PROPOSED RESIDENTIAL DEVELOPMENT, JAMES ROAD, CROWLAND.

LANDSCAPING & MANAGEMENT PLAN

For

General Planting, Public Open Space, Refuse/ Recycling Collection Points

Seagate Homes Ltd & Accent Housing

August 2023

Seagate Homes
Holbeach Manor, Fleet Road, Holbeach, Lincolnshire, PE12 7AX
Tel: 01406 365533

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1.1 Introduction

This Landscape Management Plan has been prepared in response to South Holland's District Council`s planning approval H02-0696-22 to satisfy condition 13 relating to for the residential development at proposed residential development at Land Off James Road, Crowland, Lincolnshire.

A management plan includes long term design objectives, management responsibilities and maintenance details for all landscape areas, open space areas and refuse / recycling collection points.

The drawings on which this management plan is based on are:

JRC-SH-MRP-AR-9000 - Maintenance Responsibility Plan
JRC-SH-BEW-AR-1006 - Boundary and External Works 1 of 3
JRC-SH-BEW-AR-1007 - Boundary and External Works 2 of 3
JRC-SH-BEW-AR-1008 - Boundary and External Works 3 of 3

It is not the scope of the Management Plan to provide a detailed specification for management works. What is provided are general requirements and schedules of operations which are applicable to most of the different character areas of the site.

2.0 Design Objectives

The hard and soft landscape proposals have been designed to integrate the proposals with the surrounding housing development. Trees and shrubs within the new housing development will consist of both indigenous and ornamental species. The choice of species will depend on the desired function and character of different spaces as defined by the architecture and the concept of creating neighbourhoods with a strong sense of place.

3.0 Management Objectives

Creative landscape management, reflecting the spirit of the design proposals, is essential to ensure the development integrates into its surroundings in the longer term.

In general terms the objectives of the management plan are as follows:

- To facilitate the long-term survival and health of the existing trees and hedges retained as part of the development.
- To ensure the establishment and long-term health of new planting and grass.
- To ensure that the Public Open Space areas are adequately maintained.
- To ensure that where refuse/ recycling laydown areas are provided that they are adequately maintained.
- To maintain footpaths, fences and other structures in a safe and functional condition.
- To maintain all public areas in a safe and clean condition by regular removal of litter and other debris, including the provision of facilities to minimise dog fouling.

4.0 About Accent Housing

Accent are a housing association which has provided homes and services for a diverse range of customers since 1966.
Their 20,000+ homes, which are spread over the North, East and South of the country are home to over 35,000 people. They put their customers first and exist to improve lives, providing people with high quality homes, affordably.

Further details about Accent Housing can be found on the following website: http://www.accentgroup.org.

5.0 Management Responsibilities

The road/ footpath areas coloured green on the Maintenance Responsibilities Plan will be offered to Lincolnshire County Council Highways for adoption under a Section 38 Agreement.

Accent manages a number of contractors who provide reactive repairs, void property services, planned maintenance, grounds maintenance, communal window and areas cleaning. They have set specifications for the contractors to achieve and a strong culture of contract management.

The ground estate service contractor in grounds and sports field maintenance. They will ultimately be responsible for the maintenance of the external landscaped communal areas outside of the dwelling curtilages.

All Areas are identified on the Maintenance Responsibilities Plan

6.0 Maintenance and Management

6.1 Introduction

All planned maintenance programs will be executed, using appropriate and well-maintained equipment operated by qualified and supervised staff.

The maintenance programme will meet the needs of the local community on an all-year basis as well as considering the correct timing of seasonal works, such as pruning and hedge cutting, to comply with good horticultural practice.

At all times it will be a requirement of contractors that the relevant British Standards, Statutory Regulations and Codes of Practice will be complied with. Particular attention will be paid to the following:

- The Food and Environment Protection Act 1985
- The Control of Pesticide Regulations 1986 (as amended)
- The Control of Substances Hazardous to Health Regulations 1994
- The Code of Practice for the Use of Approved Pesticides in Amenity and Industrial Areas.

