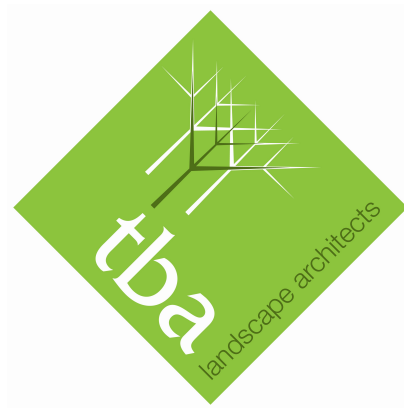


POLE LANE, UNSWORTH

WATSON HOMES

LANDSCAPE MANAGEMENT PLAN



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Landscape Architecture

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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at the Pole Lane, Unsworth. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The management plan is intended to enable the management company to satisfactorily look after the site. The management plan should be reviewed every 5 years to ensure that the management continues to be appropriate for the site.

2.0 LANDSCAPE ELEMENTS

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

- Existing trees and hedges
- Tree planting
- Hedge planting
- Ornamental planting
- Wildflower meadow
- Bulbs

3.0 DRAWINGS AND REPORTS

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

TBA Ltd - Landscape drawing: 7560.01 Rev H

Other information to be read in conjunction with this management plan:

Thomson environmental consultants- Arboricultural impact assessment-Ref: WAT005-001-001/002/002 Dated: October 2024,

Thomson environmental consultants- Great Crested Newt and Reptile Surveys Ref: GAR001-004-001/001/001 Dated: May 2023

Thomson environmental consultants- Preliminary Roost Assessment and Ground Level Tree Assessment Ref: WAT005-001-002/001/001 Dated: November 2024

Thomson environmental consultants- Biodiversity Net Gain Report Ref: WAT005-001-008/001/002

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing trees will have minimal intervention with the intention that they mature naturally.
- 4.3 Individual trees, once established, will have their stakes and ties checked.
- 4.4 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 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 Areas of wildflower meadow will be maintained to give a neat and tidy appearance.
- 4.7 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 TREES AND HEDGES

- 5.1 Before any tree works are carried out the contractor must confirm with the LPA as to whether any trees are protected by a Tree Preservation Order.
- 5.2 All the trees on the site have been subject to a tree survey, refer to tree survey report, arboricultural impact assessment and method statement for the protection of trees and associated drawings produced by Thompson environmental consultants. All recommendations in these documents should be followed. All tree works shall be carried out in accordance with BS3998 *Recommendations for Tree Works*. No works to trees to be carried out in the bird nesting season that is March to August.
- 5.3 A formal inspection of all trees on site will be undertaken every two years. A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.

6.0 TREE PLANTING

- 6.1 Trees should be planted to BS 8545:2014 Trees from Nursery to Independence in the landscape.
- 6.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 6.3 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 will be achieved by the use of mulch/mulch mats as described in section 14.0 and hand weeding around the base of the tree as described in 13.0.
- 6.4 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established. After year 4 the stakes and ties should be removed.
- 6.5 All pruning shall be carried out to the highest horticultural standard and shall be carried out using secateurs and hand saws only. Stems to be removed shall be pruned back flush to an outward pointing bud or the nearest junction with another branch, while maintaining the natural shape of the tree. Pruning shall include:
- The removal of dead, diseased and dying vegetation, secondary leader shoots, duplicated branches and potentially weak or tight forks
 - The removal of side growth and suckers back to the trunk or root with a minimum disturbance of the roots
 - The removal of vegetation growing onto footpaths, car parks, road, signs, sightlines and any other location where it presents a hazard to the users of the site
 - The removal of vegetation growing over windows and lights where it presents a security hazard
 - Inspection of trees for pests and diseases
 - No works to trees to be carried out in the bird nesting season that is March to August unless the trees have been inspected by and Ecologist for any signs of nesting birds.
- 6.6 Watering of new tree planting:

