	Container Size	Rate/Plants m²		
149	Bergenia 'Silbertlicht'	Elephant's Ears	20-30cm	5L	5		
97	Brachyglottis 'Sunshine'	Brachyglottis 'Sunshine'	40-60cm	5L	3		
48	Epimedium x rubrum	Barrenwort	20-30cm	3L	5		
125	Escallonia Iveyi	Escallonia	40-60cm	5L	3		
142	Euonymus fortunei 'Emerald Gaiety'	Spindle	30-40cm	5L	3		
21	Geranium 'Rozanne'	Cranesbill	20-30cm	3L	5		
68	Hebe 'All Blooms Blue'	Shrubby Veronica	30-40cm	5L	3		
74	Hebe 'Green Globe'	Shrubby Veronica	30-40cm	5L	3		
195	Hebe 'Oratia Beauty'	Shrubby Veronica	30-40cm	5L	3		
19	Hebe pinguifolia 'Pagei'	Shrubby Veronica	30-40cm	5L	3		
55	Lavendula 'Hidcote'	Lavender	30-40cm	3L	3		
46	Libertia grandiflora	Satin Flower	30-40cm	3L	3		
37	Phlomis fruticosa	Jerusalem Sage	20-30cm	3L	3		
20	Photinia x fraseri 'Little Red Robin'	Photinia	30-40cm	5L	3		
83	Pittosporum tenuifolium 'Golf Ball'	Pittosporum 'Golf Ball'	30-40cm	5L	3		
122	Pittosporum tenuifolium 'Silver Ball'	Pittosporum 'Silver Ball'	30-40cm	5L	3		
28	Potentilla fruticosa 'Abbotswood'	Potentilla	30-40cm	5L	3		
12	Potentilla fruticosa 'Primrose Beauty'	Potentilla	30-40cm	5L	3		
164	Prunus laurocerasus 'Otto Luyken'	Laurel	40-60cm	5L	3		
25	Rosmarinus 'Miss Jessop's Upright'	Upright Rosemary	30-40cm	5L	3		
60	Sarcococca confusa	Christmas Box	40-60cm	5L	3		
137	Sarcococca hookeriana var. digyna	Sweet Box	40-60cm	5L	3		
33	Sisyrinchium striatum	Yellow Mexican satin flower	20-30cm	3L	3		
46	Skimmia japonica 'Rubella'	Skimmia	30-40cm	5L	3		
118	Stipa tenuissima	Stipa	30-40cm	5L	3		
135	Viburnum davidii	David Viburnum	40-60cm	5L	3		
139	Viburnum tinus	Laurustinus	40-60cm	5L	3		
2198							



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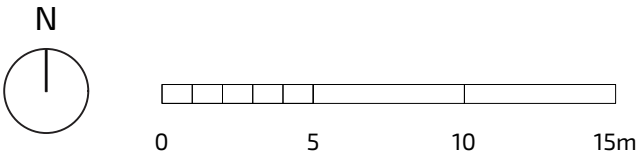


NOTES

- For tree survey information see James Blake Associates Arboricultural Impact Assessment 2021 and for TPO information see North Hertfordshire District Council TPO/00200 (2021) Land between 53 and 81 and rear of 7-53 Waterdell Lane, St Ippolyths.
- Detailed proposals set out on sheets 0005,0006 and 0007.
- For POS proposals see drawings 0001-0003.

P01	09.01.26	First Issue	CC	FJN
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project				
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(General Arrangement)				
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13728-FPCR-XX-XX-DR-L-0004		S3		P01

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- Site Boundary
- Existing Retained Vegetation
(See James Blake Associates Arboricultural Impact Assessment 2021)
- TPO Trees
(See North Hertfordshire District Council TPO/00200 (2021) Land between 53 and 81 and rear of 7-53 Waterdell Lane, St Ippolyths)
- Individual Trees
- Hedgerows
- Planting Beds
- Grassed Areas
(To be Rolawn Medallion turf or simialr approved)
- Rear Garden Turf
(To be Rolawn Medallion turf or simialr approved)

NOTES

- Carpinus betulus hedgerows to be set out in a single row, 3 plants lin/m. All whip planting to be staked and protected with a shrub shelter.
- All proposed trees to be double staked.
- Planting bed mixes to be set out in single species groups of 3.5 or 7 plants where appropriate and randomised to avoid patterns. Beds to be mulched with 50mm layer of well-composted bark mulch.
- For planting schedule see 13728-FPCR-XX-XX-DR-L-0004 General Arrangement.

