



LANDSCAPE
ARCHITECTURE

Chartered Landscape Architects

**HINCHLEY ROAD,
CHARLESTOWN**
LANDSCAPE MANAGEMENT PLAN

Client: Miller Homes

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Introduction

1.1 General

DAC Landscape Architecture Ltd have been appointed by Miller Homes to produce a Landscape Management Plan to support the planning application for the scheme at Hinchley Road in Charlestown. The document contains details of the maintenance and management of all public hard and soft landscape elements and once approved will set out the guidelines for future management.

1.2 Aims

The aim of the report is to establish a coherent, holistic and integrated approach to the management of the soft landscape elements associated with the development.

The purpose of the document is to provide a structured maintenance and management plan for a five-year period post installation along with key long term objectives. It is expected that this document will form the basis of future management operations beyond the five-year period.

This document should be read in line with the approved landscape drawings, schedules and specifications. Supporting drawings:

120-DAC-PL-001 Landscape Masterplan
120-DAC-PL-002 Detailed Planting Plan 1 of 3
120-DAC-PL-003 Detailed Planting Plan 2 of 3
120-DAC-PL-004 Detailed Planting Plan 3 of 3

This document sets out clear objectives, sets the parameters for inspections and maintenance operations to ensure the landscape is given the best opportunity to reach maturity and as it was designed.

1.3 Maintenance and Management Responsibility

A landscape management company will be appointed to carry out the regular maintenance of landscape elements including the streetscape (verges and tree planting) and any areas outside

of private curtilage. The management company will be responsible for the site inspections and keeping a logged record of inspections, faults and rectified works.

A landscape contractor is to be appointed by the client/ developer. The contractor can either be the original installation contractor or a separate, competent and appropriately certified party. It is recommended that the landscape contractor is BALI registered.

All maintenance works are the responsibility of the maintenance contractor unless otherwise stated.

1.4 Key Objectives

The key objectives for the maintenance and management of landscape areas include:

- Establishing and maintaining all grassed areas, promoting healthy growth and to have a neat and consistent appearance;
- Enabling shrub and herbaceous planting to reach their species potential in terms of form, shape and flower;
- Support the healthy growth and establishment of the proposed trees and provide them with the best environment to reach their potential form, shape and character;
- Ensure the presentation of the site is consistent and has a well maintained appearance.

02

Site Description and Context

2.1 Existing Context

The development site is situated to the northwest of Hinchley Road, nestled between Charlestown and Moston. It lies in close proximity to the M60 motorway to the north and forms part of a broader settlement area that extends to the southeast and northern boundaries. The southern and southeastern boundaries of the site are defined by Hinchley Road, with the rear boundaries of properties on Caspian Road and additional properties along Caspian Road and Northwold Drive marking the northern edge. To the west, the Co-op Sports Academy is located, which includes a leisure building, a car park, and outdoor sports pitches.

Currently, the site consists of overgrown grassland with self-seeded vegetation and offers an open aspect along the Hinchley Road boundary.

2.2 Site Proposals

The proposal is for a residential development consisting of 106 properties, featuring a mix of 2, 3, and 4-bedroom semi-detached homes, along with 4-bedroom detached homes.

Access to the site will be provided via two vehicle entry points on Hinchley Road to the southeast. An additional connection linking to Caspian Road is provided to the north.

The proposed landscaping plan includes the introduction of ornamental trees and hedgerows to establish a strong green infrastructure. This will be further enhanced with shrub planting and feature trees, designed to create distinct character areas, serve as focal points throughout the development, enhance visual appeal, and provide seasonal interest.

