LANDSCAPE MANAGEMENT PLAN

Prepared on behalf of

STINDERS HOMES

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1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

1.1. This Landscape Management Plan has been prepared for the residential development at Crossroad Nursery, Quadring, on behalf of Stinders Homes. The site is located in the centre of Quadring. The total application site extends to 2.63 hectares within the nursery known as Crossroad Nursery. The development consists of 59 residential units varying in size from 1, 2, 3, 4 and 5 bedroom houses with associated private gardens. There is associated parking throughout the scheme and a large open space.

1.2. The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long term maintenance required to allow the planting to flourish and reach its design potential.

1.3. All references to planting treatments are based on the planning submission drawings:

- Site Layout
- Landscape Planting Proposal

1.4. All front and rear gardens of individual properties will be conveyed to house purchasers/tenants. These purchasers/tenants will then be responsible for maintaining their own property in a neat and tidy condition.

1.5. Until private areas are conveyed or the Management Companies take over, Stinders Homes will be responsible for maintaining all the above areas and will be responsible for replacement of defective stock in accordance with the planning conditions.

2. MANAGEMENT OBJECTIVES

2.1. The site shall be managed as a high quality residential area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the new built development.

2.2. The proposed planting shall enhance the biodiversity and nature conservation interests.

2.3. Stinders Homes, the Management Company and the Purchasers/Tenants/ Housing Association shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area.

2.4. Best Health & Safety practices shall be used at all times.

2.5. In order to monitor standards and make amendments where required, it is expected that Stinders Homes, and subsequently, the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

3. MAINTENANCE VISITS

3.1. There shall be a minimum of 10 maintenance visits per year prior to handover to householders and Management Company to ensure plant establishment. Visits shall be weekly during March to October, and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.

4. GENERAL

4.1. All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.

4.2. Stinders Homes or the Management Companies shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

4.3. Stinders Homes, the Management Companies and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.

4.4. Stinders Homes and the Management Companies shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good any damage caused.

4.5. All work shall be carried out while soil and weather conditions are suitable.

4.6. Weeds, prunings, leaves, rubbish and other arisings shall be removed from site for composting, where possible the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.

4.7. Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.

4.8. Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.

4.9. Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.

4.10. All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.

4.11. Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.

4.12. Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.

4.13. Edge valleys in beds shall be maintained to reduce mulch spillage and grass edges shall be cut at each maintenance visit.

5. EXISTING RETAINED WOODLAND AND TREES TO BOUNDARY

Specific objectives:

- To maintain and enhance habitats of existing wildlife populations.
- Retain existing woodland and line of trees along boundary, as an established informal screen to the new development and as a landscape feature within the wider landscape character area. (All areas of existing trees and woodland can be seen indicated on the planting proposals.

Maintenance Operations:

5.1. The existing woodland and boundary trees provide a good habitat for many species of wildlife and birds. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people.

5.2. Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken.

5.3. Canopy ivy should be selectivity thinned out to permit light to reach ground level. Areas of thinning should take place in rotation.

5.4. All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.

6. PROPOSED TREES

Specific objectives:

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To enhance appearance and visual interest

Maintenance Operations:

6.1. In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.

6.2. Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between years 5-7 tree stakes shall be removed once trees have established and are root firm.

6.3. Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.

6.4. Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 10 Plant Replacement.

6.5. Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.

6.6. All trees on site, in publically accessible areas should be inspected by an arboriculture consultant every 2 years and findings attuned promptly to ensure the site poses no risks.

7. ORNAMENTAL PLANTING

Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year round appearance and visual interest

Maintenance Operations:

7.1. All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass and replaced immediately if affected by weed killer.

7.2. Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing and create a natural form rather than cube or cloud shapes. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.

7.3. Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

7.4. For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

7.5. Pruning of herbaceous planting:

- In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
- Tidy up the base of the plant, removing dead foliage and debris.
- Remove all material from site.
- Apply a 50mm layer of fine horticultural mulch. This will help moisture retention in the soil, contribute to weed suppression and allow delicate stems to grow.
- Leave dried flower head over winter for relevant species e.g. ornamental grasses.

7.6. Fertilising:

- One application, just before or at the time of spring growth.
- A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

8. GRASSED AREAS

Specific objectives:

- To create a level, attractive and even grass sward with uniform height and colour.
- To enhance appearance and visual interest.

Maintenance Operations:

8.1. Maintain a sward length within in the limits of 30mm-60mm and edges kept neat and tidy. Remove clippings from the site. Clippings shall also be removed from all paths and roads and taken off site.

8.2. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. All arisings shall be removed from site.

