

LANDSCAPE MANAGEMENT PLAN

For:

RIVERDALE DEVELOPMENTS

At:

**FOLDERS LANE,
BURGESS HILL**

For:

RESIDENTIAL DEVELOPMENT

URB-ZZ-00-SP-L-2A6651

P00

PLANNING

FEBRUARY 2023

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Revision	Comments	Date
P00a	Issued for comments	21.02.23
P00b	Comments incorporated	27.02.23

CONTENT

1. INTRODUCTION

1.1. Background

1.2. Management responsibilities

1.3. Purpose of the Landscape Management Plan (LMP)

2. MANAGEMENT OBJECTIVES

2.1. Health & Safety

2.2. Long term objectives

3. GENERAL MANAGEMENT OF LANDSCAPE AREAS

3.1. Maintenance visits

3.2. Maintenance operations

3.3. Pest and Disease Control

3.4. Waste management

3.5. Pruning

3.6. Watering

3.7. Management of Injurious Weeds

3.8. Non-native and Invasive Species

4. MAINTENANCE

4.1. Soft Landscape

4.1.1. Trees

4.1.2. Hedges

4.1.3. Ornamental Shrubs and Herbaceous

4.1.4. Grassed areas

4.1.5. Leaf Clearance

4.1.6. Associated Works

5. Maintenance Schedules

1. INTRODUCTION

This document sets out the management and maintenance objectives for the establishment of the planting associated with the residential development. This document provides information and advice regarding the landscape management and maintenance of landscape works associated with the proposed housing. The Management Plan should be reviewed during implementation to clarify management objectives and ensure maintenance actions are appropriate to deliver those objectives.

This report should be read in conjunction with the following drawings:

- **2697-URB-ZZ-00-DR-L-498150 Detailed Planting Plan**

1.1. Background

The proposed development will consist of 17 residential dwellings together with associated access roads and car parking. There is no public open space associated with the development.

Currently the site is occupied with a single dwelling (64 Folders Lane) and rear garden and an area of undeveloped land to the rear of the rear garden. There are existing trees to the site frontage and along the rear site boundary where the trees line an existing drainage ditch.

1.2. Management responsibilities

All of the soft landscape will be conveyed to the house owners with the exception of the following areas:

1. Area to the western boundary of the site adjacent to the entrance road;
2. Area of open space associated with the footpath link between plot 07 and plot 06;
3. Area beneath the existing trees between the road kerb and the southern site boundary.

Planting within the curtilage of each house will be maintained by the developer from completion of planting until the new owners move into the house. Thereafter the planting is to be maintained by the home owner. Home owners will be made aware of the landscape maintenance obligations required as part of the planning permission.

Planting within areas 1-3 above will be maintained by the developer or agent thereof for perpetuity.

1.3. Purpose of the Landscape Management Plan (LMP)

The landscape Management Plan is set out to:

- Outline the long-term design objectives.
- Identify management responsibilities.
- Provide a maintenance schedule and specification.

2. MANAGEMENT OBJECTIVES

The key objective is to maintain new planting within the site. This will be achieved through the implementation of this Management Plan. This plan will need to be reviewed post implementation. The detail of each activity should be reviewed post implementation, areas surveyed and actions updated as required. The existing trees, grass and planting are subject of an existing maintenance regime.

2.1. Health & Safety

All works shall at all times be compliant with the relevant safety laws, British Standards, Statutory Regulations and Codes of Practice. Particular attention shall be paid to the current legislation as follows:

- The Health and Safety at Work Act
- The Food and Environment Protection Act
- The Control of Pesticides Regulations
- The Control of Substances Hazardous to Health Regulations
- The Code of Practice for the Use of Approved Pesticides in Amenity and Industrial Areas

The work included in the Management Plan should be undertaken using appropriate and well-maintained equipment operated by qualified and supervised staff.

Machines and tools should be suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

Work should be planned and carried out in a manner and at times to minimise unnecessary disturbance to users of the site as well as taking into account the correct timing of seasonal works, such as pruning and hedge cutting, to comply with good horticultural practice and any restrictions imposed by ecological constraints.

2.2. Long term objectives

- To maintain the landscape within the development that it establishes in such a way so as to achieve the original design concepts.
- To achieve high quality landscape and associated maintenance, resulting in early and successful establishment of planting and the need for minimal remedial and replacement works.
- To maintain all newly planted trees in a healthy and safe condition by regular inspection and management by landscape specialists in order to facilitate healthy establishment.
- To maintain all public/communal areas in a safe and clean condition by regular removal of litter and other debris, including measures to minimise dog fouling.

3. GENERAL MANAGEMENT OF LANDSCAPE AREAS

3.1. Maintenance visits

New planting will receive a minimum of eighteen maintenance visits per year as per the maintenance schedules in appendix 1.