03 Health and Safety

3.1 Overview

Health and Safety methods must be followed to ensure safe work practices are applied as part of the ongoing maintenance and management operations. The following possible hazards have been identified that may have implications on the maintenance operations:

- Ensure the contractors are aware of any below ground services and their location prior to carrying out any works;
- Ensure appropriate safety measures are used when working at elevated positions. This includes using suitable safety harnesses or similar when working at height and being aware of the impact of maintenance operations on others;
- Being respectful and aware when working in close proximity to the public (on foot, bikes, wheelchairs, vehicles etc). Potentially dangerous tools and/or machinery should not be left unattended;
- Prohibit the use of chemicals that are known to be hazardous to humans and animals;
- Carrying out operations in close proximity to highways;
- Ensure suitable equipment is used for lifting heavy objects and working with heavy machinery;
- Use appropriate safety mechanisms when using potentially dangerous equipment such as chainsaws or similar. Secure off areas at the base of trees if carrying out tree works;

It is expected that competent contractors will provide their own risk assessment prior to carrying out the maintenance operations. The risk assessment should identify the hazards associated with any maintenance operations along with methods for reducing the risks. The risk assessment should be recorded and retained for reference in the future if necessary.

3.2 Site Operations

All maintenance operations are to be carried out by experienced or suitably qualified operatives with appropriate safety clothing and equipment.

The maintenance contractor must comply with latest guidance on safe working practices and carry out all operations with regards to the safety and welfare of the public, environment and below ground services.

It is important the contractors make themselves aware of relevant health and safety guidance from the recognised industry body, the local authority and Health and Safety Executive.

3.3 Material Disposal

All, rubbish, leaves, grass and general arisings removed from the site are to be deposited at a licensed tip and recycling facility in the appropriate section.

04 Soft Landscape

This report has been prepared on the assumption that all external landscape elements have been installed in accordance with the approved drawings. Should any stock be found defective, whether due to failing plants, plants in poor health, or dead stock, these should be replaced by the original landscape contractor at the conclusion of the Rectification Period.

4.1 Proposed Individual Trees

4.1.1 Objectives

Trees are proposed throughout incidental green spaces and along the front of properties. These trees play a key role in enhancing the structure of the development, offering seasonal interest, improving visual amenity, and softening the built environment.

Future trees works must be undertaken by a skilled and experienced Arborist and in accordance with BS3998: 2010 'Tree Work - Recommendations'.

4.1.2 Inspections

It is the responsibility of the landscape contractor to ensure any defects during the first 12 months (or as other timescale stated in the contract) are carried out as agreed with the client in line with the contract drawings. This should be carried out during the next available planting season.

A formal visual inspection is to be carried out on an annual basis when the trees are in leaf. This is important to ensure the trees are healthy and thriving.

A report of the inspections and any defects requiring remedial work should always be logged.

4.1.3 Operations

It is imperative that the new trees are given the best possible chance of establishing. During the first few years, the trees will be subject to weed growth at the base. These should be removed by hand and bark mulch reinstated to a consistent depth of 75mm. Mulching layers should be inspected several times a year during the growing season and be topped up as necessary.

Any fallen leaves should be raked, collected and removed from site. This is particularly important for leaves falling on hard surfaces where they potential create a slip hazard for the public and/ or residents.

Apply an appropriate fertiliser to the new trees if they are showing signs of poor growth. Review over the coming months to check if the trees are responding to the fertiliser and investigate ground conditions if continuing poor growth is evident. If any trees continue to show signs of poor growth, fail or die, they should be replaced to the original specification in terms of species and size in the next available growing season.

New trees will require regular watering, particularly during the first few years following installation. This is also the case through prolonged dry periods (summer months).

The trees should be watered during dry periods (May to September), through the first full growing season and as determined by the maintenance contractor following the regular inspections. Ensure the soil is fully saturated.

Ensure irrigation ring caps are visible, free from debris and not submerged by the surrounding soft landscape/ mulching layers.

Use alternative methods of watering, should water restrictions apply.

Inspect tree ties and stakes twice per year as part of the maintenance visits. Adjust ties and stakes as required to accommodate growth and prevent rubbing on the stem. Any damaged or loose stakes should be reinstated as appropriate.

