



**Land off Tenford Lane
Upper Tean**

**Public Open Space
Landscape Management Plan**

**For:
Markden Homes Ltd**

DOCUMENT NO. M3774-MP-26.06-V1
to be read in conjunction with Management Plan Schedules M3774-MPS-26.06-V1 and
drawings M3774-PA-04-V4 & M3774-PA-05-V5 Planting Plans
& M3774-OPA-01-V4 Landscape Plan

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1. Introduction

The Plan Structure

- 1.1 This document provides details of the Landscape Management Plan for the Public Open Space at Tenford Lane residential development, Upper Tean for the lifetime of the development. The development site is approximately 6.2ha in size and comprises of approximately 87 homes set within a substantial landscape infrastructure framework with a considerable quota of public open space. This document sets out how the Public Open Space within the site is to be managed and maintained to achieve the overall aim of developing and enhancing the landscape within the development curtilage.
- 1.2 The key objective of the Plan is to organise the management of the landscape into landscape elements by providing a framework of routine operations for each item. This will then be used to guide and instruct the landscape maintenance operations carried out by contractors on site.
- 1.3 The Plan forms a working document and refers to drawings M3774-PA-04-V4 and M3774-PA-05-V5 Planting Plans and Landscape Plan M3774-PA-01-V4 prepared by Barnes Walker Ltd, to facilitate the long-term management of the proposed landscape elements comprising trees, hedgerows, scrub planting, ornamental planting, wildflower & grasslands, wetlands, pond and stream marginal planting, hard surfacing and open space therein.

The Landscape Areas

- 1.4 The key objective of the plan is to organise the management of the landscape into elements by providing a framework of routine operations for each item. This will then be used to guide and instruct the landscape maintenance operations carried out by contractors on site.

The Landscape Elements

- 1.5 The landscape elements to be managed comprise the following:
 - Existing Trees;
 - Existing Hedgerows
 - Proposed Individual Native & Ornamental Species Trees;
 - Proposed Native & Ornamental Species Hedgerows;

- Proposed Ornamental Species Shrub Planting;
- Proposed Wildflower Meadow Grassland;
- Proposed Wetland Meadow Grassland;
- Proposed Amenity Grassland; and
- Other Elements

1.6 Defined tasks are outlined below, and reference should be made to the associated schedules for the annual maintenance and frequency of each of the landscape elements identified in Section 3.0.

2. The Landscape Elements & their Maintenance Regimes

Existing Trees & Woodland

- 2.1 Existing trees within the POS areas should be inspected annually to ensure that they are in good health, and are not hazardous to the users of the site. Both the inspection and all tree works should be carried out by qualified arboricultural personnel.
- 2.2 All tree works should be carried out in a safe manner complying with all relevant legislation:
 - Standing dead wood is to be retained in situ and where possible. This will include reducing the height and spread of standing dead trees to reduce potential failure but retaining habitat value. Where dead trees are too close to public rights of way or newly constructed infrastructure, they should be felled to ground level and left within the woodland;
 - Management should seek to retain existing tree heights;
 - Any branches requiring removal should be cut accordance with BS 3998:2010 Tree work – Recommendations;
 - If pollarding or coppicing of individual existing trees is deemed necessary, once started it is important to keep trees within the specified rotation. lapse in management may result in the development of heavy branches and or stems, dense crown foliage and decay or disease associated with heavy pruning;
 - Cut material of appropriate size should be retained as large wood/habitat piles within, and around, the informal POS areas. These wood/habitat piles will provide additional habitat for reptiles and invertebrates;
 - Trees across the site situated within hedgerows and tree groups will need minimal management. Works will consist of removing broken, dead and or dying branches where trees are in close proximity to public footpaths, public opens space, sightlines, newly constructed infrastructure, plots and any other location where it presents a hazard to the users of the site;
 - Trees and woodland should be inspected for incidences of pests and disease (and reported as necessary);
 - All tree work to be in accordance with BS 3998:2010 Tree work - Recommendations.

