



Dye House, Prescott

5-year Landscape Management Plan

Prepared on behalf of Group D Developments Ltd

By

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1.0 Introduction

DEP Landscape Architecture Ltd have been appointed by Group D Developments Ltd to produce a 5 year landscape management plan for a proposed housing development at Dye House, Prescott. The development comprises 45 units with associated road infrastructure, parking facilities, public and private amenity space.

This report has been written to be submitted as part of the planning application and help ensure that the landscaping is established and managed as the design intended.

Objectives

The overall objective of this report is to promote a successful landscape to enhance the environment within the housing development for the benefit of wildlife, local landscape character and visual amenity. This management plan will look to ensure that the landscaping is implemented, established and maintained as the design intended and will provide 5 year maintenance objectives for all landscaped elements within the scheme as a whole.

The persons or companies responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management plan after 5 years, to ascertain any changes on site and to provide any updated maintenance regimes to cover year 6 onwards as the landscape matures. After this time it would be appropriate to review the plan every 3-5 years to ensure that the management objectives and maintenance regimes responds to any changes on site and within the environment.

The main objectives for the maintenance of the landscape include the following:

- Establish new hedgerows and hedgerow trees around the site to reinforce the landscape character, define site boundaries and establish wildlife corridors around the site.
- Establish native trees and shrubs around the site to provide structural and species diversity and improve the visual amenity within the public open space.
- Establish species rich grassland and wildlife friendly plants for the benefit of the local wildlife and visual amenity.
- Maintain areas of open space of the benefit of wildlife and to provide a safe environment.
- Maintain shared communal areas to provide a pleasant environment in which to live.
- Appropriately maintain shrubs, hedges and trees to discourage anti-social or nuisance behaviour.
- Keep brook area clear of any debris and obstructions and ensure no invasive species establish on brook embankments.

2.0 Drawing References

This document assumes that the landscaping has been implemented in line with the following drawings and any defects have been picked up and made good in the 12 months defects liability period :-

5125.01 Landscape Masterplan

5125.02 Planting Plan

3.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

- Contractors or any persons working on the site should make themselves aware of the location of over and underground services, defining the exact locations with the Statutory Authorities prior to commencing works on site.
- Working in areas that are publically accessible, adjacent to residential buildings and roads.
- The use of chemicals hazardous to humans and using chemicals adjacent to the watercourse.
- Lifting heavy objects and working with heavy machinery.
- Working on a steep embankments ie adjacent to a water course.
- Working adjacent to waterways.
- Working at height when carrying out tree works or working adjacent to retaining structures.

Methods for reducing the potential risks are well established and common practice of competent contractors. The contractor or any appointed persons are expected to carry out a risk assessment to identify the hazards associated with any maintenance operations and make an assessment of the risks involved and methods for reducing risks.

3.1 Site Operations

The maintenance contractor or any persons should carry out all maintenance operations with regard to the safety and welfare of themselves, general public, private and public property, domestic and native (and protected) flora and fauna and Statutory Services including the Environment Agency.

3.2 Disposal of materials from site

Leaves, grass and general arising's should chipped or composted on site otherwise they should be removed and deposited at a licensed tip in the appropriate green waste section.

3.3 Responsibilities

All private amenity space which includes front and back gardens will be the responsibility of the individual home owners. All other areas which fall within public open space or shared communal space will be the responsibility of an appointed contractor(s). All parties will be expected to use this document as a guide to ensure that there is continuity to the maintenance of the landscape as a whole.

4.0 Landscape Maintenance of Soft Works

5.1 Existing Trees

It is presumed that initial tree works recommended in ARBORICULTURAL IMPLICATIONS ASSESSMENT by Mulberry Tree Management have been carried out prior to the occupation of the development.

Objectives

Maintenance works should look to manage the existing trees to ensure its longevity, promote structural, species and age diversity whilst also providing habitats for local wildlife.

Maintenance Operations - Arboriculturalist

- Only remove dead, diseased, damaged or dying trees or branches where there is a target risk (i.e. close to paths, neighbouring properties or buildings). All works must be approved in writing by the Local Authority prior to being carried out as trees are protected by Tree Preservation Orders at the time of writing this report.
- Inspection and reporting any incidence of pests and diseases which could be detrimental to the health of the trees on site (i.e. Ash dieback and Bleeding Canker).
- Remove any branches around the edge of the existing trees which are impeding maintenance access to structures, signage, lighting or boundaries.
- Any surgery to existing trees must maintain the natural shape of the tree, after any tree works the trees should not appear to be topped or lopped.
- Any wood from maintenance operations should be safely stacked within woodland understorey area and smaller arisings chipped onto the floor to a maximum depth of 10-15cm
- Avoid doing works in the bird nesting season which is 1st March - 31st August.

