BOSTON ROAD, GOSBERTON
MANAGEMENT PLAN

for

General Planting, Public Open Space, Refuse/ Recycling Collection Points & drainage.

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1.0 Introduction

1.1 This Landscape Management Plan has been prepared in response to South Holland District Council's planning condition relating to planning approval H08-0218-20 for the residential development at Boston Road, Gosberton.

1.2 Condition 8 states that a management plan should be submitted which includes the management responsibilities and maintenance details for all landscape areas, open space areas, refuse/ recycling collection points and drainage.

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

Hard & Soft Landscaping Plans (90)002, (09)002, (96)001, (96)002
Proposed drainage arrangements 20117/20
Maintenance Responsibilities Plan 525.RM.MRP.01

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 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 communal drives are provided, they are adequately maintained for all residents of the development.

- 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 Management Responsibilities

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

4.2 Areas coloured red on the Maintenance Responsibilities Plan will be owned and managed by a Management Company.

4.3 New trees, hedges, shrubs, grass, fences, footpaths and other structures within private curtilages will be maintained by the developer until such time as the property is sold or rented. Following occupation of the property the owner/ occupier will be required to maintain all planting for a minimum period of five years, replacing any dead and dying trees/ plants. Restrictive covenants to ensure that this is carried out will be included within the transfer for every property.

4.4 The areas under the responsibility of the Management Company are:

- *Public Spaces* (Coloured yellow on Maintenance Responsibilities Plan)
- *Communal non-adopted drives* (Coloured yellow on Maintenance Responsibilities Plan)
- *Parking Spaces* (Coloured yellow on Maintenance Responsibilities Plan)

4.7 The Management Company will be required to have appropriate maintenance contracts in place with contractors at all times to ensure that the responsibilities required under this Management Plan can be fulfilled.

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.

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.

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 *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.

5.5 *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.

5.6 *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.

5.7 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 re-seeding 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.

Detailed Maintenance Regime

5.8 *Existing Trees*

- Existing trees are to be regularly checked for structural defects, damage, disease or any other defects.
- Existing trees shall receive surgery as necessary to remove any dead, dying, diseased or otherwise dangerous branches.
- Professional arboriculturalists will be used to provide surgery to existing trees.
- All works are to be carried out in accordance with BS 3998: 1989.

5.9 *Existing Hedges*

- Hedges are to be regularly pruned in order to encourage new growth and to maintain them in a dense, bushy and neat habit.
- Hedges shall generally be pruned once per annum either in the spring or autumn using appropriate shears.
- Mature hedges shall be maintained at their existing height.
- All arisings shall be removed from site.

5.10 *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.

5.11 *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.

5.12 *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.

5.13 *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 mowers 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.

5.14 Footpaths and Other Hard Landscape Areas

- 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.

5.15 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:

  Seats and benches
  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.

5.16 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.

5.17 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.

5.18 Permeable Paving – Road, Drives & Parking Spaces

- Permeable paving should be maintained in accordance with the recommendations outlined within the *Operation and Maintenance Requirements for Pervious Pavements (CIRCIA-C753,2015, p.430)*:

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

5.19 Foul & Surface Water Drainage

- Generally the foul and surface water drainage systems require little maintenance but where maintenance is required the regime is outlined below:

1. Anglian Water pumping Station – Anglian Water to maintain.

2. Pipework – All pipework has been designed using self-cleansing velocities and debris should only affect catch pits. If catch pits are insufficiently maintained, and the debris reaches pipe levels, the pipes should be jetted to clear the debris.

Where remedial maintenance is required the materials used should be a like for like replacement of those being replaced.

6.0 Appendix A – Maintenance Responsibilities Plan