Existing Hedges

2.3 Existing native species hedgerows which are to be retained and newly planted hedgerows which become established, should be managed as follows:

- Where existing hedges are retained on site, they are to be gapped up as necessary to provide neat, even boundary treatments;
- Allow newly planted hedging within existing hedgerows to grow and be maintained at the final heights of the adjoining hedgerows. Trim back annual growth as required to maintain this height;
- Allow existing and newly planted hedges to grow laterally through any adjacent fences. Once projecting growth is established and sufficiently dense, trim back to a minimum distance of 50cm from fences. Adjust trimming distance as required to achieve dense hedge growth as viewed from non-planted side of fence. Where space permits trim opposite side of hedge to match in order to maintain balanced growth;
- Existing hedges should be trimmed and lopped annually in September to the various objective heights required. Trimming should achieve flat, uniform sides and a flat, level top to the hedges.

Proposed Individual Native and Ornamental Species Trees

2.4 The proposed trees have been chosen to provide a strong green infrastructure. The proposals include a range of native species trees selected to promote biodiversity and ornamental trees to be in-keeping with the residential character of the local area. The trees will give physical presence, provide spatial definition, positive aesthetic and emphasise the character of the site.

2.5 Individual trees are to be planted alongside the main access roads, in communal areas within the road corridors and within the public open spaces. Trees located within private garden areas are not covered by this management plan.

2.6 The individual trees to be planted within the communal areas include 12-14cm Heavy Standards (HS) and 10-12cm Selected Standards (SS) and comprise the following species:

- *Acer campestre*
- *Betula pendula*
- *Carpinus betulus*
- *Crataegus laevigata*

- *Malus sylvestris*
- *Prunus avium*
- *Quercus Robur*
- *Quercus Petrea*
- *Sorbus aria*
- *Sorbus aucuparia*
- *Tilia cordata*

2.7 The native and ornamental species trees should be maintained as follows:

- Mulch is to be to BSI PAS 100 standard and is best applied during the spring, but provided that the soil is moist they can be spread any time of the year except at times of drought or frost. The mulch is to be spread and maintained at an even depth of 50mm. Mulch to be topped up every year under trees as necessary. The mulch will help to suppress weed and retain moisture;
- All new trees will benefit from the application of an appropriate feed during the first 2-3 years after planting, once established they will only require feeding once every 5 to 10 years. In autumn, an organic fertiliser such as well rotted manure or compost can be applied as mulch, spread 5-8cm deep around the tree, keeping a clear area around the trunk;
- A translocated herbicide can be applied as required up to 4 times per year, once a month from May to August. Where weed growth is excessive or particularly problematic, they should be removed by hand at any time or a glyphosate based herbicide can be applied, twice annually in June and August to maintain a 500mm radius weed free area. Long grass growing around or between trees should be strimmed twice yearly until the trees are established;
- Pruning of young trees should not generally be required unless they have been damaged, vandalised or have diseases 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. As the trees become established, some selective pruning works may be required. This should be undertaken once annually in November. Any diseased or rotten wood will be pruned back to sound wood, including the removal of main stems and limbs. A suitably skilled and qualified arboriculturalist shall carry

out such pruning. All cut material will be removed from the site, unless used within designated log pile habitat creation. No burning on site;

- Tree ties and spacers should be fitted 50mm below the top of the stakes irrespective of the overall height of the stakes (i.e. short or long stakes) to avoid chafing. Long-term tree management will include the regular checking and tightening of tree supports (recommended every three months or after severe storms). Any stakes, which show movement or instability, shall be secured or repositioned. Damaged ties and stakes should be replaced. To prevent the ties chafing the trees, they should be inspected and adjusted at least once per year in April, prior to an increase in the tree girth. This should then be done again in October, after growth has occurred. Tree stakes/ties/guards will be removed once trees have established well, between year 3-5 and before the end of the 5 years replacement planting period. Surfaces disturbed will be made good, with any resulting holes filled with suitable topsoil.
- All trees should be watered for the first 3 years as required. Trees should be watered once per week or as necessary in dry weather during the growing season (June to October) by applying approximately 50-75 litres/sq m per tree per week. Once they have become well established, trees may only need to be watered during spells of drought. A provision of at least 12 waterings per year should be included annually.
- For the first five years all dead and dying specimens (including existing trees) are to be replaced in the following planting season with a tree of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with 'Same Tree Disease'.

