SHDC
Planning & Development
- 2 MAR 2011
Ref: 0623-10

AMENDED PLAN
Ref. A4

Allison Homes Eastern Limited

rdc
Robert Doughty
Consultancy

Landscape Management and Maintenance Schedule for 2.08 ha Public Open Space South Western Quadrant, Wygate Park

520 206 LMMS 2.08ha

March 2011

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1. INTRODUCTION

1.1. The 2.08 ha area of open space proposed will be provided in a phased manner. The first phase of 1.0 ha will be separated from the remaining phase(s) by suitable fencing, which will be provided to ensure the development boundaries are secure. Vehicular access to the undeveloped second phase of the open space will also be prohibited.

1.2. The objective of the landscape design of the space is the provision of a recreation area for residents to both use and look out onto. The incorporation of graded areas within the space and the associated planting provides play opportunities for children in terms of providing slopes for play and den building, as well as visually breaking up the space.

1.3. This open space will provide relief from the built environment, and the trees will provide shade and screening, as well as providing all year round interest and a link with nature and the changing seasons, which is desirable in an essentially 'hard', built up environment.

2. LANDSCAPE MANAGEMENT AND MAINTENANCE OBJECTIVES

2.1. The establishment and future success of the external landscape space is largely dependent on the standard and frequency of the management and maintenance it receive.

2.2. The aims and objectives of the landscape management and maintenance are:

a) To ensure the successful establishment and continued growth through to maturity of the proposed trees and shrubs planted.

b) To secure the long term future of the spaces for all of the residents, with particular emphasis being placed upon maintaining the 'usability' and visual amenity of the spaces.

c) To achieve rapid establishment of the plant material with resultant total ground cover where required, thereby suppressing weed growth and reducing maintenance requirements, and aiding the stabilisation of any graded slopes.

d) To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.

e) To manage the landscape in a manner convivial with the safety o site users, such the removal of dead, dying or diseased tre branches.

3. MANAGEMENT AND MAINTENANCE RESPONSIBILITIES

3.1. All soft landscape areas will be maintained by the Landscap Contractor responsible for implementing the scheme for a two yea Establishment Maintenance period. During this period, all defects shal be dealt with by the Landscape Contractor. At the end of this initia two year period, long term maintenance of these areas will be handec over to the District Council or its other nominee to maintain.

3.2. Likewise, all hard landscape areas, (including any furniture and pla equipment) will be maintained by the implementing Contractor for ar initial 2 year period, with long term maintenance being handed over t the District Council.

1. MAINTENANCE OPERATIONS TO INDIVIDUAL LANDSCAPE ELEMENTS

4.1. Grassed Areas

4.1.1. Grass shall be cut by means of a pedestrian guided moto cylinder mower, ride-on triple cylinder mower or tracto mounted gang cylinder mowers as appropriate. Frequency o cutting shall be so regulated that the grass does not exceec 80mm in height at any time. Machines shall be adjusted t 40mm height of cut. Tractor mounted flail or rotary mower shall not be used. Arisings shall be removed from site.

4.1.2. Grass on banks shall be maintained to the same standard o finish as that on immediately adjacent level areas. Where th machines specified for maintaining the level areas cannot b used for banks, the Contractor shall provide suitabl alternative machines to give the same standard of finish Arisings shall be removed from site.

4.1.3. All footpaths and hard areas will be swept to remove an grass cuttings after each grass cut. Mowing shall be carriec out to the full area of grass at the site, up to the paving fencing and other boundaries.

4.2. Shrub Areas

4.2.1. All shrubs shall be pruned in accordance with correct horticultural practice for the type of shrub and at the appropriate time of year, always subject to the prior approva of the client. In all cases, dead, diseased and damagec material shall be cut back to below the level of the affectec growth. Overgrowth at paths, roads, exits and entrances shall be removed. This item will apply to all shrubs, climbers and other plants growing within established planted areas. Shrub beds shall be maintained in predominantly weed free condition.

4.2.2. Replacement of shrubs, which have died or become diseased shall take place during the planting season following their demise, and shall be replaced by plants of the same size species.

