



Hayfield Road, New Mills

Landscape & Ecological Management Plan

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Section 1: Introduction

Introduction

- 1.1 This Landscape & Ecological Management Plan should be read in conjunction with the following drawings:
 - Detailed Planting Plan Sheets 1 to 6 (Ref: CLPD 024/P01b)
- 1.2 The above plans show the detailed soft landscaping works proposed for the public open spaces, communal areas, site boundaries and front gardens for the proposed new housing development at Hayfield Road, New Mills. The plans also show the locations of the following ecological enhancements:
 - Bat access panels
 - House sparrow nesting terraces
 - Small bird nest boxes
 - Swift nest boxes
 - Hedgehog access gaps

Soft Landscaping Strategy & Aims

- 1.3 The Detailed Planting Plans build upon the Landscape Strategy and ecological recommendations that was designed for the development upon which planning permission was granted. The Landscape Strategy set out key character areas for the proposed landscaping, and the Detailed Planting Proposals have utilised these as a starting point for the development of the detailed planting proposals as follows:

Boundary Tree Planting / Landscape Buffer (northern boundary)

- 1.4 This planting character area is located to the north of the site, along the existing northern boundary wall, which is a dry-stone wall which is being retained. A selection of native tree species are proposed which will filter views between the new housing development and the wider landscape, and aid in integrating the scheme into the wider landscape. Whips and Light Standard tree planting provide canopy variance to create a robust woodland boundary once fully established.
- 1.5 Within this character area, the Detailed Planting Proposals (see Sheets 1 and 2) show the following planting types and species:
 - Native Shrub Planting: *Cornus sanguinea*, *Corylus avellana*, *Crataegus monogyna*, *Prunus spinosa*, *Viburnum opulus*
 - Open Space Trees: *Betula pendula*, *Quercus robur*, *Sorbus aucuparia*, *Acer campestre*, *Quercus petraea*
 - Amenity Grass Seeding: Emorsgate EG21 Fine Lawn Grass Mixture



- Bulb planting: Crocus chrysanthus 'Blue Pearl', Crocus chrysanthus 'Snow Bunting', Narcissus cultivar, Tulipa 'Pinocchio'

Native Hedgerow (eastern boundary)

- 1.6 This planting character area is located to the east of the site, along the site boundary, where a new native hedgerow and stock proof fencing is proposed.
- 1.7 Within this character area, the Detailed Planting Proposals (see Sheets 2 and 4) show the following planting types and species:
- Native Hedgerow Planting: Corylus avellana, Crataegus monogyna, Ilex aquifolium, Rosa canina, Viburnum opulus

Native Hedgerow and Hedgerow Tree Planting (western boundary and southern edge of development area)

- 1.8 This planting character area relates to the new hedgerow planting along the western boundary of the site, and to the south of the housing area where it adjoins the proposed area of Public Open Space. Native hedgerow planting with hedgerow trees are proposed.
- 1.9 The Detailed Planting Proposals (see Sheets 1, 3, 4 and 5) show the following planting types and species:
- Native Trees: Acer campestre, Betula pendula, Quercus petraea, Quercus robur, Sorbus aucuparia
 - Native Hedgerow Planting: Corylus avellana, Crataegus monogyna, Ilex aquifolium, Rosa canina, Viburnum opulus

Woodland Copse Planting (site entrance at eastern boundary)

- 1.10 This planting character area is located at the site entrance to the eastern boundary of the site and is intended to add to the attractiveness of the development. Variety in planting heights creates a dynamic layer of textured vegetation between scattered trees and copse woodland. The trees will filter views between the proposals and help to provide a transition from the wider landscape to the development edge. Tree species have been chosen with a strong architectural form and seasonal interest.
- 1.11 Within this character area, the Detailed Planting Proposals (see Sheet 4) show the following planting types and species:
- Woodland Copse Trees: Acer campestre, Betula pendula, Betula pubescens, Malus sylvestris, Quercus petraea, Quercus robur, Sorbus aucuparia
 - Fruit Trees: Prunus domestica 'Old Greengage', Malus domestica 'Golden Pearmain', Malus domestica 'Laxton's Superb', Prunus domestica 'Victoria', Malus domestica 'Cox's Orange Pippin'
 - Native Shrub Planting: Cornus sanguinea, Corylus avellana, Crataegus monogyna, Prunus spinosa, Viburnum opulus
 - Wildflower Meadow Mix: Flowers only – Emorsgate EM3F Special General Purpose Wildflowers



- Bulb Planting: *Crocus chrysanthus* 'Blue Pearl', *Crocus chrysanthus* 'Snow Bunting', *Narcissus* cultivar, *Tulipa* 'Pinocchio'

Street Tree Planting (internal planting)

