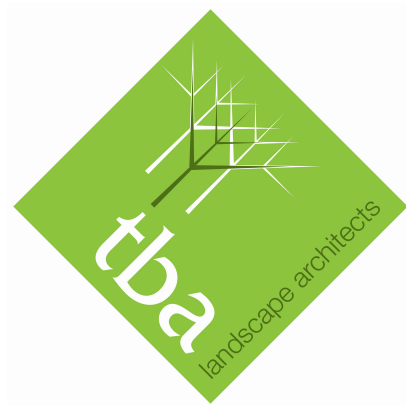


**BURY NEW ROAD,
LITTLE LEVER,
BURY**

WESTCHURCH HOMES

LANDSCAPE MANAGEMENT PLAN



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**Landscape Architecture
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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to areas of open space and structural landscape within the site at Bury New Road, Little Lever, Bury. It sets out the management intentions and the necessary operations required to undertake the landscape management.
- 1.1 The Landscape Management Plan has been prepared to inform Bury Council of the intentions for the site and is also intended to enable the management company to satisfactorily look after the site in the future.

2.0 LANDSCAPE ELEMENTS

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

- Existing hedgerows
- Tree planting
- Native shrub planting
- Hedge planting
- Ornamental shrub planting
- Close mown grass
- Longer grass
- Swale
- Reed bed
- Existing springs

- 2.2 The following operations are required:

- Weed control
- Litter picking
- Watering

3.0 DRAWINGS

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

TBA Ltd Drawings:

- *6685.01B Landscape Proposal*

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing hedgerows will be maintained by pruning and dead-wooding to give a neat and tidy appearance.
- 4.3 Individual trees, once established, will have their stakes and ties checked.
- 4.4 The management of the native shrubs will also focus on two stages of development. The first stage is their establishment to form vigorous communities able to contribute to the design objectives of screening, amenity and nature conservation interest. Once establishment is secured, the principal activity will be the selection of some specimens for long-term development, weed control and pruning.
- 4.5 The management of the ornamental shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.
- 4.6 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.7 Areas of close mown grass will be maintained to give a neat and tidy appearance.
- 4.8 Longer grass areas will have low level maintenance.
- 4.9 The swale and reed bed should be managed in accordance with the original concept and function.
- 4.10 Existing springs are to be retained in a fully functioning condition.
- 4.11 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

MANAGEMENT OPERATIONS

5.0 EXISTING HEDGES

- 5.1 Existing hedges are to be maintained to a maximum height 1.8-2.0 metres by means of pruning. Pruning is to be carried out to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.
- 5.2 Existing hedges shall be litter picked as described at section 15.0.
- 5.3 No hedge cutting shall take place during the bird nesting season, that is March to August.

6.0 TREE PLANTING

- 6.1 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 6.2 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This may be achieved by hand-weeding, mulch, mulch-mats, the use of herbicides or a combination of these methods. Refer to herbicide section 16.0.
- 6.3 Stakes and ties should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed.
- 6.4 If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Arboricultural inspection and work should not be required until beyond the period of this management plan.
- 6.5 Ensure sufficient irrigation as described at section 14.0.

7.0 NATIVE SHRUB MIX

- 7.1 Native shrub planting areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. This shall be carried out three times per year and only if weed growth is dense shall beds be treated with a glyphosate based herbicide as described at section 16.0.
- 7.2 During the establishment period, any stakes will be checked for stability and effectiveness. All ties will be adjusted as they become too tight so as not to cause damage to shrubs. The shrubs should be checked for frost-heave and wind rock and firmed in by treading as necessary.
- 7.3 To achieve structural diversity at an early stage selective group-coppicing of Hazel in groups of 5-10m² covering one third of the total area of the plantation will be undertaken.
- 7.4 To achieve age diversity, small clearings will be made to encourage natural regeneration. Small scale planting of slower species could also take place within the clearings to further increase age diversity.
- 7.5 Ensure sufficient irrigation as described at section 14.0.
- 7.6 Beds shall be litter picked as described at section 15.0.
- 7.7 Weeds shall be treated as described at section 16.0.

