

Cherryfield Drive, Kirkby

Landscape Management Plan

Client: David Wilson Homes - North West

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1 MANAGEMENT OPERATIONS

Introduction

- 1.1 This Landscape Management Plan has been prepared by Golby + Luck Landscape Architects in support of the planning application by David Wilson Homes – North West for the residential development at Cherryfield Drive, Kirkby. This management plan covers the maintenance of the green spaces associated with the infrastructure of the development.
- 1.2 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract, managed by the appointed residents Management Company. This plan will run in perpetuity and will be reviewed at 5 year intervals, so that operations can be adapted to the development of the landscaping scheme.
- 1.3 The overall objectives for this management plan are:
 - To establish a multi-functional and attractive network of green spaces, that align with the development highways and building parcels.
 - To secure the long-term health and retention of the existing trees and hedgerows to the site and secure wildlife and ecological benefits, where possible.
 - To ensure best horticultural, environmental and health and safety practices.
 - To promote the efficiency and effectiveness of the SuDS features set within the site.
 - To ensure that methods employed respect and encourage wildlife and promote climate resilience.
 - To ensure defects in the landscape are identified early and addressed promptly.
 - To maintain high standards of landscape development thorough considered management procedures.
- 1.4 This document should be read in conjunction with the latest revision of the landscape proposals; see **Appendix A**.

Insurances and Certification

- 1.5 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of the Management Company to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.



Landscape Operations

1.6 The following sets out the landscape components that are considered in detail in this management plan:

- Litter and debris removal.
- Management of existing trees and hedgerows.
- Amenity grass cutting.
- Meadow grass cutting.
- Tree and shrub maintenance.
- Hedgerow maintenance.
- Sustainable urban drainage systems (SUDs) maintenance.
- Hard landscape and site furniture maintenance.

Environmental Considerations

1.7 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturer's recommendations and the legislation set out below:

- The Food and Environment Protection Act (1985).
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997).
- The Control of Substances Hazardous to Health Regulations (2002).
- The Environment Protection Act (1990).

1.8 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will ensure they comply with regulations set out under the terms of The Food and Environment Protection Act (1985) regarding the safe use of pesticides. The Contractor will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.

1.9 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.

1.10 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the Management Company and should not be used as a measure to dump arisings on the site.



- 1.11 Amenity grass arisings to be left on site. These should be mulched and evenly spread across grass areas following mowing operations. Removal from site is not required.
- 1.12 Watering operations will be carried out as specified in this management plan. A water source will be identified by the Management Company. If no water source is available, then watering will be carried out using a bowser.

Landscape Management Preambles

- 1.13 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.14 At all times care will be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the Contractor's expense.
- 1.15 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task. This will be undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractors neglect or lack of care will be replaced at their cost.

Litter Removal

- 1.16 The Contractor will ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting. Litter bins to be inspected during maintenance visits and emptied as necessary.
- 1.17 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.18 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within



appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.

- 1.19 The Contractor must ensure that all operatives likely to encounter needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.
- 1.20 All litter and debris shall be removed off site to an authorised tip specified by the Contractor. This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Management of Existing Trees and Hedgerows

- 1.21 Following the completion of the construction phase and commencement of the landscape management phase, all levels and surface finishes will be checked around all retained trees and boundary hedgerows. Where levels and/or surfaces have been altered around existing vegetation these will be rectified to a satisfactory condition.
- 1.22 At each visit, all trees and hedgerows will be inspected and cleared of litter and debris in accordance with the details set out above.
- 1.23 All works to trees and hedgerows will be carried out to avoid the Birds Nesting Season (March to August inclusive). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential bat habitat.
- 1.24 Retained trees will be inspected at each visit and any deadwood considered dangerous will be removed in accordance with the recommendations set out in BS 3998: 2010 'Tree work recommendations' and guidance from a suitably qualified Arboriculturalist (level 4 Arboricultural qualification or above).
- 1.25 Tree inspections shall be completed by a suitably qualified Arboriculturalist. Deadwood will be assessed using visual tree assessment techniques (VTA) from ground level, with the assistance of binoculars where necessary. The VTA will consider the size of deadwood and its capacity to cause damage or injury in the target area. Deadwood will be removed in the following circumstances, including, but not limited to, deadwood appearing in an advanced state of decay; end weighted deadwood liable to failure or displacement under wind stress; deadwood greater than 50mm diameter in high usage areas; deadwood that is visibly fractured, hung-up or split; and deadwood in brittle wooded



species that have a propensity to shed branch material. For example, poplar, willow and lime. Large diameter stable deadwood appearing of sound attachment, for example in durable heartwood species such as oak, shall be retained wherever possible. Remedial pruning may be used to shorten and stabilise deadwood that is of ecological interest, in consultation with the advising ecologist. These judgements shall be the responsibility of the appointed Arboricultural consultant.