The main objective during the establishment period is to ensure a healthy root development of all plants so that vigorous growth is achieved as quickly as possible. Watering in dry periods on an 'as needed' basis is likely to be crucial in the first three years of establishment so that this objective may be achieved.
Plant losses and the poor establishment of grass areas due to drought will be avoided by having a contingency watering programme in force which ensures, in particular, that losses of plant material and turf within the development is avoided.

The need to minimise plant losses in structure planting is no less important, but this type of planting usually has the benefit of being planted in less disturbed or confined areas where drying out may be less of a problem.

6.2 General Maintenance Regime

For Grounds Maintenance Schedule prepared by Accent Housing **please** see *Appendix C* attached to the end of this document.

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The maintenance program will meet the needs of the local community on an all-year basis as well as taking into account the correct timing of seasonal works, such as pruning and hedge cutting, to comply with good horticultural practice.

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Maintenance Years 1 to 4

The annual maintenance operations for the hard landscape features remain much the same in the short term as in the long term. It is the soft landscape works which require a more dynamic approach, particularly in relation to the tree and shrub planting.

In the first 4 years, emphasis is on the control of competitive weed vegetation around tree and shrubs, the eradication of weeds in general, the need to water to ensure establishment without losses of both plants and grass together with making good of any damage due to vandalism or accident.

Maintenance Years 5 to 7

In the last three years of the establishment period, the emphasis on the maintenance approach changes from the need to avoid plant losses to the need to control and develop vegetation, although most maintenance operations included in years 1-4 will be relevant in years 5-7. There will be some differences in the management regime employed for the structure planting compared to that for more ornamental planting within the housing development parcels.

Long Term Maintenance Years 8 to 15

It should be assumed that by year 8 all planting is well established with closed canopies within both structure and ornamental plantings, herbicide treatments within plantations should no longer be necessary.

The objective for the areas of structural planting is to develop plantations with as wide an age distribution of trees and shrubs as possible. This will be achieved by coppicing and a management regime which allows for natural regeneration. A wide age distribution of trees and shrubs encourages a more stable and self-perpetuating plant population, and reduces the overall need for management. Plantations with a well developed branch system at all levels, which results from a wide age distribution, also provides good screening as well as good wildlife habitats.

The management of ornamental shrub planting tends to be less dynamic and concentrates more on maintaining the status quo after the establishment period. The principle of coppicing or hard pruning is applicable to rejuvenate shrubs and reduce specimens which have outgrown their space, but natural regeneration is generally not desirable, except for when related to herbaceous plants.

Maintenance Years 15+

The maintenance and management beyond year 15 continues as previous years with the level of work needed to planted areas dependent on localized growth rates, re-generation and general wear and tear.

Grass areas should continue to be managed as before, with repair work such as reseeding and re-turfing carried out as necessary, allowing for temporary protective fencing to ensure establishment.

Hard landscape surfaces and features need the same ongoing maintenance as all previous years with special emphasis on public safety.

6.3 Detailed Maintenance Regime

New Trees

- All new trees are to be watered as necessary to ensure their healthy establishment.
- Tree stakes and ties are to be regularly inspected and adjusted as necessary.
- All tree stakes and ties are to be removed after two years or when the tree is stable.
- Trees shall be pruned as necessary to retain good form and shape. Any dead, dying, diseased or dangerous branches shall also be removed.
- Any trees which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

New Hedges

- New hedge planting shall be pruned regularly in order to promote dense, neat and bushy growth.
- New hedges shall generally be pruned to remove half of the previous season's growth such that the desired height is gradually reached.
- Hedge trimming shall be carried out using appropriate shears.
- Arisings shall be removed from site.
- Any plants which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

