

# Land North of Lee's Yard, Lidsey Road, Woodgate

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Road, Woodgate

## Landscape Management Plan

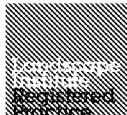
Prepared by  
CSA Environmental

on behalf of  
Thakeham Homes

Report No: CSA/5748/01

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### **Appendix A**

#### Drawing Schedule

## 1.0 INTRODUCTION

- 1.1 The following Landscape Management Plan has been drawn up by CSA Environmental on behalf of Thakeham Homes. It sets out the necessary prescriptions for the landscape management of the existing planting and new landscaping associated with the Land North of Lee's Yard, Lidsey Road, Woodgate (hereafter referred to as 'the Site').
- 1.2 This report is concerned with all areas of communal soft landscaping within the proposed development.
- 1.3 Detailed proposals for the landscaping have been produced and include the key areas listed below. The schedule of drawings within **Appendix A**, including the 'Planting Specification', should be read in conjunction with the management prescriptions set out herein.
  - CSA/5748/102 Soft Landscape Proposals; and
  - CSA/5748/103 Tree Pit Details.
- 1.3 Maintenance prescriptions have been formulated to maximise the landscape amenity of the Site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from pests and disease. This plan deals with the maintenance of the following areas:
  - Maintenance of Thicket & Trees (existing & proposed)
  - Maintenance of Hedges (existing & proposed);
  - Maintenance of Proposed Shrub Planting;
  - Maintenance of Proposed Grassland & Wildflower Meadows, including those connected with new Sustainable Drainage Systems (SuDS);
  - Maintenance of the Proposed Play Area and Associated Boundary Treatments.
- 1.4 Following initial development of the Site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. After this period, it is anticipated that all management contained within this

report will be undertaken by an appointed Management Company (refer to Section 3.0). Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.

- 1.5 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance, in consultation with any relevant stakeholders, including any emerging residents' groups.

## 2.0 SITE DESCRIPTION

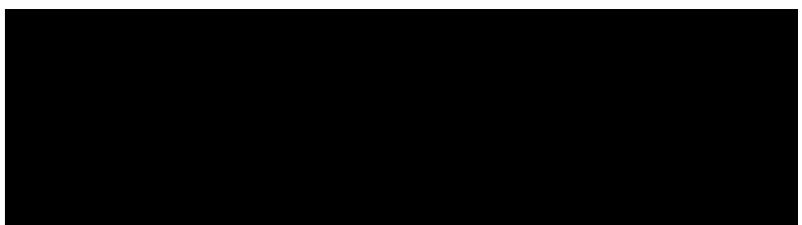
- 2.1 Located on the eastern side of Lidsey Road, at the southern end of Woodgate, the Site comprises a development of 38 dwellings and public open space comprising of a central green space with a play area and additional Green Infrastructure provision.
- 2.2 The Site occupies a rectangular field and is generally bound by existing vegetation including hedgerows and individual trees. There is some existing vegetation within the interior of the Site. As these are generally of lower quality, they will be removed to facilitate the new development and replaced with new planting. The Site is generally flat, ranging from approximately 7m Above Ordnance Datum (AOD) at the south-eastern corner to approximately 9m AOD in the south-western corner.
- 2.3 The Site is bound to the north and west by existing housing on Lidsey Road and Woodgate Close. To the east, the Site is bound by Willows Caravan Park and to the south by Lee's Yard, a small business park/builders' yard. The settlement of Woodgate extends northwards beyond the site, with the remainder of the wider area comprising agricultural fields or other rural land-use.

### 3.0 IMPLEMENTATION OF THE WORKS

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawings listed within **Appendix A**.
- 3.2 All planting should take place in the first available planting season following completion of the open space areas, and to meet the criteria of the general planting specification set out in on the drawings listed within **Appendix A**.
- 3.3 The actual programme of installation will be dependent on the build programme and a more detailed programme of installation should be developed once construction of the housing areas has commenced.
- 3.4 Delivery of the public open space will be completed within 6 months of completion of the final plots.
- 3.5 Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).
- 3.6 Following this period, it is anticipated that all management contained within this report will be undertaken by the appointed Management Company. Any planting areas that are conveyed to the individual private dwellings will remain the responsibility of the occupier.

#### Management Company Details

Southern Housing, Building 800, Guillat Avenue, Kent Science Park, Sittingbourne, ME9 8GU.



## 4.0 GENERAL MAINTENANCE ITEMS

- 4.1 Maintenance of the landscape areas shall be undertaken by a competent landscape contractor (as appointed by the Management Company), registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor.'
- 4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.