- 1.26 Any deadwood removed from trees will be either retained on site in the form of eco stacks/vegetation piles or removed from site to a registered tip.
- 1.27 Retained native hedgerows will be cut every other year, or on a rotation cycle, to ensure not all sections of hedgerow are cut in the same growing season. Where appropriate sections of hedgerow should be left to allow the maximum opportunity to:
 - Encourage species diversity.
 - Provide suitable habitat for ground foraging wildlife.
 - Provide suitable habitat for nesting birds and insects.
 - Maximise opportunity for pollen and nectar production, as a resource for bees and butterflies.
- 1.28 Operations should be carried out to encourage the wildlife and biodiversity potential of all native hedgerows. Further guidance can be found in Hedgerow cutting: answers to 18 common questions – Natural England (2007). Reference should also be made to Hedgelink UK (www.hedgelink.org.uk).
- 1.29 Native hedgerow margins (existing & proposed): where hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for bio-diversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.
- 1.30 Suitable safety precautions should be taken during cutting to protect workers carrying out the task and members of the public from any hazards that could potentially be caused by this work.
- 1.31 Where necessary, the hedgerow will be gapped up using appropriate native species. Hedgerow to be planted as transplanted and/or container stock with proprietary spiral guards and cane supports and/or shrub shelters and stakes, as necessary.



- 1.32 All arisings are to be removed from site to the Contractors specified tip.

Amenity Grassland

- 1.33 Prior to cutting all areas shall be cleared of litter and debris in accordance with the section detailed above.
- 1.34 All operations will be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging.
- 1.35 Operations will be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions, additional maintenance visits will be agreed, in order to maintain the sward within acceptable growth limits.
- 1.36 During each maintenance visit the Contractor will cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers will not be used around the base of trees. Strimming will be restricted leaving an un-cut sward at the base of each tree of a radius of not less than 500mm from the outside edge of the trunk. The frequency of cuts shall remain flexible, in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks in high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is suppressed. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary.
- 1.37 Mowing regimes must take bulb planting into account, where it occurs. During the bulb growing season, mowing shall be suspended to the area encompassing bulb planting and not reinstated until the bulbs have flowered and the foliage yellowed and dried out.
- 1.38 All grass cuttings are to be evenly dispersed over the ground.
- 1.39 Following cutting, all grass clippings and other debris shall be swept from adjacent areas of hard standing and removed from site to an authorised tip or dispersed over the plot.

Meadow Grassland

- 1.40 In Year 1 following seeding, the first cut shall be carried out in late July. Meadow grassland shall be left to establish before this period. The initial flush of weed growth shall be left to



persist during this time, to provide shelter to the underlying seed for germination and establishment. Prior to the first cut, all areas shall be cleared of litter and debris. Grassland shall be cut to a height of 100mm in late July. Arisings shall be cleared and removed from site.

- 1.41 Grass areas to receive a final cut in late autumn / end of the growing season. Thereafter, grass to be monitored during winter maintenance visits and kept to approximately 75mm height, only cutting if necessary. Any residual perennial weeds such as docks, shall be removed (by hand dig methods) in late autumn.
- 1.42 In following seasons (Year 2 onwards), meadow grassland shall be subject to an annual hay cut in late July/ early August following flowering and seed dispersal. Note: The time of cut may alter with seasonal variation.
- 1.43 Prior to the annual hay cut, all areas shall be cleared of litter and debris. Grassland shall be cut to a height of 75mm using a suitable scythe, trimmer or tractor mounted mower. Cutting should be carried out in a forecast period of dry weather. Arisings shall be left to dry and shed seed for 7 days then removed from site. Any residual perennial weeds such as docks, shall be removed (by hand dig methods) in late autumn.
- 1.44 An additional late autumn cut may be carried out in November to leave the grass short over the winter period (cut to 75mm). A spring cut shall be carried out prior to the end of May to remove the first flush of grass (cut to 50mm).
- 1.45 The diversity of the grassland shall be subject to on-going monitoring to ensure maximum ecological benefit.

Specimen Tree Planting

- 1.46 All tree works will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically, all trees will be inspected at each visit in accordance with the young tree quality assessment, set out under Figure D.4 (page 53) of BS8545. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS8545. Trees identified by the adopting authority as being defective, declining, or damaged, will be replaced at the Contractor's expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.



