

YORK STREET, RESIDENTIAL DEVELOPMENT

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

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INTRODUCTION

INTRODUCTION

The Landscape and Ecology Management Plan has been prepared by Square Yard Landscape Architects. It provides information about the landscape and ecological management for the proposed soft landscape to be implemented at the Kellen Homes Residential Developent at York Street.

This LEMP will cover the initial five-year establishment maintenance as well as a further twenty-five years management of the landscape (30 years in total). It is considered that the first 5 years will require a greater level of management and maintenance whilst the landscape establishes.

For the purposes of this report, it is assumed that all planting has been carried out in line with the approved planning drawings and any failed plants or trees replaced by the original contractor at the end of the 12 months Rectification Period, the contractor should refer to the associated local authority planning conditions regarding the replacement period for any dead/dying trees and plant stock.

MANAGEMENT AIMS & OBJECTIVES

The aim of managing the landscape is to ensure that it successfully establishes and thereafter continues to function in the way it was designed.

Landscape management objectives are to:

1. Ensure the biodiversity value of the landscape is maintained and enhanced;
2. Ensure the landscape is visually attractive and coherent;
3. Maintain health and safety requirements such as visibility splays etc.;
4. Control invasive and other undesirable species; and
5. Allow shrubs and flowers to reach their species potential to ensure that they produce flowers and seed heads, growing to their natural shape and form to provide texture and interest;
6. Keep trees within the site in a safe condition to promote longevity of the tree and reduce the risk of failure. Ensure that any works on trees or and shrubs considers the local wildlife (foraging opportunities, bird nesting season etc.).

ASSOCIATED DOCUMENTS

This report should be read in conjunction with the proposed Landscape Plan and Planting Plans for the site.

MAINTENANCE

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply their expertise in relating these to the Management Objectives above in producing annual programmes of work. All contractors should be registered with BALI (British Association of Landscape Industries).

Maintenance to accord with requirements of BS 7370:1991

Duration: Carry out the operations in the following clauses from completion of planting.

Frequency of maintenance visits: Monthly during growing season / unless noted as different.

HEALTH & SAFETY

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

1. Contractors working on the site should make themselves aware of the location of underground services, defining the exact locations with the Statutory Authorities prior to commencing works below the surface;
2. Working in areas used by the public whether on foot, in wheelchairs or vehicles;
3. Working in areas used by people; ensuring paths are kept clear at all times and potentially dangerous tools or machinery is not left lying around,
4. The use of chemicals known to be hazardous to humans and animals;
5. Working at elevated positions or on slopes; and
6. The possibility that hazardous material may be deposited in or inadvertently left in areas requiring cleaning (needles, glass, dog foul etc).

Methods for reducing the potential site risks are well established and are common practice of competent contractors. The contractor is expected to identify the hazards associated with any maintenance operations they proposed, together with an assessment of the risks involved and methods for reducing the risks. The Risk Assessment should be recorded and retained for reference in the future if necessary.

DISPOSAL OF VEGETATIVE MATERIAL

All leaves, grass and general arisings removed from the site are to be deposited at a licensed tip in the appropriate section.



LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

EXISTING TREES

Watering

Existing trees should not require watering.

General

All tree works will be carried out with consideration of the potential presence of legally protected and priority species. Prior to commencement of any arboricultural or thinning works any trees with the potential to support roosting bats / nesting birds will be inspected by a qualified ecologist. Works will be scheduled to avoid the bird nesting season (February to August).

Any works proposed should be solely for the purpose of ensuring the health and safety of the users of the site and to promote longevity of the trees. It is the contractor’s responsibility to ascertain if any trees are covered by Tree Preservation Orders, and if so to gain the appropriate consent from the local authority.

Particular timing of inspections: After strong winds, frost heave and other disturbances.

All operations to be undertaken by a qualified Arboriculturalist.

Long-term Management

Routine pruning should include the following operations:

- The removal of dead, diseased, damaged or dying branches only where they pose a risk to the health and safety of the users of the site.
- The removal of vegetation where it is obscuring lighting columns or restricting access.
- Inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.
- Any surgery to existing trees must maintain the natural shape of the tree, after any tree works the trees should not appear to be topped or lopped. Arboriculturalist to submit method statement for undertaking the works.