- 1.12 This planting character area relates to the street trees to be planting within the residential development layout. A selection of trees are proposed at key intersections within the site to enhance visual amenity and habitat provision, adding ornamental structure and diversification of the internal Green Infrastructure across the site. The street tree planting will also add greenery to areas of new hard standing within the development
- 1.13 Within this character area, the Detailed Planting Proposals (see Sheets 1 to 4) show the following planting types and species:
- Multi-stemmed Trees: *Betula utilis jacquemontii*
 - Specimen Trees in Hard Standing: *Quercus palustris*

Hedgerow Planting (internal planting)

- 1.14 This planting character area relates to the front curtilage hedgerows within the residential layout.
- 1.15 The Detailed Planting Proposals (see Sheets 1 to 4) show the following planting types and species:
- Evergreen Hedges Mix A: *Escallonia rubra macrantha*, *Griselinia littoralis* and *Osmanthus x burwoodii*
 - Evergreen Hedges Mix B: *Carpinus betulus*, *Escallonia* 'Iveyi'

Public Open Space & Links between Open Space and Residential Streets (southern open space)

- 1.16 This planting character area relates to the area of open space proposed to the south of the site. The open space has been designed to integrate with the surrounding landscape through meadow and wildflower planting. Blocks of vegetation are proposed in the form of long grasses, wildflowers at varying heights, and shrubs and trees where possible around the overhead electricity lines and pylons. Mown grass paths and open areas will create usable open space for the residents of the development, and grass and flower blooms will provide visual interest and ecological benefits. This approach to planting within the open space is intended to create an ecologically beneficial recreation space which also permits maintenance access to the existing electricity pylons and overhead lines.
- 1.17 The soft landscaping approach within this character area is also intended to provide a transitional space between the more formal residential streets and the less formal open space area. Low native hedges will soften the residential edge as perceived from the open space and will introduce semi-formal planting between the two areas.
- 1.18 The Detailed Planting Proposals (see Sheets 1, 3, 4 and 5) show the following planting types and species within this area:
- Open Space Trees: *Amelanchier x grandiflora* 'Robin Hill', *Crataegus monogyna*, *Malus sylvestris*, *Prunus avium*, *Prunus padus*, *Sorbus aucuparia*, *Sorbus vilmorinii*
 - Native Hedgerow Planting: *Corylus avellana*, *Crataegus monogyna*, *Ilex aquifolium*, *Rosa canina*, *Viburnum opulus*



- Amenity Grass Seeding: Emorsgate EG21 Fine Lawn Grass Mixture
- Wildflower Meadow Mix: Flowers only – Emorsgate EM3F Special General Purpose Wildflowers
- Meadow Mix: Flowers and Grasses – Emorsgate EM3 Special General Purpose Meadow Mixture
- Marginal Mix: *Caltha palustris*, *Carex pseudocyperus*, *Filipendula ulmaria*, *Iris pseudacorus*, *Lythrum salicaria*, *Myosotis scorpioides*, *Potentilla palustris*
- Wildflower Meadow – Attenuation: Ep1F Wildflowers for Pond Edges

Front Garden Planting (internal planting)

1.19 This planting character area relates to the planting to the front garden curtilages of the residential dwellings. Ornamental beds are proposed in order to soften the expanses of hard landscaping, particularly near to the parking areas.

- Plot Frontage Trees: *Amelanchier x grandiflora* 'Robin Hill', *Carpinus betulus*, *Cornus mas*, *Prunus serrula tibetica*, *Sorbus aucuparia* 'Sheerwater Seedling', *Sorbus hupehensis*, *Tilia cordata* 'Green Spire'
- Evergreen Shrub Planting: *Carex comans* 'Frosted Curls', *Ceanothus thyrsiflorus repens*, *Choisya ternata* 'Sundance', *Escallonia* 'Apple Blossom', *Escallonia* 'Red Dream', *Hebe* 'Midsummer Beauty', *Hebe franciscana* 'Blue Gem', *Hebe pinguifolia* 'Sutherlandii', *Lavandula angustifolia*, *Potentilla fruticosa* 'Primrose Beauty', *Rosmarinus officinalis*, *Spiraea japonica* 'Anthony Waterer', *Thymus vulgaris*, *Viburnum tinus* 'Eve Price'
- Native Shrub Planting: *Cornus sanguinea*, *Corylus avellana*, *Crataegus monogyna*, *Prunus spinosa*, *Viburnum opulus*
- Shrub Mix A: *Choisya ternata* 'Sundance', *Hebe franciscana* 'Blue Gem', *Lavandula angustifolia*
- Shrub Mix B: *Potentilla fruticosa* 'Primrose Beauty', *Rosmarinus officinalis*, *Viburnum tinus* 'Eve Price'
- Shrub Mix C: *Escallonia* 'Red Dream', *Hebe* 'Midsummer Beauty', *Spiraea japonica* 'Anthony Waterer'
- Shrub Mix D: *Carex comans* 'Frosted Curls', *Ceanothus thyrsiflorus repens*, *Escallonia* 'Red Dream', *Hebe* 'Midsummer Beauty', *Spiraea japonica* 'Anthony Waterer', *Thymus vulgaris*
- Amenity Grass Seeding: Emorsgate EG21 Fine Lawn Grass Mixture