At each visit the following operations shall be undertaken:

- Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
- Rake-up any leaf litter and remove from site;
- Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
- Undertake weeding of planted areas;
- Undertake watering (as required) to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
- Sweep all communal hard surfaces to ensure they are kept free from litter and leaves; and
- Undertake all the necessary landscape maintenance outlined in the following sections.

- 4.3 In the case of the public open space being closed for maintenance, the Health and Safety Plan should be reviewed and referenced. Closure of the public open space could be for a number of reasons including storm damage, flooding or vandalism. Once the area is made safe, inspections and a review of the maintenance plan will be required.

- 4.4 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree Work – Recommendations', by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.
- 4.5 All pruning / removal works to existing vegetation, including trees, should be undertaken outside of the bird nesting season to ensure that breeding birds are not disturbed. For clarification, the bird nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.
- 4.6 All trees and dense scrub / shrub areas to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment submitted with the planning application, to meet the criteria of BS 5837:2012 'Trees in Relation to Construction' – Recommendations'.
- 4.7 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.
- 4.8 All soft landscape areas to be maintained to BS7370-4:1993.
- 4.9 The Contractor shall physically maintain the whole of the Site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.10 A record or log of all maintenance visits should be undertaken by the Contractor and these should be collated on a six monthly basis and submitted to the Management Company for review.
- 4.11 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.

- 4.12 The Contractor should ensure that the Site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.13 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 4.14 The Contractor should notify the Management Company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.15 The Contractor shall advise the Management Company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.16 Chipping and shredding are not permitted on site without prior consent.
- 4.17 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval.
- 4.18 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the Management Company for an alternative source of water e.g. use of a trailer mounted bowser.

## 5.0 THICKET AND TREES

### Existing Trees

5.1 There are a number of existing trees and groups of trees located around the periphery of the Site. The layout of the housing and roading has been carefully designed to be set back from the retained existing trees to maintain their rooting conditions.

### Objectives

5.2 To retain tree canopy opportunities for local wildlife including corridors for movement across the Site.

5.3 To maintain and enhance the biodiversity value of existing trees / tree group habitats across the Site.

5.4 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. There are a number of trees located within the Site, and any management should be minimal and aimed at maintaining health and promoting longevity.

NB:- Should be read in conjunction with the Arboricultural Assessment produced by Mark Welby Ltd.

### Prescriptions

5.5 In years 1 and 5 of this management plan, existing trees will be inspected by a suitably qualified arboriculturist, registered with the Arboricultural Association. For veteran or mature trees in the vicinity of higher risk areas such as roads and play areas this inspection should be carried out every 2 years.

5.6 Retained trees will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted, and remedial action taken when required.

5.7 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist de-compaction e.g. 'Terravent'.

5.8 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and

in accordance with manufacturer's instructions and hoed into bare soil beneath canopy line; annually as required.

5.9 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the tree's health. Prior to undertaking such works, advice should be sought from the principal designer / principal contractor.

5.10 Tree work should be carried out in accordance with BS 3998 and the Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.

5.11 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.

5.12 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association. Consultation with the local authority should be sought for any works to trees covered by a Tree Preservation Order.

### **Proposed Thicket Planting**

5.13 New areas of thicket are proposed across the public open space areas to the periphery of the Site. This will strengthen existing vegetation and to help screen the development from the wider landscape.

Objectives

5.14 To increase overall tree cover at the Site and to add to the general biodiversity, creating healthy wooded areas of predominantly native species, providing new habitats for invertebrates and wildlife.

5.15 To use new thicket planting as a means to add long-term structure to the landscape.

5.16 To create a landscape buffer to the proposed development.

Prescriptions

5.17 Planting will incorporate native tree and shrub species appropriate to the local area. Planting will be undertaken in accordance with the species set out in the planting schedules.

5.18 Inspect trees / shrub shelters monthly to ensure they are secure and in position and re-firm / replace as required. Once ties / shelters are deemed to be too small and the trees have established, they should be removed and disposed of off-site.

5.19 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong growth, minimum annually.

5.20 Transplants will be re-firmed in the ground after strong winds, frost heave or other disturbances. New trees will be routinely inspected, at least annually, for pests and diseases.

5.21 New planting will be monitored annually to ensure successful establishment and any remedial actions required outlined to the Management Company.

5.22 The area at the base of new planting should be retained free from weed growth by occasional strimming between new planting stations, at least quarterly.

5.23 Protective post and wire and post and rail fencing should be maintained in a safe, hazard-free state to facilitate the effective function of its intended use.

5.24 Undertake bi-annual inspections to ensure that all fencing is sound and free from damage.

5.25 Damaged or broken sections of timber and wire fencing should be securely repaired or replaced as required with treated softwood and mild steel wire as appropriate.