Evidence of damage to the tree bark should be cut back with the secateurs by a qualified tree surgeon/ arborist.

Tree ties should be removed and stakes cut down to the ground when the trees can support themselves (usually after a 3 to 5 year period depending on growing conditions).

Pruning works on young trees are not usually required except where there is evidence of dead or diseased branches. Any pruning works should be carried out using a sharp knife and ensure the natural shape and form of the tree is promoted.

4.1.4 Proposed Individual Trees: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection - general					1								Inspect on an annual basis for signs of poor growth, failure or disease.
Visual inspection - trees located in prominent locations i.e. street trees, adjacent to highways and public areas.			1		1				1				Ensure trees are healthy and do not pose a health and safety risk. Check root protection areas and ensure no heavy objects could potentially cause ground compaction.
Apply a slow release fertiliser													Only apply to trees if they are showing signs of poor growth.
Review bark mulch layers/ presence of weeds				1	1	1	1	1	1				Maintain 75mm bark mulch layers - top up once per year Remove weed growth from the base of trees.
Check tree stakes and ties				1					1				Review tree stakes and ties. Ensure stakes are securely in position, upright as designed. Adjust the tree ties as necessary to support growth. Remove tree ties once the trees can support themselves.
Watering					a/r	a/r	a/r	a/r	a/r				Water as determined by the management company following the regular inspections. Watering should be increased during the summer periods/ periods of drought.
Pruning		1							1				Remove dead, damaged or diseased branches. Remove lower stem growth using a sharp knife/ secateurs where necessary to promote natural shape and form of the tree.
Pruning (summer)						1							Carry out routine pruning on species (fruit trees) susceptible to silver leaf fungus during the summer months.
Removal of fallen leaves											1	1	Rake and remove fallen leaves to maintain neat appearance of the site and prevent potential hazard.
Tree replacements	a/r	a/r									a/r	a/r	Replace any failed trees to the original specification within the next available planting season.

Number of operations:

1 1 operation per month

4 4 operations per month

2 2 operations per month

a/r As required

4.2 Proposed Ornamental Hedges

4.2.1 Objectives

The ornamental hedges provide structure to the landscape proposals, create separation between private and public areas, dress the street scene, create enclosure and are a directional tool within the development.

The aim is to promote healthy growth for the hedges, and give them the best opportunity to establish and reach their desired height.

4.2.2 Inspections

It is the responsibility of the landscape contractor to ensure any defects during the first 12 months (or as other timescale stated in the contract) are carried out as agreed with the client in line with the contract drawings. This should be carried out during the next available planting season.

A formal visual inspection is to be carried out annually when the hedges are in full leaf to ensure they are thriving. Any gaps are to be identified and any failures are to be recorded in the inspection report. If significant failures have occurred, ground investigations may be required to determine the problem.

A report of the inspections and any defects requiring remedial work should always be logged.

4.2.3 Operations

The ornamental hedges should not be trimmed to the tops until they reach the desired height as detailed on the approved plans (1200mm max). The sides of the hedges are to be trimmed on an annual basis for the first four years during establishment to promote healthy and bushy growth.

Once the hedges have established, lightly trim to the tops to their desired height and the sides to create a neat appearance.

Maintain a 75mm depth of bark mulch to the base of the hedge to suppress weed growth.

Avoid the use of a fertiliser application unless absolutely necessary i.e. if there are areas of poor growth.

Watering should be carried out on a regular basis, particularly during prolonged dry periods. The hedges should be watered during May to September (during the first full growing season) as determined by the maintenance contractor following the regular inspections. Ensure the soil is fully saturated.

The hedges should not be allowed to exceed the height as specified above to ensure visibility and safety across the site is not compromised.