Proposed Native & Ornamental Species Hedgerows

- 2.8 The native species hedgerows will provide aesthetic, low level screening/containment and security advantages, whilst providing additional positive biodiversity provision. Ornamental species hedgerows will provide attractive and effective boundary definition.
- 2.9 Ornamental hedgerows located within private garden areas are not covered by this management plan.
- 2.10 Native Species Hedgerows (sections to infill gaps in existing hedgerows and sections of new hedgerow - The following species & plant sizes are proposed:

- *Corylus avellana* – 60-90cm;
- *Crataegus monogyna* – 60-90cm;
- *Ilex aquifolium* – 3lt container grown;
- *Prunus spinosa* – 60-90cm;
- *Viburnum opulus* – 60-90cm.

2.11 Ornamental Species Hedgerows - The following species & plant sizes are proposed:

- *Carpinus betulus* – 100-120cm;
- *Prunus lusitanica* – 80-100cm.

2.12 Hedgerows are to be maintained in a weed free condition (aided by bark mulch).

2.13 The new hedgerows should be maintained as follows:

- The depth of mulch should be maintained at a minimum of 50mm until the hedgerows are well established. The mulch layer is to be topped up annually as necessary;
- The hedgerows should be trimmed annually in October until the objective heights are achieved (Native Species Hedgerows 1.2m to 1.8m high and Ornamental Hedgerows 1.2m high). Lateral growth should be trimmed back in first 2-3 years to shape. Shape to oblique angle (wider base than top), particularly in formative second year, allowing the apical shoot to grow to the desired height before trimming back. Once the objective heights are achieved, hedgerows should be trimmed 3 times annually in April, June and October to achieve flat uniform sides and a flat, level top. All cut material to be removed from the site, unless used within designated log pile habitat creation. No burning on site will occur;
- Any established hedges of reasonable structure to support nesting birds, should be managed in the autumn/winter, ideally early February, and should never be done during the bird nesting season (March – August);
- Established Native Species Hedgerows Hedgerows can be maintained with sympathetic cutting every two to three years, allowing the hedgerow to form second and third year growth, necessary for many species to flower and fruit. Incrementally increasing the cutting height will avoid putting the hedgerow under undue stress and keep it healthy;
- Hedgerows should not be left untrimmed for more than three years as the woody growth will become too thick to be cleanly trimmed;
- Hedges should be allowed to grow laterally through any adjacent fences.

Once projecting growth is established and sufficiently dense, trim back to a minimum distance of 50cm from fences. Adjust trimming distance as required to achieve dense hedge growth as viewed from non-planted side of fence. Where space permits trim opposite side of hedge to match in order to maintain balanced growth.

- Hand weed throughout where necessary. If necessary, an appropriate contact herbicide should be applied in May. If treating near swales or watercourses check that any herbicide is suitable for use near water;
- Checks should ensure that all plants are secure and upright and that rabbit guards/shelters are in place and undamaged, replacing any that are damaged or loose – consider removing rabbit guards/shelters after Year 2 onwards as appropriate;
- Watering should be carried out as necessary, particularly from June to October for the first 3 years following planting. A provision of at least 12 waterings per year should be included (once per week in dry conditions). After three years plants should be well established and able to access water deeper within the soil. Additional watering should only be required if periods of extended drought threaten younger plants;
- Failed plants should be replaced (during the first 5 years only);
- Litter should be removed as necessary.

2.14 Once newly planted hedgerows area established, they will enter the same management regime as the existing hedgerows.

Proposed Wildflower Meadow Grassland

2.15 The proposed wildflower grasslands include:

- Wildflower Grassland – Seed Mix Emorsgate EM2 or suitable equivalent;
- Pond Edge Mix – Emorsgate EP1 or suitable equivalent.

2.16 Suitable management and regular monitoring of these grassland areas will be required to ensure they maintain their species diversity. Meadow mixtures can soon degenerate into rough grassland within only a few years due to lack of maintenance. Cutting the sward is a vital component in achieving good results.

2.17 For flower-rich habitats to survive and remain stable over a long-term period, competition from grasses and problem weeds such as docks and thistles needs to be

kept under control. Stress induced upon grass by mowing will allow the flowering species to compete within a grassland.

