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

LANDSCAPE and MANAGEMENT PLAN

For

Development Roads, Parking Courts and Footpaths/Cycle paths

Seagate Homes Ltd

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Rev A – Wildflower maintenance updated – 23.04.25

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Introduction

1.1 This Management Plan has been prepared in response to South Holland District Council`s planning approval H16-0136-23 to satisfy Condition 25 relating to the residential development at former Ivanda Nursery, Monks House Lane, Spalding.

Condition 25
Before the commencement of development, with the exception of demolition, hereby permitted, details of the management and maintenance schedule for the areas of landscaping, in line with the Biodiversity Metric 4 calculations submitted as part of the development hereby approved, and in conjunction with conditions 11 and 14, including 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. The retained landscaping strip as shown on plan MHL-SH-PD-SL-1002 G shall be maintained in for a period of 30 years post development as part of a Landscape and Ecological Management Plan in line with the Biodiversity Metric 4 calculations.

1.2 A management plan includes long term design objectives, management responsibilities and maintenance details for all development roads, parking courts and footpaths/cycle paths.

1.3 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

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 About Accent Housing

2.1 Accent are a housing association which has provided homes and services for a diverse range of customers since 1966.
Their 20,000+ homes, which are spread over the North, East and South of the country are home to over 35,000 people. They put their customers first and exist to improve lives, providing people with high quality homes, affordably.

Further details about Accent Housing can be found on the following website:
http://www.accentgroup.org.

3.0 Management Responsibilities

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

3.2 Accent manages a number of contractors who provide reactive repairs, void property services, planned maintenance, grounds maintenance, communal window and areas cleaning. They have set specifications for the contractors to achieve and a strong culture of contract management.

Their reactive repairs and maintenance contractor in the East is Mears Group plc. Mears are the leading provider of social housing repairs and maintenance in the UK and are responsible for keeping 750,000 homes in good repair. They provide rapid response and planned maintenance services to over 70 local authorities, registered social landlords, arm's length management organisations and housing associations.

The ground estate service contractor is Malc Firth Landscaped Ltd.
Malc Firth Landscapes is a family landscape firm, trading for the past 25 years specialising in grounds and sports field maintenance. The majority of their work consists of grounds & sports field maintenance for local authorities, housing associations and sports clubs.

3.3 All Areas are identified on the Maintenance Responsibilities Plan.

4.0 Habitat Management

4.1 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.

4.2 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.

4.3 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.

4.4 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.

4.5 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.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

5.0 Adoption under Section 38

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

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

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

c. 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.

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

6.0 Inspection Regime for Private Highways

6.1 A regular inspection regime shall be implemented in accordance with table in Section 3.3.

6.2 In general terms the objectives of the management plan are as follows:

- To ensure that where refuse/ recycling laydown areas are provided that they are adequately maintained.

- To maintain private highways, footpaths, cycle paths, 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.

- To ensure unobstructed flow of surface and foul water through designated areas.

6.3 Until such time as either a dedication agreement has been entered into with the Highway Authority or a private management company has been established to maintain the highway, Seagate Homes (UK) Ltd will maintain the highway within the site.

Any individual can contact Seagate Homes (UK) Ltd Customer Care Team during this period to report any defects / deterioration.

In such cases Seagate Homes (UK) Ltd will aim to begin necessary repair works in accordance with Parts 4.1c and 4.1d to maintain a suitable surface prior to handover.

6.4 Maintenance Schedule:

Action Required	Required Frequency
Sweeping of carriageways, footways, footpaths and shared surfaces	Three times a year: - End of Winter (March) - Summer (July/August) - After main autumn leaf fall
Cleaning of gullies	Annually after main autumn leaf fall
Street lighting inspections	Annually, with any repairs/replacement of faulty lanterns to be completed within 15 days of report by Residents.
Inspection chambers and catchpits – monitoring and cleaning as required	Annually
Soakaway chambers – monitoring and cleaning as required	Annually
Herbicide application (with prior written approval of Accent Housing)	As and when required
Collect litter, debris and fallen leaves	Every visit
Hoe and remove weeds	Four times a year: - April, June, August & October

- Hard surfaces refers but not exclusively, to paving, tarmac, gravel and brick. All surfaces are to be kept clean and free of any deposits/leaves by either use of a manual sweeping brush or an industrial blower/sucker or by any other suitable means.

- Autumn leaf fall shall be removed at every visit to site during that season, and additional leaf clearances will be ordered, as required.

- Cleaning of gullies, annually after main autumn leaf fall. This task will include the area being swept and free from deposits/ leaves. The Contractor will remove each gully grating and clean the drain set.

- All surfaces shall be kept free of weeds and moss at all times by the use of manual method(s) or, with the prior written approval of Accent Housing, chemical weed control. Where chemicals are proposed, the ground maintenance contractor shall provide written COSHH assessments and an Environmental statement. All moss or fungal growth is also to be removed.

- Where weeds or moss are present a suitable method of removal can be used at the discretion of the ground's maintenance contractor for this operation. This can be either through manual scrubbing using deck scrubbing brushes and hot/cold water and a suitable cleansing solution or use of hot/cold washing/jetting.

- Steel scrapers will be used to remove gum, wax, tar, etc from the surface.