4.2.4 Proposed Ornamental Hedges: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection				1					1				Inspect the hedges on a 6 month basis. Report any defects.
Apply a slow release fertiliser													Only apply to hedges if they are showing signs of poor growth.
Review bark mulch layers/ presence of weeds				1	1	1	1	1	1				Maintain 75mm bark mulch layers - top up once per year Remove weed growth from the base of hedges.
Watering					a/r	a/r	a/r	a/r	a/r				Water as determined by the management company following the regular inspections. Watering should be increased during the summer periods/ periods of drought.
Hedge trimming		1							1				Trim the sides of the hedge on an annual basis in the first couple of years to promote dense growth. Do not trim the tops of hedges until they reach their desired height (1200mm). Following establishment, lightly trim the hedges twice per year to maintain shape and form.
Remove fallen leaves, weeds, debris, litter	1	1									1	1	Dispose leaves and weeds in an appropriate licensed green waste bin and remove litter from site.
Hedge replacements	a/r	a/r									a/r	a/r	Replace any failed hedge species to the original specification within the next available planting season.

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

4.3 Proposed Ornamental Shrub Planting

4.3.1 Objectives

The ornamental shrub beds add seasonal interest, foliage variation, colour, structure and define character areas within the development.

The long term aim for the shrub beds are to have total vegetation cover with canopies integrated and there to be no evident gaps. The maintenance operations should be carried out by a contractor experienced of working with plants and an understanding of how different species grow and establish. This is to ensure the shrubs and herbaceous plants are allowed to achieve their potential.

4.3.2 Inspections

It is the responsibility of the landscape contractor to ensure any defects during the first 12 months (or as other timescale stated in the contract) are carried out as agreed with the client in line with the contract drawings. This should be carried out during the next available planting season.

A formal visual inspection is to be carried out annually when the shrub beds are in full leaf to ensure they are thriving. Any gaps are to be identified and any failures are to be recorded in the inspection report. If significant failures have occurred, ground investigations may be required to determine the problem.

A report of the inspections and any defects requiring remedial work should always be logged.

4.3.3 Operations

Planting beds will take time to establish over the first few years and will be subject to weed growth. Weed growth should be removed by hand and the bark mulch layer maintained at a consistent depth until the plant canopies meet. This is to suppress future weed growth and keep moisture in the soil.

Watering should be carried out on a regular basis, particularly during prolonged dry periods. The shrub beds should be watered during May to September (during the first full growing

season) as determined by the maintenance contractor following the regular inspections, and to ensure the soil is fully saturated.

Watering should be carried out using a low pressure hose pipe and evenly distributed at a rate of 25 p/m². Do not water the plants during the intense periods of heat to avoid scorching.

Pruning works may be required to shrub species that encroach over footpaths, parking bays and roads. If this is the case, lightly prune back the plants whilst maintaining their natural shape and form.

It is not expected that routine annual pruning of shrubs will be required within the first few years.

There are some flowering shrubs and herbaceous species that will need to be maintained to promote new growth. Herbaceous plants typically are softer in character than shrubs and die back during the winter months. Dead stems and leaves are to be tidied up in spring following periods of frost, and dead vegetation cut with sharp secateurs or removed by hand.

It may be possible to split and replant the herbaceous plants depending on the species.

Lightly prune early blooming plants once they have flowered to encourage a second flowering in Autumn.

Within the planting beds, specimen plants are proposed as feature stock to give height and added interest to the beds.

As part of the regular inspections/ maintenance visits, any litter found within the planting areas should be removed and disposed of in a litter bin.

