PROPOSED RESIDENTIAL DEVELOPMENT, FORMER IVANDA NURSERY, MONKS HOUSE LANE, SPALDING

Landscape Phasing

Seagate Homes Ltd

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Rev A – Wildflower maintenance updated – 23.04.25

Seagate Homes
Pudding Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3TJ
Tel: 01406 365533

Introduction

1.1 This Landscaping Phasing document has been prepared in response to South Holland District Council`s planning approval H16-0136-23 to satisfy Condition 24 relating to the proposed residential development at former Ivanda Nursery, Monks House Lane, Spalding.

Condition 24
Prior to the commencement of the development hereby permitted beyond oversite, a plan illustrating all areas of publicly accessible open space, that is to be managed in line with the Biodiversity Metric 4 calculations submitted as part of the development hereby approved, and in conjunction with conditions 11 and 14 and shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.

1.2 The drawings on which this management plan is based on:
20015-SGH-AR-9000 – P01 - Maintenance Responsibilities Plan
MHL-SH-LEWE-AR-1005 - F Landscaping, External Works and ecological layout
MHL-SH-LEWE-AR-1006 - G Landscaping, External Works and ecological layout
MHL-SH-LEWE-AR-1007 - F Landscaping, External Works and ecological layout

2.0 Phasing of Landscaping

2.1 Attenuation Basin

The surface water attenuation basin is to be installed with the drainage infrastructure as this forms an integral function for the discharge of Surface Water from the development site into the Edward Road Dyke. The banks of the attenuation basin are to be seeded by the end of the next growing season once the banks are formed.

2.2 Grassland / IDB Easement

The IDB Easement, from the bank top of the Edward Road Dyke for a distance of 6m, will be temporarily fenced off with Heras fencing during our Construction period and prior to the installation of the knee rail fencing. During the period of the temporary fencing being in place, the area is to be over seeded to maximise grass coverage.

2.3 Incidental Public areas and Private landscaping

The areas of the development site that fall into the Incidental Public areas and the Private landscaping will be installed to coincide with the completion of the relevant properties. This is to ensure that all areas are fully complete and the environment is suitable for occupation.

3.0 Habitat Management

3.1 Maintenance years 1 to 4.

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.

3.2 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.

3.3 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 provide good screening as well as good wildlife habitats. Management Plan 10 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.

3.4 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 reseeding and re-turfing carried out as necessary, allowing for temporary protective fencing to ensure establishment.

3.5 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.

3.6 New Hedges

- New hedge planting shall be pruned regularly 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.

3.7 New Shrubs

- 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.

3.8 Wildflower Grassland

- In the first year after sowing, regular cutting will be undertaken, cutting when the sward reaches an average height of 15cm, reducing sward height to approximately 5cm, with cuttings removed.
- Long-term maintenance will involve an annual cut in late summer.
- Additional cuts throughout the year will be up to the discretion of the developers/ appointed management company's discretion, however no cutting shall take place between April 1st and July 15th to allow flowering and seeds to set except to maintain footpaths.
- Uncut margins of 2m to 5m around hedgerows, woodland and areas of scrub are acceptable.

3.9 Amenity Grassland

- Amenity grassland will be cut to a height of between 25-30mm and arisings spread on site if possible.
- Generally, the amenity grassland will be mown weekly during the growing season.
- The height of growth must not exceed 75mm at any time. Trim all edges/ obstructions prior to general cut and sweep adjacent hard surfaces.
- Bare areas, and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding/ turfing as required.

3.10 Swirls and Scallops Grassland

- ‘Swirls/ scallops’ of grass being allowed to reach a height to set seed, before being mowed where appropriate at the end of the season.
- The grass being kept short near the footpaths to reduce any fire hazard.