

Knights Lodges, Knight's Lane, Bretby

Landscape & Ecological Management Plan

Client: Mr D Wilshee

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1 LANDSCAPE & ECOLOGICAL MANAGEMENT SCHEME

Introduction

- 1.1 This Landscape & Ecological Management Plan has been prepared by Golby + Luck Landscape Architects in relation to Knights Lodges, Bretby. This document provides a comprehensive schedule of maintenance for annual operations and a 20-year management plan for the proposed open spaces.
- 1.2 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed and funded by Knights Lodges. This plan will run in perpetuity, and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.
- 1.3 The overall objectives for this management plan are:
- To secure the long-term health and retention of the existing grassland, trees and hedgerows to the site and secure wildlife and ecological benefits;
 - To secure the implementation and establishment of the proposed landscaping scheme, and secure wildlife and ecological benefits;
 - To establish functional and attractive greenspace that contributes the visual amenity of the site and complements its rural landscape setting;
 - To ensure best horticultural and health and safety practices at all times;
 - To maintain high standards of landscape development through 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.

Insurances and Certification

- 1.4 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of Knights Lodges to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.



Ecological Trends and Constraints

- 1.5 Trends in the performance of the management plan will be monitored and documented as part of the monthly site visits carried out by appointed Contractor. Subject to the findings of this on-going monitoring, the management plan will be revised as considered necessary and in consultation, where required, with the appropriate statutory bodies.
- 1.6 Consideration must be given to vegetation development; i.e. the development and management of the existing and proposed landscape features, and success of tree planting and grassland management. This should be judged relative to the management objectives and procedures detailed below. In addition, as areas covered by the management plan are open to users of the holiday park, it will be important to ensure features such as such boundary fencing and site furniture are checked for signs of damage and repaired/replaced if necessary.

Notable Species

- 1.7 It should be noted that the site's existing species poor-grassland offers nesting habitat for skylark, a Species of Principal Importance. Populations of skylark have also been recorded as using the site. It is therefore important that ongoing monitoring of the species is carried out to ensure the management proposals are successfully safeguarding their habitat.
- 1.8 The site also supports hedgerow and trees that can support protected species. Ongoing ecological monitoring shall be carried out to ensure the presence of any protected species is recorded. Maintenance regimes will be adjusted as required to promote suitable habitat and sensitive management for any protected species identified.

Landscape Operations

- 1.9 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;
 - Management of existing grassland;
 - Tree maintenance;
 - Hedgerow maintenance; and
 - Hard landscape and site furniture maintenance.



Environmental Considerations

- 1.10 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:
- The Food and Environment Protection Act (1985);
 - The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
 - The Control of Substances Hazardous to Health Regulations (2002);
 - The Environment Protection Act (1990)
- 1.11 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985), and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.
- 1.12 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.
- 1.13 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with Knights Lodges and should not be used as a measure to dump arisings on the site.
- 1.14 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.
- 1.15 Watering operations will be carried out as specified in this management plan. A water source will be identified by Knights Lodges. If no water source is available then watering will be carried out using a bowser.

Landscape Management Preambles

- 1.16 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.17 At all times care will 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 Contractors expense.

- 1.18 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. 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 neglect will be replaced at their cost.

Litter Removal

- 1.19 The Contractor will 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.
- 1.20 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.21 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.
- 1.22 The Contractor must ensure that all operatives likely to come into contact with needles and 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 and other sharp objects.
- 1.23 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.
- 1.24 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).

Management of Existing Trees and Hedgerows

- 1.25 Following the completion of the construction phase and commencement of the landscape management phase all levels and surface finishes will be checked around all



retained trees and boundary hedgerows. Where levels and/or surfaces are considered unsatisfactory these will be rectified to a satisfactory condition.