ACTION	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Visual inspection of all existing trees													Inspection for disease and damage
Prune to retain shape													Avoid bird nesting season. Check TPO Status.
Remove dead, diseased or damaged limbs to promote a healthy shape													Avoid bird nesting season Check TPO Status.
Remove and dispose of accumulation of winter leaves													Check for any mammals within leaf piles

One operation per month

Two operations per month

AR

As Required

LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

PROPOSED TREES

Watering

All new trees to receive watering for at least the first 2 growing seasons.

Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April - August)

- Semi Mature Trees: 40litres per individual tree. Contractor to review trees in periods of high winds as larger trees are more prone to drying out. Water tree bags may be required to ensure a constant source of water.
- Trees: Heavy and extra-heavy standard trees – 40 litres per-tree per application;
- Feathered trees and whips: Wet soil to full rooting depth;

Weed control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Carry out operations close to stems using hand tools.

Fertiliser

‘Enmag’ or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer’s instructions. Carry out a single application between March and May for the first 3 years after planting;

Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species.

General

Trees shall be maintained in a firm position in the ground and all stakes, guys and ties shall be checked regularly.

Particular timing of inspections: After strong winds, frost heave and other disturbances.

Pruning should not be required within the first 5 years.

ACTION	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Visual inspection of trees													Inspection for disease and damage
Prune to retain shape													Should only be required after 5 years. Avoid bird nesting season. Prunus trees to be kept at 5-6m height.
Check Tree stakes, ties and below ground guys, water inlet pipes and caps													Check after adverse weather conditions
Remove dead, diseased or damaged limbs to promote a healthy shape													Avoid bird nesting season
Apply fertiliser													For the first 3 years, and only when required there after
Remove and dispose of accumulation of winter leaves													Check for any mammals within leaf piles
Water													Water trees twice per month during the first two growing seasons
Tree replacements													Failed trees should be replaced to the original specification unless due to known diseases / import constraints

One operation per month

Two operations per month

AR

As Required



LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

PROPOSED ORNAMENTAL HEDGES

Watering

All hedges to receive watering for at least the first 1 growing season.

Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April-August)

- Feathered trees and whips: Wet soil to full rooting depth;

Weed control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Carry out operations close to stems using hand tools.

Fertiliser

'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions.

Carry out a single application between March and May for the first 3 years after planting; Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species.

General

Inspect the hedges annually when they are in fully leaf to ensure that they are thriving and record any gaps that need filling with additional plants or that require pruning to encourage growth.

Hedge stock shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.

Hedgerows will be lightly trimmed in year 1. This will be carried out in January / February to avoid the bird nesting season and to allow birds to eat any berries. Thereafter hedgerows will be trimmed once every year. Hedge height to be maintained between 1 - 1.2m

Particular timing of inspections: After strong winds, frost heave and other disturbances

ACTION	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Visual inspection of hedge stock													Inspection for disease and damage
Prune to form linear hedge shape													Once a year avoiding the bird nesting season. Height circa 1 - 1.2m.
Remove dead, diseased or damaged limbs to promote a healthy shape													Avoid bird nesting season
Apply fertiliser													For the first 3 years, and only when required there after
Remove and dispose of accumulation of winter leaves													Check for any mammals within leaf piles
Water													Water trees twice per month during the first growing season
Hedge replacements													Failed hedge stock should be replaced to the original specification unless due to known diseases

One operation per month

Two operations per month

AR

As Required

LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

PROPOSED NATIVE HEDGEROWS

Watering

All hedges to receive watering for at least the first 1 growing season.

Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April-August)

- Feathered trees and whips: Wet soil to full rooting depth;

Weed control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Carry out operations close to stems using hand tools.

Fertiliser

'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions.

Carry out a single application between March and May for the first 3 years after planting; Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species.

General

Inspect the hedges annually when they are in fully leaf to ensure that they are thriving and record any gaps that need filling with additional plants or that require pruning to encourage growth. Any work to hedgerows is only to be performed outside of the bird nesting season. Native Hedgerows to be trimmed no more than once every other year to encourage flowering. Native Hedgerows to be laid as appropriate once established. Native Hedge stock shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.