5.26 Remove any temporary fencing to planted areas once the planting has established.

## **Proposed Tree Planting**

5.27 A range of new trees will be planted across the whole site within the public open space areas and highway verges and will include extra-heavy standard, standard, multi-stem and pleached trees of both native and ornamental varieties.

### Objectives

5.28 To provide immediate biodiversity value, landscape structure and visual interest.

5.29 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

### Prescriptions

5.30 Proposed species will include a mix of native and ornamental species as set out within the planting schedules and the Planting Specification on the drawings listed within **Appendix A**.

5.31 All tree planting should be carried-out during the winter planting season, considered to be October to March depending on seasonal weather fluctuations. Planting outside of this season shall not occur unless the tree stock is selected from containerised stock, specifically grown-on to allow summer planting and where sufficient measures have been put in place for additional watering during the initial establishment phase.

5.32 All tree planting will be conducted into well prepared ground in accordance with good horticultural practice.

5.33 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.

5.34 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow-release fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace any mulch layer.

- 5.35 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.36 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.
- 5.37 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.
- 5.38 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 5.39 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.
- 5.40 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1m around the trunk. Ensure mulch layer is free from weeds by hand cultivation.

#### Tree Watering

- 5.41 Newly planted trees should be watered when planted and for the first 2 summers. New trees should be watered at the beginning of the growing season (April/May) and regularly throughout the summer, with increased watering during spells of hot weather.
- 5.42 During the summer, water should be applied every other day at a rate at approximately 20-30 litres for standard trees and 40+ litres for larger trees. This figure should be reached during the height of summer and can be gradually increased to this in the spring and decreased before ceasing watering in the autumn.
- 5.43 If watering bags are used these should be checked regularly to ensure they are working efficiently and applying the correct watering rates to the tree.

## 6.0 HEDGEROWS

### Existing Hedgerows

6.1 There are a number of hedgerows / tree lines that are found to the periphery of the Site which are to be retained and protected for their ecological and biodiversity value, as well as for amenity value.

NB:- Should be read in conjunction with the Arboricultural Assessment produced by Mark Welby Ltd.

#### Objectives

6.2 To protect and enhance the existing hedgerows / tree lines with regard to their features and function as wildlife corridors and general wildlife habitats.

6.3 To maintain the screening value of existing hedgerows / tree lines.

#### Prescriptions

6.4 Existing hedgerows / tree lines will be in-filled as required with appropriate with native species of local provenance. Carry out an annual walk-over to assess gaps in hedgerow and carry out remedial work as required.

6.5 Infill planting will be conducted into well prepared ground. New transplants will be protected with propriety spiral rabbit guards or shrub shelters.

6.6 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted, and remedial action taken when required.

6.7 Established sections of hedgerow will be managed with a cut every three years in January to February (outside of the bird nesting season) to a height appropriate to its context but no greater than 2m, with the aim of promoting an 'A' line profile. Hedges to cut using a tractor and flail where space permits. Where the use of a tractor and flail is not possible due to space constraints, hand pruning will be required. Due to the quantity of existing hedgerows a rotational cutting programme should be implemented by the Management Company. Arisings to be removed.

6.8 Any significant and stable dead wood will be kept on site to form log piles within woodland and thicket areas to form habitat that can be used by saprophytic organisms and hibernating fauna.

### **Proposed Ornamental Hedge Planting**

6.9 New clipped ornamental hedge planting of both native and ornamental species is proposed within the plot landscaping scheme.

#### Objectives

6.10 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

6.11 To maximise biodiversity value by providing new habitats for wildlife.

6.12 To provide enclosure to new dwellings, screening, structure and visual interest within the proposed landscape scheme.

#### Prescriptions

6.13 New planting of ornamental hedgerow species will be conducted as prescribed in the Planting Specification on the drawings listed within **Appendix A**.

6.14 Prune and re-shape transplants at the appropriate time according to individual requirements to promote good form and encourage strong, bushy growth, minimum annually.

6.15 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.

6.16 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.

6.17 Allow new ornamental hedges to attained planned height of 1.2m, by trimming lateral growth by hand once annually in September outside of the bird nesting season (March-August). Once established, hedges should be maintained at their planned dimensions. Inspect hedgerows for ground nesting birds prior to maintenance operations.

- 6.18 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 6.19 Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m<sup>2</sup>, from March - April.
- 6.20 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 6.21 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 6.22 Monitor and replace failed planting with new plants of equivalent size and species between October and March.
- 6.23 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

### **Proposed Native Hedge Planting**

- 6.24 New mixed native species hedge planting is proposed across the Site to enclose the play area, provide structure and to augment the existing Site boundary vegetation.