8.0 HEDGE PLANTING

- 8.1 All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high by means of pruning. Pruning is to be carried out to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.
- 8.2 All plants shall be firmed in by treading after frost lift or wind rock.
- 8.3 No hedge cutting shall take place during the bird nesting season, that is March to August.
- 8.4 Hedges shall receive sufficient water as described at section 14.0.
- 8.5 Hedges shall be litter picked as described at section 15.0.
- 8.6 Hedges shall be kept weed free as described at section 16.0.

9.0 ORNAMENTAL SHRUB PLANTING

- 9.1 Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed. Any major losses should be reported so that gapping up may take place if necessary. All plants shall be firmed in by treading after frost lift or wind rock.
- 9.2 Mulch to be regularly topped up to maintain a complete cover over the whole of the bed to a depth of 75mm.
- 9.3 Ensure sufficient irrigation as described at section 14.0.
- 9.4 Beds shall be litter picked as described at section 15.0.
- 9.5 Weeds shall be treated as described at section 16.0.

10.0 GRASS

- 10.1 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage.
- 10.2 Ensure sufficient irrigation during establishment and during dry periods see 14.0.

Longer Grass – annual cut

Grass Seed Mix A22 & Grass Seed 2A (Swale- Embankment mat)

- 10.3 When the grass is 100mm high, after approximately 8 to 10 weeks, the initial cut should be to a height of approximately 50mm, with the cuttings dispersed.
- 10.4 When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed.
- 10.5 It is proposed that swale grass and the longer grass areas on the site should be cut once per year in October, with the grass cuttings collected.

Grass - Close mown– monthly cut

Grass Seed Mix A22

- 10.6 Regular maintenance of the close mown seeded areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on weather conditions, but a monthly cut will be aimed for unless indicated within the annually cut areas of the landscape drawing.
- 10.7 When the grass is 100mm high, after approximately 8 to 10 weeks, the initial cut should be to a height of approximately 50mm, with the cuttings dispersed.
- 10.8 When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed.
- 10.9 Subsequent cuts should be to a height of approximately 40-50mm, with the cuttings dispersed. If the monthly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance.

11.0 SWALE

- 11.1 As well as the mowing regime, described in section 10.0, the swale shall be monitored to ensure it remains in a fully functioning condition as per the details provided by the engineer. These details may include; monitoring water levels and desilting. If works are necessary, these shall be carried out by a suitably qualified person.
- 11.2 The area shall be kept free of litter and debris.

12.0 REED BED

- 12.1 During the establishment of the planting checks are required to monitor water levels and carry out any weed control. The area shall be kept free of litter and debris.
- 12.2 Following establishment, the reed bed is to be cut annually in Autumn and any undesirable weed growth or self-seeded trees and shrubs should be removed by hand.
- 12.3 Monitoring shall continue to ensure the reed bed remains in a fully functioning condition as per the details provided by the engineer. These details may include; monitoring water levels and desilting. If works are necessary, these shall be carried out by a suitably qualified person.

13.0 EXISTING SPRINGS

- 13.1 Existing springs are present on the site and shall be retained in a fully functioning condition.
- 13.2 No materials should be stored or stockpiled adjacent to springs.
- 13.3 No chemicals (including herbicide) or fertiliser should be used within the immediate vicinity of the springs.
- 13.4 No strimmers, chainsaws or other machinery should be re-fuelled within 30m of a spring. A spill kit should be kept to hand to deal with any spillages of fuel, oil, etc. when working on site.

14.0 WATERING

- 14.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.
- 14.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.
- 14.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.
- 14.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

15.0 LITTER PICKING AND DEBRIS REMOVAL

- 15.1 The whole site must be inspected regularly and at the very least monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible.
- 15.2 Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.