3.2. Maintenance operations

- Maintain planting beds free of weeds.
- Water planting as necessary to ensure healthy establishment.
- Remove litter and debris taking care not to damage plants when removing litter and not using a vacuum system for removal.
- Trim older flowering stems.
- Trim hedges into a neat and uniform shape.
- Remove redundant plant supports, litter, debris and arisings.
- Remove dead or diseased plants and replace if required.
- Check trees and ecological features to the south. Remove all dead foliage, dead and dying wood, and broken or damaged branches and stems.
- The works should be left in a clean, tidy condition at completion and after any maintenance operations.
- All plants have been selected for their low maintenance; most plants will require minimal annual care, however, ornamental grasses ought to be cut back in spring only before new growth appears.

3.3. Pest and Disease Control

All plant material shall be inspected for the presence of any pests or disease occurring on the site and appropriate action shall be taken to remedy the disease and eradicate pests. All materials used in connection with these works shall be of an approved type and be applied and used in accordance with the conditions for the use of herbicides.

3.4. Waste management

Procedures will be put in place to ensure the site is kept clean and litter free and should include provision for a response to acts of vandalism and graffiti. Unless specified otherwise, remove all litter and non-biodegradable arisings from site, specifically:

- All litter shall be removed from all shrub areas.
- All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal.
- All fallen flowers, leaves and other debris should be removed using correct horticultural practices.
- All cultivated areas shall be cleared of litter and other debris on each maintenance visit.

3.5. Pruning

All plant material shall be pruned at the correct pruning time and in accordance with the Maintenance specification. This section represents general guidelines for pruning. Care shall be taken that pruning methods differ with species, cultivar, maturity and the exact position of the shrub.

Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice.

The purpose of pruning is to build a strong framework, keeping shrubs healthy and vigorous, maintaining the shape and balance, ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger.

All pruning shall be carried out to the highest horticultural standards.

- Cuts shall be made to an outward pointing bud.
- Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner.
- All areas adjoining footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy.
- All dead, damaged, infested, reverted or diseased branches and stems shall be removed using correct horticultural practices.
- All dead flower heads shall be removed to maintain display and keep a well-cared for appearance.
- Never cut everything off at one level.
- Never prune up the stems of plants to access litter.
- Do not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary.

3.6. Watering

Watering shall be undertaken as necessary to ensure that trees and plants remain healthy, establish and grow. Frequency of irrigation is more important than the volume of water applied at any given time. Irrigation frequency / volume will be determined by prevailing site / climatic conditions, and the time of planting. See BS 8545:2014

During establishment ensure that sufficient water is applied to all planting beds and tree pits to maintain healthy growth. Carry out watering of plants using a fine rose or sprinkler in a manner to thoroughly soak the root ball creating minimal run-off until full depth of soil is saturated to field capacity. Do not water if ground is wet / saturated on the irrigation day.

For tree planting, during the initial establishment, allow for regular visits twice per week for the first 12 weeks to apply 45 litres to newly planted stock. Beyond this initial establishment period and throughout the defects liability period, monitoring should continue and irrigation be provided immediately when soil moisture falls below 20% on a dry weight basis. Soil moisture probes / tensiometers should be employed to assist in this assessment.

The need for watering in years following planting will be determined by the landscape contractor and/or site manager based upon site and prevailing weather conditions as assessed through routine maintenance visits and annual planting inspections.

3.7. Management of Injurious Weeds

The site should be managed to make sure none of the five injurious weeds expand on-site and ensure they do not spread under the Weeds Act, (1959). These weeds are:

- Common ragwort (*Senecio jacobaea*)
- Spear thistle or Scotch thistle or Bell thistle (*Cirsium vulgare*)
- Creeping thistle (*Cirsium arvense*)
- Broad-leaved dock (*Rumex obtusifolius*) and
- Curled dock (*Rumex crispus*)

If any of the above becomes a problem on site, it will be controlled by spot treatment.

Particular attention is required during the initial 3 years following the construction where there will be spot checks and immediate remedial action taken as required. Appropriate PPE should be worn when applying the herbicides.

3.8. Non-native and Invasive Species

The site should be kept clear from non-native and invasive species.

The works should be undertaken to prevent the introduction and spread of non-native and invasive species and to eradicate them from the site as they occur.

The control of non-native and invasive species (e.g. *Cotoneaster horizontalis*) within the site shall be provided to ensure that they cannot be spread throughout the site or to adjacent land.

For a list of what is classed as an invasive species refer to Schedule 9 of the Wildlife and Countryside Act 1981.

The removal of these species from the site would contribute to the national aims and objectives of preventing, reducing and eliminating the impacts from these species in the UK.

4. MAINTENANCE

4.1. Soft Landscape

This section sets out the Management actions for proposed vegetation types found within the site.