4.3.4 Proposed Ornamental Shrubs: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection				1					1				Inspect the shrubs on a 6 month basis. Report any defects.
Apply a slow release fertiliser - as required													Only apply to shrubs if they are showing signs of poor growth.
Review bark mulch layers/ presence of weeds				1	1	1	1	1	1				Maintain 75mm bark mulch layers - top up once per year Remove weed growth from the base of shrubs.
Watering					a/r	a/r	a/r	a/r	a/r				Water as determined by the management company following the regular inspections. Watering should be increased during the summer periods/ periods of drought.
Remove fallen leaves, weeds, debris, litter	1	1									1	1	Dispose leaves and weeds in an appropriate licensed green waste bin and remove litter from site.
Pruning		1							1				Remove dead, damaged or diseased species. Prune back vegetation that is encroaching on public areas i.e. highways, pavements etc.
Remove dead foliage - as required													Remove/ cut back dead foliage. Dispose of in a licensed green waste tip
Selective thinning		1											Once the plants have established, carry out selective thinning to prevent overcrowding.
Plant replacements	a/r	a/r									a/r	a/r	Replace any failed shrubs to the original specification within the next available planting season.

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

4.4 Proposed Amenity Grass

4.4.1 Objectives

Amenity grass should be well maintained at all times and have a clear definition between surrounding planting areas and have a neat interface with hard landscape surfaces.

4.4.2 Inspections

A formal visual inspection is to be carried out as part of the regular maintenance regime. An annual review should take place to identify areas that need further attention i.e. topdressing, overseeding etc.

A report of the inspections and any defects requiring remedial work should always be logged.

4.4.3 Operations

Fallen leaves, debris and litter should be removed prior to any mowing, removed from site and disposed of appropriately.

The sward height should be maintained between 25 to 50mm. The grass should be cut a minimum of 12 times per year with the optimum time during the growing season.

Only use a fertiliser application if absolutely necessary if there are signs of poor growth. Monitor moss growth and treat accordingly. Fertiliser can either be applied in spring or autumn depending on the need.

Selective herbicide may be required to limit weed growth and to protect the overall appearance of the sward.

Watering should be carried out at a rate of 15 litres p/m² during periods of drought and should not be undertaken during intense heat periods in the day.

The annual check will identify any need for topdressing, overseeding, scarifying, spiking or similar.

4.4.4 Proposed Amenity Grass: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection				1									Carry out an annual inspection of the grass to identify specific issues.
First year cut				1	2	2	2	2	2	1			Mow when the sward reaches 100mm high Cuttings to be removed after 48 days.
Cuts beyond the first year						1	1	2	2	1			Cut as required to a minimum of 50mm. Regularly mow during the growing season.
Remove fallen leaves, weeds, debris, litter	1	1	1	1	1	1	1	1	1	1	1	1	Dispose leaves and weeds in an appropriate licensed green waste bin and remove litter from site.
Trimming edges				1	2	2	2	2	2	1			Maintain neat edges at the interface with hard surfacing and shrubs.
Apply fertiliser during the first 2 years				1						1			Spring and summer
Other actions: topdressing, overseeding, scarifying etc - as required													To be determined during the annual check

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

05 Hard Landscape

The following maintenance operations are outlined to ensure a clean, attractive, and safe environment for both the public and residents. These maintenance guidelines are based on the assumption that all external works align with the approved planning drawings.

All surfaces, edgings, structural elements, and site furniture must be maintained in good condition, free from protrusions, and suitable for their intended use. Any damage caused during management and maintenance activities must be restored to its original specification, as agreed with the client.

All hard landscape elements should be installed following best practices and in accordance with the manufacturer's guidelines.

5.1 Surfaces and Roads

5.1.1 Objective

All surfaces (pavements and roads) are to be kept free of any litter, debris and/ or deleterious materials. They must be maintained in a safe and clean condition and must not cause potential harm to the users, whether that be pedestrians or vehicles. All surfaces must be free from trip and slip hazards.

5.1.2 Inspections

The maintenance contractor should carry out a formal visual inspection at 6 month intervals of the surfaces. Additional inspections may be required if concerns are raised by site users or the client. This could be in relation to the need to repair, cleaning works or if clearing is required following inclement weather conditions.

Inspections and any rectified works should be kept in a logged record.

5.1.3 Operations

All surfaces should be kept free of litter, debris and/ or deleterious materials.