- 1.47 In years 1 – 5 following planting, trees are to be watered as required between March and September to maintain a vigorous and healthy condition. Trees are to receive 20 gallons of water per tree or be watered to field capacity. As a guide, a minimum of 12 watering visits are likely to be required annually in years 1 – 3. However, this may be adjusted relative to weather conditions such as prolonged dry or wet spells. Where necessary, a suitable nitrogen, phosphorus and potassium (N:P:K) fertiliser should also be selected by the Contractor, based on the site's existing soil conditions, and applied to trees in April.
- 1.48 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- 1.49 Mulched areas around trees will be maintained to an acceptable standard (see details on mulching standards set out below in reference to amenity shrub planting).
- 1.50 At the start and end of each growing season all stakes, ties and guying systems will be inspected. Any looseness, constriction or abrasion will be corrected by adjustment or replacement, as necessary. Where the support of a stake is no longer required, the stake will be removed from site.
- 1.51 Any trees which have died as a result of the Contractors operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.52 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.

Amenity Shrub Planting

- 1.53 During years 1-5, planting will be maintained during annual visits.
- 1.54 Prior to maintenance, all areas shall be cleared of litter and debris in accordance with details set out above.
- 1.55 All plants will be checked and where necessary, firmed into the ground.
- 1.56 Any damaged shoots or branches will be pruned using secateurs.
- 1.57 The Contractor will ensure that all shrub beds are maintained 90% free of weed growth. This shall normally be achieved by the application of appropriate contact or residual



herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical. For example, adjacent to water bodies/pond basins.

- 1.58 The Contractor will remove any dead, dying or diseased plants, during each maintenance visit. The appointing company will be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.59 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.
- 1.60 All replacement planting will be carried out using similar species to those removed, unless alternative species are agreed with the appointing company.
- 1.61 In any mulched beds where the depth of cover is below 50mm additional mulch will be added to maintain a minimum of 50mm of cover.
- 1.62 The Contractor will clean all hard standing, gullies, drains, and grassed areas of soil spillage, bark mulch, and leaves. All arisings will be removed from site to an approved tip.

Hedgerow Planting

- 1.63 Prior to maintenance, the hedge line shall be cleared of litter and debris in accordance with the litter removal section as detailed above.
- 1.64 Pruning will be carried out using mechanical cutters according to the type of hedge. Correct equipment and attachments must be used.
- 1.65 All cuts will be clean, and any ragged edges will be removed using a sharp knife except where it has agreed that a side arm flail or reciprocating knife blade mechanical cutter may be used to carry out the work.
- 1.66 Unless otherwise stated, current growth will be removed back to a regular line and shape with the width at the top edge less than at the base and the general shape as that which existed at the completion of the last approved pruning.



- 1.67 Frequency of hedge cutting will depend on the species mix and the locality of the hedge. In general, field hedges will be cut once per year although more ornamental species may require a second cut. Hedge growth will be monitored throughout the year and pruned if excess growth presents an obstruction.
- 1.68 The base of hedges shall be inspected and if necessary, kept free of weeds throughout the growing season by the use of translocated herbicides. Herbicides such as 'Round-up' glyphosate herbicide, shall be implemented in accordance with the manufacturer's instructions, and in compliance with the Pesticides Acts (1998). If appropriate, mechanical methods will be utilised. Dead weed material shall be removed during the following visit to site. In locations where the development of a base layer is desirable, herbicide application shall not be carried out. Such locations are to be agreed with the appointing company.

SUDS Attenuation Basins - Maintenance

- 1.69 There are two areas on site which have been designed as attenuation basins. Depending on seasonal rainfall the water level will fluctuate naturally with the use of a grass species suited to the wet/dry conditions.
- 1.70 Management of the SuDS basins will require the following:
- Litter and debris are to be removed from the area regularly, including any headwalls and grilles on inlet and outlet pipes. The spread of any self-seeded non-native and invasive plants should be monitored during normal maintenance visits; the emergence of such species may require greater frequency of cutting or dredging operations or in specific cases aggressive control techniques. In such cases seek specialist advice.
 - Native shrubs along the banks of the attenuation basins are to be maintained at a maximum height of 3m and cut back as required to prevent spread into the base of the balancing pond.
 - Herbicide applications to remove plants along the bank may be used in certain situations, but relevant guidance must be consulted and any herbicide chosen will need to be suitable for use near water.
 - The areas of wet/dry grassland will be inspected prior to maintenance. The grass areas will be cut twice annually, once in March to a height of 100mm, after the majority of flowering species have set seed. The second cut will take place in the



autumn to reduce competition from grass species. This will also be to a height of 100mm.

