PROPOSED RESIDENTIAL DEVELOPMENT

AT POLYGON ROAD, CRUMPSALL

30 YEAR LANDSCAPE MANAGEMENT REPORT

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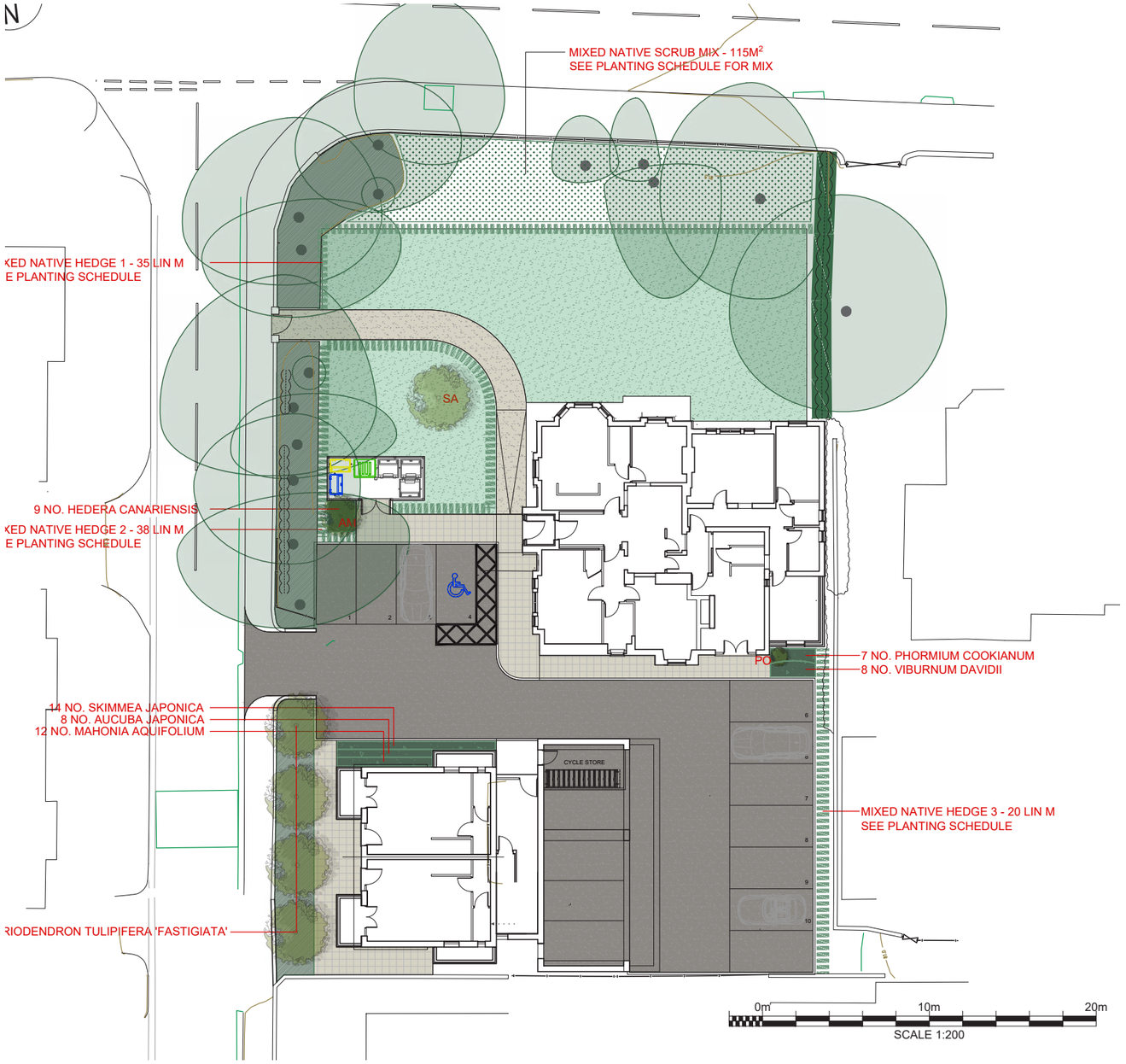
REV (-) FIRST ISSUE FOR PLANNING 21/06/2023

SQUARE YARD Spaces for now, then, and everyone

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SQUARE YARD

LANDSCAPE MASTERPLAN



EXISTING SITE:

- EXISTING TREE RETAINED
- EXISTING BOUNDARY VEGETATION RETAINED
- EXISTING BOUNDARY HEDGE RETAINED

HARD LANDSCAPE:

- PROPOSED BULLNOSED CONCRETE KERB
  BRITISH STANDARD KERB - COLOUR NATURAL
- PROPOSED CONCRETE SLAB PAVING
  MARSHALLS SAXON OR SIMILAR 450MM X 450MM
  COLOUR NATURAL OR SIMILAR
- PROPOSED VEHICLE GRADE ASPHALT
  TO ENGINEERS SPECIFICATION
- PROPOSED PEDESTRIAN GRADE ASPHALT
  TO ENGINEERS SPECIFICATION