Trees should be watered using a can with a rose attachment on the end or a sprinkler that will administer water slowly and at a low pressure, mimicking rainfall. Water should be applied to the base

of the tree, evenly distributed over the entirety of the root ball to encourage even development. A newly planted tree should be watered when planted and at the point of bud burst in the spring and this should be continued throughout the spring and summer months until the leaves have fallen in the autumn (deciduous trees). Watering should be carried out for the first two summers after planting. Watering of evergreen trees may be needed in the winter if it is particularly dry weather. During the height of summer water should be applied at a rate of 2 domestic buckets full (or 20 litres) of water every other day. Watering can begin to be reduced as autumn approaches. Trees still need additional water even if it has been raining. Ensure that the water is draining well away after 10 minutes of application of the water to make sure that the water gets to the tree and is not just sitting on the surface.

7.0 HEDGE PLANTING

- 7.1 Hedges to the road frontage shall be maintained to a maximum height of 1.2 metres high, hedges adjacent to boundaries to be maintained to a height of 1.5 metres, Pruning is to be carried out to the highest horticultural standard and by hand using mechanical secateurs, mechanical hedge cutters and hand saws only. Broad leafed evergreen hedges shall only be pruned using secateurs. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.
- 7.2 All plants shall be firmed in by treading after frost lift or wind rock.
- 7.3 No hedge cutting shall take place during the bird nesting season, that is March to August.
- 7.4 Hedges shall receive sufficient water as described at section 11.0 (6 buckets per linear metre of hedge (1 bucket = 14 litres/3 gallons) every 5 days.
- 7.5 Hedges shall be litter picked as described at section 12.0.
- 7.6 Hedges shall be kept weed free as described at section 13.0.
- 7.7 All hedges to have a layer of mulch that shall be maintained as described in 14.0.

8.0 ORNAMENTAL SHRUBS

- 8.1 The management of the ornamental shrub areas will focus on weed control and pruning.
- 8.2 Replacement of dead and diseased plants will be carried out in the first season after planting. Apart from the replacements and weed control, during establishment (approximately the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock and firmed in as necessary. They should also be monitored for any signs of pests or disease, and appropriate control measures taken.
- 8.3 Beds shall be maintained in a weed free condition. Beds will be hoed and hand weeded once a month during the growing season and if weed growth is dense, treated as described in section 16.0 use of herbicides.
- 8.4 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 11.0 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.
- 8.5 All beds to have a layer of mulch that shall be maintained as described in 14.0.
- 8.6 Beds shall be litter picked as described at section 12.0.

9.0 WILDFLOWER MEADOW (EMORSGATE EH1 & EW1)

9.1 First year management

Areas seeded in August to September shall be cut lightly in March using a flail mower, or strimmer. The meadow should be cut again in September when flowering is over. In both cases all cuttings shall be raked up and removed from site.

9.2 The pegs on the matting shall be regularly checked and resecured as necessary whilst the meadow establishes.

9.3 After year one all the wildflower meadow areas on the site should be cut twice annually once in March and once in September when flowering is over, using a flail mower or strimmer. In both cases all the cuttings shall be raked and removed from site. This prevents nutrients building up in the soil which encourage weed species and discourage wildflowers. The timing of the cuts should be as above but will be dependent on the presence of any wildflowers in the sward; cutting should not take place until after the desirable species have set and dispersed seed.

9.4 Cutting twice per year should be sufficient to control any tree seedlings or brambles in the grassland. Cutting twice per year will not however prevent the growth of 'noxious' weeds, such as Nettles, Dock, Thistle, Dandelion, Ragwort and Rosebay Willowherb. These are termed 'noxious weeds' since they are persistent and aggressive plant species, which can quickly colonise areas, preventing the growth of most other species and lessening the biological diversity of grassland.

9.5 Carefully dig out or spot treat any 'noxious' weeds as described above. Refer to weed control section 13.0.

9.6 If the wildflower meadow fails in year 1 then the failed areas shall be overseeded/or re laid in the case of the wildflower matting, in accordance with the details in the specification shown on the landscape drawings. Overseeding shall then be undertaken annually until the local authority are happy that the meadow has fully established.