4.3. Trees

4.3.1. New trees shall be inspected annually for signs of physica damage or disease. All dead, diseased or damaged wood tc be pruned out to below the level of affected growth. Pruning operations will be carried out to leave each tree safe, well-balanced and in natural shape to allow free access alonc roads and designated pathways, and without interference tc buildings, utilities and any other structures. All arisings to be removed from site. Any pruning and other tree work shall be in accordance with BS 3998: 1989 'Recommendations for Tree Work'.

4.3.2. All ties and stakes to be checked annually, ties to be adjustec so that the tree stem remains unaffected, and stakes firmec or removed as required. Stakes shall only be removed wher the tree is capable of being self supporting.

4.3.3. A circular area 600mm diameter around thee base of each new tree to be kept free of weeds, grass and debris.

4.3.4. Replacement of trees, which have died or become diseasec shall take place during the planting season following their

demise, and shall be replaced by trees of the same size species.

4.4. Temporary Phasing Fencing

4.4.1. The fencing shall be checked on a monthly basis for damage. Any damage shall be repaired as and when necessary.

4.5. Litter

4.5.1. All planted and grassed areas will be litter picked on a monthly basis. Leaves shall be collected and removed from all grass areas and shrub beds, and shall be disposed of. This operation shall be carried out periodically and as necessary during leaf fall in order to provide substantially leaf-free areas; similarly all roads, footpaths and other hard surfaces shall be maintained free of leaves particularly where eddying around buildings causes accumulation of leaves and in the vicinity of all gully gratings, channels and drain covers. At the end of leaf fall, all areas shall be cleared of leaves entirely.

5. MAINTENANCE SCHEDULES

SOFT LANDSCAPE MAINTENANCE YEAR 1

DESCRIPTION	QTY
Grass cutting operations April – October, including litter collection and removal.	14
(Provisional watering to seeded areas).	6
Shrub planted areas remove all litter, prune as necessary, remove dead flower heads, water to saturation (May – October).	6
(Provisional additional watering to trees).	6
Trees – inspect tree ties and stakes, water trees to saturation (May – October).	6
(Provisional additional watering to trees).	6
Prune trees and shrubs	1
Herbicide treatment to base of all trees.	6
Inspect temporary fencing.	12
Litter removal in all winter months.	6
Schedule and agree any replacement planting in Autumn.	1
Supply and plant any replacement tree planting November – March.	1

SOFT LANDSCAPE MAINTENANCE YEAR 2

Grass cutting operations April – October, including litter collection and removal.	14
Shrub planted areas and hedges – remove all litter, prune as necessary, remove dead flower heads, water to saturation (May – October).	6
(Provisional additional watering to shrub planted areas).	2
Trees – inspect trees, ties and stakes, water trees to saturation (May – October).	6
(Provisional additional watering to trees).	2
Prune trees and shrubs.	1
Herbicide treatment to all trees and shrub areas.	6
Fertilise shrub/grass/trees (spring).	1
Litter removal in all winter months.	6
Inspect temporary fencing.	12
Schedule and agree any replacement planting in Autumn.	1
Supply and plant replacement planting November – March.	1

SOFT LANDSCAPE MAINTENANCE YEAR 3

Grass cutting operations April – October, including litter collection and removal.	14
Shrub planted areas and hedges – remove all litter, prune as necessary, remove dead flower heads, water to saturation (May – October).	6
Trees – inspect trees, ties and stakes, water trees to saturation (May – October).	6
Prune Trees and shrubs.	1
Herbicide treatment to all trees and shrub areas.	2
Fertilise shrubs/grass/trees (spring).	1
Inspect temporary fencing.	12
Litter removal in all winter months.	6

SOFT LANDSCAPE MAINTENANCE YEAR 4

Grass cutting operations April – October, including litter collection and removal.	14
Shrub planted areas and hedges – remove all litter, prune as necessary, remove dead flower heads.	6
Trees – inspect trees, ties and stakes.	6
Prune trees and shrubs.	1
Herbicide treatment to all trees.	2
Fertilise shrubs/trees/grass.	1
Inspect temporary fencing.	12
Litter removal in all winter months.	6

