SEAGATE HOMES

PUBLIC OPEN SPACE, LANDSCAPE & MANAGEMENT PLAN

LAND TO THE REAR OF 36 LIME WALK, LONG SUTTON, PE12 9HG

OCTOBER 2025

FIRST ISSUE

Public Open Space, Landscape and Management Plan

Introduction

This document for the Public Open Space, Landscape and Managed areas of the development has been prepared in response to South Holland District Council`s planning approval APP/A2525/W/23/3339842 Appeal B to Application H11-0842-23. Land to the rear of 36 Lime Walk, Long Sutton PE12 9HG to satisfy both Condition 13 and Condition 15.

Condition 13

Prior to the occupation of any dwelling hereby permitted, details of the management and maintenance schedule for the areas of landscaping, incidental open space, refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.

Condition 15

A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted beyond oversite. The management of these areas shall be carried out in accordance with the details so approved.

The information within this management plan is to be read in conjunction with the following drawings;

- 20025-SGH-AR-9000 Maintenance and Conveyance Plan **(Appendix A)**
- LWLS-SH-PD-BLP-1004 (A) - Boundary_Landscaping and External Works Plan 1 of 3 **(Appendix B)**
- LWLS-SH-PD-BLP-1005 (A) - Boundary_Landscaping and External Works Plan 2 of 3 **(Appendix B)**
- LWLS-SH-PD-BLP-1006 (A) - Boundary_Landscaping and External Works Plan 3 of 3 **(Appendix B)**
- LWLS-SH-PD-POS-1007 - Public Open Space Plan **(Appendix C)**

Management Responsibilities

The Maintenance and Conveyance Plan (Appendix A) has been provided to show different management responsibilities across the development.

The areas denoted in blue within the will be offered to Lincolnshire County Council Highways for adoption under a section 38 Agreement.

The areas denoted in pink are shared Private dives which are to be maintained by residents those who share the driveway.

The areas denoted in green are Open space areas to be maintained by a Management Company.

Adoption under Section 38

Areas to be offered to the Local Highway Authority for adoption under Section 38 of the Highways Act 1980:

In the short term, i.e. prior to the signing of the Section 38 Agreement, the Contractor will maintain the roads and culvert prior to the adoption, ensuring a suitable level of maintenance to facilitate future adoption and a safe working site.

Should the Section 38 Agreement not be signed or completed, the Contractor will continue maintenance prior to site completion and handover to a level which would otherwise be deemed suitable for adoption by the Highways Authority.

The site shall be inspected quarterly and any failures within the potential adopted public highway shall be repaired to the requirements of the Housing Estate Road Construction Specification current at the time within 28 days of the inspection or within 7 days if the damage is deemed to represent a hazard to the users of the site.

Any damage reported and shall be inspected within 5 working days and remedial action in accordance with the above shall be undertaken.

Maintenance of Private Driveways

The responsibility for maintaining private driveways, either permeable or non-porous and refuse collection points will be the Homeowners / Tenants, whose home the driveway shares.

Individual Homeowners / Tenants will be made aware of their responsibilities for maintenance via the handover packs for the property and this will be reinforced by details included in the legal packs.

Maintenance Schedule	Action Required	Frequency
Regular Maintenance	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.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas.	As required
	Removal of weeds	As required
Remedial Actions	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).
Monitoring	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

Public Open Space Management

Handover

Prior to handover of Public Open Space, the developer will liaise with the Management company providing full as-built / construction drawings. A CDM file containing any specific maintenance requirements will be supplied to the Management company. A snagging process will be completed to ensure the Public Open Space and wider managed areas have been laid out as per the approved drawings and oversee any rectification work.

Health & Safety

At the point of handover, a competent health and safety consultant will undertake a risk assessment across the Public Open Space as part of the wider estate risk assessments. Any actions which arise as part of the assessment will be discussed with the developer or actioned by the agent on behalf of the management company. As part of the above risk assessments, we expect a recommendation will be made to carry out periodic inspections of the Public Open Space (six monthly as a minimum) to monitor its condition and upkeep.

Estate Manager

To oversee the development an estate manager will be appointed to the scheme who will have overall responsibility for all aspects of the management including financial, legal, management and maintenance. As part of their role they will attend site on a minimum of a six monthly basis to visually inspect the Public Open Space and wider estate to ensure there are no obvious visual signs of damage and identify any reactive maintenance needs.

Landscaping and Habitat Management

The management of landscaping on site will follow the approved 'Habitat Management and Monitoring Plan' by Arbtech (Approved under application H11-0590-25) which provides details of management for Habitats on site. Below are sections taken from this document which highlight landscape and habitat management timelines and responsibilities across the development.

Ongoing assessment of the habitat creation and management measures will be undertaken, whereby the site will be subject to an inspection by a Suitably Qualified Ecologist at years 2, 5, 10, 15, 20, 25 and 30. The inspections should be undertaken during the optimal botanical survey window (May – August) to provide the best assessment of habitat types and conditions. A report will be produced by the SQE after every inspection, detailing the results of the survey and any remediation requirements necessary.