SOFT LANDSCAPE:

- PROPOSED SPECIMEN TREE/LARGE SHRUB
  SPECIES AS ANNOTATED
  SEE NURSERY SCHEDULE FOR SPECIFICATION
- PROPOSED MIXED NATIVE HEDGE
  SEE PLANT SCHEDULE FOR SPECIES MIX, SPACING
  AND SPECIFICATION NOTES
- PROPOSED SPECIES RICH WILDFLOWER LAWN
  TO BE SEEDED OR TURFED
  SUPPLIED BY 'ORIGINAL SPECIES RICH LAWN' OR SIMILAR
- PROPOSED AMENITY PLANTING
  SPECIES AS ANNOTATED SEE PLANT SCHEDULE FOR
  NURSERY GRADES AND SPECIFICATION
- PROPOSED NATIVE SCRUB PLANTING
  SEE PLANT SCHEDULE FOR NURSERY GRADES AND
  SPECIFICATION. PLANTED ON A 1M RANDOM GRID

SOFT LANDSCAPE SPECIFICATION NOTES:

- ALL PLANTING/TURF AREAS TO BE PREPARED BY REMOVING ANY DETRITUS/CONSTRUCTION MATERIALS AND STONE/ROCK/BRICK GREATER THAN 40MM DIAM. AREA SHALL BE CLEARED OF WEEDS USING A TRANSLOCATED HERBICIDE AND CULTIVATED TO A DEPTH OF 300MMM. WHERE EXISTING SOIL IS POOR QUALITY TOPSOIL SHALL BE IMPORTED.
- ALL PLANTS SUPPLIED SHALL COMPLY WITH BS3936: PARTS 1 TO 10 AS RELEVANT, BS 4043 AND THE NATIONAL PLANT SPECIFICATION, PUBLISHED BY THE HORTICULTURAL TRADES ASSOCIATION.
- ALL LAWN AREAS TO BE CULTIVATED TO A DEPTH OF 150MM PRIOR TO LAYING OF TURF. IF THE EXISTING SOIL IS POOR QUALITY - TOPSOIL SHOULD BE IMPORTED.
- ALL SHRUB PLANTING AREAS TO RECEIVE A 50MM LAYER OF ORGANIC SOIL CONDITIONER (GRO CHAR OR SIMILAR APPROVED) AND BE CULTIVATED TO A DEPTH OF 300MM PRIOR TO PLANTING.
- ALL IMPORTED TOPSOIL MUST COMPLY WITH BS 3882:2015
- ALL PLANTS ARE TO RECEIVE SLOW RELEASE FERTILISER TO THE PITS. SIDES OF PITS TO BE LOOSENED PRIOR TO PLANTING.
- ALL PLANTS TO BE WELL WATERED IN AT PLANTING.
- ALL PLANTING AREAS TO BE MULCHED WITH 75MM TO 100MM DEPTH OF BARK CHIP.

SQUARE YARD
Landscape Architecture
Urban Design
Masterplanning

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LANDSCAPE MANAGEMENT PROPOSALS
MAINTENANCE SPECIFICATION

MAINTENANCE

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programmes of work.
Maintenance to accord with requirements of BS 7370:1991
Duration: Carry out the operations in the following clauses from completion of planting.
Frequency of maintenance visits: Monthly during growing season.

Trees, Hedges, Shrub & Understorey mixes and Whip planting

Watering
All planting to receive watering for at least the first 2 growingseasons.
Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April,May & June)

Quantity:
- Trees: Heavy and extra-heavy standard trees – 10 gallons pertree per application;
- Feathered trees and whips: Wet soil to full rooting depth;
- Shrubs: Wet soil to full rooting depth

Weed control
All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas.

- Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass & weed-free area around the base of each tree, min diameter 1000mm. Carry out operations close to stems using hand tools
- Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weeds.
- Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

Fertiliser
'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions.
Carry out a single application between March and May for the first 3 years after planting;
Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species.
Re-firming, check/tidy

General
Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.
Particular timing of inspections: After strong winds, frost heave and other disturbances
Replace missing rabbit guards
Report any significant failures

Tree stakes and ties
Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil.
Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

Pruning generally
Pruning to be carried out in accordance with good horticultural and arboricultural practice.
Standard: BS 7370.4, clauses 3.6.3 to 3.6.5
Agreement: Before starting work agree which trees, whips, shrub and hedges are to be pruned or removed;
Appearance: Trim individual plant appropriate to species, location and season to leave a well balanced natural shape;
Cutting: appropriate clean sharp tools. Clean cuts back to sound wood;
Disease of fungus; give notice if detected;
Do not use growth retardants, fungicides or sealant unless instructed;
Disposal of arisings: remove arisings from site

Pruning of trees
Tree work standards: to BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance;
During pruning protect adjacent structures, plants or trees;
Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.
Chain saw work: operatives must hold a certificate of Competence;
Timing: Prune between leaf fall and mid winter avoiding the nesting bird season
Prunings: All prunings to be utilised in the creation and maintenance of habitat piles in un-obtrusive areas within screen planting parcels.