- All litter, debris and detritus from the development shall be cleared at least monthly.
- The litter is to be placed into refuse sacks, sealed and removed from site.
- The presence of sharps, needles and other clinical waste are to be reported immediately to the Accent Contact Centre on 0345 678 0555. The sharps and needles will need to be removed from site using the correct sharps equipment and procedure and disposed of in the correct manner.
- Any residue or staining left by any litter or fouling shall be sprayed with an approved anti-bacterial solution.
- 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 required as a result of significant clogging.
- Accent Housing will maintain all access roads to an adoptable standard until any adoption by the Highway Authority takes place or otherwise for the lifetime of the development.

7.0 Maintenance of Private Driveways

7.1 The responsibility for maintaining private driveways, either permeable or non-porous, 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. It will be stated that it is a legal requirement for the necessary maintenance for highways (and other features) to be undertaken.

Accent Housing will enforce this aspect during the lifetime of the development and visually inspect the driveways during their site visit for regular maintenance of other areas.

Shared private drives will be maintained Accent Housing's Groundworks Contractor.

7.2 Maintenance Schedule:

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

8.0 Other General Maintenance

8.1 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:
- Fences (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.

8.2 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.

8.3 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:
  - Cleared snow shall not be piled onto shrub beds or other plantations where the weight of snow might cause damage.
  - Snow clearance shall be carried out in such a way that access to any public or private facility is not obstructed.
  - Care shall be taken to ensure that no damage is caused to grassed areas, trees or shrubs by the application of grit or salt.

8.4 Ecology measures & Maintenance

- Please refer to the Ecology measure and report by MKA Consultants
- Timetable in appendix 10.0

9.0 Appendix A – Maintenance Responsibilities Plan

10.0 Appendix B – Grounds Maintenance Plan

GROUNDS MAINTENANCE SCHEDULE

Your local Estates Services Officer will be jointly responsible for making sure these tasks are carried out as per the schedule.

Got something to say about your estate services? We want to hear.
We routinely survey customers about the standard of the grounds maintenance and communal cleaning services.
Please let us know if you are dissatisfied and we will look into it. For urgent enquiries, please contact **0345 678 0555.**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	SPECIFICATION
Grass cutting			16 times a year (Frequency depends on weather)										• Grass will be cut short or even height. • Grass will be cut from edge-to-edge and as close as possible to paths, beds, fences and railings, etc. • Clippings will be removed and disposed of.
Edging of beds				Once			Once			Once			• All beds will be edged and hoed.
Hard surface clearance	Every visit												• Leaves may be collected using a sweeping brush or a leaf blower. • Gullies and drains must be kept clear of fallen leaves and other debris.
Hard surfaces – removal of moss and weeds	2 times a year												• Manual removal of weeds and moss from hard surfaces (paving, tarmac, gravel and brick). • With agreement from Accent, chemical weed control may be used.
Collect litter, debris and fallen leaves	Every visit												• Litter, stones and fallen leaves must be removed before cutting the grass. • Litter must be collected from all areas, including up to the building entrance. • Litter is to be placed in refuse sacks, sealed and removed from the site. • All fallen leaves, twigs and branches will be bagged and disposed of. Leaves must not be left in piles for later collection.
Weed control (using herbicides)	As and when required												• Herbicides may be used for weed control.
Hoe and remove weeds				Once		Once		Once		Once			• All beds will be raked to remove litter and weeds. • All beds will be hoed and the soil left with a fine tilth. • Herbicides may be used for weed control.
Shrub beds – summer maintenance			8 times a year (Frequency depends on weather)										• All shrubs and beds will be kept free of litter, weeds, roots and large stones. • Dead shrubs will be removed and replaced (not necessarily on the same visit). • Shrubs and beds will be watered in dry weather.
Shrub beds winter maintenance		Once										Once	• All shrubs and beds will be kept free of litter, weeds, roots and large stones. • Dead shrubs will be removed and replaced (not necessarily on the same visit).
Pruning of shrubs and hedges	2 times a year (As and when required)												• Pruning will be carried out to maintain the growth and shape of shrubs and ensure they do not cause an obstruction. • Where shrubs are adjacent to buildings, they must not be higher than the windowsill. • Shrubs and hedges are to be kept at least 25cm away from the building and walls. • All vents, flues, downpipes, windows, entrances and access ways will be kept clear at all times.
Pruning overhead branches	As and when required												• Growth from the trunk of a tree and up to a height of 2m above ground level will be removed. • Ivy and dead branches will be removed. • Tree roots will be maintained so they do not damage buildings or hard surface areas. • Any health and safety risks concerning trees will be reported to Accent. • Any major tree work will be identified and dealt with separately by a specialist.
Strimming					2 times during this period								• Any grass strip between fencing and the site boundary will be strimmed.
Clear bramble/ gorse						2 times during this period							• Pruning will be carried out to maintain the growth and shape of shrubs and ensure they do not cause an obstruction.
Rough verge maintenance				Once			Once			Once			• All rough verges will be cleared.

11.0 Appendix C – Ecology Post Development Management Timings

Table 14: Post development management timings

Activity	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grassland and wildflower meadows	Spring/autumn												
Bee lawns	Monthly/bi-monthly												
General vegetation, trees and hedgerows	As needed												
Pond management (removal of dead aquatic vegetation)	As needed												
Maintenance of bird boxes	Annual												
Check of bat box entrances	Annual												
Maintenance of hedgehog hibernation boxes	Annual as needed												

Key

Appropriate timing of works	

12.0 Appendix D – Planting Proposals Plan