



LANDSCAPE MANAGEMENT PLAN

Fleet Road, Holbeach

Kaplan Properties

LANDSCAPE MANAGEMENT PLAN

INTRODUCTION

This plan was prepared by Keary Design Associated Ltd to help establish and maintain the proposed soft landscape at the new development at Fleet Road, Holbeach

The plan provides a comprehensive management strategy for the public open spaces, for the first five years from planting. The plan should be reviewed periodically to ensure it is responding to changes on site and developing planted scheme.

The plan should be read with reference to KDA drawings 2020-PL1-07.

The scope of the plan covers-

- Public Open Space (POS)
- Boundary treatments to POS.
- Attenuation feature area

OBJECTIVES

The overall objectives for this management plan are:

- To establish the proposed landscape and enable it to achieve its full growth potential and to maintain it to an agreed standard.
- To ensure compliance with conditions of the local planning authority.
- To provide an attractive, safe public open space which provides areas for play, fitness, and informal recreation.



- To provide an area of visually attractive space which compliments the built form and provides aesthetically pleasing environs.
- To encourage best horticultural practice and health and safety procedures.
- To encourage wildlife by providing habitats and food source. Wildlife is to be considered when carrying out maintenance procedures.
- To provide a reference for client and contractor to agree procedures standards.
- Respond promptly, timely and appropriately to defects and issues with landscape quality and wellbeing.

STRUCTURE

The structure of the management plan is as follows-

1. General landscape procedures
2. Appendix 1- Management Area Drawing
3. Appendix 2- Program of maintenance

The procedures outlined in the management report, are to enable the establishment of the landscape and the achievement of the objectives. It is to be carried out by a suitably qualified landscape contractor with appropriate experience, who have the necessary insurance, adheres to the relevant British Standard and has knowledge of national landscape legislation.

The landscape management contract is to be administered by Kaplan Properties or their agents unless adopted by the local authority.

GENERAL LANDSCAPE PROCEDURES



The following are standards and procedures for actions required to maintain the soft landscape indicated in the above general objectives. Workmanship should be of the highest standard and compliant with the appropriate British Standards.

In addition to the general standards and procedure, more specific instructions are detailed later in the guidelines (see appendices) to help achieve specific objectives tailored to the locations listed.

In general, unless specifically identified in the section below, arisings should be removed from site. A water point is to be identified on site, if this is not possible, watering by bowser should be investigated.

Prior to the contract the contractor shall visit the site to familiarise them with existing levels, services and access.

The condition of the vegetation, soils and surfaces is to be agreed prior to the contract. Any damage to surfaces, services and infrastructure is to be made good by the contractor.



GENERAL LANDSCAPE PROCEDURES -

Any damage to surface, buildings, structures, boundary treatment or planting should be made good immediately.

Watering should be via an identified water source and if there is no source available should be via a water bowser.

If water restrictions are imposed, seek advice from the contract's administrator.

Unless otherwise agreed arisings from maintenance procedures should be disposed of, off site.

Litter, Rubbish and arisings not connected with the contract work should be disposed of, off site.

During and after working, the site should be kept in a clean condition. Soil, mulch, and arisings should be removed from hard surfaces.

The site should be left clean and tidy on completion of the maintenance activity.

GRASSED AREAS -Amenity

Maintain grassed areas in a manner appropriate for their intended use. The grassed areas to public open spaces are intended for informal recreation. Grassed area should be maintained to be a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch and wilt. Maintenance should help prevent compaction and waterlogging. Any damage due to abrasion, trampling or scalping should be repaired straight away.

Grassed areas should be maintained free of weeds, excessive thatch and moss. The occurrence of worm cast, mole hills or frost heave should be addressed straight away.

Edges of lawned areas should be well defined, neat, clearly defined straight or continuous curves.

Grassed surfaces should be regularly inspected for litter or leaf fall which should be removed.

GRASS CUTTING GENERALLY

Prior to mowing remove rubbish, debris and litter.

Edges should be well defined and neat.

Mowing should be even and regular.

Mowing around obstacles should be careful and considered.

During periods of extreme weather seek guidance.



Do not use mowing machinery closer than 100mm to tree stems.
Strimmers with nylon filaments should be used to avoid damaging bark.

Any collected fallen leaves should be removed from site.

FIRST CUT OF GRASSED AREAS

Remove debris, litter, stones, and earth larger than 25mm in any dimension. The grass should be left to grow to 75mm before cutting for the first time to 50mm. The arisings should be removed from site.

Subsequently the grass should be maintained between 25 and 50mm with the arisings removed from site.

In cases of compaction the lawn should be spiked to 75mm in order to aerate the soil to improve water penetration.

During October to November and before top dressing scarify the lawn to remove thatch and dead grass. Scarify to 15mm and remove arisings.

