



**PROPOSED HOUSING
FELL VIEW DRIVE, EGREMONT**

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

GLEESON HOMES LTD

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1.0 Introduction

1.1 This report has been prepared to meet the requirements of conditions 19 and 20 of the planning approval for 28 dwellings at Fell View Drive, Egremont. The landscape related conditions state:

19. Full details of the soft landscaping works including planting plans and written specifications of plants, species, sizes and densities shall be submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details within the first available planting season.

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme.

20. A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any the dwellings on the development. The landscape management plan shall be carried out as approved.

Reason

To ensure a satisfactory landscaping scheme.

1.2 The report will detail the Landscape Management requirements and incorporate measures to protect the existing trees and shrubs during the construction and maintenance phases.

1.3 Westwood Landscape, Chartered Landscape Architects have been appointed by Gleeson Homes Ltd to develop detailed Planting Design proposals and a Landscape Maintenance and Management Plan which fully complies with the Planning requirements.

2.0 Management Plan Objectives

The landscape management strategy will ensure that the design objectives are realised and sustained in the long term. The landscape and ecological objectives can be summarised as:

- Create and sustain a high quality and an attractive landscape setting and environment for the benefit of both residents and the wider community providing a stimulating range of landscape spaces and landscapes for the enjoyment and use by the community. whilst being sensitive to the existing landscape character and adjacent open space.

- Maintain the integrity and quality of the landscape resources so that they fulfil the design intentions and make a positive contribution to the character of the residential development site and surrounding area
- Protect species and habitats of landscape and ecological value to enhance the local biodiversity. Promote species diversity, protect corridors to maintain wildlife linkages and create new habitats including native hedgerows.
- Maintain a safe and accessible landscape linking with the existing public and informal footpath network.
- Establish trees, hedges and shrub areas which define and enhance private gardens and streetscapes, reinforce boundaries, provide shelter and create year-round colour displays with high evergreen content. This will include trees along the access roads to create avenues to the streetscape with low hedges and flowering shrubs to enclose and divide gardens and open spaces. Specimen shrubs will provide focal points to add some immediate localised maturity to the landscape and taller shrubs and climbers will visually soften fences and walls.
- Accommodate the requirements of the service statutory authorities keeping access and easements clear.
- Ensure that the maintenance requirements for the landscape areas are minimised through design and specification of high quality, robust materials from sustainable, energy efficient sources and appropriate plant species.

3.0 Proposed planting

- 3.1 The planting design includes boundary and plot delineation with bold shrub planting, streetscape trees, tall specimen shrubs and flowering ground cover concentrated along the access roads, high-profile corners and focal points to create bold colourful displays and partially enclose some of the front gardens to give some semi-privacy and variety within the estate.
- 3.2 Sensitive treatment of the boundaries through the restoration of mixed native species Hawthorn dominant hedges helps to protect the landscape character of the adjacent open space. Occasional native trees adjacent to the hedges within the open space add height and habitat diversity. This hedgerow planting will enhance the ecological value of the site through increased diversity. Evergreen Holly content has been included to ensure good winter cover and interest.
- 3.3 Rabbit damage is possible in this setting therefore low key guards have been specified for native hedging shrubs and trees. Further protection may be required if rabbit activity is significant in the ornamental shrub beds which should be monitored by the Management Company.
- 3.4 The plant schedule on drawing WW-LP-01 provides details of the trees and shrubs proposed. Species have been selected which are appropriate to the site conditions, topsoil and situation.

4.0 Specification for landscape Maintenance and Management works

TOPSOIL CULTIVATION In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable tilth for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting.

Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

PLANTING Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion

nailed to crossbar and rubber tree belting nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belting with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/ sq.m. to planting areas and 250g per tree. Thoroughly water planting.

TREE ROOT BARRIER At locations where root restriction is required adjacent to service positions as directed by the Landscape Architect Greentech Ltd root barrier 600mm to be installed in accordance with manufacturers guidelines.