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project
St Ippolyths

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Site Boundary

Existing Retained Vegetation
(See James Blake Associates Arboricultural Impact Assessment 2021)

TPO Trees
(See North Hertfordshire District Council TPO/00200 (2021) Land between 53 and 81 and rear of 7-53 Waterdell Lane, St Ippolyths)

Individual Trees

Hedgerows

Planting Beds

Grassed Areas
(To be Rolawn Medallion turf or simialr approved)

Rear Garden Turf
(To be Rolawn Medallion turf or simialr approved)

NOTES

- Carpinus betulus hedgerows to be set out in a single row, 3 plants lin/m. All whip planting to be staked and protected with a shrub shelter.
- All proposed trees to be double staked.
- Planting bed mixes to be set out in single species groups of 3.5 or 7 plants where appropriate and randomised to avoid patterns. Beds to be mulched with 50mm layer of well-composted bark mulch.
- For planting schedule see 13728-FPCR-XX-XX-DR-L-0004 General Arrangement.

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- ## NOTES

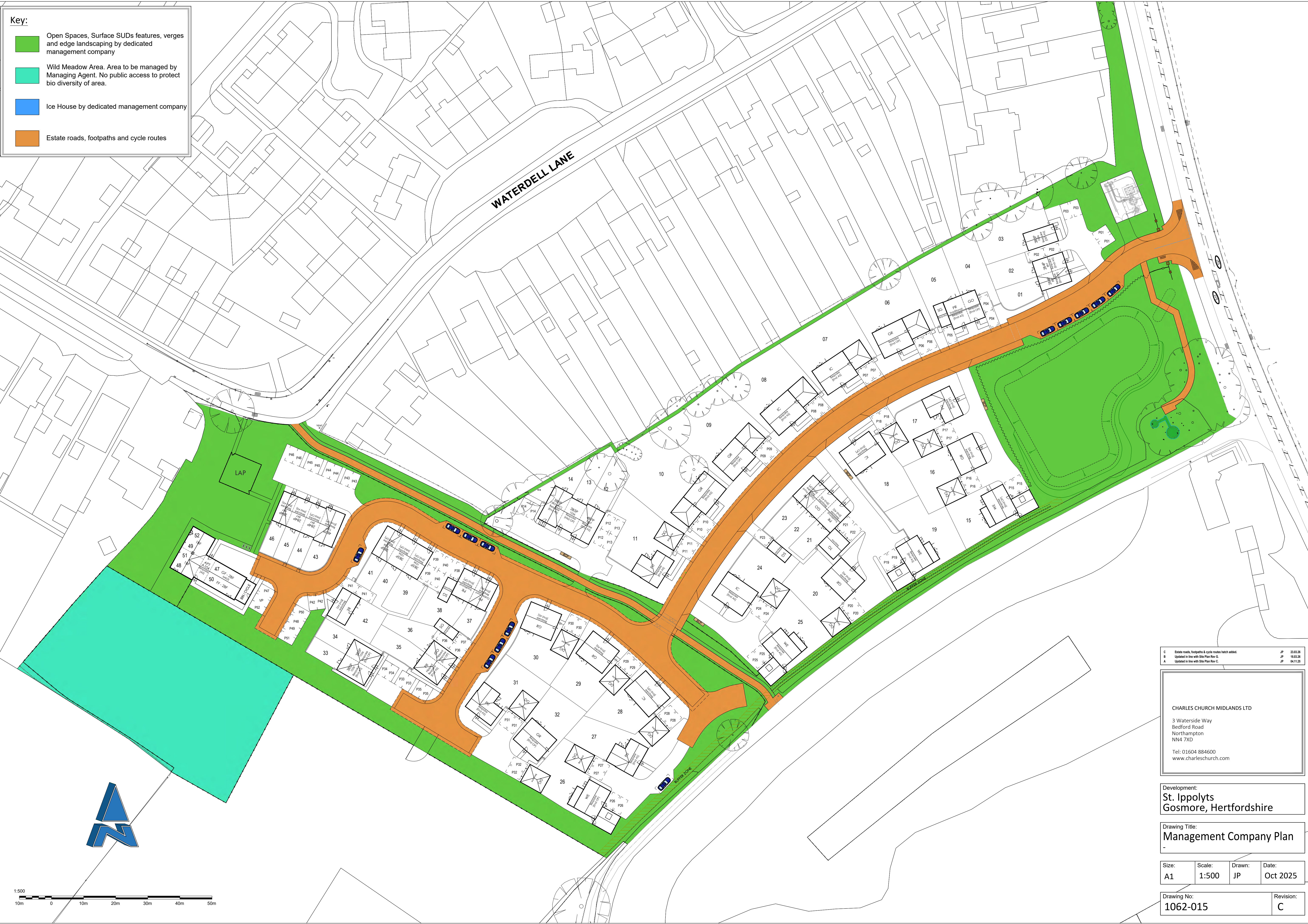
- All proposed trees to be double staked.