New Shrub Planting

- Shrubs generally are to be allowed to attain their natural height and form.
- Overhanging shrubs shall be pruned away from roads and footways.
- All shrubs are to be watered as necessary to ensure healthy establishment.
- Shrub beds are to be kept free of weeds either through hand weeding or the use of appropriate herbicide.
- Any shrubs which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

New Grass Areas

- All grass areas are to be maintained at a maximum height of 65mm.
- Grass shall generally be cut 18-20 times per annum. Grass shall generally be cut every one to two weeks during the growing season.
- Grass shall be mown using a cylinder mower or similar as appropriate.
- All grass cuttings and other arisings shall be removed from site.
- Perennial weeds such as nettles, thistles, docks etc. not brought under control by regular mowing shall be controlled using hand weeding or appropriate herbicide.
- Grass areas shall be spiked, rolled and scarified as necessary to ensure the establishment of a healthy sward. These operations shall be carried out during autumn/ spring.

Site Furniture, Structures

- Inspect the following on a quarterly basis to ensure stability in the ground, the effectiveness of all fasteners and the sound condition of all timber/ metal work:

  Fences and stiles (including temporary protective fencing)
  Signposts, litter bins and dog bins

- Re-apply paints and other protective coatings as necessary to maintain all structures in a sound and attractive condition.
- Empty litter and dog bins at regular intervals and clean twice annually.

Fly-tipping

- Inspect areas regularly which, because of their location and access, may attract fly-tipping, including along fences of back gardens.
- Remove tipped/ deposited material at the earliest opportunity so as to avoid further accumulation and possible health hazard.

Shared Drives

- Hard landscape surfaces and features need the same ongoing maintenance as all previous years with special emphasis on public safety.
- All permeable paving shall have a maintenance schedule as per the table in Appendix A.
- This will be fully implemented by the management company.

Footpaths

- Inspect all hard surface areas at least annually to check for early breaking up of surfaces or for differential settlement over paved areas which have resulted in cracked slabs or a difference in level between them.
- Clean and sweep footpaths at regular intervals to remove accumulation of leaves, soil washings, grit, and litter.
- Fractures and slab breaks will be repaired.

Bin Collection points

- Inspect bins for damage, cracks, or wear and tear.
- Repair damaged bin collection points to maintain safety and aesthetics.

Proposed surface water management and SuDS protection

- The management and protection of SuDS and surface water is explained in the sustainable Drainage system (SuDS) Method Statement in Appendix D.
-

Snow Clearance

- If snow clearance and gritting operations to non-adoptable public footpaths are deemed necessary to maintain public access, the following shall be observed:

    1. Cleared snow shall not be piled onto shrub beds or other plantations where the weight of snow might cause damage.

2. Snow clearance shall be carried out in such a way that access to any public or private facility is not obstructed.
3. Care shall be taken to ensure that no damage is caused to grassed areas, trees, or shrubs by the application of grit or salt.

7.0 Appendix A – Maintenance Responsibilities Plan and Shared Drive Maintenance Schedule

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphospate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

JAMES ROAD, CROWLAND



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IF IN DOUBT ASK !

LEGEND

- Site Extents
- Areas proposed for adoption by County Council Under a Section 38 Agreement
- Public Open Space/Landscaped Areas (To be maintained by Accent Housing's Groundwork's Contractor Malc Firth) Area: 1843m² (0.45acre / 0.18 ha)
- Shared Private Drive/Footpath (To be maintained by Accent Housing's Groundwork's Contractor Malc Firth) Area: 543m²
- Proposed Refuse Collection Points for shared access/driveways (Individual collection points at plot curtilidge with Adopted highway) Area: 6m²
- Shared Footpaths (To be maintained by Accent Housing's Groundwork's Contractor Malc Firth) Area: 234m²