Re-form collapsed edges to clean lines as required.

Ensure the grass surface is maintained as a regular continuous surface.

Remove pernicious weed by hand or if over an extended area use selective herbicide.
Avoiding wildflowers.

Repair damaged grassed areas by removal down to 40mm, cultivate, grade and re turf or seed. Water the areas and protect as necessary.

GRASSED AREAS -Meadows Areas

First year management, Post sowing.

As the wild flower and grass species are slow to germinate there will often be a flush of annual weeds from the soil in the first growing season. This annual weed should be controlled by topping or mowing.

Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

Avoid cutting in the spring and early summer to allow annuals to flower (if there are any). In mid-summer cut back and remove the vegetation.

Spot treat any residual perennial weeds such as docks.



Management once established

The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. The Meadow areas are not cut. After flowering in July/August, the meadow is strimmed down to 50-60mm in height and left to dry and shed seed for 1-7 days then remove from site. The 50-60mm regime then resumes, till spring the following year, when the cycle repeats.

NEW PLANTING

To promote establishment, new planting is to be kept clear of weeds by application of an approved herbicide, removal by hand or cultivation. The soil is to receive light surface cultivation whilst retaining the existing level and camber.

The 50mm depth of mulch should be topped up to its former level on completion.

TREES SAKES AND TIES

Trees are to be inspected on every visit.

Tree stakes are to be re-firmed and straightened. The height may be reduced if the stake is damaging the tree. Replace loose, broken or decayed stakes to original specification

The tree ties are to be adjusted to allow for previous and future growth. Replace damaged ties.

When the tree is self-supporting, remove the stake and tie, but removal should be no later than the middle of third growing season.

RE FIRING TREES AND SHRUBS

Re firm Trees and shrubs by treading around the base until firmly bedded. Fork over the top of tree pits adding topsoil to retain the existing level. Firm in. Carry out re firming after frost, high wind or other disturbances.

GUARDS AND SHELTERS

Check that any tree shelter or guard is not constraining growth or chafing. Adjust or replace if required.

Ensure there is no weed growth within the shelter/guard.

Straighten and adjust guards/shelters as required.

Remove and replace defective guards/shelters with the original specification.

NESTING BIRDS AND WILDLIFE

Avoid nesting birds or other wildlife during maintenance of the landscape. Report any accidental disturbance.



PRUNING

Prune in accordance with good horticultural practice and British Standards. Do not damage the stem, bark or leaves by pulling or tearing the plant.

Prune by cutting away and down from above outward facing healthy buds.

Prune and shape each plant appropriately to the species and target dimensions and proportions.

Prune at the appropriate time of year to achieve the desired result.

Remove diseased or dead plant material and dispose of, off site.

NB- See appendices for specific species guidance.

PRUNING EXCESSIVE GROWTH

Remove growth encroaching into grassed area, paths, roads, signs, sightline, lighting and pedestrian areas. If the growth represents a hazard, then it should be carried out immediately. Otherwise it may be carried out during appropriate season/time

PRUNING OF SHRUBS AND ROSES

The pruning of shrubs should be dictated by their flowering period and characteristics of their species. In general winter flowering shrubs will be pruned in Spring whilst shrub flowering in Spring and early summer are pruned just after flowering.

Shrubs flowering between July and October should be pruned in winter.

Roses should be dead headed at the appropriate time then lightly pruned in autumn followed by a heavy prune in spring.

NB- See appendices for specific species guidance.

WEEDING

Weeds are to be removed to achieve clear ground every two weeks.
The adjacent plants should not be affected or contaminated by any herbicide.

HAND WEEDING

If hand weeded the weed must be removed in its entirety including the roots.



The soil surface and mulch should be disturbed as little as possible.

The soil and mulch should be left in good condition, with the mulch restored to its previous depth.

CHEMICAL WEED CONTROL

Herbicide applied during the summer is to be an appropriate systemic herbicide to the manufacturer's recommendations by fully qualified personnel.

SOIL LEVEL AND GRADING

Soil level and grades are to be adjusted to accommodate mulch and geofabric/aggregates. They should finish 50-75mm below adjacent hard (or grassed surfaces)

MAINTENANCE OF LOOSE MULCH

Mulch is to be topped up to maintain at least 50mm depth of –
Bark to the planting beds

MULCH MATTS AND FABRIC

Mulch matts and fabrics are to be inspected on each visit and re pinned/ re firmed.

The aggregates/material are to be adjusted so they cover all of the matt/fabric.

CUTTING AND PRUNING OF TREES

See specific recommendations. Generally they will benefit from some formation pruning and to remove any branches which may become a hazard.