#### Objectives

- 6.25 To maximise new hedgerow diversity value and provide new linear habitat features for wildlife.
- 6.26 To ensure newly planted hedgerows are suitably cared for to enable successful establishment into a dense bushy hedge.
- 6.27 To provide screening, structure and visual interest within the proposed landscape scheme.

#### Prescriptions

- 6.28 New planting of native hedgerow species will be conducted as prescribed in the Planting Specification.
- 6.29 New hedgerows will be monitored annually for good health with failed transplants replaced as appropriate.

- 6.30 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong, bushy growth, minimum annually.
- 6.31 Mixed native hedges are to be maintained at a height appropriate to their setting (no higher than 2m). Those hedges lying immediately adjacent to a carriageway are to be maintained at no higher than 1.2m.
- 6.32 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 6.33 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 6.34 Monitor and replace failed planting with new equivalent plants between October and March.
- 6.35 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

## 7.0 ORNAMENTAL SHRUB PLANTING

7.1 New areas of proposed ornamental shrub planting will be provided throughout the Site consisting of a variety of species appropriate to their setting.

### Objectives

7.2 To ensure planting within communal areas adjacent to dwellings and areas of public open space is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

7.3 Planted areas will be used to reinforce access routes and define space within the recreational landscape.

7.4 To assist in creating a landscape of varying sensory experience, predominantly through colour, texture and scent to maximise wildlife benefit.

### Prescriptions

7.5 All ornamental shrub planting to be conducted in accordance with the Planting Specification.

7.6 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

7.7 Prune and re-shape shrub species at the appropriate time according to individual requirements.

7.8 Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.

7.9 Avoid hard pruning to bare wood.

7.10 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

- 7.11 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m<sup>2</sup>, in March - April.
- 7.12 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 7.13 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 7.14 Regularly check beds on routine visits to assess whether thinning is required. When planting is starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 7.15 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.
- 7.16 Dead head flowering shrubs and herbaceous perennials following the flowering period to promote further flowering. Cut down perennials in autumn. NB:- Remove arisings from site.

## 8.0 GRASSLAND, WILDFLOWER MEADOWS & DRAINAGE BASIN

### Wildflower Meadow Areas (WF1)

8.1 Swathes of new, diverse wildflower meadows are proposed throughout the open space areas.

#### Objectives

8.2 To provide areas of species-rich wildflower meadows of varying type, within the public open space areas to provide seasonal interest and maximise biodiversity value.

8.3 To define the drainage basin.

8.4 To provide nectar and food plants for invertebrates.

#### Prescriptions

8.5 Seeding of specified mixes is to be undertaken onto pre-prepared seed beds in accordance with the planting specification. No nutrient improvement to the existing soil will be undertaken prior to sowing or during management and where feasible, topsoil and subsoil should be mixed through deep ploughing to reduce fertility.

8.6 In all cases, special care should be taken to ensure the seed beds are as free from weeds as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.

8.7 The wildflower meadow areas will be managed as follows;

- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
- Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.

- Year 3 onwards - A bi-annual cutting regime will be implemented with the grassland cut to a height no lower than 100mm in July / August (once gone to seed) and again at the same height in October/ November to maximise vascular plant vitality.

8.8 All cuttings will be left in-situ for 24 hours after being cut to allow for any wildlife to disperse. Arisings will then be removed from the area to reduce nutrient build-up which would encourage the development of more vigorous plant species.

8.9 The wildflower areas will be hand-weeded or spot swiped for any perennial weeds such as docks *Rumex* sp., nettles *Urtica* sp. and ragwort *Senecio jacobaea*.

8.10 Areas of persistent weeds should be 'capped off' by cultivation and sowing of a pure grass seed mix at the best available growing season (eg. September).

### **Proposed Drainage Basins (WF2)**

8.11 A new seasonally wet drainage basin will be provided within the Site which will form part of the SuDS network.

8.12 The drainage basin is designed to accommodate all storm events.

Objectives

8.13 To create an attractive and interesting feature which has a landscape, amenity and ecological value as well as maintaining an attenuation function.

8.14 To maximise the multi-functional value of surface water attenuation features for biodiversity and amenity use, creating a species-rich wildflower area.

Prescriptions

8.15 The base and banks of the basin will be seeded with the specified wildflower meadow seed mix. The seed-mix will be sown onto well-prepared soil in accordance with the planting specification.

8.16 The wet wildflower meadow areas will be managed as follows;

- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
- Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.
- Year 3 onwards - A bi-annual regime will be implemented with the grassland cut to a height no lower than 100mm in July and September to maximise vascular plant vitality.

8.17 Regularly inspect planted areas for weeds / invasive species and remove by hand or controlled by the careful glove application of a translocated herbicide (e.g. glyphosate), if this becomes necessary.