4.2 Proposed Trees

Objectives

Promote the establishment of healthy trees which will be allowed to grow to maturity and provide species and structural diversity around the development.

Inspections

Inspect the trees annually when they are in full leaf to ensure that the trees are thriving and record any defects which may require remedial works.

Maintenance operations

- Newly planted trees take some time to establish and until this occurs they are subject to competition from weeds. To reduce competition, around the trunk of each tree an area should be maintained weed free.
- For trees within grassed areas maintain a 1sq.m circle around the tree to reduce competition from grasses for nutrients and water. This could either be maintained using a mulch or by

spraying out the area with a non-residual based glyphosate. Do not strim around the base of trees as this will damage the bark and cause disease or defects on the tree.

- If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out. If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted (Change the tree species if considered appropriate to ensure success).
- During establishment larger trees will require regular watering particularly during prolonged dry periods during the summer months. Water the trees until the ground is fully saturated, create an impression around the base of the tree to allow the water to collect and soak into the soil immediately around the trunk.
- Tree ties should be inspected and adjusted accordingly (do not allow the ties to restrict the growth of the tree). Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 3 to 5 years dependant on establishment rates, stability and growing conditions.
- Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.
- Remove any suckers or epicormic growth around the base of the trees to maintain a clear trunk.

4.3 Proposed Native Shrub Mix

Objectives

These should be allowed to grow to their species potential to provide structural diversity and screening around the development and a food source for local wildlife.

Inspections

Inspect the shrubs annually to see if there are any areas of significant failure that may require remedial works or advice on works such as thinning or coppicing.

Maintenance

- During the establishment of bare root stock, prevent weed growth around the base of each whip using a spray application herbicide (applied in line with the manufacturer's recommendations).
- Re-firm into place any plants which have become loose.
- Water each plant during year 1-2 (in the growing season) during any periods of prolonged drought to ensure that the plants are given the best possible chance of establishment. Water at the bases of the plants until the soil is fully saturated.
- Check shrub guards annually and replace any missing / damaged guards. The guards should be retained until the shrubs are up to 3-5 yrs old and should be removed before they show signs of impeding growth.
- After 5-7 years look to thin the mixes by removing dead, diseased, poorly formed or suppressed specimens as part of the annual maintenance operations. Over the longer term look to create shrub mixes with groups of single species (5-9no) with finished centres approximately 2m.
- For mixes with specimens trees look to create a clear area around the tree to ensure that the shrubs do not inhibit the growth of the tree during establishment.
- Once the mix has established, over a 3-5 year rotational basis look to coppice shrubs species such as Cornus and Hazel by one third at any one thinning season.

4.4 Proposed Native Hedge

Objectives

New native hedgerows should be maintained to encourage the establishment of a dense vegetative boundary around the wider site. The hedges once established will provide important wildlife habitats and corridors around the site and contribute to local landscape character.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance

- Remove any litter which has collected under the hedge.
- During the establishment period do not trim the top of the hedge until it has achieved the desired height. Once established the hedge should be maintained at 1500 high. Aim for a flat topped 'A' shape to ensure sunlight reaches the top and bottom equally.
- Cutting should take place only every 2-3 years for the benefit of wildlife. Cut the hedge in early spring (before March) to avoid the bird nesting season.
- During the establishment period lightly trim the sides of the hedge to promote dense, bushy growth, avoid the bird nesting season.
- Check plants and heel in if they become uprooted.
- Check ties and guards and adjust where required to allow the plants to grow without restriction.
- Fertiliser applications should be avoided. To aid establishment of the hedge maintain a weed free area under the plants (until the canopy has established) by maintaining a weed suppressing mulch around the base of the hedge and spot treating prolific weeds where necessary.
- During establishment the hedge may require regular watering particularly during prolonged dry periods during the summer months. The hedge should be watered if there has been a period of dry weather for 2 weeks or more between June to September in the first growing season.
- Once the native hedgerow has established allow herbaceous ground cover to naturally establish under the base of the hedge and 1m wide unmaintained strip of vegetation to the front of the hedge to promote the establishment of herbaceous hedgerow species.