10.0 BULB MIX

10.1 New bulb planting is within grass areas. Particular care should be taken when mowing within areas containing bulbs and should not be mown until after the leaves have browned.

10.2 Essential weed control should only be carried out as described in 13.0.

11.0 WATERING (to be read on conjunction with watering details above)

11.1 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.

11.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.

11.3 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.

11.4 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.

12.0 LITTER PICKING AND DEBRIS REMOVAL

12.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately, and repairs arranged within 5 working days.

13.0 WEED CONTROL AND USE OF HERBICIDES

- 14.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. If the weed growth is dense beds/hedges shall be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to ponds.
- 13.2 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.
- 13.3 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.
- 13.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.
- 13.5 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.

14.0 MULCH

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed/length of the hedge, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

Appendix A – Landscape maintenance schedule

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ANNUAL MAINTENANCE OPERATIONS												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Maintenance Operations												
Weeding (once a month)												
Litter removal (once a month)												
Removal of fallen leaves (every week)												
Existing trees												
Inspection of trees (every two years) Work to be carried outside the bird nesting season March - August												
A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.												
Existing Hedgerows												
Pruned Annually. Work to be carried outside the bird nesting season March - August												
Inspection of trees (every two years) Work to be carried outside the bird nesting season March - August												
A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.												
New tree planting												
Watering (refer to details above under new tree planting)												
Check condition (two checks per year)												
Pruning (trees to be inspected twice a year and work undertaken outside the bird nesting season March- August)												
Weed control and removal of weeds (once a month during the growing season)												

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Top up mulch/replace mulch mats (for three years after planting refer to details above)												
Check stakes and ties (for three years after planting) (two checks per year)												
Check rabbit guards and/or rabbit fence (for ten years after planting) (two checks per year)												
Remove stakes and ties (in year four after planting)												
In year 10 remove rabbit guards/rabbit fence												
Replace vandalised/damaged/unhealthy trees for 5 years from the date of planting unless the planning condition/local authority state in writing any variation to this												
New hedge planting												
Watering (apply sufficient water during periods of drought 6 buckets (1 bucket = 14 litres/3 gallons) every 5 days per lin m)												
Weed control and removal of weeds (once a month during the growing season)												
Pruning (as required and dependant on species) (annual check of all hedges and pruning carried out as described above)												
Firming in if plants from wind rock/frost heave (checks to be carried out at the same time as undertaking weeding operations and continued monthly during the winter months)												

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Replace vandalised/damaged/unhealthy plants for 5 years from the date of planting unless the planning condition/local authority state in writing any variation to this												
New ornamental shrub planting												
Watering (apply sufficient water during periods of drought 1 bucket (14 litres/3 gallons per shrub every 5 days)												
Weed control and removal of weeds (once a month during the growing season)												
Pruning (as required and dependant on species) (annual check of all shrubs and pruning carried out as described above)												
Firming in if plants from wind rock/frost heave (checks to be carried out at the same time as undertaking weeding operations and continued monthly during the winter months)												
Replace vandalised/damaged/unhealthy plants for 5 years from the date of planting unless the planning condition/local authority state in writing any variation to this												
Grass close mown - Turf												
Watering (apply sufficient water during periods of drought)												
Fortnightly cuts												
Replace worn or damaged grass areas by overseeding. Refer to specification notes on the attached drawings												

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wildflower seeding												
Areas seeded in August to September shall be cut lightly in March using a flail mower, or strimmer, the meadow shall be cut again in September when flowering is over. In both cases all cuttings shall be raked up and removed from site.												
First year onwards - twice annual cut, once in March and then in September when flowering has finished. All cuttings to be raked and removed.												
All defects such as damage, shrinkage, ponding, sparse germination of disease shall be made good and reseeded. Refer to specification notes on the attached drawing.												
Bulb planting												
Leaves on bulbs to be cut back once all the leaves have browned off.												

Appendix B – Landscape drawings