Rev	Notes	Date	By

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT, JAMES ROAD, CROWLAND

Drawing:
MAINTENANCE RESPONSIBILITY PLAN

Drawn: AC Date: 18.09.2023

Status: FOR INFORMATION Scale: 1:500 @ A1

Drawing Number:
JRC-SH-MRP-AR-1011

Appendix B - Proposed Boundary and Landscaping Plans

LAND OFF JAMES ROAD/ BARBERS DROVE NORTH



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Key

- Site Extents
- Proposed Housing
- Private Gardens; Front Gardens and POS Areas (For specification details see approved 'Planting Proposals Plan' Ref: MWL-001-04)
- Public Open / Green Space
- Principal Highway / Road - Tarmacadam
- Principal Highway / Road - Footpaths - Tarmacadam
- Block Paved Estate Road / Ramp between Tarmac and Block Paving in Charcoal (For specification details see Civil Drawings)
- Private Drives & Car Parking Spaces - Block paving (Parking bays to be delineated with contrasting bricks. For colour placement see Boundary and Landscaping Plans. For specification details see Civil Drawings. Shared/communal parking to include numbering - details TBC)
- Footpaths adjacent to Parking Spaces - Block paving in Natural/Buff with contrasting delineation (For colour placement see Boundary and Landscaping Plans; For spec see Civils Package)
- Tactile Paving Area (For spec see Civils Package)
- Footpaths - 600x600mm Riven Peak Grey Paving Slabs Principle entrances require 4x 600x600 slabs to create 1200mm² landing (see blue arrows) (Breedstone or equivalent)
- Footpaths - 450x450mm Riven Peak Grey Paving Slabs (Breedstone or equivalent)
- Housetypes - Primary Point of Access (Level Threshold)
- Housetypes - Secondary Point of Access - Level Threshold due to AD Part M4(2) requirement
- Primary Site Access
- 1.8m Close-boarded Timber Fencing
- 900mm Timber Picket Fencing
- 450mm Post and Rail Fencing
- Gates (FLS Square top timber filled with galvanized hinges and latch)
- Existing Tree Planting
- Existing Trees Removed
- Proposed Tree Planting
- Proposed Hedge
- Proposed Shrubs
- Existing Hedge
- Bark mulch

TREES

REF	SPECIES	GIRTH	Min HEIGHT	QUANTITY
Ag	Alnus Glutinosa (Alder)	80-100cm	2mH	1
Ac	Acer Campestre (Field Maple)	80-100cm	2mH	1
Sp	Betula Pendula (Silver Birch)	80-100cm	2mH	1
Mx	Malus Evereste (Flowering Crab)	80-100cm	2mH	3
Mr	Malus Rudolph	80-100cm	2mH	2
Sa	Sorbus Aucuparia (Rowan/Mountain Ash Tree)	80-100cm	2mH	1

SHRUBS

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Gt	Berberis Thunbergii Atro Nana	150-300mm	3L	5/m2	50
Fr	Fuchsia Riccartonii	300-450mm	3L	4/m2	36
Mm	Mahonia Winter Sun	600-900mm	5L	2/m2	24
Po	Prunus Otto Luyken	300-450mm	3L	5/m2	105
Tpg	Viola 'GreenGem'	200-300mm	3L	5/m2	75
Lm	Lonerskie 'Mondeef'	200-300mm	3L	5/m2	45

HEDGES

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Cb	Carpinus Betulus (Hornbeam Hedging)	0.4-0.6 m	2L	4/linear	195
Hg	Mixed thorn bushes / hedging specimens (3 Native)	0.8-1 m	2L	5/m2	215
Ap	(Prunus spinosa, Prunus padus, Acer Campestre)				

Rev	Notes	Date	By

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT, JAMES ROAD/ BARBERS DROVE, CROWLAND