8.18 All cuttings will be left in-situ for 24 hours after being cut to allow for any wildlife to disperse. Arisings will then be removed from the area to reduce nutrient build-up which would encourage the development of more vigorous plant species.

8.19 Inlets and outlets should be checked regularly for build-up of litter / sediment and cleared as required. Headwalls and basin banks should be inspected for damage.

8.20 An annual inspection should be carried out to check for any silt build-up / vegetation around components and remove if required.

8.21 Repair any erosion or other damage by re-seeding and re-level uneven surfaces and reinstate design levels.

### **Amenity Grass Areas (AG-s & AG-t)**

8.22 The proposed scheme includes areas of short mown amenity grassland areas and grassed roadside verges throughout the Site.

### Objectives

- 8.23 To provide areas of short mown recreational grassland to encourage active and passive recreation for the benefit of the new development and the wider community.
- 8.24 To ensure that highway verges are maintained so as to contribute to the visual amenity of the development.

### Prescriptions

- 8.25 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
- 8.26 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
- 8.27 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/strippers within 100mm of tree stems, use nylon filament rotary cutters or other handheld machinery to avoid damage to bark. Strip around any obstructions.
- 8.28 All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).
- 8.29 A selective herbicide should be used in order to suppress any emerging perennial weeds.
- 8.30 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 8.31 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spaded to aerate soil and improve drainage.

- 8.32 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.
- 8.33 Grass cutting will be avoided in areas planted with bulbs during late winter / early spring when bulbs are growing and for a period of 6-8 weeks after flowering to allow the bulbs to regain nutrients, after which a normal mowing regime can resume.
- 8.34 Dedicated bins for the disposal of dog mess are to be provided at strategic locations within the amenity grass areas.

## 9.0 PLAY AREA & ASSOCIATED BOUNDARY TREATMENTS

### Equipped Play Area

- 9.1 An equipped play area will be provided within the central open space. The detail of this area has been submitted as part of application AL/71/23/DOC.
- 9.2 The play area will cater for a range of age groups with a variety of play experiences.

#### Objectives

- 9.3 To provide a play space that provides a range of opportunities for play and will serve as a central focus to the development.
- 9.4 To provide play areas that are safe and free from hazards, with all playable items maintained in a safe working condition and complies with all relevant legislation.
- 9.5 Fencing to be used to define space and restrict access to the Play Area as appropriate.

#### Prescriptions

- 9.6 Inspect all play, exercise equipment, surfacing, signage, fencing and gates weekly and report any damage to the Management Company. Immediately fence-off any equipment that is deemed to be faulty or unsafe. Undertake remedial works when instructed.
- 9.7 Repairs should be carried out as soon as physically possible with a target response time within 2 weeks. However, this is subject to parts availability / delivery times. Any remedial work should be carried out by a suitably qualified playground installer.
- 9.8 Maintain safety surfaces within play area free from litter and debris as part of weekly inspections, ensuring safety surfaces are sound and fit for purpose. Any section of surface deemed unsafe should be cordoned off and repair immediately.
- 9.9 If any sharp objects (eg. knives and needles) are discovered during the weekly inspections, the object should be removed immediately. The discovery should be reported to and recorded by the management company. The area should be cordoned off,

appropriate signage erected and be subject to a full inspection immediately.

- 9.10 Undertake an annual inspection of the play / exercise equipment in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPII) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.
- 9.11 Any remedial action required as a result of the annual inspection to make safe the equipment should be undertaken with immediate effect and any failed equipment should be removed or fenced-off accordingly until such a point in time at which it can be fixed.
- 9.12 Hedge planting will be maintained as prescribed in Section 6.0.
- 9.13 Ensure that all fencing is maintained in a safe, hazard-free state to facilitate the effective function of its intended use.
- 9.14 Undertake bi-annual inspections to ensure that all fencing is sound and free from damage.
- 9.15 Undertake quarterly inspection of fencing and gates to the play areas, including checking the working gate mechanisms and fasteners for damage. Any damaged sections of fencing or gates to be repaired and repainted as appropriate.
- 9.16 Undertake an annual inspection of the playground fencing and gates in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPII) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.