- For planting schedule see 13728-FPCR-XX-XX-DR-L-0004 General Arrangement.

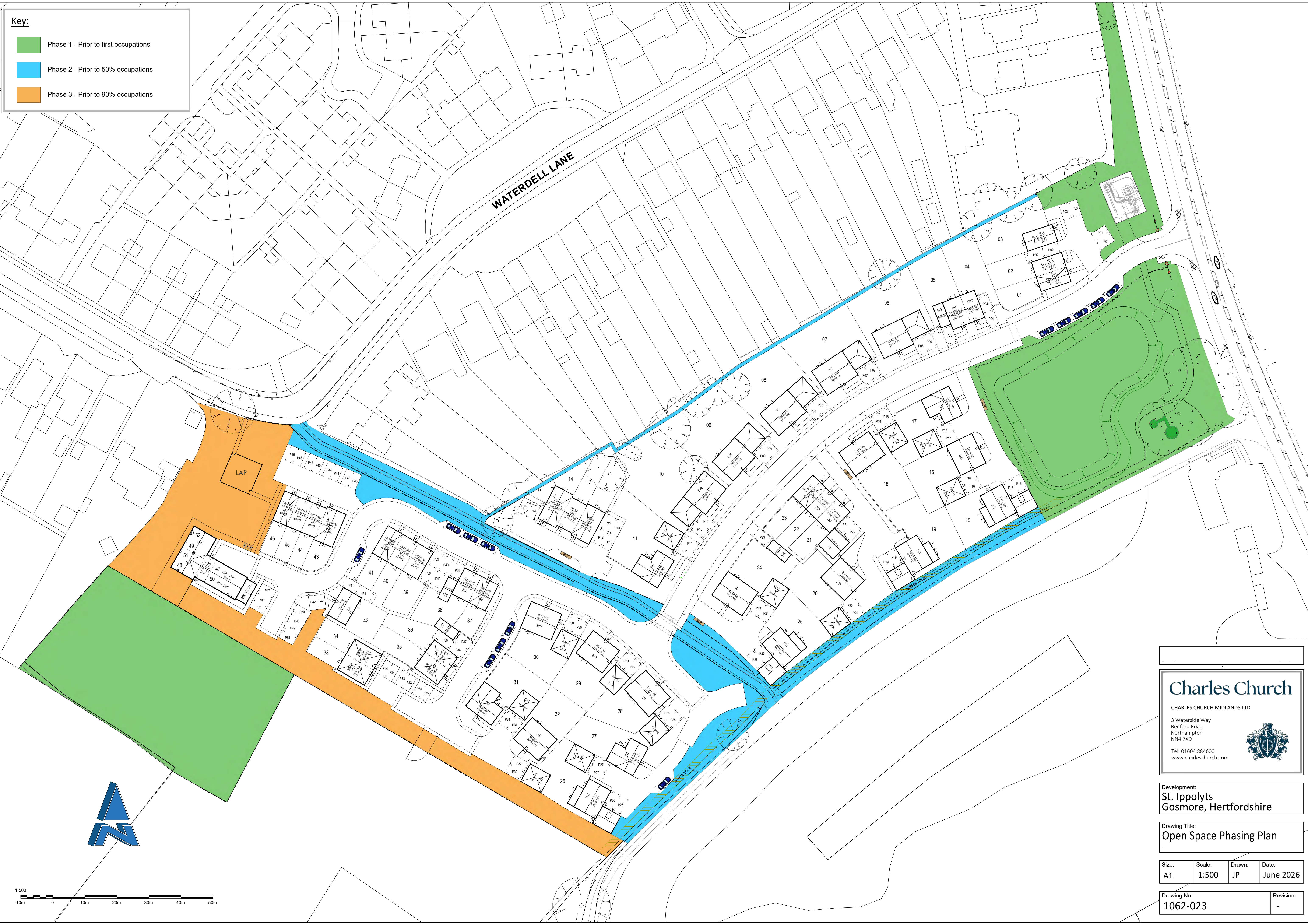
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OPEN SPACE IMPLEMENTATION PLAN