Drawing:
BOUNDARY AND EXTERNAL WORKS PLAN 1 OF 3

Drawn: AC | Date: 24.04.2023

Status: PRELIMINARY | Scale: 1:200 @ A1

Drawing Number:
JRC-SH-BEW-AR-1006

LAND OFF JAMES ROAD/ BARBERS DROVE NORTH



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- Principal Highway / Road - Footpaths - Tarmacadam
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- Housetypes - Secondary Point of Access - Level Threshold due to AD Part M4(2) requirement
- Primary Site Access
- 1.8m Close-boarded Timber Fencing
- 900mm Timber Picket Fencing
- 450mm Post and Rail Fencing
- Gates (FLB Square top timber filled with galvanized hinges and latch)
- Existing Tree Planting
- Existing Trees Removed
- Proposed Tree Planting
- Proposed Hedge
- Proposed Shrubs
- Existing Hedge
- Bark mulch

TREES

REF	SPECIES	GIRTH	Min HEIGHT	QUANTITY
Ag	Alnus Glutinosa (Alder)	80-100cm	2m+	1
Ac	Acer Campestre (Field Maple)	80-100cm	2m+	1
Sp	Betula Pendula (Silver Birch)	80-100cm	2m+	1
Me	Malus Evereste (Flowering Crab)	80-100cm	2m+	3
Mr	Malus Rudolph	80-100cm	2m+	2
Sa	Sorbus Aucuparia (Rowan/Mountain Ash Tree)	80-100cm	2m+	1

SHRUBS

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Th	Berberis Thunbergii Atro Nana	150-300mm	3L	4m2	50
Fr	Fuchsia Riccartonii	300-400mm	3L	4m2	36
Bes	Hebrotia Winter Sun	600-800mm	5L	1m2	24
Po	Prunus Otto Luyken	300-400mm	3L	5m2	135
Hpg	Hebe 'Green Gem'	200-300mm	3L	5m2	75
Lm	Lavandula 'Munstead'	200-300mm	3L	1m2	40

HEDGES

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Cb	Carpinus Betulus (Hornbeam Hedging)	0.4-0.6 m	3L	4m/run	188
Fa	Mixed thorn bushes / hedging specimens (3 Native)	0.6-1 m	3L	5m2	315
Ep	(Prunus spinosa, Prunus padus, Acer Campestre)				

Rev	Notes	Date	By

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT,
JAMES ROAD/ BARBERS DROVE, CROWLAND

Drawing:
BOUNDARY AND EXTERNAL WORKS PLAN
2 OF 3

Drawn: AC
Date: 24.04.2023

Status: PRELIMINARY
Scale: 1:200 @ A1

Drawing Number:
JRC-SH-BEW-AR-1007

LAND OFF JAMES ROAD/ BARBERS DROVE NORTH



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- Housetypes - Secondary Point of Access - Level Threshold due to AD Part M4(2) requirement
- Primary Site Access
- 1.8m Close-boarded Timber Fencing
- 900mm Timber Picket Fencing
- 450mm Post and Rail Fencing
- Gates (FLB Square top timber filled with galvanized hinges and latch)
- Existing Tree Planting
- Existing Trees Removed
- Proposed Tree Planting
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- Proposed Shrubs
- Existing Hedge
- Bark mulch

TREES

REF	SPECIES	GIRTH	Min HEIGHT	QUANTITY
Ag	Alnus Glutinosa (Alder)	65-100cm	2m+	1
Ap	Acer Campestre (Field Maple)	65-100cm	2m+	1
Sp	Salix Pentula (Silver Birch)	65-100cm	2m+	1
Me	Malus Evereste (Flowering Crab)	65-100cm	2m+	3
Mr	Malus Rudolph	65-100cm	2m+	2
Te	Sorbus Aucuparia (Rowan/Mountain Ash Tree)	65-100cm	2m+	1

SHRUBS

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Bt	Berberis Thunbergii Atro Nana	150-300mm	3L	5/m2	50
Fr	Fuchsia Rosadora	300-400mm	3L	4/m2	36
Mws	Mahonia Winter Sun	600-800mm	3L	3/m2	24
Po	Prunus Otto Luyken	300-400mm	3L	5/m2	105
Hgg	Hebe 'GreenGem'	200-300mm	3L	5/m2	75
Lm	Lavendula 'Munstead'	200-300mm	3L	5/m2	40