Ecological Recommendations

1.20 The ecological recommendations accompanying the planning application (set out within the Ecological Survey and Assessment Ref: 2016-348 produced by ERAP) influenced the design of the Landscape Strategy, and have been carried through to the Detailed Planting Proposals as follows:



- All trees and shrubs at the site boundaries have been retained where feasible.
- The trees and shrubs within the north-western corner of the site are to be retained and protected.
- Bat access panels and bird nesting boxes have been incorporated into the new housing as per the ecology recommendations.
- Hedgehog gaps have been incorporated into the rear garden boundaries.
- Native species rich hedgerows have been incorporated throughout the development, including within the area of public open space to enhance habitat connectivity across the site. The species selected include those recommended for inclusion within the ecology report.
- New ponds are proposed and have been proposed to contain marginal wildflower and aquatic planting to enhance their ecological habitat provision potential.
- Wildflower grassland areas have been incorporated into the development to enhance opportunities for animal life and these areas will have minimal management as set out within this management plan. This is intended to provide opportunities for habitats for wildlife such as invertebrates, small mammals and amphibians.
- Planting species throughout the development have been chosen to include native species, and to provide blossom and fruit to support insects and wildlife. Species selected conform with the recommendations set out within the ecology report.



Section 2: Planting Objectives

- 2.1 The landscape works undertaken on-site will be maintained for a period of 12 months by a landscape contractor post Practical Completion, and following on from this, the landowner shall be responsible for the replacement of any trees, shrubs or plants which are dying, damaged or diseased within 4 years of planting within the next planting season.
- 2.2 The landscape is designed to:
- Strengthen the existing site boundaries;
 - Improve visual amenity;
 - Provide integration with the surrounding landscape and settlement edge;
 - Increase ecological benefits;
 - Ensure the protection of key landscape features within and surrounding the site.
- 2.3 The landscaping on-site will receive installation management and maintenance for a period of 12 months from the date of practical completion. Within this time and the following 4 years, all defects resulting from plant loss, disease or failure to thrive, will be replaced. Any replacements within the first 12 months will be the responsibility of the contractor. The landowner will take responsibility thereafter for replacements within the remaining 4 years.

Tree Planting

- 2.4 Trees are to be planted at their mature spacing. A minimum distance of 4 meters from foundations of buildings and 1 meter from fence lines and kerbs will be enforced on all trees. Tree surgery such as crown lifting, or dead wood removal will be carried out, as and when required.
- 2.5 All trees are to be planted with double stakes with a cross bar. Stakes should be inserted on the side of the prevailing wind so that the tree is blown away from the stake.
- 2.6 Double stakes should be equally spaced around the tree outside the root ball and secured to the trunk with a timber crossbar and tie.
- 2.7 Ties should be checked regularly for rubbing and adjusted if necessary. Constriction of the stem by ties happens very quickly, so fast-growing trees need frequent checking. After bad weather, check for abrasion and snapped stakes or ties.
- 2.8 In year 5 remove staking if tree has established well and the stakes are no longer required.
- 2.9 The ground around the base of the tree is to be covered with a bark mulch in order to conserve moisture and reduce weed growth. For trees located within planting beds the bark mulch should be retained until such time as the area has been covered by shrub planting. Additional topping up of necessary mulching should take place on an annual basis.
- 2.10 All weed and grasses that self-seed around the base should be removed immediately.
- 2.11 Where trees are planted adjacent to existing planting, measures are to be taken to ensure the existing vegetation is protected.



Shrubs

- 2.12 Inspect monthly and maintain shrubs in a weed free condition through combined techniques by hand, herbicides, cultivation and mulching.
- 2.13 Prune or clip to promote bushy, healthy growth and required shape when necessary.
- 2.14 Trim back growth overhanging adjacent footpaths or windows when required.
- 2.15 Remove/replace individual specimens as required.

Hedging

- 2.16 Hedges to be planted in double staggered rows to establish a natural hedgerow and planted at 5 plants per linear metre for the native hedgerows, and 3 plants per linear metre for the evergreen hedgerows. Stock should be planted in groups of 3 to 7 of the same species.
- 2.17 The ground around the newly planted hedgerows is to be bark mulched in order to reduce weed growth and conserve moisture within the soil / root.
- 2.18 Careful clipping and pruning will be required in the early years of implementation to promote low bushy growth and to prevent the plants from becoming 'leggy'.
- 2.19 Tree whips should be planted with appropriate rabbit guards and removed when whips, and hedgerow is established.