- On both visits all cuttings will be removed from site. Cuts will be carried out using the appropriate machinery; cutting and removal can be acceptably carried out using a forage harvester. Where access restricts the use of large machinery, grass will be trimmed and cuttings raked up by hand.

- 1.71 The attenuation pond will be managed in accordance with CIRIA SUDs Manual C753. At each maintenance visit the Contractor will inspect the SUDS facility and remove any branches and leaf debris and/or any other object that are likely to restrict water flow/capacity. All areas will be inspected and cleared of litter and other debris in accordance with the details set out above.
- 1.72 Excess silt is to be removed from the base of facilities to maintain volume capacity and safeguard functionality of the balancing pond, as necessary. A suggested 5-10 year clean-out cycle is to be adopted initially but this is to be monitored and reviewed by the contractor.
- 1.73 Where plant material is removed, it should be placed at the edge of the pond for a two week period, to allow insects and amphibious creatures to return to the waterbody successfully. Following this period all material will be removed from site to the Contractor's tip.

Hard Surfaces and Street Furniture

- 1.74 The Contractor will check at each visit that all the hard surfaces and street furniture (including Wayfinding signage and glacial boulders) are safe and fit for purpose.
- 1.75 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.
- 1.76 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.



- 1.77 All street furniture, including the wayfinding signage and glacial boulders, will be maintained to a standard so that it is clean, safe and fit for purpose at all times. Any damage will be made good during the maintenance visit. Otherwise, the item will be made safe and/or cordoned off and made good as soon as practically possible. All repairs to street furniture and wayfinding signage will be carried out using parts sourced from the supplying manufacturer and carried out in accordance with their guidelines.



2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES

2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Company, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Company any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan.
- At the end of year 1 the Contractor, Management Company and the Local Authority are to meet on site and review all open spaces.
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Company, and the Local Authority.
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5.
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Company, and the Local Authority.

2.2 The following tables set out the Year 1 to 5 maintenance schedule.



Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.	.	.	.	.	.	.	.	.	.	.	.	.
Existing Trees and Hedgerows												
Inspect all existing trees and hedgerows.	.	.	.	.	.	.	.	.	.	.	.	.
Action required works to existing trees and hedgerows. Where possible works should be programmed for dormant period (October to March). Carry out works in accordance with BS 3998: 2010.	.	.	.							.	.	.
Carry out hedgerow maintenance biennially and adopt a rotational maintenance strategy to ensure that not all hedgerows are cut in the same growing season.										Biennial rotation cut		
Inspect hedgerow at each visit carryout infill planting measures as necessary.	.	.	.							.	.	.
Remove cuttings from site.										.		
Amenity grassland												
Cut grass.				.	.	.	.	.	.			
Control/remove weeds.				.	.	.	.	.	.			



Repair worn areas.				.	.	.	.	.	.			
Meadow grassland												
Cut grassland from late summer, and keep short until following March (Year 1 only)	.	.	.				.	.	.	.	.	.
In Year 2 onwards, complete annual hay cut in August after flowering and seeds have been dispersed.								.				
If required, complete Autumn cut to leave grassland short over the winter period (50mm).											.	
Single spring cut to be carried out to remove the initial flush of grass cover (50mm), cut to be complete prior to end of May					.							
Specimen tree, shrub & hedge planting												
Spray grass and weeds (no strimmers to bases)				.		.			.			
Water and fertilise as necessary as specified			.	.	.	.	.	.	.			
Adjust/ replace stakes/ties/guards as necessary	.	.	.	.	.	.	.	.	.	.	.	.
Check stability/remove stakes/guys when ready	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees	.	.	.								.	.



Deal with individual problems as they arise	.	.	.	.	.	.	.	.	.	.	.	.
Prune to BS. 3998 2010 or horticultural standards as appropriate for species			.							.		
SUD's Facility												
Inspect SUDS facility and remove all litter and debris. Ensure that channel and outfalls are free of obstructions.	.	.	.	.	.	.	.	.	.	.	.	.
Programme specific operation to remove leaf litter during autumn months. Allow for a 2-week creep back period.	.	.								.	.	.
Hard landscape, wayfinding signage & site furniture (including glacial boulders)												
Inspect, clean, repair or replace.	.	.	.	.	.	.	.	.	.	.	.	.
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.	.	.	.	.	.	.	.	.	.	.	.	.



Appendix A

GL1859 01-05 Landscape Proposals



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