Key:

- Phase 1 - Prior to first occupations
- Phase 2 - Prior to 50% occupations
- Phase 3 - Prior to 90% occupations

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Development:
St. Ippolyts
Gosmore, Hertfordshire

Drawing Title:
Open Space Phasing Plan

Size:	Scale:	Drawn:	Date:
A1	1:500	JP	June 2026

Drawing No:	Revision:
1062-023	-

WHOLE LIFE MAINTENANCE PLAN



PERSIMMON

Building Britain's homes for 40 years

WHOLE LIFE (SUDS) MAINTENANCE PLAN

PERSIMMON HOMES MIDLANDS

710 – Church View St. Ippolyts

1st Issue – June 2026.

REVISIONS:

First Issue

June 2026

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2 Basins, Ponds and Wetlands 4-5

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1: Filter Drains & Pervious Surfaces

Table 1: Maintenance requirements of filter drains and pervious surfaces.

Component	Regular Maintenance	Occasional (Infrequent) Maintenance	Remedial Maintenance	Monitoring
Filter Drains & permeable surfaces.	Litter removal. Inspect filter drains for blockages and structural damage. Brushing (standard cosmetic sweep over whole surface).	Weed control (if required). The control of weeds will have to be managed carefully as weed killers may disrupt the biological action in the sub- base. Manual control or non-toxic and biodegradable weed killers should be used. Surface silt removal (due to slow accumulation). Remove and control tree roots encroaching filters. Clear perforated pipework of blockages.	Good design practice should ensure that silt loads are intercepted upstream of a filter drain. However, if the permeability of the system does appear to be reducing with time due to silt accumulation, then consideration should be given to system rehabilitation, including: • Removal of stone above geotextile (if present). • Clean stone. • Removal of geotextile and safe disposal. • Replacement of geotextile. • Replacement of clean stone top layer.	Regular inspections should be undertaken, particularly after significant storm events, to: • Identify areas of erosion, scour or gullies around the outfall infrastructure. • Identify locations of silt/vegetation accumulation on the surface of the filter drain. • Identify any areas where damage (either vehicular or from vegetation growth) is evident. • Monitor inspection chambers for build-up of silt.

2: Basins, Ponds and Wetlands

Table 2: Maintenance requirements of basins, ponds and wetlands.