Surfaces should have a smooth and consistent profile, and not pose any potential risk to the users of the site. Any ruts, cracks or holes must be noted and rectified as required.

Areas of pavement that require repairing should be done within a 1-2 week period of the reported fault. If the damage is considered severe, the area should be cordoned off until the repair works have been carried out.

All surfaces are to be reinstated to the original specification as stated on the approved drawings or otherwise agreed with the service provider.

Where areas are under adoption by the local highways authority, defects will be raised with the local authority for repair within their usual timescales.

5.1.4 Surfaces and Roads: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection				1						1			6 monthly visual inspection. Inspection to be logged and any faults noted/ rectified as required.
Cleaning of surfaces	1	1	1	1	1	1	1	1	1	1	1	1	Ensure the surfaces are kept free of litter, debris and/ or deleterious materials. Remove from site as appropriate. Pavements and roads are to be kept weed free and any algae build up should be removed to prevent the surfaces becoming slippery
Apply herbicide						1				1			Apply a treatment to areas of weed growth if evidence of growth on hard surfaces. Hand remove once the weeds have been suppressed.
Repair surfaces - as required	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Repair as faults arise or reported from the site users/ client. Repair to the original specification.
Surface water drainage (visual inspection)				1						1			Ensure surfaces are effectively draining during periods of wet weather and not pooling.
Clear snow - as required	a/r	a/r	a/r	a/r							a/r	a/r	Clear snow following adverse weather conditions and apply grit salt to key vehicle and pedestrian routes.

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

5.2 Boundary Treatments

5.2.1 Objective

Ensure the boundary treatments throughout the scheme are secure, safe and are kept in a clean condition.

5.2.2 Inspections

The maintenance contractor should carry out a formal visual inspection at 6 month intervals of the boundary treatments. Additional inspections may be required if concerns are raised by residents. This could be in relation to the need to repair or cleaning works.

Inspections and any rectified works should be kept in a logged record.

5.2.3 Operations

All boundary treatments are to be kept free from litter, graffiti and hazardous protuberances.

The boundary treatments should be uniform in appearance and coated in a homogeneous paint, stain or enamel in accordance with the original specification.

All boundary treatments should be repaired within 1 month of a reported fault. If any damage is considered to be severe, the surrounding area should be cordoned off and the boundary made secure. The fault should be rectified as soon as possible.

Repaint/stain fences and gates as necessary.

The maintenance contractor is responsible for carrying out these works and they must ensure the boundaries are kept in a safe and secure condition at all times.

5.2.4 Boundary Treatments: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection of boundary treatments.				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required. Review structural wall elements at the same time.
Cleaning of boundaries										1			Remove litter, debris and/ or deleterious material from the base of the boundaries. Remove graffiti if evident.
Repaint or re-stain - as required	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Any boundary treatments that require repainting or re-staining should be done so to the original specification. Carry out as required.

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

06 Handover Process

The maintenance period is expected to commence at Practical Completion and will run concurrently with the Rectification Period.

It is recommended that the landscape contractor who managed the installation be appointed for the maintenance contract. This will help streamline the Rectification Period and ensure any defects are addressed efficiently.

After the Rectification Period ends, the maintenance objectives outlined in this report must remain in place to ensure the successful establishment of the landscape and to meet the planning obligations.

It is essential that a continuous, logged record of all inspections is maintained to facilitate a smooth handover between the landscape contractor and future maintenance contractors.

07 Ongoing Monitoring

It is recommended that annual inspections of all external 'public' areas be conducted to ensure maintenance regime's quality and consistency are upheld, and to identify any key objectives for the following year.

All health and safety actions noted within this report must be adopted following a similar approach that during the establishment period. The ongoing monitoring shall be carried out by the management company and a written record of each inspection must be completed and reviewed on future visits to ensure targets and key management objectives are achieved.

The ideal time for carrying out the annual inspection is during the summer months when the plants are in full leaf.