BANBURY CLOSE, SPALDING
MANAGEMENT PLAN

for

General Planting, Refuse & Recycling Collection, Parking Courts & Roads

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April 2019

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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 H16-1163-15 for the residential development at Banbury Close, Spalding.

1.2 Condition 9 states that a management plan should be submitted which includes long term design objectives, management responsibilities and maintenance details for all landscape areas and refuse/ recycling including collection points.

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

Hard & Soft Landscaping Details 434.LD.01
Boundary Treatment Plans 434.BT.01
Maintenance Responsibilities Plan 434.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 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 Areas coloured yellow on the Maintenance Responsibilities Plan will be owned and managed by a newly established Management Company. Details of the Management Company structure and responsibilities are covered later in this section.

4.2 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. Following occupation of the property the owner 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.

Areas outlined in red on the Maintenance Responsibilities Plan are to be transferred to property purchasers.

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

- *Private Road* (Coloured yellow on Maintenance Responsibilities Plan)
- *Communal private drives* (Coloured yellow on Maintenance Responsibilities Plan)
- *Internal Drainage Board Easement* (Coloured yellow on Maintenance Responsibilities Plan)
- *Communal landscaped areas* (Coloured yellow on Maintenance Responsibilities Plan)

4.4 The Management Company will be set up and incorporated by the solicitors acting on behalf of the developer. Each owner or owners of each residential unit will have one share per unit. It is not optional, he/she/they are legally obliged to take the share and if/when there is a sale, the seller(s) must pass on the share to the buyer(s).

Initially the developer will have one of their Directors as the first Director of the Management Company. Once construction on the site is complete the Management Company will be transferred to the residents. Ideally we like to see the residents choosing Directors from amongst themselves and becoming self-governing, which as shareholders, they can always do. In the event that Directors do not come forward the developer will nominate at random a minimum of three Directors. This approach will be clearly identified to buyers when they purchase the property and will only be used as a last resort.

There will be a brief agreement produced between the developer and the Management Company covering various issues that buyers and their solicitors like to see, those will include:

a) Identifying exactly which areas of land will be transferred to the Management Company and when;

b) Confirmation that the developer will pay its share of the Management Company's expenses in respect of each unit from the date a Completion Certificate is issued to the date that the first buyer of each unit takes a share;

c) Confirmation in the form of warranties that the developer will seed/turf the land allotted to open areas, plant trees and so on, depending of course on what the approved plans show and what any conditions on the Planning Permission require.

4.5 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.

4.6 The Management Company will be required to employ a private refuse collection company to collect both refuse and recycling on a fortnightly basis.

Each home will be provided with two 240 litre wheelie bins, one for recycling and one for general waste. The occupiers of the homes will be required to bring the wheelie bins out to the kerbside by no later than 6am on the day of collection and return the bins in the evening to their private gardens for storage.

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.

Plant losses and the poor establishment of grass areas due to drought will be avoided by having a contingency watering programme in force which ensures, in particular, that losses of plant material and turf within the development is avoided.

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 localised 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.
- Inspect roadways/ drives quarterly to ensure they are clean and free from leaves/ debris. At tomes of sweeping, inspections to take place to assess any damage to road, kerbs, lighting etc., and any maintenance carried out to ensure user safety is maintained. It may be necessary from time to time to replenish the grit between the blocks on the permeable pavements. This should be done as required using Type 2/6.3 grit to BS EN 13242:2002 or similar approved material.

5.15 Site Furniture and 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.

6.0 Appendix A – Maintenance Responsibilities Plan