Component	Regular Maintenance	Occasional (Infrequent) Maintenance	Remedial Maintenance	Monitoring
Detention basins	Regular grass cutting. Litter removal. Inlet and outlet cleaning.		The following items can often be managed out through good design. Where they are found to be necessary, this is likely to be due to site-specific characteristics or unforeseen events, and as such their frequency is difficult to predict: • Removal of silt accumulations when necessary, taking all the necessary measures to ensure the extracted material is disposed of properly and safely. • Repair of erosion or other damage. • Realignment of rip-rap or other erosion controls. • Repair/rehabilitation of inlets, outlets and overflows.	Inlet and outlet structures should be inspected monthly and after large storms, for debris and erosion. The basin surface should be inspected for areas of damage or erosion. Silt accumulation should be monitored.
Ponds and Wetlands	Regular grass cutting. Litter removal. Inlet and outlet cleaning.	Clearance of bankside vegetation. Control and removal of aquatic plants (quarterly in the first two years to control nuisance plants) Maintenance depends on the type of wetland effect desired. Different effects may include open ponds with wetland fringes, closed wetlands with a 75% - 100% cover, a wetland habitat mosaic or a dynamic wetland community subject to constant change. Basins, ponds and wetlands accumulate organic and inorganic silts depending on the type of design. The management of wetland silts depends primarily on the control of inorganic silt 'at source' and regular management of organic silt accumulation together with vegetation maintenance. Excavation of silt allows the wetland to function effectively by retaining runoff storage and treatment volumes: Clearance of vegetation reduces the build-up of organic silt.	The following items can often be managed out through good design. Where they are found to be necessary, this is likely to be due to site-specific characteristics or unforeseen events, and as such their frequency is difficult to predict: • Repair of erosion or other damage. • Realignment of rip-rap or other erosion controls. • Repair/rehabilitation of inlets, outlets and overflows.	Inlet and outlet structures should be inspected monthly and after large storms, for debris and erosion. Silt accumulation should be monitored to establish appropriate removal frequencies.

Component	Regular Maintenance	Occasional (Infrequent) Maintenance	Remedial Maintenance	Monitoring
Ponds and Wetlands Continued		Regular partial silt removal reduces the impact of maintenance on wildlife and ensures continuing filtering and bio-remediation of pollutants. Establish how the structure is lined and avoid damage to clay puddle layers or waterproof membranes. The frequency of need for these activities is difficult to predict. It is more practical to view this operation as a regular activity annually or at least once in any maintenance cycle e.g. every 3 years.		

3: SUDS Support (Ancillary) Structures

Table 3: Maintenance requirements of SUDS support (ancillary) structures

Component	Regular Maintenance	Occasional (Infrequent) Maintenance	Remedial Maintenance	Monitoring
• Inlets • Outlets • Storage structures • Silt traps • Flow control devices • Headwalls • Low flow channels • Overland flood routes	Litter removal. Regular (monthly) strimming of grass adjacent to the structure. Monthly cleaning of infrastructure, removal of impeding debris / silts etc. SUDS should not ideally include working parts. However, where these are present, their free movement should be confirmed bi-annually, and greasing undertaken if necessary.		Erosion / damage repair to structure or surrounding bank-works.	Monthly inspection for evidence of erosion, damage, or potential blockage risks.

4: Frequency of Maintenance

Table 5: Filter Drains / Infiltration Trenches & Pervious Surfaces

Activity	Frequency (per annum)
Litter Collect and remove from site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans and similar debris.	Monthly
Grass Mowing Generally, to surroundings of filter drain, keep grass at 35mm-50mm minimum and 75mm maximum. Ensure that grass cuttings are collected and disposed off well away from the system, to ensure they do not contribute to future surface clogging. Disposal of arisings on wildlife piles, composting areas, or off-site as required by Schedule of Works	As required
Weed control Hand pull or spot treat weed growth in filter drains / infiltration trenches using an approved herbicide.	As required
Monitoring Monitor accumulation of silt at inlet / outlet infrastructure. Advise Client if silt build-up is significant and take action to prevent blocking of drain. Monitor effectiveness of filter drain / infiltration trench surface, and when water does not infiltrate immediately, advise Client of possible need to rehabilitate surface layers.	Monthly
Rehabilitation Works Remove 150 – 300 mm of the 20mm – 40mm single size clean round stone and set aside on a clean, hard surface or polythene sheet. Jet wash to remove any silt for reuse. Fold in vertical geotextile sides and roll up horizontal geotextile including accumulated silt, taking care not to contaminate clean stone layer beneath. Remove silted geotextile and dispose of safely to tip. Supply and install replacement geotextile to match previous installation, fixing to edge boards as detail. Replace clean 20mm – 40mm round stone making up volume with stone to match to surrounding ground level. As required in response to advice from site personnel or landscape contractor.	As required