## 10.0 MAINTENANCE SCHEDULES

### General Maintenance Schedule

10.1 A schedule of work is provided in the following tables, giving a timetable for management actions for the first five years. Before the end of this Management Plan period the Management Company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

|   | <b>Maintenance Operation</b>  | <b>Year 1</b>      | <b>Year 2</b>      | <b>Year 3</b>      | <b>Year 4</b>      | <b>Year 5</b>      |
|---|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| A | Undertake watering as required to ensure healthy establishment of all plant stock   | May-Aug<br>As req. |
| B | Remove all arisings from maintenance operations   | As req.            |
| C | Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height   | As req.            |
| D | Re-instate any failed plant stock to agreed specification as agreed with client, including for top dressing with slow-release fertiliser @ 50g/m <sup>2</sup> | As req.            |

|   |  |                     |                     |                     |                     |                     |
|---|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| E | Ensure all hard surfaces are kept free from litter / leaves and sweep as required  | As req.             |
| F | Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth                           | Sept-Oct<br>As req. |
| G | Rake-up fallen leaf litter, remove from site   | Sept-Dec<br>As req. |
| H | Ensure all plants are maintained disease and pest free through the application of a suitable proprietary herbicide / pesticide | Annually<br>As req. |

### Existing Tree Maintenance Schedule

|   | <b>Maintenance Operation</b>   | <b>Year 1</b>             | <b>Year 2</b>             | <b>Year 3</b>             | <b>Year 4</b>             | <b>Year 5</b>             |
|---|--|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| A | Monitor mature trees for signs of defects / poor health. Take remedial action only if required on the grounds of health and safety / condition | As part of regular visits |

## New Thicket Maintenance Schedule

|   | <b>Maintenance Operation</b>  | <b>Year 1</b>                   | <b>Year 2</b>                   | <b>Year 3</b>                   | <b>Year 4</b>                   | <b>Year 5</b>                   |
|---|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| A | Inspect tree stakes / ties / guards and replace/remove as required            | Monthly                         | Monthly                         | Monthly                         | -                               | -                               |
| B | Undertake formative pruning of young trees to encourage good growth and shape | Annually as required<br>Oct-Nov |
| C | Transplants re-firmed into ground after severe weather and stakes checked     | As required                     |
| D | Thicket planting to be routinely inspected for pests / disease                | At least Annually               |
| E | Base of new planting to be free from weeds by occasional strumming            | Quarterly                       | Quarterly                       | Quarterly                       | Quarterly                       | Quarterly                       |
| F | Remove any dead plant material at the end of the growing season               | Annually as required<br>Sept    |

## New Tree Planting Maintenance Schedule

|   | <b>Maintenance Operation</b>  | <b>Year 1</b>                   | <b>Year 2</b>                   | <b>Year 3</b>                   | <b>Year 4</b>                   | <b>Year 5</b>                   |
|---|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| A | Inspect tree stakes / ties / guards and replace/remove as required                    | Monthly                         | Monthly                         | Monthly                         | Monthly                         | Monthly                         |
| B | During excessive hot weather spray crowns   | As required                     |
| C | Supply & apply slow-release fertiliser to base of each tree; 50g per tree             | Annually<br>Mar-Apr             | Annually<br>Mar-Apr             | Annually<br>Mar-Apr             | Annually<br>Mar-Apr             | Annually<br>Mar-Apr             |
| D | Following strong winds, re-firm base and check stakes / ties for stability            | As required                     |
| E | Undertake formative pruning of young trees to encourage good growth and shape         | Annually as required<br>Oct-Nov |
| F | Monitor and replace failed trees and replace with new trees into well prepared ground | As required<br>Oct-Mar          |

|   |   |                      |                      |                      |                      |                      |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| G | Top of mulch layer at base of tree; 1.2m diam. x 75mm depth | Annually<br>Sept     | Annually<br>Sept     | Annually<br>Sept     | Annually<br>Sept     | Annually<br>Sept     |
| H | Trees to be routinely inspected for pests / disease         | At least<br>Annually |

### Existing Hedgerows Maintenance Schedule

|   | <b>Maintenance Operation</b>   | <b>Year 1</b>        | <b>Year 2</b>        | <b>Year 3</b>        | <b>Year 4</b>        | <b>Year 5</b>        |
|---|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| A | Infill planting to be monitored and shelters and guards inspected      | Bi-annually          | Bi-annually          | Bi-annually          | -                    | -                    |
| B | Hedges monitored for defects or poor health; remedial action taken     | Annually as required |
| C | Hedges managed with a cut to promote an 'A' line profile every 3 years | -                    | -                    | 1 time<br>Jan-Feb    | -                    | -                    |

