

LANDSCAPE MANAGEMENT PLAN

HB_HUYTON

SOVEREIGN

Prepared on behalf of

Davos

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AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS

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1.0 INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

- 1.1 This Landscape Management Plan has been prepared by Amenity Tree Environmental & Landscape Consultants.
- 1.2 The purpose of this document is to set out the overall management objectives for the proposed landscape areas and retained vegetation, and to describe the long term maintenance required to allow the planting to flourish and reach its design potential.
- 1.3 All references to planting treatments are based on the following drawings:
 - AT.25.1288.103.r1. – Planting Plan.
- 1.4 Monitoring & Review - This document shall not be amended without the written approval of the client

2.0 MANAGEMENT OBJECTIVES

- 2.1 The site shall be managed as a high quality industrial complex.
- 2.2 The proposed planting shall enhance the biodiversity and nature conservation interest.
- 2.3 The Client shall ensure establishment and the long-term health of all landscape elements to the benefit of staff and visitors as well as the visual amenity of the area.
of the area.
- 2.4 Best Health & Safety practices shall be used at all times.
- 2.5 In order to maintain standards and make amendments where required, it is expected that the Client will review the management work with reference to this document at least quarterly with the maintenance team for the first year and annually thereafter.

3.0 MAINTENANCE VISITS

- 3.1 There shall be a minimum of 20 maintenance visits per year. Visits shall be bi monthly March to October inclusive and monthly November to February. Additional visits maybe needed to deal with extreme weather conditions or specific horticultural requirements.

4.0 GENERAL

- 4.1 All materials and workmanship are to be the highest possible standards and shall be In accordance with relevant British Standards, good horticultural practices and Landscape specifications.
- 4.2 The Client shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose. With staff appropriately trained and equipped.
- 4.3 The Client and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.
- 4.5 All work shall be carried out whilst soil and weather conditions are suitable for the proposed operations.
- 4.6 Weeds, prunings, leaves, rubbish and other arisings shall be removed from the site composting where possible at the end of each visit. No materials shall be left on site and the area shall be let in a neat and tidy condition after each visit.

- 4.7 Under no circumstances shall arisings, wood, rubbish etc be burnt on site or disposed of through refuse bins provided for occupants.
- 4.8 Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall either be by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by the removal of defective plants.
- 4.9 Watering during the first two years after planting maybe necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free draining, careful monitoring and more frequent watering maybe necessary to maintain good plant health and avoid plant failure.
- 4.10 All shrubs / hedges shall be pruned to remove deadwood, overhanging / tangles and damaged branches. Winter flowering shrubs shall be pruned in the spring. Shrubs flowering in March to July shall be pruned immediately after flowering and shrubs flowering in July to October shall be cut back to old wood in the winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering shall be pruned appropriately.
- 4.11 Plants shall be refirmed when necessary to ensure the plants are securely planted and upright.
- 4.12 Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back onto the bed from surrounding areas, ensuring no plants are smothered.
- 4.13 Edge valleys in beds shall be maintained to reduce spillage and grass edges shall be cut at each maintenance visit.

5.0 EXISTING RETAINED WOODLAND AND TREES TO BOUNDARIES.

Objectives:

- To maintain and enhance habitats of existing wildlife populations. Further detail are provided within the Woodland Management Plan.

Maintenance Operations:

- 5.1 Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably qualified bat person prior to any works being carried out
- 5.2 Canopy ivy should be selectively thinned out to permit light to reach ground level. Areas Of thinning should take in rotation.
- 5.3 All coppicing / thinning / pruning works are to be undertaken outside of the bird nesting Season from February / March to August / September inclusive.

6.0 PROPOSED TREES.

Objectives:

- To ensure early establishment and healthy growth.
- To create a well shaped framework for future balanced growth.
- To enhance appearance and visual interest.

Maintenance Operations:

- 6.1 In the first two years following planting, new trees are to be Closely monitored at each maintenance visit to ensure that they are upright, firm stable and in good health.
- 6.2 Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between 5-7 years tree stakes shall be removed once the trees are established and root firm.
- 6.3 Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. they should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity.
- 6.4 Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant planting season, refer to Section 10 Plant Replacement.
- 6.5 Trees planted in grass areas shall have a 100cm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.
- 6.6 All trees on site, in publicly accessible areas should be inspected by an Arboricultural Consultant every 2 years and any risks addressed immediately. Or after extreme weather conditions.

7.0 ORNAMENTAL PLANTING

Objectives:

- To ensure early establishment and healthy growth.
- To maintain a dense canopy cover.
- To maintain year round appearance and visual interest.

Maintenance operations:

- 7.1 All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with the manufacturers recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass and replaced immediately if affected by weed killer.
- 7.2 Once established shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding / overshadowing and create a natural form rather than a cube or cloud shape. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.
- 7.3 Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the shrub bed. Work to remove dead vegetation shall be carried out during the winter months.
- 7.4 For most herbaceous species a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers over winter periods visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

7.5 Fertilising:

- One application, just before or at the time of spring growth.
- A balanced fertiliser is required, one high in Phosphorous. Fertilisers high in nitrogen should not be used. NPK 10-20-10 balance would be suitable.

