

**KINGS ROAD
SPALDING**

RELIANT BUILDING CONTRACTORS LTD

LANDSCAPE MANAGEMENT PLAN



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April 2016

Ref: NC/4687/ManagementPlan

LANDSCAPE MANAGEMENT PLAN

1.0 INTRODUCTION

- 1.1 This Management Plan relates to the landscape areas, open space and play area within the proposed development at Kings Road, Spalding to be carried out by Reliant Building Contractors Ltd. It sets out the management intentions and the necessary operations required to undertake the landscape management.
- 1.2 The Management Plan has been prepared to inform South Holland District Council of the intentions for the site once the landscape works are implemented. It is also intended to enable the management company to satisfactorily look after the site in the future.

2.0 LANDSCAPE ELEMENTS

- 2.1 The following landscape elements will be present on the site:

- Close mown grass
- Native shrub planting
- Ornamental shrub planting
- Hedge planting
- Tree planting
- Existing trees
- Play area

3.0 DRAWING

- 3.1 The works shall be carried out to landscape areas, open space and play area in accordance with drawing 4687.01.

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour.
- 4.2 All close mown grass areas, will be maintained to give a neat and tidy appearance.
- 4.3 The native and ornamental beds will be maintained by regular pruning/deadwooding and weeding to give a neat and tidy appearance and to ensure establishment.
- 4.4 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.5 Individual trees, once established, will have their stakes and ties checked.
- 4.6 Existing trees will have minimal intervention with the intention that they mature naturally.
- 4.7 The play area will be maintained to ensure that it remains in safe working condition, clean, hygienic and secure. Fences and maintenance gates will be kept in a safe and tidy condition.
- 4.8 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

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MANAGEMENT OPERATIONS**5.0 CLOSE MOWN GRASS**

- 5.1 Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on weather conditions, but a fortnightly cut will be aimed for.
- 5.2 The initial cut of the turfed areas shall be carried out when first growth is apparent, blades set 20mm above ground. Subsequent cuts should be to a height of approximately 40mm with the cuttings dispersed. If the fortnightly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance.
- 5.3 The first cut of newly seeded areas shall be carried out when the grass is 100mm high, cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and removed from site. Thereafter cuts should be to a height of approximately 40mm as described above.
- 5.4 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage.

6.0 NATIVE SHRUB & ORNAMENTAL PLANTING

- 6.1 During the first planting season following the completion of planting, all dead, dying or damaged plants shall be replaced by the same variety and size as that originally planted. This shall continue for a period of five years.
- 6.2 All shrub beds to be kept in a neat and tidy condition by removing, by hand, entire weeds, including roots, by forking, digging or hoeing, taking great care to cause minimum disturbance to mulched surfaces. Only if weed growth is dense shall herbicide be used (refer to Herbicide section). The area shall be left in a neat raked and clean condition upon completion.
- 6.3 All shrubs shall be firmed in by treading after frost lift or wind rock.
- 6.4 Pruning is to be carried out by means of secateurs only and to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed by the landscape architect. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage flower and fruit and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights, cutting back to outward growing pointing bud. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub. Allowance is to be made for thinning and shaping according to species, variety, season, stage of growth and required visual effect.
- 6.5 Mulch to be regularly topped up to maintain a complete cover over the whole of the bed to a depth of 75mm.

7.0 HEDGES

- 7.1 During the first planting season following the completion of planting, all dead, dying or damaged plants shall be replaced by the same variety and size as that originally planted. This shall continue for a period of five years.
- 7.2 The whole of the length of new hedges shall be kept weed free. This will be achieved by forking, digging or hoeing, or hand weeding twice a year and only if weed growth is dense shall weeds be treated with a glyphosate based herbicide (refer to Herbicide section).

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7.3 All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high space by means of pruning. Pruning is to be carried out to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights, cutting back to outward growing pointing bud. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.

7.4 Mulch to be regularly topped up to maintain a complete cover over the whole of the bed to a depth of 75mm.

8.0 NEW TREES

8.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted. This shall continue for a period of five years.

8.2 Individual trees, whether specimens or within groups, will be inspected twice annually.

8.3 The individual trees in grass should be surrounded by a vegetation-free circle of 0.30m radius to improve the rate of establishment by removing competition at the root-zone. This may be achieved by the use of herbicides, hand-weeding, mulch, mulch-mats or a combination of these methods.