## New Hedgerow Planting Maintenance Schedule

|   | <b>Maintenance Operation</b>  | <b>Year 1</b>                                  | <b>Year 2</b>                    | <b>Year 3</b>                    | <b>Year 4</b>                    | <b>Year 5</b>                    |
|---|---|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| A | Tidy up all planting areas removing rubbish, litter from hedge trenches         | Each visit                                     | Each visit                       | Each visit                       | Each visit                       | Each visit                       |
| B | Re-cultivate around base of transplants by light hoe to relieve soil compaction | 4 times<br>Apr-Oct                             | 4 times<br>Apr-Oct               | 4 times<br>Apr-Oct               | -                                | -                                |
| C | Supply & apply slow-release fertiliser to planting areas; 60g/m2                | Annually<br>Mar/Apr                            | Annually<br>Mar/Apr              | Annually<br>Mar/Apr              | -                                | -                                |
| D | Undertake pruning of hedges, to encourage growth and promote good form          | Annually, (lateral growth only)<br>late summer | Annually,<br>late summer         | Annually,<br>late summer         | Annually,<br>late summer         | Annually,<br>late summer         |
| E | Remove any dead plant material at the end of the growing season                 | Annually as required<br>Sept/Oct               | Annually as required<br>Sept/Oct | Annually as required<br>Sept/Oct | Annually as required<br>Sept/Oct | Annually as required<br>Sept/Oct |
| F | Top up mulch layer to all planting beds; depth 75mm                             | Annually Sept                                  | Annually Sept                    | Annually Sept                    | Annually Sept                    | Annually Sept                    |
| G | Following strong winds, re-firm loose plants back into the ground               | As required                                    | As required                      | As required                      | As required                      | As required                      |

## Ornamental Shrub Planting Maintenance Schedule

|   | <b>Maintenance Operation</b>  | <b>Year 1</b>                     | <b>Year 2</b>                     | <b>Year 3</b>                     | <b>Year 4</b>                     | <b>Year 5</b>                     |
|---|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| A | Tidy up all planting areas removing rubbish, litter from planting beds                      | Each visit                        |
| B | Dead head flowering shrubs following flowering period                                       | As required<br>July-Sept          |
| C | Re-cultivate around base of shrubs by light hoe to relieve soil compaction                  | 4 times<br>Apr-Oct                |
| D | Supply & apply slow-release fertiliser to planting areas; 60g/m <sup>2</sup>                | Annually<br>Mar/Apr               | Annually<br>Mar/Apr               | Annually<br>Mar/Apr               | Annually<br>Mar/Apr               | Annually<br>Mar/Apr               |
| E | Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form | Annually, as required<br>Sept-Jan |

|   |   |                              |                              |                              |                              |                              |
|---|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| F | Remove any dead plant material at the end of the growing season                           | Annually as req.<br>Sept/Oct |
| G | Top up mulch layer to all planting beds; depth 75mm                                       | Annually<br>Sept             | Annually<br>Sept             | Annually<br>Sept             | Annually<br>Sept             | Annually<br>Sept             |
| I | Edge up planting beds to maintain soil level below adjacent hard surfaces                 | 4 times<br>annually          |
| J | Supply & apply selective herbicide to manufacturers recommendations; to all grassed areas | Annually<br>Sept/Oct         | Annually<br>Sept/Oct         | Annually<br>Sept/Oct         | Annually<br>Sept/Oct         | Annually<br>Sept/Oct         |
| K | Following strong winds, re-firm loose plants back into the ground                         | As required                  |

### **Amenity Grass (AG-s, AG-t) / Wildflower Meadow (WF1, WF2) Maintenance Schedule**

|   | <b>Maintenance Operation</b>                     | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> |
|---|--|---------------|---------------|---------------|---------------|---------------|
| A | Tidy up all grass areas removing rubbish, litter | Each visit    |

|   |  |                                    |                                    |                                    |                                    |                                    |
|---|--|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| B | Growing Season:<br><br>Maintain amenity grass at height of 25mm and trim / re-form edges | Apr-Oct                            | Apr-Oct                            | Apr-Oct                            | Apr-Oct                            | Apr-Oct                            |
| C | Dormant Season:<br><br>Maintain amenity grass at height of 30mm and trim / re-form edges | Mar-Apr &<br>Oct-Nov               |
| D | Remove fallen leaves from grassed areas as required                                      | Sept-Nov                           | Sept-Nov                           | Sept-Nov                           | Sept-Nov                           | Sept-Nov                           |
| E | Carry out bi-annual spiking to all amenity grassed areas; to a depth of 75mm             | 2 visits;<br>Mar/Apr &<br>Sept/Oct |
| F | Carry out autumn scarification of all amenity grassed areas; depth 15mm                  | I visit;<br>Oct/Nov                |
| G | Supply & apply selective herbicide to manufactures recommendations; to all grassed areas | Annually<br><br>Sept/Oct           | Annually<br><br>Sept/Oct           | Annually<br><br>Sept/Oct           | Annually<br><br>Sept/Oct           | Annually<br><br>Sept/Oct           |