4.5 Proposed Ornamental Hedge

Objectives

The ornamental hedges around residential plots are intended to provide a landscaped buffer and to help define between plot boundaries in private amenity areas. They should look neat and tidy and have dense, healthy vegetative growth.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

- Remove any litter which has collected under the hedge.
- Maintain the area underneath the hedge weed free, lightly dig over the surface using a hoe, look to uproot and remove all weeds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove.
- Do not trim the top of the hedge until they have achieved the desired height. Lightly trim the sides of the hedges annually in June or cut back any individual leggy branches using secateurs to promote dense bushy growth. Allow the plants to grow into each other to create a dense continuous hedge.
- Ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly under the base of the hedge. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.
- During the establishment of the hedge during the first growing season ensure they are kept well watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.
- If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the hedge then identify the problem and carry out the appropriate treatment.
- Once the hedges have reached the desired height they should be lightly trimmed twice annually and the arising removed from site:-
 1. Buxus sempivirens should be maintained at 600mm
 2. Fagus sylvatica should be maintained at 1500mm high.

4.6 Proposed Ornamental Shrub Beds

Objectives

The shrub beds look to have total vegetation cover with no gaps. The plants should be maintained to promote healthy growth and ensure they achieve species potential in terms of texture, form and flower, to provide visual interest and a pleasant setting for the new development.

Inspections

Inspect the shrub beds annually and record gaps which need filling with additional plants, pruning or splitting of plants to encourage new growth to fill gaps.

Maintenance Operations

- Remove any litter which has collected in the shrub beds.
- Shrubs which are causing an obstruction by growing over paths, obscuring sight lines or lighting should be pruned back using secateurs. Ensure that the natural shape of the plant is maintained. Unless specifically identified in this report allow each plant species to reach their natural height to allow structural diversity in the beds.
- Cut back or remove any dead, diseased or dying plants to encourage new growth. Allow the surrounding vegetation to fill the gap or replant any significant gaps in line with the original planting plan or following advice from someone horticulturally trained.
- Lightly dig over the surface of the shrub beds using a hoe, look to uproot and remove all weeds from the beds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove once it has died back.
- In the newly established beds look to ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly around the whole of the shrub bed. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.
- During the establishment in the first growing season ensure that the shrub beds are kept well watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.
- If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the shrub bed then identify the problem and carry out the appropriate treatment.
- Routine annual pruning of new shrubs should generally not be required within the first 3 years, although some of the herbaceous plants and grasses should be maintained in accordance with the list below to encourage new growth and a longer flowering period:

Herbaceous Plants

- Allow the seed heads to remain on these plants throughout the autumn and early winter as they provide winter interest and insect habitats. Any stems which start to rot, become detached or look scruffy can be cut from the plant and removed if in a visible location.

- In early spring when the threat of frost has gone all the old dead vegetation should be removed using secateurs to allow new growth to push through.

Grasses

- Seed heads should be allowed to remain on the plants throughout the autumn and winter for visual interest, however any stems which become snapped or detached should be removed.
- In early spring mid-March to April when the threat of frost has gone cut back the grasses to 20cm removing all of the old vegetation and seed heads to allow new growth to come through, avoid cutting new growth.
- For the evergreen grasses only remove the dead growth and seed heads in early spring, mid-March to April, this can be done by pulling out the dead growth gently by hand or carefully using secateurs.

Cornus

- Cornus should be allowed to establish without being cut for the first 2-3 years. The stem colour in the winter is the characteristic feature of this shrub, therefore do not cut the stems until early spring before the leaves begin to appear.
- Every 2-3 years once the shrubs have established reduce the height of the stems to 300mm above ground level to encourage new stems which will be strong in vigour and colour.

Specimen Shrubs

- Large specimen shrubs in the planting beds should be allowed to establish as individual specimens with a herbaceous layer underneath.

Climbers

- Tie or tuck in any loose tendrils.
- Cut off any straggly tendrils which are growing out or onto adjacent buildings or structures and maintain the climbers to the height of the frame.
- Ensure climbers don't become strangled or woody, thin out to encourage healthy growth.

4.7 Proposed Amenity Grass

Objectives

Grass provides openness to any development and areas for informal recreation activities. It is therefore important that the grass is well maintained and not patchy or overgrown.