Bulb Planting

- 2.20 Bulbs to be allowed to naturalise freely, after being planted in random groupings, greeting a naturalistic appearance.

Marginal Planting

- 2.21 Marginal meadow seeding and planting is proposed around the attenuation features as shown on the Detailed Planting Proposals.
- 2.22 Ensure any litter or debris is removed within and around attenuation pond.
- 2.23 Complete selective weeding where necessary.

Wildflower Seeding

- 2.24 Most of the sown meadow species will consist of perennials which will be slow to germinate and grow and are therefore unlikely to flower during the first growing season. The resulting planting will consist of mainly annual weeds within the first growing season which will require topping or mowing.
- 2.25 When sowing within the autumn period, spring and summer cuts of the species are not to occur within the first growing season. Once the annual planting has flowered cuts are to occur within the mid-summer period and any excess vegetation is to be removed. It is important to cut back annuals before they die back, set seed and collapse. This cut will reveal the developing meadow mixture and give it the space required to develop.



2.26 In the second and subsequent years the Wildflower Meadow areas will require a summer 'hay cut' in combination with autumn and possibly spring mowing. In order to allow sown species to flower the meadow area must not be cut from spring to the mid-summer period (July / August) until the species have flowered. After flowering has occurred a hay cut is to be completed using a scythe, petrol trimmer or tractor mower to approximately 50mm and the arisings left spread out over the ground for 1 to 7 days in order for seeds to be shed before the arisings are removed from the site.

Amenity Grass Seeding

2.27 Amenity grass seeding is to be established using a wear-tolerant mixture as indicated on the Detailed Planting Proposals.

2.28 To give the grasses the best chance of thriving, the following steps should be taken:

- Do not mow the grass too short, especially during periods of prolonged dry or cold weather; and
- Do not clear fallen leaves in the autumn.

2.29 In periods of drought, some dieback of grass is likely. Watering is a solution to this but is often unsustainable. In some years it may be necessary to re-seed badly affected areas at the end of the season.

2.30 Moss should be accepted for shaded areas, but kept in check by raking, which is best done in spring when the grass is growing well, so that the grass can quickly recover and grow into the gaps created by moss removal.

2.31 Grass should be mown as required throughout the year, although the main mowing period is between March and October. During this period mowing should ideally be undertaken fortnightly.

2.32 All mowing should be undertaken in such a way as to cause as little disturbance to the public as possible. After mowing, all grass should be left in a clean, tidy, litter-free condition with adjacent pathways/roads cleared if required.



Section 3: Management Regimes

- 3.1 As a minimum monthly maintenance visits should be undertaken to inspect, monitor as well as to carry out routine operations, including weeding and litter picking, with other specific operations being undertaken as scheduled below.
- 3.2 During the growing season (generally late April until the end of October – but depending on climatic conditions) further visits will need to be undertaken to ensure that amenity grass areas are kept in a tidy and well-kept condition. This is likely to be on a fortnightly basis.
- 3.3 Existing hedges and trees are to be maintained by:
- Occasional thinning of understorey scrub planting;
 - Pruning trees to maintain correct shape and prevent plants encroaching on paths or roads;
 - Replacing dead or dying trees and shrubs with similar species;
 - Weed control; and
 - Watering.
- 3.4 Trees, shrubs and hedges are to be maintained by:
- Fertilising for continued healthy growth;
 - Pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads;
 - Flail cutting of existing hedges on a rotational basis;
 - Weed control;
 - Watering;
 - Check and adjust ties; and
 - Firming up of stakes.
- 3.5 Wildflower meadow areas to be maintained by:
- Periodic cutting; and
 - Weed control through mowing or spot spraying where necessary.
- 3.6 Marginal Aquatic Planting is to be retained by
- Clearance of litter and debris; and
 - Selective weeding as required.
- 3.7 Amenity grass seeding is to be maintained by:
- Regular cutting throughout growing period; and
 - Weed control through mowing or spot spraying where necessary.



3.8 Ecological incorporations (bird nest boxes, hedgehog access gaps and bat access panels will be maintained by:

- Regular visual inspection to check for damage;
- Repair work as necessary to enable continued use as intended.

3.9 Dry stone wall Repair

Scope

- Dry stone walls should be removed and retained in accordance with the submitted plan 'WH/HRNM/RSW/O1 – Existing Stone Walls to be Retained'.

Subcontractors requirements

- The walls shall be repaired by a qualified/ competent person. All staff must have CSCS cards, Professional Dry-stone walling certification and have undertaken manual handling instruction.