SOFT LANDSCAPE MAINTENANCE YEAR 5

Grass cutting operations April – October, including litter collection and removal.	14
Shrub planted areas and hedges – remove all litter, prune as necessary, remove dead flower heads.	6
Trees – inspect trees, ties and stakes.	6
Prune trees and shrubs.	1
Herbicide treatment to all trees.	2
Fertilise shrubs/grass/trees.	1
Inspect temporary fencing.	12
Litter removal in all winter months.	6

N

Spal
Primary c

Electric Sta

ANTA CLOSE

WINTERGOLD AVENUE

BELISANA ROAD

BELGANTO CT

PETELLA WAY

AVIGNON ROAD

WEDGEWOOD DRIVE

CLAUDETTE AVE

GIRVEL CL

GEORGETTE GDNS

HARLEQUIN DRIVE

SNOWDROP PLACE

MAYTIME CLOSE

CHARLETTE WAY

CLAUDETTE AVE

MUSAS MEAD

ANNETTE CLOSE

VIOLETTE WALK

VIOLETTE COURT

GARDENS

LUCETTA

Drain

Cycle / pedestrian route
(3m wide within new development)

1.0 ha
Public Open Space

School Site

Phase 1
1.00 ha

Public Open Space

Phase 2
1.08 ha

Cycle / pedestrian route
(3m wide within new development)

The Willows

Extent of vehicular access into the site

Fencing line

Ivanda Nursery

CD

Edward Road Dyke

WYGATE ROAD

PILGRIMS WAY

CANTERBURY CLOSE

EDWARD ROAD

Poplar Court

THE CHANTRY

GEESE CLOSE

MEADWAY

CHAUCERS WAY

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Client: ALLISON HOMES EASTERN LTD

Project: Woolram Wygate South Western Quadrant

Drawing title: Open Space Phasing

Drawing No.	Rev.	Drawn
520 / 206 / OP01		HR
Scale: 1 : 1250 @ A1	Date: 22 / 02 / 2011	Checked

All measurements should be checked against site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy

AMENDED PLAN
Ref. A4

SHDC
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Allison Homes Eastern Limited

rdc
Robert Doughty
Consultancy

Landscape Management and Maintenance Schedule for 1.0 ha Public Open Space and 3 areas of Associated Incidental Areas South Western Quadrant, Wygate Park

520 206 LMMS 1.0ha

March 2011

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SOFT LANDSCAPE MAINTENANCE YEAR 4 8

SOFT LANDSCAPE MAINTENANCE YEAR 5 9

1. INTRODUCTION

1.1. The Public Open Space referred to in this document is indicated on drawing no 520/206-LM01, and comprises a formal space of 1.0 hectare, and three smaller incidental spaces.

1.2. The objective of the landscape design of the larger area is the creation of a pleasant external space for residents to both look out onto and to use. The design also incorporates a 3m wide cycleway link.

1.3. Of the three smaller ancillary areas, two, adjacent to 116 and 138, form visibility splays and are grassed, whilst the other is an incidental area of grass and tree planting adjacent to plots 218 to 221, 237 to 241, and 244 to 248.

1.4. These open spaces will provide relief from the built environment, and the trees will provide shade and screening, as well as providing all year round interest and a link with nature and the changing seasons, which is desirable in an essentially 'hard', built up environment.

2. LANDSCAPE MANAGEMENT AND MAINTENANCE OBJECTIVES

2.1. The establishment and future success of these open spaces is largely dependent on the standard and frequency of the management and maintenance they receive.

2.2. The aims and objectives of the landscape management and maintenance are:

a) To ensure the successful establishment and continued growth through to maturity of the proposed trees and grassed areas.

b) To secure the long term future of the spaces for all of the residents of Wygate Park with particular emphasis being placed upon maintaining the 'usability' and visual amenity of the larger area.

c) To retain the natural growth form and maximise the seasonal potential of individual tree species by the pruning methods adopted.

d) To manage the landscape in a manner convivial with the safety of site users, such as maintaining the visibility splays and the removal of dead, dying or diseased tree branches.