4.1.1. Trees

Period – Years 1-5

- All new trees planting will be inspected annually as part of ongoing site maintenance to identify any dead, diseased or dying plants.
- In dry periods (less than 30mm rainfall at the end of a four-week period) the need for further watering should be assessed and acted upon if deemed necessary.
- Apply slow-release fertiliser in spring, which shall be organic and applied in accordance with the supplier's instructions.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm;
- At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife to prevent further damage.
- Check aeration pipes regularly and clear debris as necessary.
- Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader if necessary. Works should be undertaken outside the breeding bird season (March-August) or following a check for nests by a suitably qualified ecologist as birds and their nests are protected by law.
- Inspect regularly for stem wounds, pests and diseases and treat early.
- Remove stem growth.
- Trees shall have mulch circles of 1200mm diameters maintained weed free at all times. Weeding shall be undertaken by hand or weed wiper ensuring that the plants specified under this contract are not affected.
- Mulch to be maintained to a depth of 75mm thickness at all times and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up. Ensure that mulch does not cover up aeration pipes. Leave a 100mm (4in) collar free of mulch around any woody stems to avoid risk of rotting.
- Fallen leaves are not to accumulate and shall be collected and used sustainably on site or removed off site if this is not possible;

Long Term Management

- Prune as Years 1-5 as above.

- Inspect as above and consult arboriculturalist on issues about damage, disease, proximity to walls, fences, lighting columns and other service facilities. Carry out tree surgery work as deemed necessary.

4.1.2. Hedges

Period – Years 1-5

- All new shrubs planting will be inspected annually as part of ongoing site maintenance to identify any dead, diseased or dying plants.
- Remove competing vegetation on a weekly basis by hand weeding and before weeds and grass set seed. Selective herbicide application should only be used where necessary.
- During the initial establishment, allow for regular visits as required to water newly planted stock. Beyond this initial establishment period and throughout the defects liability period, monitoring should continue and watering be provided immediately when soil moisture falls below 20% on a dry weight basis. Apply water slowly in a manner to thoroughly soak the root ball creating minimal run-off. Do not water if ground is wet / saturated on the watering day.
- Re-firm soil around any loose plants without compacting.
- Apply slow-release fertiliser in spring from Year 2, which shall be organic and applied in accordance with the supplier's instructions.
- Prune hedges twice per year in spring and autumn. Hedges to be trimmed to a neat and uniform shape.
 - Hedges adjacent to walls, fences and blank elevations: Allow to grow to an ultimate height of 1.8m and maintain at that height.
 - Hedges adjacent to windows: Maintain at window sill height.
- Works should be undertaken outside the breeding bird season (March-August) or following a check for nests by a suitably qualified ecologist as birds and their nests are protected by law.
- Fallen leaves are not to accumulate and shall be collected and used sustainably on site or removed off site if this is not possible.
- Mulch to be maintained to a depth of 75mm thickness at all times and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up.
- Replace any failures of plants within the establishment period with immediate effect with the same species and size, these should be coordinated with the Contract Administrator and Landscape Architect. When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides, and bottom of the pit is loose.

Long Term Management

- Prune as Years 1-5 as above.
- Maintain at the height as given above.

- Apply slow release fertiliser in spring to hedges. Fertilizer shall be organic and applied in accordance with the manufacturer's instructions.

4.1.3. Ornamental Shrubs and Herbaceous

Period – Years 1-5

- All new shrubs planting will be inspected annually as part of ongoing site maintenance to identify any dead, diseased or dying plants.
- Remove competing vegetation on a weekly basis by hand weeding and before weeds and grass set seed. Selective herbicide application should only be used where necessary.
- During the initial establishment, allow for regular visits as required to water newly planted stock. Beyond this initial establishment period and throughout the defects liability period, monitoring should continue and watering be provided immediately when soil moisture falls below 20% on a dry weight basis. Apply water slowly in a manner to thoroughly soak the root ball creating minimal run-off. Do not water if ground is wet / saturated on the watering day.
- Re-firm soil around any loose plants without compacting.
- Apply slow-release fertiliser in spring from Year 2, which shall be organic and applied in accordance with the supplier's instructions.
- Species specific pruning at appropriate time of year to promote healthy growth and species-specific shape and form. Ensure nursery's recommendations are followed for each particular species. Works should be undertaken outside the breeding bird season (March-August) or following a check for nests by a suitably qualified ecologist as birds and their nests are protected by law.
- Fallen leaves are not to accumulate and shall be collected and used sustainably on site or removed off site if this is not possible.
- Mulch to be maintained to a depth of 75mm thickness at all times and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up.
- Replace any failures of plants within the establishment period with immediate effect with the same species and size, these should be coordinated with the Contract Administrator and Landscape Architect. When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides, and bottom of the pit is loose.
- Prune species at appropriate time of year to promote healthy growth and specific shape and form. Ensure nursery's recommendations are followed for each species.