- 1.26 At each visit all trees and hedgerows will be inspected and cleared of litter and debris in accordance with the details set out above.
- 1.27 All works to trees and hedgerows will be carried out to avoid the bird nesting season (March to August inclusive). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential bat habitat.
- 1.28 Retained trees will be inspected at each visit and any deadwood considered dangerous will be removed in accordance with the recommendations set out in BS 3998: 2010 'Tree work recommendations'.
- 1.29 Any deadwood in trees will be either retained on site in the form of eco stacks/vegetation piles or removed from site to a registered tip.
- 1.30 There are a variety of hedgerows present on site, including those with large canopies, recently planted and recently laid. Each retained native hedgerow (including new/laid hedgerows once at a suitable canopy size) will be cut every other year, or on a rotation cycle, to ensure that not all sections of hedgerow are cut in the same growing season. Where appropriate sections of hedgerow should be left to allow the maximum opportunity to:
 - Encourage species diversity;
 - Provide suitable habitat for ground foraging wildlife;
 - Provide suitable habitat for nesting birds and insects; and
 - Maximise opportunity for pollen and nectar production as a resource for bees and butterflies.
- 1.31 All operations should be carried out to encourage the wildlife and biodiversity potential of all native trees and hedgerows. Further guidance can be found in Hedgerow cutting: answers to 18 common questions – Natural England (2007). Reference should also be made to Hedgelink UK (www.hedgelink.org.uk).



- 1.32 Suitable safety precautions should be taken during cutting to protect workers carrying out the task and members of the public from any hazards that could potentially be caused by this work.
- 1.33 Where necessary the hedgerow will be gapped up using appropriate native species to be planted as transplanted and/or container stock with proprietary spiral guards and cane supports and/or shrub shelters and stakes, as necessary.
- 1.34 All arisings are to be removed from site to the Contractors specified tip.

Existing Grassland

- 1.35 All areas shall be cleared of litter and debris in accordance with the section detailed above. To maintain diversity, all grass areas will be cut annually in late June to end of August following flowering (the summer hay cut). An autumn cut will be carried out in November to leave the grass short over the winter period (cut to 40-75mm). If required a spring cut should be carried out prior to the end of May to remove the first flush of grass (cut to 40-75mm). All arisings are to be removed from site unless otherwise directed.
- 1.36 The diversity of the grassland should be subject to on-going monitoring to ensure maximum ecological benefit and suitability for the species identified (e.g. skylark). Where possible, longer growing margins (e.g 5m in width) shall be left around hedgerows to promote a more diverse sward. In addition, tracts of grassland at the site boundaries may be chain-harrowed and over-seeded with species-rich meadow mixtures (e.g. Emorsgate EM3 Special General Purpose Meadow – as supplied by www.wildseedco.uk). This is to be determined in consultation with the project ecologist on ongoing ecological monitoring following completion of the construction phase.
- 1.37 Grassland directly adjacent lodges, access tracks and parking may be subject to regular mowing to provide a 2m wide margin for maintenance and clear access.

Tree Planting

- 1.38 All tree planting will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically all trees will be inspected at each visit in accordance with the young tree quality assessment set out under Figure D.4 (page 53) of BS8545. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS8545. Trees identified as being defective, declining, or damaged by the adopting authority will be replaced at the Contractor's



expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.

- 1.39 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- 1.40 For years 1 – 5, mulched areas around trees will be maintained to an acceptable standard and free of weed growth. In any mulched beds where the depth of cover is below 50mm additional mulch will be added to maintain a minimum of 50mm of cover.
- 1.41 At the start and end of each growing season all stakes, ties and guying systems will be inspected. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as necessary. Where the support of a stake is no longer required the stake will be removed from site.
- 1.42 Any trees which have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.43 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.

Hedgerow Planting

- 1.44 Prior to maintenance, the hedge line shall be cleared of litter and debris in accordance with the litter removal section as detailed above.
- 1.45 Pruning will be carried out using mechanical cutters according to the type of hedge. Correct equipment and attachments must be used.
- 1.46 All cuts will be clean, and any ragged edges will be removed using a sharp knife except where it has agreed that a side arm flail or reciprocating knife blade mechanical cutter may be used to carry out the work.
- 1.47 Unless otherwise stated, current growth will be removed back to a regular line and shape with the width at the top edge less than at the base and the general shape as that which existed at the completion of the last approved pruning.