Rebuilding Techniques

- Traditional Dry-Stone Walling follows a list of key techniques to ensure a strong and stable structure with all of the stone locked together. The re-construction will be completed by grading the stone during the dismantling and then building the wall maximising the techniques to bind the stone together. Every stone must be laid securely before the next can be lifted on top of it to ensure the walls longevity.

Materials

- In most cases the building material is currently in an existing wall. There are cases where the walls have deteriorated, and stone is scatters due to the wall collapse. In instances where the damage is more profound collecting the material and sorting different shapes and sizes of stones into heaps and preparing for a systematic approach to the reconstruction which should resemble the existing wall on completion.

3.10 Dry stone wall Post Reconstruction Maintenance & Management

Scope

- The maintenance and management shall ensure the stone walls are retained and maintained for the duration of construction and thereafter.

Maintenance

- A maintenance plan shall be incorporated with a management company to be appointed for the site. The stone walls shall be retained in accordance with plan 'WH/HRNM/RSW/O1 – Existing Stone Walls to be Retained'.
- The stone walls shall be rebuilt where collapsed or deteriorated. Vegetation shall be



kept under control to a reasonable standard to ensure the walls don't become compromised. Weathered and deteriorating walls shall be monitored to ensure they do not collapse and become unsafe. Works to ensure the walls are in safe order shall be carried out by a qualified/ competent person. Any collapsed walls are to be rebuilt by in accordance with the retention plan.

Management Responsibilities

- The Dry-stone walls located in the Public realm will be property of the residential management company. The management agent will be responsible for maintaining the development to a safe and satisfactory standard.
- The management company/ agent will be responsible to maintain the scheme and the overall standard of the dry-stone walls. The agent will undertake regular landscaping duties to ensure the vegetation is kept to a suitable standard and is not impacting or compromising the walls stability.
- Maintenance surveys will be undertaken per annum to ensure the walls are kept in good standard and any collapsed wall are rebuilt and kept to a suitable and safe standard.



Section 4: Responsibilities and Monitoring

- 4.1 The first 12 months management is to be included within the landscape contract and be undertaken by the landscape contractor (appointed by Wainhomes NW Ltd) to their own specification with the sole purpose of ensuring that the softworks are planted (in accordance with the Detailed Planting Proposals Plan) and successfully established. All plant failures within the first year will be replaced by the contractor on a like for like basis.
- 4.2 Maintenance and management activities for subsequent years (following end of defects period) are set out below to ensure the soft landscaping is managed effectively beyond the time limits of the implementation and establishment works. The responsibility for this management and maintenance will be with the management company which will be appointed by Wainhomes NW Ltd. The maintenance and management of the ecological provisions and the existing dry-stone walls will be included within the scope of works for the management company with inspections and repair work carried out as soon as practically possible following identification of any necessary maintenance.
- 4.3 Management and maintenance operations will be monitored and reviewed on an on-going basis and where required modified if the operations and frequencies set out do not deliver the required results or meet the specific aims and objectives.



Section 5: Maintenance and Management Activity Schedules

- 5.1 The first 12 months' management is to be included within the landscape contract; however, maintenance activities for subsequent years have been included below for information, to ensure the soft landscaping, ecological habitat features and existing drystone walls are managed effectively beyond the time limits of the construction works.

Component	Task	Time of Year	Frequency
YEAR 1: Monthly visits throughout the first year, fortnightly during growing season, and more frequently if required due to weather conditions			
Trees	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	April / May	Annually
	Replace any failed specimens	Oct to March	As required (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Hedgerows	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly/every visit
	Apply suitable non-selective herbicide to control weeds.	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	Mar / April	Annually
	Remove debris / litter	Throughout	Monthly/every visit
	Replace any failed specimens.	Oct to March	As required (next available planting season)



	Top up bark mulch hedge base to full depth of 75mm.	April	Annually
	Watering of newly established hedgerows.	Throughout	As required after a period of four weeks without significant rainfall.
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule.	May to Sept	As required (annually)
Shrub Planting	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	Re-firm plants	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens	Bare root stock Oct to March. Containerised stock all year round	As required (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Amenity Grass Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear metres
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings	April to August / September to March	Fortnightly, or as often as required during growing season.
	Remove loose moss by scarification	April / May	Annually
Wildflower Meadow Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to 50mm and remove arising's. Cut to take place immediately after first flowering of annuals*	July / Aug*	Annually*