Table 6: Ponds and Wetlands

Activity	Frequency (per annum)
Litter Collect and remove from site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans and similar debris.	Monthly
Grass Mowing Generally, to surroundings of ponds / wetlands, keep grass at 35mm-50mm minimum and 75mm maximum for access. Ensure that grass cuttings are collected and disposed off well away from the system, to ensure they do not contribute to pond quality deterioration and/or inlet / outlet infrastructure blockages.	As required
Meadow Management Areas not required for access may be managed for wildlife interest only. Disposal of arisings on wildlife piles, composting areas, or off-site as required by Schedule of Works	1 or 2 cuts annually
Manage Aquatic Planting Inspect vegetation to pond edge and remove nuisance plants during first one to three years.	Monthly initially, and then as required
Hand cut submerged and emergent aquatic plants a minimum of 100mm above wetland base, to include no more than 25% of pond / wetland surface. (Machine cutting to be a method approved by the Client or Supervising Agent).	Monitor monthly and manage annually or every 3 years
Determine whether a pond liner has been used to waterproof the pond/wetland and protect accordingly. Damage to any pond liner will be made good at the Contractors expense. Remove all arisings including floating weed and spread on bank to de-water for 48 hours.	Between September and November inclusive.
Undertake an end of season clearance of up to 25% of all pond and wetland growth during September, minimising damage to wildlife and on instruction from the Client Representative/LA. Retain seed heads which contribute to winter appearance, keeping the maximum diversity of existing plants.	Annually

Table 6: Ponds and Wetlands Continued...

Activity	Frequency (per annum)
Undertake a spring tidy of all dead growth surviving the winter in February or March using shears and not a trimmer, ensuring that all new growth is retained. Disposal of arisings on wildlife piles, composting areas, or off-site as required by Schedule of Works	
Bank Clearance Remove bank vegetation by cutting to ground level, using an approved technique and as directed on site, up to 25% of all vegetation from waters edge to a minimum of 1m above water level taking care not to damage banks and potential water vole habitat. The work to be undertaken between September and November inclusive in any one year. Disposal of arisings on wildlife piles, composting areas, or off-site as required by Schedule of Works	Annually, if required, or every 3 years between September and November
Monitoring When silt accumulates to within 150mm of inlet or outlet inform and recommend remedial work to Client.	Monthly
Management of Silt Accumulation Following a site inspection by Client Representative/LA programme a phased removal of silt should be agreed, depending on the rate of build up and risk assessment. Confirm that silt is not considered toxic by the Environment Agency Remove silt as instructed - not more than 300mm depth and not more than 25% of pond or wetland area at any one time. Spread excavated material adjacent to wetland to allow de-watering of silt and then on site to make up levels or off site if the silt is considered special waste. Retain as much of existing vegetation as possible to ensure rapid re-colonisation of open areas. Remove up to 25% of accumulated inorganic and organic silt using suitable tracked machinery and buckets without teeth (to prevent damage to liners), to the following guidelines: - Operate at a minimum distance of 1m from the bank - Undertake work between September and November inclusive to protect breeding or hibernating wildlife	Annually if required, or every 3 years. Undertake during mid-summer.

Table 6: Ponds and Wetlands Continued...

Activity	Frequency (per annum)
- Stack silt within 1m of bank edge for 48 hours to drain - Spread silt maximum 300mm deep as directed on site and outside line of drainage to de-water and oxidise (subject to consultation and agreement from Environment Agency) - Relocate after 1 month to make up design levels or top enclosing banks and berms or dispose of safely to authorised tip - Remove vegetation to wildlife piles, compost, or dispose off site after 48 hours Inlets and Outlet Infrastructure Maintenance Remove all litter and debris from inlet and outlet structure surroundings. Strim 1m radius to all inlets and outlets, collecting all arisings and remove to wildlife piles, compost facility or dispose from site. Remove all accumulated silt from inlet and outlet aprons and use to make up design levels or top enclosing banks or berms on site, or dispose of to an approved tip. Ensure free movement of any moving parts, and grease if required. Spillage In the event of a serious spillage close / block off inlet and or outlet infrastructure and contact the Environment Agency immediately. Overflow Weirs Grass Check for erosion of grass surface and make good as necessary. Replacement turves will require pegging using wood or mild steel pegs, and monitoring monthly Rip-Rap / Stone Check that stone remains in position and that erosion does not occur. Replace stones if required to ensure integrity of overflow surface.	Monthly If required Monthly