3. MANAGEMENT AND MAINTENANCE RESPONSIBILITIES

3.1. All soft landscape areas will be maintained by the Landscape Contractor responsible for implementing the scheme for a two year Establishment Maintenance period. During this period, all defects shall be dealt with by the Landscape Contractor. At the end of this initial two year period, long term maintenance of these areas will be handed over to a Management Group appointed by Kier Homes.

3.2. Likewise, all hard landscape areas, (including any furniture) will be maintained by the implementing Contractor for an initial 2 year period, with long term maintenance being handed over to the Management Group.

4. MAINTENANCE OPERATIONS TO INDIVIDUAL LANDSCAPE ELEMENTS

4.1. Grassed Areas

4.1.1. Grass shall be cut by means of a pedestrian guided motor cylinder mower, ride-on triple cylinder mower or tractor mounted gang cylinder mowers as appropriate. Frequency of cutting shall be so regulated that the grass does not exceed 80mm in height at any time. Machines shall be adjusted to 40mm height of cut. Tractor mounted flail or rotary mowers shall not be used. Arisings shall be removed from site.

4.1.2. All footpaths and hard areas will be swept to remove any grass cuttings after each grass cut.

4.2. Trees

4.2.1. New trees shall be inspected annually for signs of physical damage or disease. All dead, diseased or damaged wood to be pruned out to below the level of affected growth. Pruning operations will be carried out to leave each tree safe, well-balanced and in natural shape to allow free access along roads and designated pathways, and without interference to buildings, utilities and any other structures. All arisings to be removed from site. Any pruning and other tree work shall be carried out in accordance with BS 3998:1989, Recommendations for Tree Works.

4.2.2. All ties and stakes to be checked annually, ties to be adjusted so that the tree stem remains unaffected, and stakes firmed or removed as required. Stakes shall only be removed when the tree is capable of being self supporting.

4.2.3. A circular area 600mm diameter around the base of each new tree to be kept free of weeds, grass and debris.

4.2.4. Replacement of trees, which have died or become diseased shall take place during the planting season following their demise, and shall be replaced by trees of the same size species.

4.3. Boundary Railings

4.3.1. Railings shall be checked on a monthly basis for damage. Any damage shall be repaired as and when necessary. Repainting will be carried out every 5 years, or sooner if necessary. Paint and primer as recommended by the suppliers, colour to match the original.

4.4. Litter

4.4.1. All paved and grassed areas will be litter picked on a monthly basis. Litter bins, which are provided throughout the scheme, will be emptied as directed by the Management Group.

4.4.2. Leaves shall be collected and removed from all grass areas and shall be disposed of. This operation shall be carried out periodically during leaf fall in order to provide substantially leaf-free areas; similarly all roads, footpaths and other hard surfaces shall be maintained free of leaves and needles, particularly where eddying around buildings causes accumulation of leaves and in the vicinity of all gully gratings, channels and drain covers. At the end of leaf fall, all areas shall be cleared of leaves entirely.

4.5. Furniture

4.5.1. Benches, litter bins and cycle racks will be checked on a monthly basis. Any damage that constitutes a danger will be cordoned off with appropriate barriers. Any damaged

furniture will be repaired or replaced without any undue delay.

