



Landscape Management Plan

The Triangle, Boulton Moor

Persimmon Homes North Midlands

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1 Landscape Management Objectives

1.1. The landscape management objectives cover the following maintenance areas:

- Existing and proposed Trees, Shrubs & Hedgerows;

The objectives of which are listed below:

- To secure the implementation and establishment of the proposed landscaping scheme for public use and enjoyment, and to secure wildlife and ecological benefits;
- To establish a functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
- To provide habitat refuge and shelter for wildlife and birdlife;
- To ensure best horticultural and health and safety practices at all times;
- To maintain high standards of landscape development thorough considered management procedures;
- To ensure that methods employed respect and encourage wildlife at all times; and
- Defects in the landscape are identified early and addressed promptly.

1.2. Management procedures will be regularly monitored in terms of their success in delivering the 'desired status' within the various landscape management areas, and if necessary alternative measures will be adopted/considered as part of an annual review of the management plan.

1.3. The management of the maintained areas will be by Persimmon Homes, funded occupied households on the phase. It will be transferred to a Management Company in the future however.

1.4. Landscape Operations

The following sets out the landscape components that are considered in detail in this management plan:

- Litter and debris removal;
- Management of existing trees and hedgerows;
- Amenity grass cutting;
- Woodland planting maintenance;
- Native tree and shrub maintenance
- Amenity tree and shrub maintenance;
- Hedgerow maintenance;

- 1.5. The key landscape resource of the site can be summarised as follows:
- Areas of existing vegetation within the development;
- 1.6. The key objective of the landscape scheme that accompanies this development proposal is to retain and enhance the existing landscape resource through the provision of a network of green spaces that combine;
- the retained vegetation with native shrub and tree planting;
 - new areas of species rich grassland with the surrounding landscape;

Existing and Proposed Tree, Hedgerow and Shrub Planting

- 1.7. The landscape proposals (Reference: 29404 - RG-L-01B) seeks to retain the existing vegetation. Additional native trees and shrub planting will help to enhance and strengthen the boundary and create additional opportunities for wildlife through the use of a variety of native species.
- 1.8. The long-term management objectives for this area can be summarised as follows:
- Retain and reinforce existing vegetation to create a continuous landscape network of native planting;

Landscape Management Plan

Elements of Landscape Management

- 1.9. The following is a detailed commentary of the management requirements for the scope of the overall scheme:
- Litter and debris removal;
 - Retained trees and vegetation;
 - Amenity grassland;
 - Woodland planting;
 - Native tree and shrub planting.

Environmental Considerations

- 1.10. The control of invasive and pernicious weeds can be carried out with targeted applications of herbicides containing glyphosate. All pesticides and herbicides should be applied according to manufacturer's recommendations and current legislation:
- The Food and Environment Protection Act (1986);
 - The Control of Pesticides Regulations (1986);
 - The Control of Substances Hazardous to Health Regulations (2002);

- The Environment Protection Act (1990)
- 1.11. It is the Contractor's responsibility to ensure that he is fully conversant with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines or directives that relate to the use of hazardous materials. The Contractor will make such notifications as are required under the terms of The Food and Environment Protection Act (1986), and will be responsible for replacing plants killed by inappropriate use of herbicides.
 - 1.12. Horticultural peat is not to be used as mulch on any beds or as a soil contained.
 - 1.13. Where appropriate, use should be made of recycled components.
 - 1.14. Arising's from management and maintenance operations should be removed from site and deposited at a legal tip or green compost facility.
 - 1.15. Where necessary, management and maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation.
 - 1.16. Whilst the aim and objectives of this management plan are set out in some detail with respect to the habitat management, opportunities for the creation of additional microhabitats should be taken wherever possible. Allow deadwood, water filled cavities, jagged stumps, splits, fungal growths and holes in tree trunks to remain unless they are creating a safety hazard.

Landscape and Ecological Management Generally

- 1.17. The Landscape Contractor is to visit the site and to fully acquaint themselves with local conditions, the nature of the work, the state of the ground (as they will be required to execute work upon it), the programme and manner of work and all other matters affecting the proposed work. No claim for extra work on the grounds of lack of knowledge will later be entertained.
- 1.18. Care is to be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the contractor's expense.
- 1.19. All work shall be carried out by experienced operatives holding relevant horticultural qualifications, training certificates, or under the supervision on site of such a person. All works detailed in the following specifications shall be carried

out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the contractors operations or omissions shall be replaced by another contractor at his own expense during the next planting season.