Long Term Management

- Refer to Years 1-5.
- Rejuvenate shrubs that have outgrown their location or become shapeless, bare or woody by coppicing or hard pruning. Most shrubs, including groundcover shrubs, respond to this treatment by quickly producing fresh growth.

- Apply slow release fertiliser in spring to shrubs that have been heavily pruned or coppiced, which shall be organic and applied in accordance with the supplier's instructions.
- Profuse growth after coppicing should be selectively thinned early to avoid over-crowded branch system, making shrubs more prone to pests and diseases.

4.1.4. Grassed areas

Period – Years 1-5

- Water as necessary to ensure rapid and healthy establishment and to avoid loss of grass.
- Remove litter and debris prior to mowing and mow regularly to develop dense, hard-wearing sward. Do not mow in periods of prolonged dry weather.
- Cut approximately 18 times per year using an appropriate mower.
- Cut to maintain sward to 15-25mm.
- All boundaries of grass areas shall be kept tidy, and management shall extend right up to any building line, wall, fence or other obstruction.
- Ensure that mowers and strimmers do not come into contact with tree trunks.
- Arisings shall be removed from grassed and paved surfaces upon completion of each cut.
- Grass edges against kerbs and hard surfaces shall be re-cut annually to prevent encroachment of grass, but leaving no gap between turf and adjoining hard surface. Grass edges should be managed (sheared, trimmed or 'half mooned') to maintain a defined boundary with neighbouring surfaces.
- Keep paths clear of leaves/other debris.
- Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site.

Long Term Management

- Refer to Years 1-5.

4.1.5. Leaf Clearance

- Carry out leaf clearance by hand raking or sweeping or using machinery appropriate to this work.
- Ensure that all shrub beds, paths, channels, drains are kept clear of leaves.
- Remove all collected leaves to the designated location for disposal, at the end of each work period.
- Ensure that all leaves are not lying on the ground for any more than two weeks.

4.1.6. Associated Works

- The Site may require additional areas to be swept, outside the normal routine sweeping.

- Snow should be removed from all footpaths. At times of inclement weather apply approved rock salt, evenly spread at 20 grams per square meter. Take care to avoid spreading rock salt near and around trees, shrubs and other plant material. Take care to store any swept snow away from planting beds to avoid crushing the planting.
- All elements, such as street furniture elements to be regularly maintained throughout the year to meet function and health and safety requirement

5. Maintenance Schedules

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LANDSCAPE MANAGEMENT SCHEDULES															
	Task Description (Inputs)	Frequency spread													
		J	F	M	A	M	J	J	A	S	O	N	D	Total	
Year 1															
3	New Ornamental Planting														
	Clean beds			1										1	
	Hand weed beds	1	1	1	1	2	2	2	2	2	1	1	1	17	
	Irrigate plants	As necessary													
4	New Hedges														
	Water	As necessary													
	Trim	0	0	1	0	0	0	0	0	0	1	0	0	2	
5	New Turf areas														
	Water	As necessary													
	Cut			1	2	2	3	3	3	2	2			18	

LANDSCAPE MANAGEMENT SCHEDULES															
	Task Description (Inputs)	Frequency spread													
		J	F	M	A	M	J	J	A	S	O	N	D	Total	
Year 2 onwards															
5	Existing Trees														
	Autumn maintenance visit									1				1	
	Remove epicormic growth									1				1	
	Visual check				1					1				2	
	Fully health check	1												1	
	Event check	As necessary													
6	New Trees														
	Check and adjust ties	1	1	1	1	1	1	1	1	1	1	1	1	12	
	Water	As necessary													
	Apply slow-release fertiliser			1										1	
	Prune	As necessary													
	Remove epicormic growth to maintain a 2m clear stem	As necessary													
	Inspect for stem wounds, pests and diseases and treat as necessary.	1	1	1	1	1	1	1	1	1	1	1	1	12	

LANDSCAPE MANAGEMENT SCHEDULES															
	Task Description (Inputs)	Frequency spread													
		J	F	M	A	M	J	J	A	S	O	N	D	Total	
Year 2 onwards															
7	New Ornamental Planting														
	Clean beds			1										1	
	Hand weed beds	1	1	1	1	1	1	1	1	1	1	1	1	12	
	Irrigate plants	As necessary													*
	Dead head plants &remove dead fronds/spent canes	As necessary													*
	Top up mulch to original levels										1			1	
8	New Hedges														
	Water	As necessary													
	Cut	0	0	1	0	0	0	0	0	0	1	0	0	2	
9	New Turf areas														
	Water	As necessary													
	Cut			1	2	2	3	3	3	2	2			18	