5. MAINTENANCE SCHEDULES

SOFT LANDSCAPE MAINTENANCE YEAR 1

DESCRIPTION	QTY
Grass cutting operations April – October, including litter collection and removal.	14
(Provisional watering to seeded areas).	6
Trees – inspect tree ties and stakes, water trees to saturation (May – October).	6
(Provisional additional watering to trees).	6
Prune trees.	1
Herbicide treatment to base of all trees.	6
Inspect railings/furniture.	12
Litter removal in all winter months.	6
Schedule and agree any replacement tree planting in Autumn.	1
Supply and plant any replacement tree planting November – March.	1

SOFT LANDSCAPE MAINTENANCE YEAR 2

Grass cutting operations April – October, including litter collection and removal.	14
Trees – inspect trees, ties and stakes, water trees to saturation (May – October).	6
(Provisional additional watering to trees).	2
Prune trees.	1
Herbicide treatment to bases of all trees	6
Fertilise grass/trees (spring).	1
Litter removal in all winter months.	6
Inspect railings/furniture.	12
Schedule and agree any replacement tree planting in Autumn.	1
Supply and plant any replacement tree planting November – March.	1

SOFT LANDSCAPE MAINTENANCE YEAR 3

Grass cutting operations April – October, including litter collection and removal.	14
Trees – inspect trees, ties and stakes, water trees to saturation (May – October).	6
(Provisional additional watering to trees).	2
Prune Trees.	1
Herbicide treatment to all tree bases	2
Fertilise grass/trees (spring).	1
Litter removal in all winter months	6
Inspect railings/furniture.	12

SOFT LANDSCAPE MAINTENANCE YEAR 4

Grass cutting operations April – October, including litter collection and removal.	14
Trees – inspect trees, ties and stakes.	6
Prune trees.	1
Herbicide treatment to all tree bases.	2
Fertilise trees/grass	1
Litter removal in all winter months.	6
Inspect railings/furniture	12

SOFT LANDSCAPE MAINTENANCE YEAR 5

Grass cutting operations April – October, including litter collection and removal.	14
Trees – inspect trees, ties and stakes.	6
Prune trees.	1
Herbicide treatment to all tree bases.	2
Fertilise grass/trees.	1
Inspect railings/furniture.	12
Litter removal in all winter months.	6

N

Schedule of Accommodation 520/206 GJ HC

Code	Beds	Plots	Total
H069	2	115.121.132.133.134.144.145.146.160.161.167. 168.169.219.220.228.229.230.231.232.245.246. 247.252.253.254.255.256.257	29
H069.6	2	143.147.250.	3
1-ALTO	3	172.173.182.183.184.191.192	7
H085	3	107.117.118.120.139.140.193.210	8
H086	3	150.151.158.159.194.209.216.217.227.261	10
H093	3	108.109.110.111.114.119.141.152.153.154.155. 156.157.162.176.177.178.185.186.187.188.195. 196.197.198.199.200.201.211.212.213.214.215. 258.259.260	36
H101	3	116.138.244.251	4
H101.2	3	175.189	2
H102	3	226.249	2
H106	3	112.113.136.137.148.149.170.171.207.208.218. 221.224.225	14
H109	3	248	1
H111	3	222.223	2
H122	4	135.179.180.181	4
H124	3	204.205.	2
H124 (Bay)	3	174.190.203.206.	4
F069(2/D)	2	122.142.	2
F089	2	202	1
		Total	131
Affordable Housing			
2BHA	2	101.102.103.104.105.106.123.124.125.126.127. 128.129.163.164.165.166.235.236.237.238	21
3BHA	3	130.131.233.234	4
3BHC	3	242.243	2
4BHA	4	239.240.241	3
		Total	30

✱ Denotes Affordable Housing Unit

Bin collection area B

Trees / Areas of Trees to be removed

Areas referred to in Landscape Management Plan

Sheffield Cycle Stands

Bench

Litter bin O_B

Cycle / pedestrian route
(3m wide within new development)

1.0 ha
Public Open Space

Cycle / pedestrian route
(3m wide within new development)

The Willows

Cycleway

Sub Station

Ivanda Nursery

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Rev.	By	Notes	Date

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Client: ALLISON HOMES EASTERN LTD

Project: South Western Quadrant Wygate Park

Drawing title: Open Space - Landscape Management Areas

Drawing No.	Rev.	Drawn
520-206-LM01		HR
Scale	**Date**	**Checked**
1 : 500 @ A1	22 / 02 / 2011	

All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy

Scheme for the Management and Maintenance of the Public Open Space and Parking Courts at the South Western Quadrant, Wygate Park, Spalding

1.0 Background Information

1.1 Kier Homes have submitted a Reserved Matters planning application for 161 properties on their development at Wygate Park, Spalding to South Holland District Council for approval to develop a residential scheme together with open space and supporting infrastructure.