Hedgerows will be lightly trimmed in year 1. This will be carried out in January / February to avoid the bird nesting season and to allow birds to eat any berries. Thereafter hedgerows will be trimmed once every year. Hedge row height to be maintained between 1.5 - 2m

Particular timing of inspections: After strong winds, frost heave and other disturbances

ACTION	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Visual inspection of hedge stock													Inspection for disease and damage
Prune to form linear hedge shape													Once every other year in Jan/Feb before bud break to encourage flowering. Avoiding the bird nesting season. Height circa 1.5-1.8m.
Remove dead, diseased or damaged limbs to promote a healthy shape													Avoid bird nesting season
Apply fertiliser													For the first 3 years, and only when required there after
Remove and dispose of accumulation of winter leaves													Check for any mammals within leaf piles
Water													Water trees twice per month during the first growing season
Hedge replacements													Failed hedge stock should be replaced to the original specification unless due to known diseases

	One operation per month
	Two operations per month
AR	As Required



LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

ORNAMENTAL PLANTING

Watering

All planting beds to receive watering for at least the first 1 growing season.

Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April-August). Watering should be undertaken by low pressure hose sprinkler or evenly sprayed over the whole area at a rate of 25litres/m2. Ensuring watering is not undertaken during the heat of the day to avoid scorching of the plants.

- Wet soil to full rooting depth ensuring the soil is fully saturated

Weed control

All planting areas shall be kept clear of weed growth. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Bark mulch should be maintained to the original specified depth until the canopies meet. After which weed growth should be suppressed by hand weeding, this would typically be a 3-5year period.

Fertiliser

‘Enmag’ or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer’s instructions.

Carry out a single application between March and May if required. Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species.

The rain garden area may require more regular feeding should nutrients be being dispersed quickly through the free draining material.

General

Routine annual pruning of shrubs should not be required within the first three years, although some of the herbaceous plants and flowering shrubs should be maintained in-line with good practice and by a qualified horticulturalist with an understanding of plants and their seasonal requirements.

Herbaceous Plants are the plants which generally have soft stems and will die back in the winter months. Any dead stems and leaves should be tidied up in the autumn or in some cases spring when the threat of frost has gone. Plant stock that has attractive seed heads to remain on the plants for winter interest and insect habitats.

During the first 5 years any dead, damaged or diseased plants will be removed and replaced

ACTION	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Visual inspection of ornamental planting areas													Inspection for disease and damage
Hand weed													Hand weed once every two weeks from spring through to summer
Mulch													Top up mulch to prevent weed growth
Apply fertiliser				AR									Only when required
Water													Water trees twice per month during the first two growing seasons
Plant replacements	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	Failed plants should be replaced to the original specification within the first 5 years
Plant maintenance - dead head, cut back					AR	AR	AR	AR		AR			Review plant types and undertake general maintenance in spring and towards the end of summer. Contractors to undertake general garden activities and understand the plants and their specific maintenance to ensure they are dead headed / cut back at the right time
Selective thinning													Thin planting beds in spring. Should only be necessary after 3-5 years of plants establishing.
Shrubs - general pruning													Shrubs should require little maintenance. Some shrubs require dead heading / cutting back. Contractors to undertake general garden activities and understand the plants and their specific maintenance to ensure they are dead headed / cut back at the right time
Remove and dispose of accumulation of winter leaves													Check for any mammals within leaf piles

One operation per month

Two operations per month

AR

As Required



LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

AMENITY LAWN

Watering

Lawns should only require watering in very dry conditions and when the seeds require moisture to germinate. Once established grass should not need to be watered.

In periods of extreme dry weather conditions, it may be required to water the grass at a rate of 15litres/m2. Ensuring watering is not undertaken during the heat of the day to avoid scorching of the grass.

Weed control

During the first year of establishment, competition from weeds will need to be kept under control. An application of selective herbicide should be made during early summer to prevent any weed species from having a detrimental affect to the appearance of the sward and to prevent any infestation becoming severe.

Fertiliser

A fertiliser application to be applied only as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application.