HEDGES

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Cb	Carpinus Betulus (Hornbeam Hedging)	0.4-0.6 m	3L	4/m/run	185
Mx	Mixed thorn bushes / hedging specimens (3 Native)	0.6-1 m	3L	5/m2	215
Ca	(Prunus spinosa, Prunus padus, Acer Campestre)				

Rev	Notes	Date	By

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT, JAMES ROAD/ BARBERS DROVE, CROWLAND

Drawing:
BOUNDARY AND EXTERNAL WORKS PLAN 3 OF 3

Drawn: AC Date: 24.04.2023

Status: PRELIMINARY Scale: 1:200 @ A1

Drawing Number:
JRC-SH-BEW-AR-1008

Appendix C - Grounds Maintenance Plan (by Accent Housing)

GROUNDS MAINTENANCE SCHEDULE

Your local Estates Services Officer will be jointly responsible for making sure these tasks are carried out as per the schedule.

Got something to say about your estate services? We want to hear.
We routinely survey customers about the standard of the grounds maintenance and communal cleaning services.
Please let us know if you are dissatisfied and we will look into it. For urgent enquiries, please contact **0345 678 0555.**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	SPECIFICATION
Grass cutting			16 times a year (Frequency depends on weather)										• Grass will be cut short or even height. • Grass will be cut from edge-to-edge and as close as possible to paths, beds, fences and railings, etc. • Clippings will be removed and disposed of.
Edging of beds				Once			Once			Once			• All beds will be edged and hoed.
Hard surface clearance	Every visit												• Leaves may be collected using a sweeping brush or a leaf blower. • Gullies and drains must be kept clear of fallen leaves and other debris.
Hard surfaces – removal of moss and weeds	2 times a year												• Manual removal of weeds and moss from hard surfaces (paving, tarmac, gravel and brick). • With agreement from Accent, chemical weed control may be used.
Collect litter, debris and fallen leaves	Every visit												• Litter, stones and fallen leaves must be removed before cutting the grass. • Litter must be collected from all areas, including up to the building entrance. • Litter is to be placed in refuse sacks, sealed and removed from the site. • All fallen leaves, twigs and branches will be bagged and disposed of. Leaves must not be left in piles for later collection.
Weed control (using herbicides)	As and when required												• Herbicides may be used for weed control.
Hoe and remove weeds				Once		Once		Once		Once			• All beds will be raked to remove litter and weeds. • All beds will be hoed and the soil left with a fine tilth. • Herbicides may be used for weed control.
Shrub beds – summer maintenance			8 times a year (Frequency depends on weather)										• All shrubs and beds will be kept free of litter, weeds, roots and large stones. • Dead shrubs will be removed and replaced (not necessarily on the same visit). • Shrubs and beds will be watered in dry weather.
Shrub beds winter maintenance		Once										Once	• All shrubs and beds will be kept free of litter, weeds, roots and large stones. • Dead shrubs will be removed and replaced (not necessarily on the same visit).
Pruning of shrubs and hedges	3 times a year (As and when required)												• Pruning will be carried out to maintain the growth and shape of shrubs and ensure they do not cause an obstruction. • Where shrubs are adjacent to buildings, they must not be higher than the windowsill. • Shrubs and hedges are to be kept at least 25cm away from the building and walls. • All vents, flues, downpipes, windows, entrances and access ways will be kept clear at all times.
Pruning overhead branches	As and when required												• Growth from the trunk of a tree and up to a height of 2m above ground level will be removed. • Ivy and dead branches will be removed. • Tree roots will be maintained so they do not damage buildings or hard surface areas. • Any health and safety risks concerning trees will be reported to Accent. • Any major tree work will be identified and dealt with separately by a specialist.
Strimming					2 times during this period								• Any grass strip between fencing and the site boundary will be strimmed.
Clear bramble/ gorse						2 times during this period							• Pruning will be carried out to maintain the growth and shape of shrubs and ensure they do not cause an obstruction.
Rough verge maintenance				Once			Once			Once			• All rough verges will be cleared.