	Spot treatments of noxious weeds using selective herbicides	Throughout	Annually (As required)
Marginal Aquatic Planting	Maintain all planted areas with removal of dead plant material.	May to Sept	Every visit
	Remove debris / litter	Throughout	Every visit
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
Woodland Copse Planting Areas	Weeding around Trees. Apply suitable non-selective herbicide to control weeds.	April to Sept	Monthly/as required
	Grass control	Mar / Oct	Monthly
	Remove debris / litter	Throughout	Monthly
	Replace failed trees	Oct to March	As required (next available planting season)
	Watering of all newly planted trees	May to Aug and as necessary depending on weather conditions	Fortnightly-weekly in during periods of particularly dry weather
	Check fencing and tree guards	Throughout	Monthly
Drystone Walling	Check walls for damage to stones, gaps, litter and any vegetation growth affecting their condition. Repair as soon as practically possible following inspection, including replacement of any loose or missing stones, in order to ensure the drystone walls are retained and maintained in their current condition.	Throughout	Annually
	Visual inspection of walls for damage. Repair as soon as practically possible following inspection in order to ensure the drystone walls are retained and maintained in their current condition.	Throughout	Every visit
Ecological Habitat Features	Check all bird and bat boxes and access panels for damage that would affect their functionality. Repair / replace as soon as practically possible following inspection.	Throughout	Monthly
	Check hedgehog gaps for any obstructions. Clear obstructions as necessary to ensure gaps can still be utilised.	Throughout	Monthly

**First cut of annuals and subsequent 'Hay Cuts' must take place after flowering*

***No cutting or grazing to take place from spring through to late July/August*



Component	Task	Time of Year	Frequency
YEAR 2 Monthly visits recommended throughout year 2, fortnightly during growing season, and more frequently if required due to weather conditions			
Trees	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	April / May	Annually
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed
Hedgerows	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so



Shrub Planting	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear metres
	Re-firm plants	After strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Bare root stock Oct to March. Containerised stock all year round.	Only if instructed (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
Amenity Grass Seeded Areas	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arising's	April to August / September to March	Fortnightly, or as often as required during growing season.
Wildflower Meadow Areas	Remove loose moss by scarification	April / May	Annually
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Annual 'Hay Cut' - Cut to 50mm and spread arising's over the wildflower area to shed seed. Leave arising's for 1 to 7 days then remove	July/August after flowering*	Annually*
	Cut to 50mm and remove arisings**	Sept and Mar**	Autumn & Spring only**
Marginal Aquatic Planting	Spot treatments of noxious weeds using selective herbicides	Throughout	As required (Annually)
	Maintain all planted areas with removal of dead plant material.	May to Sept	Every visit
	Remove debris / litter	Throughout	Every visit
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
	Weeding around Trees.	April to Sept	Monthly/as required



Woodland Cope Planting Areas	Apply suitable non-selective herbicide to control weeds.		
	Grass control	Mar / Oct	Monthly
	Remove debris / litter	Throughout	Monthly
	Replace failed trees	Oct to March	As required (next available planting season)
	Watering of all newly planted trees	May to Aug and as necessary depending on weather conditions	Fortnightly-weekly in during periods of particularly dry weather
	Check fencing and tree guards	Throughout	Monthly
Drystone Walling	Check walls for damage to stones, gaps, litter and any vegetation growth affecting their condition. Repair as soon as practically possible following inspection, including replacement of any loose or missing stones, in order to ensure the drystone walls are retained and maintained in their current condition.	Throughout	Annually
	Visual inspection of walls for damage. Repair as soon as practically possible following inspection in order to ensure the drystone walls are retained and maintained in their current condition.	Throughout	Every visit
Ecological Habitat Features	Check all bird and bat boxes and access panels for damage that would affect their functionality. Repair / replace as soon as practically possible following inspection.	Throughout	Monthly
	Check hedgehog gaps for any obstructions. Clear obstructions as necessary to ensure gaps can still be utilised.	Throughout	Monthly

**First cut of annuals and subsequent 'Hay Cuts' must take place after flowering*

***No cutting or grazing to take place from spring through to late July/August*



Component	Task	Time of Year	Frequency
SUBSEQUENT YEARS Monthly visits recommended throughout subsequent years and more frequently if required due to weather conditions			
Trees	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	April / May	Annually
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
Hedgerows	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells
	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
Shrub Planting	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
Shrub Planting	Replace any failed specimens (not part of rectification/defects)	Bare root stock Oct to March. Containerised	Only if instructed (next available planting season)