Litter Removal

- 1.20. The Contractor shall ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.
- 1.21. Particular care shall be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.22. The maintenance contractor shall take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. The contractor is to ensure that such items are packaged separately from other litter, and be contained within appropriate labelled, puncture -proof sharps containers and disposed of in accordance with current health and safety legislation.
- 1.23. The contractor must ensure that all operatives likely to come into contact with needles any syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles.
- 1.24. All litter and debris shall be removed off site to an authorised tip.
- 1.25. This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Retained Trees

- 1.26. All tree works and their management are to be agreed with the Local Authority. Any specified tree surgery works will be carried out in accordance with the current version of BS 3998 'Recommendations for tree work', Health & Safety legislation and relevant best practice. Prior to the commencement of works the Contractor shall provide valid proof of the required Public Liability Insurance and a full working method statement and risk assessment.

- 1.27. Prior to commencement of works all trees are to be inspected for nesting birds and potential for roosting bats by an approved Ecologist. If possible works should be undertaken outside the birds nesting season (nesting season- late February to end of August).
- 1.28. At each maintenance visit, areas of existing vegetation shall be cleared of litter in accordance with the section detailed above.
- 1.29. Where appropriate felled branches will be placed deep within the undergrowth to create 'eco stacks' to encourage wildlife. Unwanted material will be removed from site and either chipped for mulch or taken to the Contractor's approved skip.

Amenity Grassland

- 1.30. Prior to cutting, all areas shall be cleared of litter and debris in accordance with the section detailed above.
- 1.31. All operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits may be required in order to maintain the sward within acceptable growth limits.
- 1.32. During each maintenance visit the Contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers shall not be used around the base of trees. Damage to tree trunks must at all times be avoided. Should such damage occur and affect the future viability of the tree, the contractor should replace the specimen accordingly.
- 1.33. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. Mowing to be carried out between March and November. As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 100mm and that the presence of flowering weed species is avoided. The height of cut shall be 25-30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where appropriate.
- 1.34. All cuttings are to be evenly dispersed over the ground

- 1.35. Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site to an authorised tip, or dispersed over the plot.
- 1.36. The contractor should fill in any divots or holes created by small animals etc, if these holes are likely to cause harm to the public.

Tree and Shrub Planting

- 1.37. Tree and shrub planting will be attended to three times during the growing season (April-September) and once during the dormant season (October-March inclusive). At each visit the following operations are to be carried out.
- 1.38. No strimming of grass will occur around the base of trees.
- 1.39. Before work commences, all areas shall be inspected and all debris removed in accordance with the section detailed above.
- 1.40. All plants shall be checked and firmed up in the ground as necessary.
- 1.41. Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above a live, outward facing bud or shoot.
- 1.42. Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide such as 'Round-up' glyphosate herbicide, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). Tree and/or shrub shelters, if fitted shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.
- 1.43. Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide such as "Kerb" (pbi) in line with the manufacturer's instructions and compliance with the Pesticides Act (1998) or any statutory instrument amending, revoking and/or replacing that Act.
- 1.44. Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced and lopsided shelters straightened.
- 1.45. Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the next planting season, or as agreed in main contract documentation.

Specimen Tree Planting

- 1.46. All staked trees shall be inspected on each maintenance visit and any trees which have dies or suffered physical damage such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake and the ground reinstated.
- 1.47. Mulched areas around trees shall be maintained to an acceptable standard (see details on mulching standards set out below in reference to ornamental shrub planting).
- 1.48. At the beginning and end of each growing season all stakes ties and guying system shall be inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement as required. Where the support of a stake is no longer required the stake shall be removed from the site.
- 1.49. Any trees which have dies as a result of the contractors operations or omissions shall be replaced by the contractor at his own expense during the next planting season.
- 1.50. Where the operations manager has agreed that plant deaths have arisen due to circumstances out of the control of the contractor, replacement planting shall still be instructed by the Operations Manager and paid for at an agreed rate.

2.0 Review

Review of Management Plan

- 2.01 It is proposed that the Open Space Landscape Management Plan will be reviewed annually allowing for minor variations in the maintenance or timing of work. The management plan will be revised every 5 years to take on more major changes such as the exclusion of operations.
- 2.02 It is anticipated that there will be an annual review of the site looking at the following:
 - Pedestrian routes
 - Litter;
- 2.03 Following the review, any problems or changes that are impacting on the landscape will be accompanied with the agreement to The Local Authority.

Appendix 1: Landscape Maintenance Programme

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Woodland Planting												
Cut, remove arisings, spot treat weeds	Year 1: Once every six weeks during growing season; Year 2: once in late summer											
New Hedgerows												
Weed control, checks on survival, replacement of failures, maintenance and eventual removal of protective guards etc.	Frequency of inspection on each visit but will be reviewed more accurately once in use and usage pattern can be determined.											
Hard Landscape and Street Furniture												
Inspect, clean, repair/replace	■	■	■	■	■	■	■	■	■	■	■	■
Litter and Debris Removal												
Collect litter from all areas of hard and soft landscaping (twice a week from Mar-Sept)	■	■	■	■	■	■	■	■	■	■	■	■