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MAINTENANCE SPECIFICATION

Thinning & pruning of young trees and whips up to 3m high
After 3 years full growing seasons, selectively thin, re-space and crown raise feathered trees and whips.
Prune between leaf fall and mid winter making sure to avoid nesting bird season.

Maintenace of Native Hedgerows
Any work to hedgerows is only to be performed outside of the bird nesting season.
Hedgerows to be trimmed no more than once every other year to encourage flowering.
Hedgerows to be laid as appropriate once established.
Detailed maintenance schedule be provide by the approved maintenance contractor for review.

Pruning of shrubs
At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems;
Prunings to be removed from site and disposed of at an appropriate composting station at contractors cost.

Timing: Unless otherwise specified or instructed, prune:
Shrubs flowering between March and July immediately after the flowering period;
Shrubs flowering between July and October back to old wood in winter;
All pruning works to avoid the nesting bird season.

Maintenance of Wilflower Meadow Areas

New Meadows

- First Cut - Cut to 5cm 6-8 weeks after the seedlings appear
- Subsequent Cuts - Every 2 months throughout the first summer

Established Meadows

There are three suitable timings for cutting established meadows depending on how vigorous the grass is growing and which wildflowers are to be encouraged. Carrying out one or more of these cuts will help manage the widlower and grass wards appropriately.

Spring Cut - Useful for meadows where the grass is crowding out the widflowers.
Cut the sward to 7.5cm no later than the end of April

Main Summer 'Hay Cut' - Cut the sward to 7.5cm between late June and the end of August and leave the cut material in place for a few days to allow the wildflower seed to setlle. After the seed has settled rake up the bulk of the material and remove from site to manage soil fertility.

Autumn Cut - Useful for overly fertile ground where the gras sward is outcompeteing the wildflowers. This should involve one or two cuts between the end of August and late November. As above the arisings should be removed from site to assist with lowering soil fertility and allowing the wildflowers to thrive.

Following the last cut of the season the meadow should be kept mown short through the winter and any arisings removed from site.

Labour and operatives
All landscape maintenance works to be carried out by formally trained operatives with a relevant horticultural and/or landscape training background. Appropriate certification to be provided as part of maintenance contract.All works to be covered by a contractors Risk Assessment - to be supplied as part of maintenance contract.

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LANDSCAPE MANAGEMENT PROPOSALS

PROGRAMMING OF MAINTENANCE OPERATIONS

This management plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed three year programme of work which shall include scheduled dates for planting refurbishment and review.

The following is an indicative annual schedule of maintenance visits applicable for the first ten years of establishment. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive.

The appointed Landscape Maintenance Contractor shall be required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge.

The ongoing programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:

· infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants / restocking of beds etc.

· Planting review and refurbishment

· Monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

TREES PLANTED AS STANDARDS

Month	Watering	Fertiliser	Re-firming, stakes and ties
Jan			
Feb			
Mar		1 visit*	1 visit
Apr	2 visits		
May	2 visits		
June	2 visits		
July	2 visits		
Aug			
Sept			
Oct			1 visit
Nov			
Dec			

FEATHERED TREES, WHIPS, UNDERSTOREY AND SHRUB MIXES

Month	Watering	Weeding	Fertiliser	Re-firming, stakes and ties
Jan				
Feb				
Mar		1 visit	1 visit	1 visit
Apr	2 visits			
May	2 visits	1 visit		
June	2 visits			
July	2 visits	1 visit		
Aug				
Sept		1 visit		
Oct			1 visit	1 visit
Nov				
Dec				

AMENITY GRASSED AREAS

Month	Fertiliser	Mowing (Close-mown grass)
Jan		
Feb		
Mar	1 visit	2 visits
Apr		2 visits
May		2 visits
June		2 visits
July		4 visits
Aug		4 visits
Sept		4 visits
Oct	1 visit	2 visits
Nov		1 visit
Dec		

RETAINED EXISTING TREES

Month	Check of health and form
Jan	
Feb	1 visit
Mar	
Apr	
May	
June	
July	
Aug	
Sept	
Oct	
Nov	
Dec	

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RELEVANT BRITISH STANDARDS

British Standards
As well as the Horticultural Trade Association (HTA) Standards the soft landscape works should meet the following British Standards:

Topsoil handling, stripping and storage

BS ISO 15799:2022	Soil quality - guidance on ecotoxicological characterization of soils and soil materials
BS 6031:1981	Code of practice for earthworks
BS 4428:1989	Guide of practice for general landscape operations(excluding hard surfaces) AMD 6784
BS 3882:2015	Specification for topsoil

Quality of Trees and Shrubs

BS 3936-1:1992	Nursery stock specification for trees and shrubs
BS 3936-5:1985	Nursery stock specification for poplars and willows
BS 3936-10:1990	Nursery stock specification for ground cover plants

Turf

BS 3969:1998	Recommendations for turf for general purposes
BS 4428:1989	Code of practice for general landscape operations(excluding hard surfaces).

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