		stock all year round	
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Amenity Grass Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings	April to August / September to March	Fortnightly, or as often as required during growing season
	Remove loose moss by scarification	April / May	Annually
Wildflower Meadow Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Annual 'Hay Cut' - Cut to 50mm and spread arisings over the wildflower area to shed seed. Leave arising's for 1 to 7 days then remove	July/August after flowering*	Annually*
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
	Spot treatments of noxious weeds using selective herbicides	Throughout	Annually (As required)
Marginal Aquatic Planting	Maintain all planted areas with removal of dead plant material.	May to Sept	Every visit
	Remove debris / litter	Throughout	Every visit
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
Woodland Copse Planting Areas	Weeding around Trees. Apply suitable non-selective herbicide to control weeds.	April to Sept	Monthly/as required
	Grass control	Mar / Oct	Monthly
	Remove debris / litter	Throughout	Monthly
	Replace failed trees	Oct to March	As required (next available planting season)
	Watering of all newly planted trees	May to Aug and as necessary depending on weather conditions	Fortnightly-weekly in during periods of particularly dry weather
	Check fencing and tree guards	Throughout	Monthly
Drystone Walling	Check walls for damage to stones, gaps, litter and any vegetation growth affecting their condition. Repair as soon as practically possible following inspection, including replacement of any loose or missing stones, in order to ensure the drystone walls are retained and maintained in their current condition.	Throughout	Annually
	Visual inspection of walls for damage. Repair as soon as practically possible following inspection	Throughout	Every visit



	in order to ensure the drystone walls are retained and maintained in their current condition.		
Ecological Habitat Features	Check all bird and bat boxes and access panels for damage that would affect their functionality. Repair / replace as soon as practically possible following inspection.	Throughout	Monthly
	Check hedgehog gaps for any obstructions. Clear obstructions as necessary to ensure gaps can still be utilised.	Throughout	Monthly

**First cut of annuals and subsequent 'Hay Cuts' must take place after flowering*

***No cutting or grazing to take place from spring through to late July/August*

Longer Term Woodland Copse Planting Management

- 5.2 Beyond 5 years, the following woodland copse management activities are recommended for those responsible for the longer-term management of the soft landscaping within the development:

Years 6 to 10

- 5.3 As per Years 1 to 5 (except watering), with the addition of:

- Removal of tree guards in January
- Monitoring of the health and vitality of planting monthly throughout the year
- Removal of deadwood and pruning of any crossing lateral branches. Deadwood to remain on site in the form of stockpiles. Undertake monthly between November and February
- Undertake a safety audit at year 10, in August.

Years 11 to 15

- 5.4 As per Years 1 to 5 (except watering), with the addition of:

- 20% thinning of woodland by targeted removal of weakest trees, undertaken monthly between November and February
- Monitoring of the health and vitality of planting monthly between November and February
- Removal of deadwood and pruning of any crossing lateral branches. Deadwood to remain on site in the form of stockpiles. Undertake monthly between November and February
- Undertake a safety audit at year 15, in August.

Years 16 to 20

- 5.5 As per Years 1 to 5 (except watering), with the addition of:

- Monitoring of the health and vitality of planting monthly between November and February
- Removal of deadwood and pruning of any crossing lateral branches. Deadwood to remain on site in the form of stockpiles. Undertake monthly between November and February



- Assessment of the requirement to removal any trees that have reached life expectancy or are compromising the establishment of younger woodland trees. Undertaken once per year, at any time during the year.
- Undertake a safety audit at year 20, in August.



Section 6: Play Areas

6.1 The overall aims of the design are to create areas of play that are:

- Appropriate to context and setting;
- Imaginative, inspiring and challenging;
- Designed and specified to enhance the development

6.2 The specific design objectives are to:

- Incorporate the 10 Principles for Designing Play Spaces set out in “Design for Play” published by Play England;
- Create a safe and fun play area for local residents and visitors alike; and
- Use locally sourced and sustainable materials.

6.3 Play area equipment will conform to EN1176 and any other relevant standards. The safety surfacing will comply with BS7188 and EN1177 and any other relevant standards.

6.4 Play areas need to be maintained on a regular basis to ensure all equipment remains safe and operational in a manner as it is designed to be.

6.5 Maintenance of the play areas falls into three categories; regular inspections should be undertaken to also identify any potential misuse of the area or anti-social behaviour:

- General soft landscape aspects, which include the grass areas, shrubs and trees which should be managed and maintained in accordance with the operations set out in Section 5 of this specification;
- Litter bins should be emptied on a weekly basis and all paths and paved areas should be swept kept free of litter and rubbish and maintained in a weed free condition.
- Street furniture to be visually checked for defects on each visit. Any self-closing gates should be checked to ensure they continue to function as designed.

6.6 Play Area Equipment and Safety Surfacing inspections should be undertaken on a weekly, monthly and yearly basis as follows:

Weekly

6.7 Visual inspections of the play equipment and safety surfacing should be undertaken by the management company on a regular basis to ensure that it is in good clean working order, free from faults, free from vandalism;

Monthly

6.8 A more thorough check of the site, the equipment (in accordance with the manufacturers recommendations and ROSPA) and any safety surfacing should be undertaken by the management company to ensure that equipment is safe to use and in full working order mechanically; and



Yearly

6.9 A comprehensive annual inspection of the play area, equipment and surfacing should be undertaken by a specialist contractor to BS EN1176 Part 7.