TREE RABBIT GUARDS If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

MULCH Spread 50mm layer of general purpose bark mulch free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

SEEDING AMENITY GRASS. Following cultivation preparation specified above apply Cropwise Low maintenance amenity mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

5.0 Protection of existing trees and hedges close to site boundary

- 5.1 These measures are only required if maintenance operations may affect the Root Protection Area (RPA) of trees beyond the boundary. This can be measured as a radius from the trunk of 12 times the trunk diameter at 1.5m above ground level. Trees to be protected in accordance with British Standard 5837:2005 Trees in Relation to Construction. Signs should be erected on the fencing to say 'CONSTRUCTION EXCLUSION ZONE FOR TREE PROTECTION'. The fencing shall be retained for the duration of any approved works. Refer to detailed fencing drawing Appendix 1.
- 5.2 Protective fencing must remain intact and in place, and protection procedures must be adhered to throughout the construction period. Removal of protective fencing should be the last job carried out on completion of the project.
- 5.3 No mechanical traffic should be allowed within the tree RPA, since this could cause compaction and damage roots. No excavations of any kind to take place within the root zone area of protected trees. No materials should be stored within the RPA or any ground level increase. No fires to be lit within the RPA.
- 5.4 In certain circumstances it is possible to accommodate construction activities within the distances recommended by the B.S. 5837:2005 calculation. This may be unavoidable for the viability of the project but will not necessarily lead to tree damage. Such intrusive work within the RPA should be restricted to one side of the tree and the protection zone extended on the other sides to compensate. In these circumstances sympathetic construction methods must be implemented. Any unavoidable alterations required to the surface above the root zones within the fenced off Root Protection Area should only be carried out after having first produced specific method statements for these activities

without the use of mechanical excavators i.e. all works within this zone should be carried out by hand. These should be submitted by the contractor to the Chartered Landscape Architect or Arboriculture Consultant for approval.

5.5 Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to commencement of the approved works, to allow inspection and approval of the protection fencing and signage.

6.0 Management Tasks

The following tasks should apply and can be summarised as:

YEAR 1

- **Existing trees** and shrubs within site and adjacent to boundary. Arboricultural monitoring survey at the end of the first year to check for signs of deterioration, particularly for the veteran trees. Action any recommendations arising. Pruning to achieve a uniform lower height for the shrubs, maintain healthy growth and treatment of any pest and disease occurrence. For trees remove any storm damage or deadwood and prune to maintain a balanced crown with suitable ground clearance in public areas to maintain safety. Pruning to proceed in September to December to avoid bird nesting season and wildlife disturbance.
- **Proposed Trees.** Check stakes and ties 4 times, prune once, fertilise once, water as required. Replace failed plants. Existing trees to be monitored for health and appropriate pruning and pest & disease control adopted. Pruning to remove dead, diseased, crossed or dangerous branches including trees growing outside the site boundary with branches overhanging the site. Treat for pest and disease emergence as required to maintain healthy growth. Replace failed plants.
- **Ornamental shrubs and hedges.** Apply herbicide 6 times, selective hand weed 6 times, re-firm plants 12 times, check canes and guards 12 times, prune once, fertilise once, water as required. Treat for pest and disease emergence as required to maintain healthy growth. Replace failed plants. Top up mulch to maintain uniform cover. For new hedges pruning will be to control overhanging branches and maintain healthy growth for the first year until the target hedge height is exceeded when a uniform height and width cut will be required.
- **Amenity grass.** Remove debris, mow grass 16 times minimum with additional cuts if required, trim edges as required. Water as required. Apply Spring fertiliser and weed/moss killer as required. Top dress, aerate and re-seed patches as required to maintain a uniform healthy sward.
- **Invasive Weeds.** Monitor regularly at each herbicide inspection for noxious invasive weeds registered in Schedule 9 of the Wildlife and Countryside Act updated 2013 including in particular Japanese Knotweed *Fallopia japonica*, Himalayan Balsam *Impatiens glandulifera* or Giant Hogweed *Heracleum mantegazzianum*. Government guidance states that it is an offence to allow such weeds to spread to other areas and therefore prompt treatment to eradicate them is advised.

YEARS 2 – 10 and on-going annual maintenance

As for year 1 with reduction in herbicide and hand weeding as ground cover foliage extends. Anticipated 30% reduction in year 2 and further 30% in year 3. Application of fertiliser as required.