- 1.48 Frequency of hedge cutting will depend on the species mix and the locality of the hedge. In general, field hedges will be cut once per year although more ornamental species may require a second cut. Hedge growth will be monitored throughout the year and pruned if excess growth presents an obstruction.
- 1.49 The base of hedges shall be inspected and if necessary kept free of weeds throughout the growing season by the use of translocated herbicides such as 'Round-up' glyphosate herbicide, in accordance with manufacturer's instructions, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). If appropriate mechanical methods to be used. Dead weed material shall be removed during the following visit to site. In locations where the development of a base layer is desirable herbicide application should not be carried out. Such locations are to be agreed with by the appointing company.

Hard Surfaces and Furniture

- 1.50 The Contractor will check at each visit that all the hard surfaces and furniture is safe and fit for purpose.
- 1.51 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.
- 1.52 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.
- 1.53 All furniture will be maintained to a standard so that it is clean, safe and fit for purpose at all times. Any damage will be made good during the maintenance visit. Otherwise the item will be made safe and/or cordoned off and made good as soon as practically possible. All repairs to street furniture will be carried out using parts sourced from the supplying manufacturer and carried out in accordance with their guidelines.



2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES

2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Knights Lodges, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of Knights Lodges any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Knights Lodges and the Local Authority are to meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Knights Lodges, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Knights Lodges, and the Local Authority.

2.2 The following tables set out the Year 1 maintenance schedule.



Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.	.	.	.	.	.	.	.	.	.	.	.	.
Site ecological monitoring												
Site to be inspected on all monthly visits in line with the considerations set out at 1.5 – 1.8.	.	.	.	.	.	.	.	.	.	.	.	.
Existing Trees and Hedgerows												
Inspect all existing trees and hedgerows.	.	.	.	.	.	.	.	.	.	.	.	.
Action required works to existing trees and hedgerows. Where possible works should be programmed for dormant period (October to March). Carry out works in accordance with BS 3998: 2010.	.	.	.							.	.	.
Carry out hedgerow maintenance biannually and adopt a rotational maintenance strategy to ensure that not all hedgerows are cut in the same growing season.										Biannual rotation cut		
Inspect hedgerow at each visit carryout infill planting measures as necessary.	.	.	.						.	.	.	.
Remove cuttings from site.										.		
Amenity grassland (adjacent to lodges)												
Cut a mown margin (2m width) to lodges, access tracks and parking areas.				.	.	.	.	.	.			
Control/remove weeds.				.	.	.	.	.	.			



Repair worn areas.				.	.	.	.	.	.			
Remove cuttings from site.										.		
Existing grassland												
Cut grass in late June and end of August						.		.				
Autumn cut carried out to leave grassland short over the winter period (40-75cm)											.	
As required a spring cut can be carried out to remove the initial flush of grass cover				.								
Tree Planting												
Spray grass and weeds (no strimmers to tree bases)				.		.			.			
Water and fertilise (years 1 – 3 only)				.	.	.	.	.	.			
Adjust/ replace stakes/ties/guards as necessary	.	.	.	.	.	.	.	.	.	.	.	.
Check stability/remove stakes/guys when ready	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees	.	.	.								.	.
Deal with individual problems as they arise	.	.	.	.	.	.	.	.	.	.	.	.
Prune to BS. 3998 2010 or horticultural standards as appropriate for species			.							.		
Hedgerow planting												
Hand weed (Or if necessary, spray ground with herbicide). No strimmers to transplant areas.	.			.		.			.			
Replace shelters and guards as necessary, firm plants as required	.			.		.			.			



Replace dead/dying/vandalised transplants and shelters	.											
Prune back plants encroaching over kerbs/road edges etc				.		.			.			
Remove shelters/stakes/ties from established plants	Approximately 4-5 years after planting											
Coppice shrubs species (except Holly)	Approximately 4-5 years after planting. Carryout works between October to March											
Hard landscape & site furniture												
Inspect, clean, repair or replace.	.	.	.	.	.	.	.	.	.	.	.	.
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.	.	.	.	.	.	.	.	.	.	.	.	.



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