



PROPOSED RESIDENTIAL DEVELOPMENT, WEST OF MALTING LANE, DONINGTON, LINCS

LANDSCAPING & MANAGEMENT PLAN

For

General Planting, Public Open Space and Hardscaping

Seagate Homes (UK) Ltd & CKH Developments Ltd

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Introduction

1.1 This Landscape Management Plan has been prepared in response to South Holland District Council`s planning approval H04-1029-20 (REM) to satisfy condition 7 relating to for the residential development at Land West of Malting Lane, Donington, Lincs.

1.2 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.

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

Landscaping Specifications

MLD2-SH-PP-AR-1006 - Planting Plan

MLD2-SH-BEW-AR-1004 - Boundary and External Works Plan 1 of 2

MLD2-SH-BEW-AR-1005 - Boundary and External Works Plan 2 of 2

MLD2-SH-MRP-AR-9000 Maintenance and Responsibility Plan

1.4 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

2.1 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

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

3.2 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/or 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 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 Management Responsibilities

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

4.2 CKH Development Ltd's Maintenance Company provide reactive repairs, planned maintenance, grounds maintenance, communal areas cleaning and other services.

4.3 All Areas are identified on the Maintenance Responsibilities Plan.

5.0 Maintenance and Management

Introduction

5.1 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 taking into account the correct timing of seasonal works, such as pruning and hedge cutting, to comply with good horticultural practice.

The maintenance regime will be implemented for the duration of land ownership by CKH Development Ltd. Should the land ownership be passed on in the future, the maintenance responsibilities will be carried over with the Contract and/or a dedicated Management Company will be employed by the new owner/s to continue the maintenance as per the details outlined within this document.

5.2 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.

5.3 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.

General Maintenance Regime

5.4 For Grounds Maintenance Schedule, please see below:

Maintenance Schedule	Action Required	Frequency
<i>Regular Maintenance</i>	Sweeping and vacuuming	Three times/year at end of winter (March), summer (July/August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturer's recommendations.
<i>Occasional Maintenance</i>	Stabilise and mow contributing and adjacent areas.	As required
	Removal of weeds	As required
<i>Remedial Actions</i>	Remediate any landscaping which, through vegetation, maintenance or soil slip, has been raised to within 50mm off the level of paving.	As required
	Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users.	As required
	Reconstruction of surface and upper sub-structure	As required (if infiltration performance is reduced as a result of significant clogging).
<i>Monitoring</i>	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required, take remedial action	3-monthly and 48hrs after a storm that is considered to be a 1:30 year event
	Inspect silt accumulation rates and establish appropriate sweeping frequencies	Annually
	Monitor inspection chambers and catchpits and clean as required	Annually

5.5 General maintenance

5.5.1 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.

5.5.2 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.

5.5.3 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:
 - Cleared snow shall not be piled onto shrub beds or other plantations where the weight of snow might cause damage;
 - Snow clearance shall be carried out in such a way that access to any public or private facility is not obstructed;
 - Care shall be taken to ensure that no damage is caused to grassed areas, trees or shrubs by the application of grit or salt.

5.6 Maintenance of hard landscaped areas

5.6.1 Permeable Paving Maintenance Schedule

- Regular maintenance of carriageways, footways, footpaths and shared services shall be carried out three times a year
- End of Winter (March)
- Summer (July-August)
- After main autumn leaf fall

- Hard surfaces refer, but not exclusively, to paving, tarmac, gravel and brick. All surfaces are to be kept clean and free of any deposits/leaves by either use of a manual sweeping brush or an industrial blower/sucker or by any other suitable means.
- Autumn leaf fall shall be removed at every visit to site during that season, and additional leaf clearances will be ordered, as required.
- Cleaning of gullies, annually after main autumn leaf fall. This task will include the area being swept and free from deposits/ leaves. The Contractor will remove each gully grating and clean the drain set.
- Monitor inspection chambers. Clean as required, annually.
- Street lighting inspection shall be carried out once a year. Any faulty lanterns are normally reported by our Residents which is then assigned to our repairs and maintenance contractor to resolve within 15 days.
- All surfaces shall be kept free of weeds and moss at all times by the use of manual method(s) or, with the prior written approval of CKH Development Ltd, chemical weed control. Where chemicals are proposed, the ground maintenance contractor shall provide written COSHH assessments and an Environmental statement. All moss or fungal growth is also to be removed.
- Where weeds or moss are present a suitable method of removal can be used at the discretion of the grounds maintenance contractor for this operation. This can be either through manual scrubbing using deck scrubbing brushes and hot/cold water and a suitable cleansing solution or use of hot/cold washing/jetting.
- Steel scrapers will be used to remove gum, wax, tar, etc from the surface.
- All litter, debris and detritus from the Grounds including up to the building entrance shall be cleared at least monthly.
- The litter is to be placed into refuse sacks, sealed and removed from site.
- The presence of sharps, needles and other clinical waste are to be reported immediately to the CKH Development Ltd's Customer First team on 01733 385000. The sharps and needles will need to be removed from site using the correct sharps equipment and procedure and disposed of in the correct manner.

- Any residue or staining left by any litter or fouling shall be sprayed with an approved anti-bacterial solution.
- Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users, as required.
- Reconstruction of surface and upper sub-structure, as required, if infiltration performance is required as a result of significant clogging.
- CKH Development Ltd will maintain all access roads to an adoptable standard until any adoption by the local Highway Authority takes place or otherwise for the lifetime of the development.

5.6.2 Private Access Driveways

- The responsibility for maintaining private access driveways, either permeable or non-porous, will be the Homeowners, whose home the driveway shares.
- Shared drives will be maintained by the homeowners that use these to access their homes.
- Individual Homeowners will be made aware of their responsibilities for maintenance via the sale pack for the property and this will be reinforced by details included in the legal packs. CKH Development Ltd will enforce this aspect.

5.6.3 Private Permeable Paving

- Areas of private permeable block paving which will be used by a single owner will be conveyed as part of the plot land sale for the relevant property.
- The maintenance responsibility for permeable paving will be the individual Homeowners who will be made aware of their responsibilities for maintenance via the sale pack for the property and this will be reinforced by details included in the legal packs.