|   |  |  |   |  |  |  |
|---|--|--|---|--|--|--|
| H | Supply & apply slow release lawn fertiliser:<br><br>Spring: 15:10:10 fertilizer @35g/m <sup>2</sup><br>Autumn: 5:10:10 fertilizer @ 50g/m <sup>2</sup> | Twice annually;<br>Mar/Apr & Oct/Nov                   | Twice annually;<br>Mar/Apr & Oct/Nov  | Twice annually;<br>Mar/Apr & Oct/Nov     | Twice annually;<br>Mar/Apr & Oct/Nov     | Twice annually;<br>Mar/Apr & Oct/Nov     |
| I | Over-seed patchy areas as required   | Annually<br>Sept/Oct                                   | Annually<br>Sept/Oct  | Annually<br>Sept/Oct                     | Annually<br>Sept/Oct                     | Annually<br>Sept/Oct                     |
| J | Cutting regimes for wildflower meadows:<br><br>Remove all arisings from site 24 hours after cut  | Monthly cuts to maintain 100mm sward height<br>Apr-Oct | Regular cuts to maintain 100mm sward height Apr-May. 2 further cuts late July & Sept to 100mm | Bi-annual cuts to 100mm in July and Sept | Bi-annual cuts to 200mm in July and Sept | Bi-annual cuts to 200mm in July and Sept |
| K | Spot treat meadow areas with approved herbicide where required   | Bi-annually  | Bi-annually   | Bi-annually                              | Bi-annually                              | Bi-annually                              |

|   |                                   |  |  |  |  |  |
|---|-----------------------------------|--|--|--|--|--|
| L | Mow bulb areas in short grassland | 6-8 weeks after flowering period and then Maintain grass at height of 25-30mm. | 6-8 weeks after flowering period and then Maintain grass at height of 25-30mm. | 6-8 weeks after flowering period and then Maintain grass at height of 25-30mm. | 6-8 weeks after flowering period and then Maintain grass at height of 25-30mm. | 6-8 weeks after flowering period and then Maintain grass at height of 25-30mm. |
|---|-----------------------------------|--|--|--|--|--|

## Drainage Basins

|   | <b>Maintenance Operation</b>   | <b>Year 1</b>                                       | <b>Year 2</b>  | <b>Year 3</b>                               | <b>Year 4</b>                               | <b>Year 5</b>                               |
|---|--|---|--|---|---|---|
| A | Maintenance of native reed planting within low flow channels                       | Cut back compartments on a 2 year rotations         | Cut back compartments on a 2 year rotations            | Cut back compartments on a 2 year rotations | Cut back compartments on a 2 year rotations | Cut back compartments on a 2 year rotations |
| B | Wildflower seeding to banks cutting regimes:<br>Arisings left in-situ for 24 hours | Monthly cuts to maintain 100mm sward height Apr-Oct | Regular cuts to maintain 100mm sward height Apr-Oct. 2 | Bi-annual cuts to 100mm in July & Sept      | Bi-annual cuts to 100mm in July & Sept      | Bi-annual cuts to 100mm in July & Sept      |

|   |   |             |  |             |             |             |
|---|---|-------------|--|-------------|-------------|-------------|
|   |   |             | Further cuts late July & Sept to 100mm |             |             |             |
| C | Remove litter from within basin. Clear inlets and outlets from litter / sediment                          | As required | As required                            | As required | As required | As required |
| D | Repair any erosion or other damage by re-seeding and re-level uneven surfaces and reinstate design levels | As required | As required                            | As required | As required | As required |

## Play Area

|   | <b>Maintenance Operation</b>                              | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> |
|---|---|---------------|---------------|---------------|---------------|---------------|
| A | Damage inspection to play equipment & safety surfacing    | Weekly        | Weekly        | Weekly        | Weekly        | Weekly        |
| B | Maintain surfaces within MUGA free from litter and debris | Weekly        | Weekly        | Weekly        | Weekly        | Weekly        |
| C | Independent audit   | Annually      | Annually      | Annually      | Annually      | Annually      |
| D | Jet wash playing surface to remove any moss / algae       | As required   |

## Boundary Treatments

|   | <b>Maintenance Operation</b>                                      | <b>Year 1</b>       | <b>Year 2</b>       | <b>Year 3</b>       | <b>Year 4</b>       | <b>Year 5</b>       |
|---|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| A | Check items for damage / wear and tear, and repair as appropriate | 2 times<br>annually |

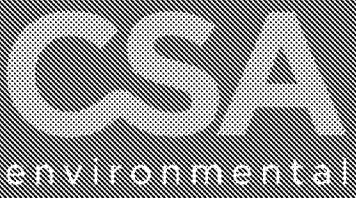
## APPENDIX A

### Drawing Schedule

CSA/5748/102 Soft Landscape Proposals

CSA/5748/103 Tree Pit Details

**NOTE: The LMP should be read with reference to the latest revision of the above drawings available at the time of reading**



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