8.4 All stakes and ties should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed.

8.5 If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Arboricultural inspection and work should not be required until beyond the period of this management plan.

9.0 EXISTING TREES

9.1 Before any tree works are carried out the contractor must confirm with the local planning authority as to whether any trees are protected by a Tree Preservation Order.

9.2 These works may include the removal of deadwood, or damaged and diseased branches. Other works, in accordance with good arboricultural practice, such as the removal of crossing branches may be carried out. All tree works shall be carried out in accordance with BS3998 2010 *Recommendations for Tree Works*.

9.3 It is recommended that all mature tree stock is surveyed on an annual basis, to ensure that trees remain in a safe condition. This is particularly the case with trees in publicly accessible areas or where trees are close to building.

10.0 PLAY AREAS

10.1 The play areas should be inspected and the area swept on a daily basis, including emptying the litter bins. Any defects should be reported immediately, so that the repairs can be arranged/undertaken. Prior to the repairs being carried out, public access to the area/piece of equipment should be prohibited by the provision of signage and/or fencing.

10.2 Detailed inspection of all items of equipment should be carried out on a monthly basis. Any defects should be reported immediately to the developer so that the repairs can be arranged. Prior to the repairs being carried out, public access to the area/piece of equipment should be prohibited by the provision of signage and/or fencing.

10.3 The management company should arrange for a full ROSPA inspection to be carried out annually. Any recommendations made should be addressed.

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11.0 LITTER PICKING AND DEBRIS REMOVAL

- 11.1 The whole site must be inspected regularly and at the very least monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible.
- 11.2 Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.

12.0 USE OF HERBICIDES

- 12.1 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.
- 12.2 The Contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, amended 1997, drawn up under the Food and Environment Protection Act 1985.
- 12.3 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides.
- 12.4 Any plants or grass areas damaged during spraying operations shall be made good as directed by the contract administrator to his entire satisfaction.

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10.0 MAINTENANCE SCHEDULE

ITEM	FREQUENCY	COMMENTS	COST	
			QUANTITIES	£/100m ² per visit
Grass	Fortnightly	Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on the weather conditions The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'trimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or trimming operations will be removed from site.	m ²	
Existing Trees	1 per year	It is recommended that all mature tree stock is re-surveyed on an annual basis, to ensure that trees remain in a safe condition. This is particularly the case with trees in publicly accessible areas or where trees are close to buildings.	all POS	
New trees	2 per year	Individual trees will be inspected twice annually, until the trees are established and then the stakes and ties can be removed. If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Replacement of dead and diseased plants will be carried out in the first season after planting. Replacement planting is required for a period of 5 years.	no.	
Hedges	1 per year	All hedges are to be maintained in a neat and tidy condition. Pruning is to be carried out to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights, cutting back to outward growing pointing bud. All hedges shall be reviewed on a 10 year cycle and their suitability for laying assessed. Replacement of dead and diseased plants will be carried out in the first season after planting. Replacement planting is required for a period of 5 years. The plants should be checked for frost-heave and wind-rock, and firmed in as necessary.	lin m	

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ITEM	FREQUENCY	COMMENTS	COST	
			QUANTITIES	£/100m ² per visit
Native shrub & ornamental shrub planting	1 per year	Replacement of dead and diseased plants will be carried out in the first season after planting. Replacement planting is required for a period of 5 years. Apart from the replacements and weed control, during establishment (the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock, and firmed in as necessary.	m ²	
Weed control	2 per year	All planting should be monitored for any signs of pests or disease, and appropriate control measures taken. All planting shall be maintained in a weed free condition by hand weeding twice a year. If weed growth is dense, treat with recommended herbicides.	Whole site	
Play areas	Daily	The play equipment should be inspected daily. The surfaces under the play equipment should be swept and the litter bins emptied.	362 visits	
Play areas	Monthly	A detailed inspection of all the equipment should be carried out monthly. Any defects should be reported and arrangements made for the equipment to be repaired. Access to the damaged/defective equipment should be prohibited until the repairs have been carried out.	12 visits	
Play areas	Annually	A full ROSPA inspection should be carried out on an annual basis and arrangements should be made to act on any recommendations. If equipment is found to be damaged/defective then access should be prohibited until the repairs have been carried out.	1 visit	
Litter picking	1 per month	The whole site must be inspected regularly and at the very least monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible. Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.	Whole site	