16.0 WEED CONTROL AND USE OF HERBICIDES

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

17.0 MAINTENANCE SCHEDULE

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Weed control	3 per year	All shrubs, hedges and trees should be monitored for any signs of pests or disease, and appropriate control measures taken. All shrub beds, hedges and tree bases shall be maintained in a weed free condition by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. Only if weed growth is dense shall beds be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes.	All	
Litter picking	1 per month or as required	The whole site must be inspected regularly and at the very least monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible. Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.	All	
Watering	To be agreed or as required	Watering may be required during the establishment period of new planting. The appointed management company shall ensure that sufficient water is applied to maintain healthy growth of all soft landscape areas.	All	
Existing hedgerows	1 per year Pruning to avoid bird nesting season, that is March to August.	Existing hedges are to have minimal intervention and pruning outside of the bird nesting season.	Lin. m	
Tree planting	2 per year	Individual trees whether planted as specimens or within groups, will be inspected twice annually. Stakes and ties should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed. If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Arboricultural inspection and work should not be required until beyond the period of this management plan.	No.	
	1 per year	Replacement planting shall be carried out for a period of 5 years.		

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Native shrubs	1 per year Pruning to avoid bird nesting season, that is March to August.	Once yearly all stakes shall be checked for stability and effectiveness. They shall be re-firmed if they have become loose and they shall be removed once they are no longer required for support of the shrub. Ties shall be checked at the same time and adjusted if they have become too tight or if rubbing of the shrub on the stake is occurring. All plants shall be firmed in by treading after frost lift or wind rock. During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted. Replacement planting shall be carried out for a period of 5 years. During the winter months, three years following completion of the first planting of the first planting operation thinning, by complete removal of plants and their roots, shall be carried out. At the same time as the thinning operation, coppicing of Hazel shall be carried out. Thinning and coppicing operations, as detailed above, shall be carried out as deemed necessary. Small scale whip planting of slower growing species shall be undertaken in clearings.	m ²	
Hedges	1 per year Pruning to avoid bird nesting season, that is March to August.	All plants shall be firmed in by treading after frost lift or wind rock. Replacement planting shall be carried out for a period of 5 years. Once established, all new hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high by means of pruning.	Lin. m	
Ornamental Shrub beds	1 per year	Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed.	m ²	

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
		All plants shall be firmed in by treading after frost lift or wind rock. Replacement planting shall be carried out for a period of 5 years.		
Longer Grass – annual cut Grass Seed Mix A22 & Grass Seed 2A (Swale-Embankment mat)	1 per year	When the grass is 100mm high, after approximately 8 to 10 weeks, the initial cut should be to a height of approximately 50mm, with the cuttings dispersed. When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed. It is proposed that swale grass and the longer grass areas on the site should be cut once per year in October, with the grass cuttings collected.		
Grass - Close mown– monthly cut Grass Seed Mix A22	Monthly	Regular maintenance of the close mown seeded areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on weather conditions, but a monthly cut will be aimed for unless indicated within the annually cut areas of the landscape drawing. When the grass is 100mm high, after approximately 8 to 10 weeks, the initial cut should be to a height of approximately 50mm, with the cuttings dispersed. When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed. Subsequent cuts should be to a height of approximately 40-50mm, with the cuttings dispersed. If the monthly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance	m ²	

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Swale	As required	Any works related to the water levels are to be carried out by a suitably qualified person.	m ²	
	Every 5 Years or as required	The area shall be kept free of litter and debris. The swale may require desilting following five years of implementation, to be carried out by a suitably qualified person.		
Reed bed	1 per year	The reed bed is to be cut annually in Autumn and any undesirable weed growth or self-seeded trees and shrubs should be removed by hand.	m ²	
	As required	Monitoring shall continue to ensure the reed bed remains in a fully functioning condition and free from litter and debris.		