1.2 The Outline Planning Permission requires the provision of 3.08ha of open space on the Wygate Park Development to be provided in two areas; one area of 1ha and a second larger area measuring 2.08ha which is intended to serve the wider residential area. This current application envisages the delivery of both areas, but with a phased release of the 2.08ha space to reflect the development of the eastern half of the site with regard to natural supervision and site management/security.

1.3 The local planning authority have expressed concern over the councils continued involvement in the maintenance of the 1 ha area of open space as well as incidental landscaping within the car parking courts and wish that an alternative mechanism for the future management of these areas be investigated.

1.4 The purpose of this scheme is to identify for the Council the mechanism whereby the smaller amenity space as well as other incidental open space areas can be managed on their behalf through the use of a management company.

2.0 Management Proposal

2.1 Kier Homes intends to appoint a management company such as the Greenbelt Group Ltd to provide a management function on the residential development. Once the open space has been provided to a specific standard they would thereafter maintain these amenity areas on this particular development phase. Although maintained by a management company these spaces will remain as public open space.

3.0 Areas of Responsibility

3.1 The management company will be responsible for management and maintenance of the amenity areas in accordance with the requirements of the management plan approved by the planning authority. As well as the large 1ha area they will also be responsible for a smaller local open space area situated close to residential plots 218 to 221. As well as open space areas they will also be responsible for the refuse/recycling collection areas as well as the communal car parking areas and their associated landscaping strips.

3.2 Any agreement Kier would enter into with the management company would include for the annexation of an agreed management specification to the contract to ensure that the maintenance is carried out in accordance with the envisaged planning document.

4.0 Management Regime

4.1 The management company on appointment will agree to a maintenance regime of allowing a minimum number of grass cuts per year as specified in the management plan. They will also be responsible for regularly maintaining any fencing that falls within their areas together with maintenance of the individual shrubs and trees planted throughout the site including weeding boarders and putting down mulch.

5.0 Management Company Funding

5.1 The funding for the management of the open space and miscellaneous areas will be through an annual charge collected from each of the 161 properties. Kier at the time of plot sale would impose a legal obligation upon every owner of the houses on this development phase as part of the legal sales documentation. This will be secured via a legal charge on the property and will be a legal requirement of each subsequent future sale of the property. This ensures that every house will be funding the management company in perpetuity (for ever).

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5.2 The appointed management company will agree to take on the future responsibility and maintenance of these amenity areas and to take transfer of the freehold ownership of these areas in order to do so.

6.0 Summary

6.1 Kier have agreed to appoint a management company such as the Greenbelt group who will be responsible for the management and maintenance of the 1ha open space area together with other amenity areas and parking courts. The management company will be obliged to undertake a management regime for these spaces as laid out in the management plan as submitted to your authority for approval. The Management Company will be funded through the payment of a yearly charge paid by the residents of this phase and secured by a legal agreement which ensures that any future purchaser of the property will also be obliged to fund the Company thus ensuring ongoing maintenance of these areas for ever.

KIER HOMES 17/02/2011

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N

School Site

Public Open Space

1.0 ha Public Open Space

Ivanda Nursery

Edward Road Dyke

Poplar Court

West End Cold Stores

Pumping Station

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Client: ALLISON HOMES EASTERN LTD

Project: Woolram Wygate South Western Quadrant

Drawing title: Context Masterplan

Drawing No.	Rev.	Drawn
WS01		HR
Scale	Date	Checked
1:3000 @ A3	01 / 03 / 2011	

All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

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Ref. A4

P:\Projects\500-599\520 Allison Homes Eastern Ltd\520-200 to 520-299\520-206 Proposed Residential Development in South Western Quadrant of Wygate Park, Spalding\CAD Files\00-RDC Drawings\Current\520-206 Wyg

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