Inspections

The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

- Newly turfed or seeded areas should be kept well watered particularly during prolonged dry periods in the summer months.
- Carry out a litter pick before each cut.
- The sward should be cut to maintain the grass between 25mm and 50mm high. The grass should be cut using a hand push mower or if weather and ground conditions permit a ride on mower could be used for the larger areas.
- The grass should look to be cut min 12 times a year but maybe required up to once a week in the private gardens in the height of the summer
- Grass cuttings should be collected and composted where possible otherwise removed from site and deposited in the appropriate green waste section.
- The edges should be strimmed or cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat finish. Avoid using strimmer's around the base of trees and close to shrubs.
- Once a year in the spring reform the lawn edges along paths, shrub beds and trees to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas.
- A fertiliser application should to be applied as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application to compensate for any signs of poor growth or excessive wear.
- An application of selective herbicide should be made in the spring to prevent any weed species from having a detrimental effect to the appearance of the sward and to prevent any infestation becoming severe.
- In the autumn and winter collect and remove leaves which have gathered on the grass. Leaves should be composted on site.
- Other maintenance applications which will be required from time to time include: topdressing, over seeding, scarifying, spiking etc. to alleviate common problems such as thatch, compaction, poor drainage, malnourishment etc. These items should be identified and addressed in the annual check.

4.8 Proposed Species Rich Lawn

Species rich lawn can be treated like a general amenity lawn as the species mix tolerant of a regular maintenance regime. During the summer months around the margins of the site areas should be left uncut to allow the establishment of the taller wildflowers in the mix. Once flowered and set seed the whole area can be brought back in line with a more regular maintenance regime until the following season but cut to 50-70mm rather than 25mm and 50mm high as with amenity grass.

The proposed mx is WFG20 Eco Species Rish Lawn by Germinal or similar approved. For brevity, some information from the online Germinal management guidance has been inserted below.

Objectives

Establish a species rich wildflower grass to provide habitats and a food source for local wildlife and visual interest that can be kept neat or left to grow long to flower.

Inspections

Inspect the grassland annually in the summer to determine the success of the management methods and record species to determine future management to ensure a rich diversity of wildflowers and grasses is maintained.

Maintenance Operations

The species rich lawn will require specific maintenance regime in its first years to ensure that the swath establishes without competition;

Year 1

- First cut – September to October and collect the arisings. Cutting height 70-100cm
- Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer
- Once dried, remove all cut material from site to avoid smothering the sward and to reduce the fertility of the soil.

Future Years – Left to Grow Long and Flower (Option 1 – Site Boundaries)

- To maintain species diversity cut the sward in late autumn, after the last flowering period once the seed heads have formed, reducing the sward to 50-70mm.
- Cut from September to October – this can be done as one cut. Preferably, if the wildflower meadow is big enough, cut it in sections and leave a week to a fortnight between cuts. Ensure you collect the arisings.
- If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70-100 mm as required throughout the winter months until March and collect the clippings.
- Allow the arising to settle (for insects and seeds to disperse) before removing the arising off site in a licensed tip and/ appropriate green waste disposal area.

- The edges should be strimmed or cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat finish. Avoid using strimmer's around the base of trees and close to shrubs.
- Once a year in the spring reform the lawn edges along paths, shrub beds and trees to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas.

Future Years – Kept Neat (Option 2 – Amenity Areas)

- Mow to approx. 50 mm - 75 mm with mowing generally required once every fortnight during the growing season
- Allow the arising to settle (for insects and seeds to disperse) before removing the arising off site in a licensed tip and/ appropriate green waste disposal area.
- The edges should be strimmed or cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat finish. Avoid using strimmer's around the base of trees and close to shrubs.
- Once a year in the spring reform the lawn edges along paths, shrub beds and trees to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas.
- Lightly mow the sward down to 50 mm - 75 mm as required throughout the winter months until March and collect the clippings.

5.0 Additional Wildlife Considerations

The site, particularly its boundary and brook corridor features, will be enhanced to provide habitat for a number of species including bats, birds and invertebrates with guidance from a relevantly qualified ecologist.

Objectives

This plan seeks to maintain and enhance this habitat and increase the provision for wildlife on site.

Bats

Bat boxes have been proposed upon mature trees around the site. Box use should be monitored yearly and the boxes re-located if they remain un-used 3 years after installation.

Consideration should be given to the possibility of bats being present within mature and semi – mature trees prior to maintenance works being carried out. A suitably qualified ecologist should be consulted if necessary.

Birds

Bird boxes have been proposed upon mature trees around the site. Box use should be monitored yearly and the boxes re-located if they remain un-used 3 years after installation.

Maintenance works to trees, native hedgerow and native shrub should not be carried out within the breeding bird season (March – August inclusive).