6.10 All inspections need to be documented and recorded within a play area register. The register should contain:

- A site plan;
- Full equipment details, including the manufacturers/suppliers contact details and management/maintenance specifications;
- Inspection and maintenance requirements and programmes; and
- Details of responsibility for inspections, contact details of relevant organisations and action on hazards and remedial measures.



Monthly Play Areas Check List

Component	Task	Yes/No	Action Required
<i>Monthly Play Area Inspections (in line with ROSPA) To be carried out by management company.</i>			
Site and Ancillary Items	Are signs present and legible?		
	Are fences complete and secure and gates in working order?		
	Are paths and hard surfaces undamaged and unobstructed?		
	Is the site free of litter or any dangerous objects?		
	Are seats, litter bins and other street furniture secure and undamaged?		
	Has the planting been damaged? Does it need cutting back?		
Surfacing	Is all surfacing in good repair and undamaged and covering the areas required?		
	Is surfacing free of foreign objects likely to cause harm?		
	Are loose-fill surfaces at the correct level?		
Equipment in General	Is paintwork/preservative in good condition?		
	Are all parts present and secure?		
	Are supports firmly fixed?		
	Is any of the equipment corroded?		
	Are all timber components in a good safe condition with no breaks, splintering or cracking sections?		
	Is there wear on individual chain links and fixings?		
	Are all platforms and footboards in a good condition and secure?		
	Are ground clearances under equipment correct when stationary and when in motion?		
	Are bearings working smoothly and correctly lubricated?		



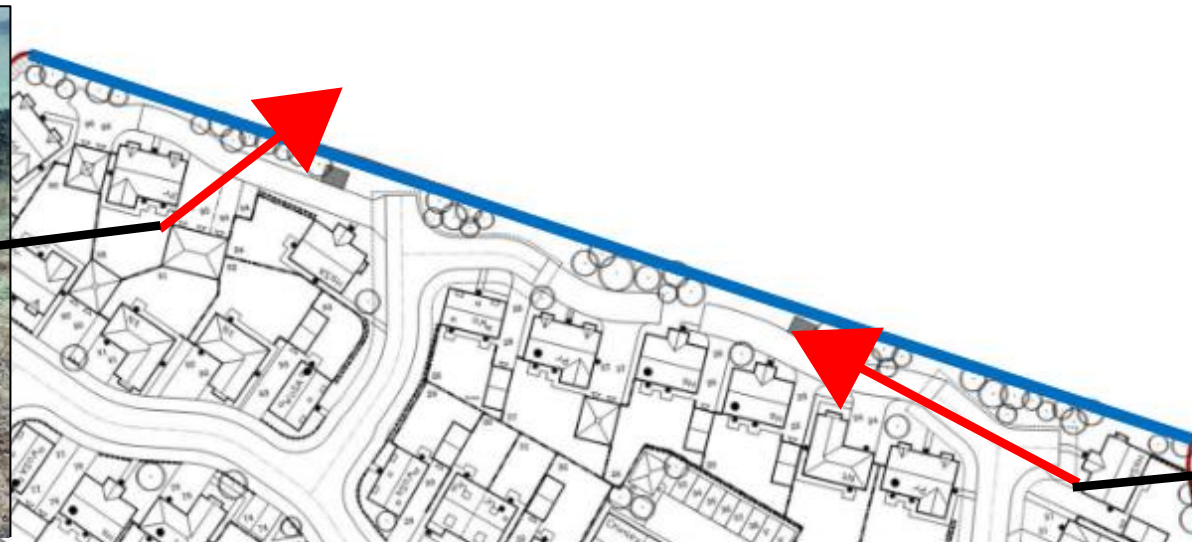
	Are tube plugs, nuts, bolts and other fixings properly secure?		
	Are handrails/guards in place and secure?		
Swings	Are the swing chains unbroken?		
	Are the seats fixed on securely and undamaged?		
Rocking Items	Does the item move smoothly and noiselessly?		
	Are all safety guards present?		
	Does it strike the ground?		
Spring Items	Does the item move smoothly and noiselessly?		
	Is the spring undamaged?		
Climbing Frames	Are all the bars in place and are they securely fixed?		
Ropes	Are the ropes secure and undamaged?		
	Are the connectors present?		
Multi-Play Items	Are the guard rails present?		
	Are there signs of pieces being removed?		
	Are there any holes in metal indicating where a piece may have been removed?		



Hayfield Road, New Mills

LEGEND
 Denotes Retained Existing Stone Walls

Project Title:
 Residential Development
 Address:
 Hayfield Road
 New Mills
 Drawing No:
 WH/HRNM/RSW/D1



Hayfield Road, New Mills

Project Title:
Residential Development
Address:
Hayfield Road
New Mills
Images of Existing Stone Walls
Drawing No:
WH/HRNM/RSW/D1