7.6 Litter Collection:

- > Collect litter and dispose off site on each visit.

8.0 WILDFLOWER GRASS AREAS

Objectives:

- To create an attractive grass sward with height and colour.
- To provide habitats for reptiles, insects, bees and butterflies

Maintenance Operations:

8.1 Refer to planting plans for guidance on the proposed areas of wildflower seed mix.

8.2 Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injuries to reptiles unless otherwise specified.

8.3 Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.

8.4 Sward heights to be kept to a minimum 15cm with one cut per year in September after the first year. 1m from foot paths edges adjacent to wildflower areas should be maintained at a height of no more than 15cm through out the year.

8.5 No fertiliser or nutrients are to be added:

8.6 Top dress if required with additional appropriate native seed origin seed if slow to establish.

8.7 Year 1:

- First cut 5cm March / April (Spring seeding first cut in May).
- Cut every 2 months or when sward reaches 15cm.
- Final cut September / October.
- Allow cut grass to dry and disperse seed before removing arisings.
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut sward to a height of 5cm every 2 months or when the sward reaches 15cm. Remove all cut material to avoid smothering the sward. Where persistent weeds exist, spot treat with Glyphosate or dig out.

8.8 Future Years:

- One cut in September to 15cm.
- Remove all cuttings.
- Allow cut grass to dry and disperse seed before removing arisings.
- The requirements in future years is to maintain a species diverse sward of value to wildlife.

8.9 The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

9.0 NEW HEDGEROWS

Objectives:

- To ensure early establishment and healthy development.
- To create well established hedgerows with connectivity to other important bio diversity elements.
- To enhance biodiversity.
- To enhance appearance and visual interest.

Maintenance Operations:

9.1 In the first two years of planting, new hedgerow plants are to be monitored at each maintenance visit to ensure they are upright, firm and stable and in good health.

- 9.2 Checks shall be made to ensure all stakes / grow tubes of hedgerow plants (if applicable) are firmed up in an upright position and rubbing against plant. Removal of grow tubes is dependent on plant development but generally occurs years 3-5.
- 9.3 Hedgerows should be maintained and watered to field capacity throughout the first and second years of planting. They should be watered by hose or irrigation drip lines. Careful monitoring during watering shall be necessary to minimise risk of failures, leaks or damage to property.
- 9.4 Any damaged or dying plants are to be replaced in the following dormant season.
- 9.5 Hedgerows should be maintained in a grass free strip 75cm wide for the first 3 year or until established.
- 9.6 Hedgerows should be pruned to a height of 1250mm high by 750mm wide, pruning to take place Autumn and Spring, outside of the nesting season. Inspect prior to works.

10.0 PLANT REPLACEMENT

- 10.1 An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. The list shall be submitted to Client or the Management Companies, as appropriate immediately after the visit with accompanying costs. Replacement planting shall be implemented in accordance with the planning requirements for all plots. Client shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser / Tenant shall be responsible for the replacement of Dead or dying plant material.
- 10.2 All work shall be carried out by appropriately qualified horticultural operatives with the correct insurances. All work shall be carried out in accordance with good horticultural practice and British Standards. All debris arising from the works shall be removed from site.
- 10.3 Any new replacement planting shall be tagged so the Local Authority, Client, the Management Company or the Purchasers / Tenant is aware that these plants will have a further years defects liability period. The contractor shall provide Client or the Management Companies with a list of replacements and their location after completion.
- 10.4 Replacement tree and shrub planting shall take place in the following November to February, dormant winter period during suitable weather conditions.
- 10.5 Approval of all remedial and replacement work shall be obtained before starting.

11 - APPENDIX 1 ANNUAL MAINTENANCE MATRIX

ANNUAL MAINTENANCE OPERATIONS MATRIX												
	J	F	M	A	M	J	J	A	S	O	N	D
GENERAL OPERATIONS												
Weeding.			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (If required).				✓	✓	✓	✓	✓	✓			
Litter removal.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves.										✓	✓	
Re-firming plants (As required).			✓							✓		
Pest and disease control (As required).						✓						
Replacement planting.	✓											
WILDFLOWER AREAS												
Mowing.									✓			
Rake off arisings									✓			
Overseeding as required.			✓	✓					✓			
SHRUB AREAS												
Weeding.			✓	✓	✓	✓	✓	✓	✓	✓		
Pruning (Timing dependent on species).	✓					✓						
Top up mulch (After yr 1 & replanting).			✓									
Thin out planting (as required).										✓		
PROPOSED TREES												
Check condition and treat (As required).											✓	
Pruning for good habitat & Safety.											✓	✓
Check, adjust, repair tree stakes & ties.		✓	✓								✓	✓
Apply fertiliser and mulch to new trees.			✓									
Annual monitoring.									✓			
PROPOSED HEDGES												
Pruning for good habitat & Safety.		✓								✓		
Check, adjust, repair grow tubes.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Apply fertiliser and mulch to hedges.			✓						✓			
Annual monitoring.	✓											
Note : This table lists the key routine operations required during both the defects and long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should only be used as a guide to times only. It does not include every operation required but all checking and intermittent maintenance actions should occur during routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.												