Habitat Management

Amenity Grassland Management Prescriptions		
Management	**When**	**Rationale**
Cut meadow once first year after sowing.	First August after sowing.	The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.
Cut meadow twice annually.	Annually (>1 year after sowing) Late march / early April and late August/ early September.	This ensures the meadow does not grow excessively long and become rank but allows wildflowers to set seed and invertebrates to breed. Cutting twice annually will also prevent encroachment of scrub and bracken.
Arisings will be removed from the Site.	Post cut.	Removing the arisings is essential to prevent the grass decaying into the soil homogenising nutrient availability.
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions.

Wildflower Meadow Management Prescriptions		
Management	**When**	**Rationale**
Cut meadow once first year after sowing	First August after sowing	The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.
Cut meadow twice annuals	Annually (>1 year after sowing) Late march / early April and late August/ early September.	This ensures the meadow does not grow excessively long and become rank but allows wildflowers to set seed and invertebrates to breed. Cutting twice annually will also prevent encroachment of scrub and bracken.
Arisings will be removed from the Site.	Post cut.	Removing the arisings is essential to prevent the grass decaying into the soil homogenising nutrient availability.
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions.
Pond Management Prescriptions		
Management	**When**	**Rationale**
Weed growth should be cut back regularly upon the banks and amongst emergency vegetation.	Twice annually in the early March/ and in Autumn.	Encourages establishment of good perennial ground cover and precent colonisation of non-native species.
When removing vegetation, do not focus on one plant community but evenly remove from all to maintain a suitable habitat and species diversity.	Twice annually in the early March/ and in Autumn.	Ensure not just one habitat within the pond is removed at the same time.
Keep approximately 90% of the water surface free of dense macrophyte coverage.	Check annually in Autumn.	To prevent significant duckweed and other filamentous algae coverage; amphibians use open water for breeding display.
Remove plant detritus and litter.	Check annually in Autumn.	Prevents organic matter and litter building up and preventing exposure to sunlight.
Remove non-native or other unwanted plants and dispose. Where possible rinse the removed plants and replace water in the pond.	Check annually in Autumn.	Prevents organic matter building up. Puts back wildlife in pond living within the removed plants.
Should the pond freeze over, a hole in the ice should be created.	Check annually in Winter.	Allows air breathing wildlife to gain oxygen.
Never artificially stock with with fish.	At all times.	Fish predate amphibiants and their young.
Never connect newly installed pond to any other water bodies or install artificial drainage outlets.	At all times.	To prevent allowing the pond to drain artificially and to reduce potential for fish colonisation.



Green Walls Management Prescriptions		
Management	**When**	**Rationale**
Water regularly when soil is dry – but avoid overwatering to prevent root rot.	At all times.	Encourages deep root growth.
Undertake any pruning requirements outside of the nesting bird season, which is been March and September inclusive.	At all times.	Ensure no active bird nests are impacted by maintenance works.
Do not apply chemical fertilisers.	At all times.	The use of chemical fertilisers will encourage vigorous weeds to grow due to inhospitable growing conditions.
Urban Trees Management Prescriptions		
Management	**When**	**Rationale**
At the end of each growing season any plant failures are to be 100% replaced.	When required; checked annually in Autumn.	To maintain amenity and wildlife value.
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years.	N/A	Protect from damage.
Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed.	When required; checked annually in Autumn.	Maintain protection.
Remove weeds.	When required; checked in March, April, June, August and October.	Reduce competition for resources; nutrients etc. by weeds.
Application of bark mulch at a depth of 50mm.	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources; nutrients etc. by weeds.
Do not apply chemical fertilisers.	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow.
Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.
Pruning and cutting of trees to be undertaken annually as necessary.	Between September – February inclusive (outside of bird nesting season)	To maintain good structure, health and canopy amenity value, avoid encroachment into usable space and prevent health and safety issues such as visibility of vehicles / pedestrians / signage. Ensure no active bird nests are impacted by maintenance works.

New Ornamental Hedgerow Management Prescriptions		
Management	**When**	**Rationale**
Prepare planting area in summer, in preparation for Autumn / Winter planting.	June – August.	To ensure the ground is dry and workable.
Plant hedgerows within proposed areas in Autumn.	September – November.	Helps shrubs take roost and establish prior to the first growing phase the following Spring.
Removal of spent flowers to be removed through 'deadheading'.	Twice annually, late Spring and in the Autumn.	Allows plants to place more energy into re-growth.
At the end of each growing season all plant failures are to be 100% replaced.	When required; checked annually in Autumn.	To maintain amenity and wildlife value.
Application of bark mulch at a depth of 50mm	Immediately after planting and then when required, checked annually in Autumn.	Reduce competition for resources nutrients etc. by weeds.
Do not apply chemical fertilisers.	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow.
Watering will be undertaken before and after planting and as necessary for the continued thriving of all planting.	Annually for the 30-year term when required following prolonged periods of draught.	Ensures plants do not dry out and subsequently fail.
Undertake any pruning requirements outside of the nesting bird season, which Is between March and September inclusive.	At all times.	Ensure no active bird nests are impacted by maintenance works.