General

The grass should be cut to a height of 50-80mm through the growing season which may require fortnightly cuts during some months. The grass should be inspected for health and vigour in spring and any action required implemented at the appropriate time of year.

First Year Management

1. The first cut should be carried out to a height of 50mm in March/ April (May if spring sown).
2. Cut sward every two weeks between spring and summer
3. Remove arisings from site
4. Dig out any residual perennial weeds such as docks.

Management Once Established

5. Cut sward every two weeks between spring and summer
6. Remove arisings from site
7. Dig out any residual perennial weeds such as docks.

Bulbs

Where bulbs are planted within lawns the foliage should only be cut back 6-8 weeks after flowering ends to allow sufficient time for the bulb to regain the necessary nutrients to ensure it will flower the following season. Mowing should avoid the bulb areas.

ACTION	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Visual inspection of grass													Inspection for establish of seed, any excessive weed growth or poor growth
First Year Cut													Cut to 50mm in March / April
Following Years Cut													Cut to 50-80mm in spring and autumn
Weeding													Remove weeds by hand and dispose of arises
Remove Leaf Debris													Remove leaves from grass area before cutting
Fertiliser													Apply in spring for shoot growth and autumn for root growth
Scarifying, Top dressing and seeding													
Cut lawn edges in to form neat interface lines													Lawn edges to paths and shrub beds to be cut with a neat edge avoiding damage to the shrubs and tree trunks and the arisings removed from the beds or swept off the paths and disposed of in a licensed tip.
Bulbs													Bulbs to be left to flower and a further 6-8 weeks for foliage to die back before lawn areas beneath are mowed

One operation per month

Two operations per month

AR

As Required



LANDSCAPE MANAGEMENT PROPOSALS

IMPLEMENTING THE REPORT & BEYOND

This management plan is intended to provide a basic performance specification for establishment and maintenance of soft landscape areas. In order to ensure that the existing and proposed landscape within the site reach and maintain their maximum value.

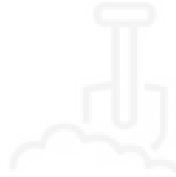
The report will form the basis to enable the maintenance contractor to submit for agreement a detailed year around programme of works which shall include scheduled dates. It is recommended that an annual inspection takes place in July/August. The inspection will identify any issues and future landscape management objectives.

The tables contained are an indicative annual schedule of maintenance visits applicable for the first five years of establishment. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive. The landscape shall be maintained for a further 25 years minimum (30 years and beyond) to align with and achieve the long term goals for Biodiversity Net Gain.

Results of this monitoring should be used to inform annual changes to the management plan, and at the end of the five-year rolling work programme.

The appointed Landscape Maintenance Contractor shall be required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge. A programme of monitoring is to be established by appointed Maintenance Contractor that will allow the success of landscape management and maintenance operations to be assessed, and will feed into periodic reviews of this Landscape Management Strategy to ensure that management protocols remain appropriate to achieving the broad aim of conserving biodiversity on site.

The company responsible for maintaining the landscape will be responsible for inspecting the site and for keeping a logged record of inspections, faults and rectified works. The managing agent is required to appoint a Landscape Maintenance Contractor, whether that be the original installation contractor or a separate party. All contractors should be registered with BALI (British Association of Landscape Industries).



LANDSCAPE MANAGEMENT PROPOSALS

RELEVANT BRITISH STANDARDS

British Standards

As well as the Horticultural Trade Association (HTA) Standards the soft landscape works should meet the following British Standards:

Topsoil handling, stripping and storage

BS ISO 15799	Soil quality - guidance on ecotoxicological characterization of soils and soil materials
BS 6031	Code of practice for earthworks
BS 4428	Guide of practice for general landscape operations(excluding hard surfaces) AMD 6784
BS 3882	Specification for topsoil

Quality of Trees and Shrubs

BS 3936-1	Nursery stock specification for trees and shrubs
BS 3936-5	Nursery stock specification for poplars and willows
BS 3936-10	Nursery stock specification for ground cover plants

Turf

BS 3969	Recommendations for turf for general purposes
BS 4428	Code of practice for general landscape operations(excluding hard surfaces).