Remove tree guards where applicable at end of year 2 and stakes from year 3 onwards when trees are showing evidence of adequate support. Replace any failed plants within the defects period specified by the Planning Authority.

Pruning to maintain healthy growth appropriate target habit for each species and maintain co-dominance of species in mix to prevent one species taking over. Also to maintain adequate foliage cover at lower level to prevent bare patches and loss of screening effect. Dead wood and suckers to be removed.

Monitoring of pests and diseases and application of appropriate pesticides, fungicides and herbicides as required. DEFRA to be contacted if pests observed which have been identified as significant risk of spreading. Planting maintenance standards in accordance with BS4043 BS 7370-4 (pruning) and BS 3998 (tree work).

For new hedges pruning will be to control overhanging branches and maintain healthy growth for the first 2-3 years until the target hedge height is exceeded when a uniform height and width cut will be required. For established hedges cut back to the previous years' pruning line to maintain a uniform height and width. Remove all arisings.

7.0 Responsibility and Programme for Management Tasks

Gleeson Homes Ltd will be responsible for implementing the Landscape Management tasks including replacement of defective planting during the Defect Liability Period. Private gardens will be managed by residents on completion of purchase.

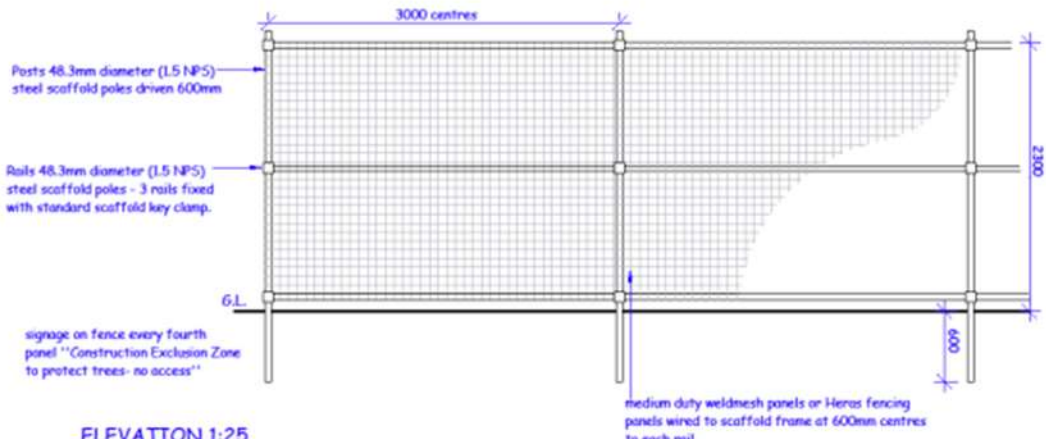
APPENDICES

APPENDIX 1

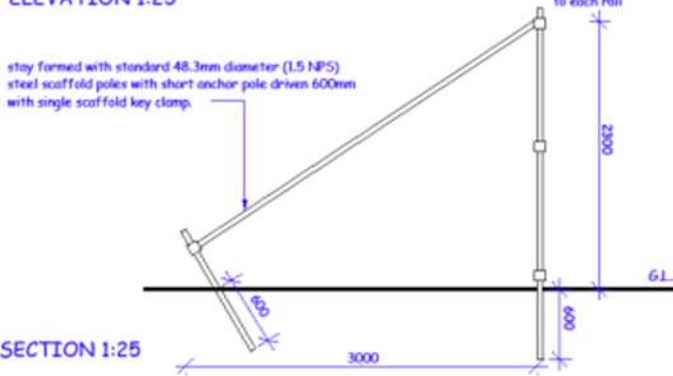
Landscape Plan Westwood drawing no WW-LP01

APPENDIX 2

TREE PROTECTION FENCE DETAIL



ELEVATION 1:25



Westwood
landscape

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Project:	
Client:	
Location:	
Scale:	
Date:	

APPENDIX 3

LANDSCAPE MANAGEMENT SCHEDULED TASKS