8.3. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

8.4. Where necessary compacted areas shall be aerated with appropriate equipment in autumn.

8.5. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

8.6. Depressions to be filled in over time by adding a top dressing and overseeding, using a sandy soil.

9. MEADOW GRASS AREAS

Specific objectives

- To create an attractive grass sward with height and colour
- To provide habitats for reptiles, insects, bees & butterflies

Maintenance Operations

9.1. Refer to planting plans 2641-PP-02 to 04 for guidance on the proposed extent of seed mix.

9.2. Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.

9.3. Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.

9.4. Sward heights to be kept to minimum 15cm with one cut per year in September after the first year. Footpaths through meadow areas to be mown at time of general amenity grass cutting to a height of 30-60mm.

9.5. No fertiliser or nutrients to be added.

9.6. Top dress if required with additional appropriate native origin seed if slow to establish.

9.7. Year One

- First cut to 5cm March/April (Spring Seeding 1st cut in May)
- Cut every 2 months or when sward reaches 15cm
- Final cut September/October
- Allow cut grass to dry and disperse seed before removing arisings
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out

9.8. Future years

- One cut in September to 15cm
- Remove all cuttings
- Allow cut grass to dry and disperse seed before removing arisings
- The requirements in future years is to maintain a species diverse sward of value to wildlife

9.9. The site may require further cuts in the autumn period to remove untidy growth in an extended growing season

10. PLANT REPLACEMENT

10.1. An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. The list shall be submitted to Stinders Homes or the Management Companies, as appropriate immediately after the visit with accompanying financial implications. Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity. Stinders Homes shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.

10.2. All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.

10.3. Any new replacement planting shall be tagged so the local authority, Stinders Homes, the Management Companies or the Purchaser/Tenant is aware that these plants will have a further one year's defect liability period. The contractor shall provide Stinders Homes or the Management Companies with a list of replacements and their location after completion.

10.4. Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.

10.5. Approval of all remedial and replacement work shall be obtained before commencing any remedial work.

11. LITTER COLLECTION

11.1. All hard surfacing shall be swept as necessary, and all rubbish removed from site.

11.2. Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.

11.3. During autumn maintenance visits all fallen leaves shall be collected and removed from site

12. FENCING/WALLS/RAILING

12.1. All fencing, walls and railings shall be checked for damage/wear and when necessary shall be replaced/repaired/ re-stained or painted as appropriate.

12.2. Ensure all retaining walls are maintained in accordance with engineers/manufacturers requirements.

13. HARD SURFACES

13.1. Provide contact number for residents to notify the management company of any hazards.

13.2. Inspect the hard landscape areas on a six monthly basis to identify and repair any damaged areas.

13.3. Seasonal maintenance (leaf and snow clearance, de-icing). To be proactively managed with the contractor checking weather reports.

13.4. Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.

13.5. Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.

13.6. Clean slab and block paving every 5 years with product approved cleaning agent or solution. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving and repair any damaged paving units, pointing, haunching and edgings.

13.7. Visually inspect the porous block-paving on a regular basis. Ensure no displacement of any organic matter has occurred onto the surface of the pavement particularly after heavy precipitation. The paving should be agitated (e.g. brushed, vacuumed, etc.) at least twice a year, ideally in the spring and autumn to ensure no vegetation of any sort is allowed to grow and develop in the joints. Note:

If the infiltration rate of the paving becomes prolonged, allowing ponding to develop, the laying course material may require cleaning. This should happen every 25 to 30 years.

13.8. Visually inspect non-porous block-paving on a regular basis. Intensively clean paving every 5-10 years, brushing in jointing sand after cleaning. Top up joining sand after 2 weeks and brush in where required to fill joints.

13.9. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.

13.10. Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.

13.11. Inspect and maintain lighting columns and replace light fittings when necessary.

APPENDIX A

ANNUAL MAINTENANCE OPERATIONS MATRIX

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations:												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement Planting	✓											
Grass Areas:												
Mowing – amenity areas keep grass at a sward height of 30-60mm			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – wildflower areas								✓		✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (except meadow)			✓						✓			
Form edges to lawn areas (as required)	✓					✓						
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Shrub Areas												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
Proposed Trees												
Check condition and treat (as required)											✓	
Pruning for good habit & safety (as required)											✓	
Check, adjust, repair trees stakes & ties		✓									✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Hard Landscape Areas, Boundary Treatments, Lighting & Furniture:												
Weeds in hard surfaces - spray with herbicide					✓		✓		✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓										✓	
Fencing and gates - check condition & repair		✓									✓	
Check bollards - check condition & repair		✓									✓	
Check lighting - check condition & repair		✓									✓	

Note: This table lists the key routine operations required during both the defects and long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.