Other General Maintenance

Site Furniture, Structures: Inspection of 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:

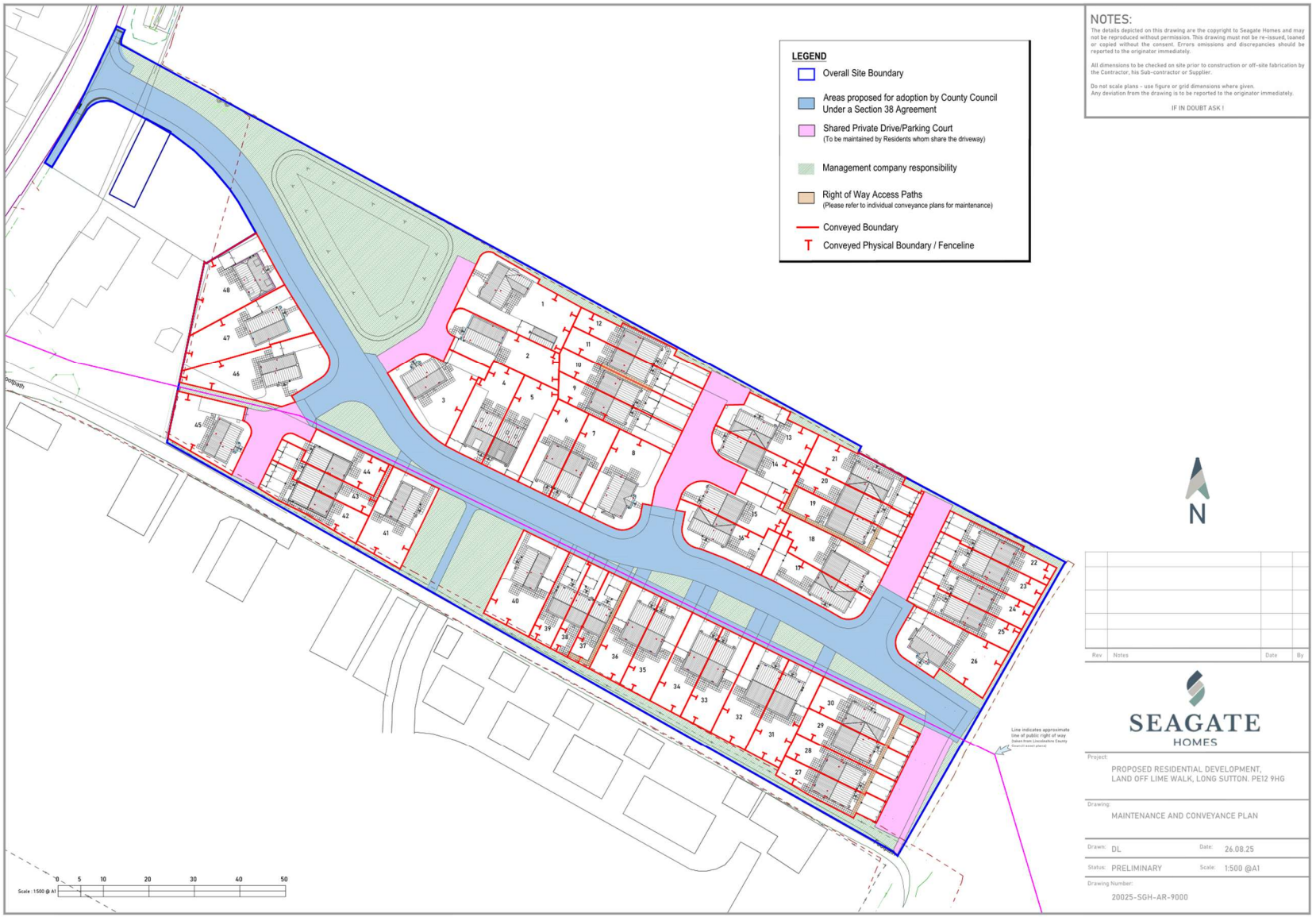
- Fences (including temporary protective fencing)
- Signposts
- Re-apply paints and other protective coatings as necessary to maintain all structures in a sound and attractive condition.

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 to avoid further accumulation and possible health hazard.

APPENDIX

APPENDIX A – MAINTENANCE AND CONVEYANCE PLAN



APPENDIX B – BOUNDARY, LANDSCAPING AND EXTERNAL WORKS PLAN 1 OF 3



APPENDIX B – BOUNDARY, LANDSCAPING AND EXTERNAL WORKS PLAN 2 OF 3



APPENDIX B – BOUNDARY, LANDSCAPING AND EXTERNAL WORKS PLAN 3 OF 3



APPENDIX C – PUBLIC OPEN SPACE PLAN