Appendix D – SuDS method statement

SEAGATE HOMES (UK) LTD

James Road, Crowland

Sustainable Drainage System (SuDS) Method Statement

1. Contact Details:

- TBC – Site Manager
- TBC – Construction Manager

2. SuDS elements to be completed:

- Construction of under-drained infiltration trenches and attenuation basin as part of the surface water drainage system.

3. Construction Drawings:

Document to be read in conjunction with the following drawings:

- 12575-WMS-ZZ-XX-DR-C-39501-S8-P5 – S38 Layout
- 12575-WMS-ZZ-XX-DR-C-39503-S8-P3 – S38 Construction Details
- 12575-WMS-ZZ-XX-DR-C-39507-S8-P2 – S38 Kerbing
- 12575-WMS-ZZ-XX-DR-C-39201-S8-P5 – S104 Layout
- 12575-WMS-ZZ-XX-DR-C-39208-S8-P1 – S104 Infiltration Sewer Construction Detail

4. Proposed Surface Water Management (Pre-Development)

Site levels vary between 1.88m AOD to the northwest boundary of the site down to 1.15m AOD to the south-central area of the site. To the northern boundary of the site is an existing watercourse which is maintained by the North Level Internal Drainage Board and to the eastern boundary a riparian maintained ditch which connects to the IDB watercourse to the north.

The underlying soil strata make-up has been investigated and reported within the site investigation report for this site (Ground Engineering report C15122 October 2020). The ground conditions comprised a surface layer of made ground to between 0.20m and 0.80m depth, underlain by superficial Tidal Flat Deposits comprising sandy, silty clay, overlying very silty to silty Marine Sand at 0.50m to 1.30m depth. Groundwater was recorded between 2.05m and 3.40m depth during the investigation.

5. Proposed Surface Water Management (Construction Phase)

Refer to Construction Management plan showing the proposed site management / operation layout.

The attenuation basin will be formed following the site strip and bulk earth movements.

The sewer network will be constructed in the first instance with the perforated pipes laid under the infiltration trenches.

Surface water is to use the drainage system as it is built with the adoptable sewers constructed under a S104 agreement.

As the adjacent road is constructed sections of bullnose kerbing will be removed following binder course surfacing to allow water to flow into the infiltration trench/sewer.

Gullies are to be maintained and kept clear from debris. Materials are not to be stored near to gullies to avoid run off.

Manhole covers are to be lined with geotextile and covered with a thin layer pipe bedding material to minimise silt deposits into the system.

The proposed outfall for the surface water drainage system is to the existing IDB watercourse to the north of the site.

6. Proposed Protection Measures for SuDS during Construction Phase

The top of the infiltration trench and permanent permeable membrane (geotextile) shall be protected with a sacrificial layer geotextile and pipe bedding material to intercept any silt from the construction phase. Following construction these will be removed and engineering topsoil root zone installed.

The perimeter of the infiltration trenches and the perimeter of the attenuation basin shall be protected from site traffic by signing and guarding avoid vehicles trafficking them.

Manhole covers are to be lined with geotextile and covered with a thin layer pipe bedding material to minimise silt deposits into the system.

No materials are to be stored near SuDS features to avoid run-off into the features.

7. Proposed Surface Water Management (Post-Construction)

Following construction and prior to transition to maintenance periods, the surface water drainage system is to be surveyed and cleaned fully to ensure the removal of any silt or debris.

The protection to infiltration trenches is to be removed and the engineered topsoil root zone is installed.

The missing bullnose kerbing is to be laid on a mortar bed to suit final finished carriageway levels.

Document prepared by:	On behalf of:
Wm Saunders Partnership LLP	Seagate Homes (UK) Ltd

Project no: 12575

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