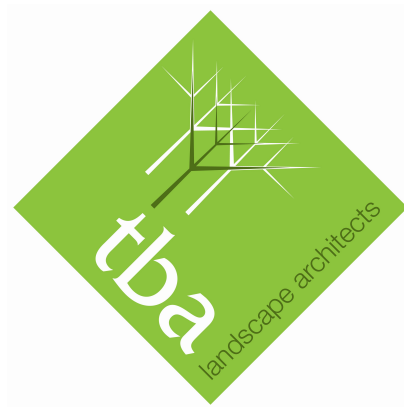


**HOLEHOUSE,
CHISWORTH**

MELLOR HOMES

LANDSCAPE MANAGEMENT PLAN



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**Landscape Architecture
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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of structural landscape within the proposed development at Holehouse, Chisworth. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The Landscape Management Plan has been prepared to inform the 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 for a period of 5 years.

2.0 LANDSCAPE ELEMENTS

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

- Existing trees
- Tree planting
- Hedge planting
- Ornamental shrub planting
- Close mown grass
- Wildflower
- Bulbs

- 2.2 The following operations are required:

- Weed control
- Litter picking
- Watering

3.0 DRAWINGS AND REPORTS

- 3.1 The works shall be carried out to the landscaped areas in accordance with the following:

TBA Ltd Drawings:

- 6805.01 *Landscape Proposal*
- 6805.02 *Landscape Proposal*

LANDSCAPE MANAGEMENT PLAN

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. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing trees will have minimal intervention with the intention that they mature naturally.
- 4.3 Individual trees, once established, will have their stakes and ties checked.
- 4.4 The management of the ornamental shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.
- 4.5 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.6 Areas of close mown grass will be maintained to give a neat and tidy appearance.
- 4.7 Wildflower areas will be maintained as wildlife habitat through low level maintenance.
- 4.8 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

5.0 EXISTING TREES

- 5.1 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. 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*.
- 5.2 Works to trees shall not be carried out during the bird nesting season, that is March to August.
- 5.3 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.

6.0 TREE PLANTING

- 6.1 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 6.2 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This may be achieved by hand-weeding, mulch, mulch-mats, the use of herbicides or a combination of these methods. Refer to herbicide section 14.0.
- 6.3 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.
- 6.4 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.

6.5 Ensure sufficient irrigation as described at section 12.0.

7.0 HEDGE PLANTING

7.1 All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high 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. 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.

7.2 All plants shall be firmed in by treading after frost lift or wind rock.

7.3 No hedge cutting shall take place during the bird nesting season, that is March to August.

7.4 Hedges shall receive sufficient water as described at section 12.0..

7.5 Hedges shall be litter picked as described at section 13.0.

7.6 Hedges shall be kept weed free as described at section 14.0.

8.0 ORNAMENTAL SHRUB PLANTING

8.1 Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed. Any major losses should be reported so that gapping up may take place if necessary. All plants shall be firmed in by treading after frost lift or wind rock.

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

8.3 Ensure sufficient irrigation as described at section 12.0.

8.4 Beds shall be litter picked as described at section 13.0.

8.5 Weeds shall be treated as described at section 14.0.

9.0 CLOSE MOWN GRASS

Turf

9.1 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. The initial and 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.

9.2 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. All grass cuttings arising from mowing or strimming operations will be removed from site.

9.3 Ensure sufficient irrigation during establishment and during dry periods as described in section 12.0.

Grass Seed (Mix A22)

- 9.4 Regular maintenance of the close mown seeded 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 unless indicated within the annually cut areas of the landscape drawing. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. 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.
- 9.5 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. All grass cuttings arising from mowing or strimming operations will be removed from site.
- 9.6 Ensure sufficient irrigation during establishment and during dry periods see 12.0.

10.0 WILDFLOWER (EM1- Emorsgate)

First year management

- 10.1 Mow newly sown areas regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.
- 10.2 Avoid cutting in the spring and early summer if the mixture is autumn sown. After flowering (in mid-summer) cut back with arisings removed.
- 10.3 Carefully dig out or spot treat any residual perennial weeds such as docks. Refer to weed control section 14.0.

Management once established

- 10.4 In the second and subsequent years cut after flowering in July or August, to 50mm. Remove arisings from site.
- 10.5 Mow the re-growth through to late autumn/winter (September/October) to 50mm with cuttings removed.
- 10.6 Any failed areas are to be over seeded.

11.0 BULB MIX

- 11.1 Particular care should be taken when mowing within areas containing bulbs and should not be mown until after the leaves have browned.
- 11.2 Essential weed control should only be carried out as described in 14.0.

12.0 WATERING

- 12.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.
- 12.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.
- 12.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.

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- 12.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

13.0 LITTER PICKING AND DEBRIS REMOVAL

- 13.1 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.
- 13.2 Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.

14.0 WEED CONTROL AND USE OF HERBICIDES

- 14.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. This shall be carried out three times per year and only if weed growth is dense shall beds be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes.
- 14.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 14.3 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
- 14.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.
- 14.5 Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

15.0 MAINTENANCE SCHEDULE

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Weed control	3 per year 2 per year	All shrubs, hedges and trees should be monitored for any signs of pests or disease, and appropriate control measures taken. All shrub beds, hedges and tree bases shall be maintained in a weed free condition by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. Only if weed growth is dense shall beds be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. The wildflower shall be kept weed free by digging or hand pulling weeds. However, where it is necessary, control should be by a spot treatment with an approved selective, translocated herbicide of only the noxious weeds. This should be undertaken twice a year and should be carried out by an operative capable of recognising the species to be treated walking through the area with a hand-held applicator.	All	
Litter picking	1 per month or as required	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.	All	
Watering	To be agreed or as required	Watering may be required during the establishment period of new planting. The appointed management company shall ensure that sufficient water is applied to maintain healthy growth of all soft landscape areas.	All	
Existing trees	1 per year Pruning to avoid bird nesting season, that is March to August.	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.	m ²	

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
		It is recommended that all mature tree stock is re-surveyed on an annual basis, to ensure that trees remain in a safe condition.		
Tree planting	2 per year 1 per year	Individual trees whether planted as specimens or within groups, will be inspected twice annually. 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. 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. Replacement planting shall be carried out for a period of 5 years.	No.	
Hedges	1 per year Pruning to avoid bird nesting season, that is March to August.	All plants shall be firmed in by treading after frost lift or wind rock. Replacement planting shall be carried out for a period of 5 years. Once established, all new hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high by means of pruning.	Lin. m	
Ornamental Shrub beds	1 per year	Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed. All plants shall be firmed in by treading after frost lift or wind rock. Replacement planting shall be carried out for a period of 5 years.	m ²	

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Close Mown 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 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site. Particular care should be taken when mowing within areas containing bulbs and should not be mown until after the leaves have browned.	m ²	
Wildflower	Year 1, 4 times Year 2 onwards, twice per year	After flowering, keep to a height of 40-60mm, removing cuttings if dense. July/August and September/October; cut to a height of 50mm, remove cuttings.	m ²	