Pruning is to be to British Standard and to the highest horticultural standard, Tools should be of an appropriate size, well maintained, sharp and clean. Chain saws should not be necessary but when cutting, cut back to healthy wood leaving a smooth surface and angled so that it does not collect water. Remove dead branches and any epicormic growth which may appear. Advise the contract administrator of any disease which may be present.

LITTER

Collect and remove rubbish, debris and litter from hard and soft landscape areas and remove from site.



MANAGEMENT ZONES

- Public Open Space (POS) South
- Public Open Space (POS) North
- Attenuation Area



Note-

Trees are positioned in close proximity to vehicles and pedestrians. They should be therefore individually checked to avoid hazards to users of the space.

Shrubs are low growing but should be maintained no higher than 1m and regularly pruned to prevent encroachment onto the paved areas.

REVIEW

The management plan is intended to ensure the design objectives are achieved and the proposed landscape functions as intended. The plan is intended to cover five years from completion of the landscape.

The plan should be reviewed periodically by all parties and amended if required to respond to local conditions and developments.



APPENDICES

1 - LANDSCAPE MANAGEMENT DRAWING

2 - PROGRAMME OF MAINTENANCE





THE STUDIO

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Sept 2020 2020-RP-02

Feb 2021 2020-RP-02-Rev A

17Feb 2021 2020-RP-02-Rev B



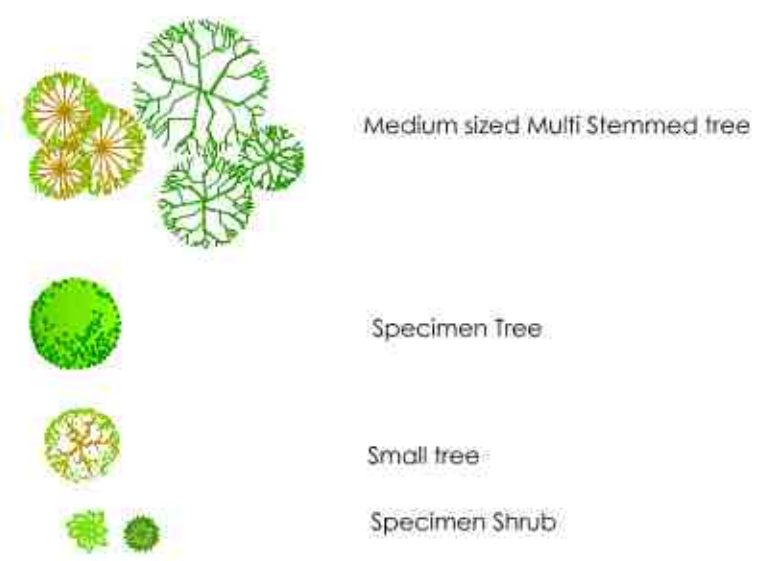
APPENDIX 1

Soft Landscape Management Fleet Road Holbeach



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- KEY**
- Grossland/Amenity Lawn
 - Wildflower meadow sown with meadow mix EM3 by Emorsgate or similar approved
 - Shrub and herbaceous planting
 - Natural herbaceous marginal plants to attenuation area
 - Swales sown with meadow mix EM3 by Emorsgate or similar approved-to be adopted
 - Hedge or linear planting



AREAS OF PUBLIC OPEN SPACE

Soft landscape areas within the red line are subject to the management plan

A 17Feb21 Area of management amended

REV DATE NOTES



Client Kaplan Property Group

Project Residential Development
Fleet Road
Holbeach

Drawing Title Soft Landscape Proposals
Landscape Management

Drawn	Scale	Paper Size
DK	1:500	A1
Date	Drawing No.	Revision
Aug20	2020-PL1-09	- A

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APPENIX 2-MANAGEMENT PROCEDURE-subject to

season

JANUARY

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

Ornamental Grasses

Lift and divide overlarge plants which are encroaching

Cut back ornamental grass specimens

Shrubs

Top up bark mulch as required.

Prune back plants encroaching over kerbs/road/pavements or growing into adjacent species.

Prune to remove dead wood and encourage correct growth shape.

Prune shrubs as indicated in the specific management schedule.

Grasslands-Amenity

Cut grass to desired heights

Repair and replace damaged turf

Control/ Remove weeds

Meadows and Swales

Cut grass to desired heights

Leave the hay to dry and seed for 7-10 days and remove

Keep mown to 75-100mm

As Required

**APPENIX 2-MANAGEMENT
PROCEDURE-subject to
season**

JANUARY **FEBRUARY** **MARCH** **APRIL** **MAY** **JUNE** **JULY** **AUGUST** **SEPTEMBER** **OCTOBER** **NOVEMBER** **DECEMBER**

Hedgerow

Spray ground with herbicide

Trim hedgrow to specific height
and width

SEE MANAGEMENT PLAN DRAWING

Litter

Remove litter from hard and soft
landscape and remove from site