- 2.18 Unlike standard amenity grassland, the management of meadow mixtures is more complex due to the wider range of growth characteristics between species. Factors such as rate of growth and flowering date will all influence the maintenance programme.
- 2.19 For example, a cut at the wrong time of the year may result in a plant not producing seed. This would result in short lived perennial and biennial species being lost from the sward. The survival of certain species relies on a return of seed into the soil to form new plants.
- 2.20 It is essential, particularly in the first twelve months to manage the sward to aid seedling development and maintain a balanced composition from one year to the next. Meadows in most cases require a lower maintenance input with a more flexible approach than our traditional amenity grasslands.
- 2.21 Meadow and grassland mixtures which have been established during the autumn, for example, are unlikely to require cutting until the following spring. By this time there should be a sufficiently developed sward of companion grasses. This will be growing faster than the flora content of the mixture. To reduce the grass canopy and allow established broadleaved species to develop a cut will be required. The timing of the first cut will depend mainly on the rate of growth of companion grasses.
- 2.22 The sward should be cut once the height exceeds 10 cm (late March/early April) reducing the height to between 4 to 7cm according to evenness of the ground. The lower the cutting height, the slower the re-growth of grasses. A second cut could be required if re-growth exceeds 10cm by the end of April/early May. This will be very much influenced by local growing conditions such as rainfall and ground temperatures. The greatest influence will be soil fertility. Subsoil may not require any more than one cut in comparison to a fertile site, which may need 3 to 4 cuts during the first year.
- 2.23 In order to maintain species diversity, the cuttings should be removed from site and recycled in a green waste facility. Where wildflower seed mixes are used this is considered an essential requirement to avoid the nutrient build up in the soils which will limit the diversity of the swards proposed.

Table 2.1 - Cutting Regimes Based Upon the Timing of Initial Sowing

Autumn Sown	
March/April	Cut to 7cm if required no later than the end of April.
September/October	Cut to 4-7cm to prevent grasses and annuals out competing perennial species.
<i>Maintenance thereafter:</i>	
March/April	Cut to 4-7cm to remove excess grass
September/October	Cut to 4cm after flowering. In all cases, remove the clippings.
Spring Sown	
August/Sept/October	Cut to 4-7cm after flowering. (NB: a late spring sowing will result in later flowering)
<i>Maintenance thereafter:</i>	
March/April	Cut to 4-7cm to remove excess grass
September/October	Cut to 4cm after flowering. In all cases, remove the clippings.

Maintenance of the Proposed Wetland Meadow Grasslands

- 2.24 Areas of wetland meadow grassland are located around the attenuation ponds using Emorsgate EP1 Pond Edge Mixture (or suitable equivalent):
- 2.25 The longer wetland meadow grasslands will provide visual interest and ecological benefits by providing a sward with a greater diversity of species than short grass, thus providing a species rich habitat/hunting ground for local bird and bat populations. These areas will provide ground rich in native species wildflowers and grasses able to withstand waterlogged soils with occasional periods of submergence.
- 2.26 The wetland meadow grassland areas are to be maintained as follows:
- During the first growing season following an autumn sowing, it is normal for there to be a flush of annual weeds. These can be controlled by topping or cutting as necessary. It is unlikely that the wildflower species will flower during the first growing season as they are slow to germinate, so the priority for the first year is to control any weed growth. Establishment on sites prone to flooding may be patchy and may take several years to fully colonise.
 - Beyond initial years, these areas should be cut less frequently and allowed to grow longer than amenity grass areas. Thereafter the sward should be cut once or twice per year (during August and September) reducing the height of the sward to around 50mm. This will knock back any unwanted weeds (larger weed species such as thistle and dock should be pulled up). The 'hay' should be left to dry and shed seed for 1-7 days before being removed from site;
 - The habitat value of pond edge sowings is enhanced if there are a variety of vegetation structures from dense tussock stands to bare and recently colonised mud. Management of these wetland areas should therefore aim to create variation with minimum disturbance to animal populations;

- Variation in structure can be achieved by cutting back and removing short sections of vegetation every 2-3 years in rotation. Remove vegetation as a wedge, like removing a slice of cake. Dense stands of single species (eg yellow iris) may benefit from selective thinning. Vegetation removal causes the least disruption to wildlife when carried out between September and November. Machines and heavy equipment should be used with care on wet sites to avoid damage to soil and vegetation.

Proposed Amenity Grassland

2.27 Amenity Grassland is located along the roadside verges and other communal areas within the housing area where the design objective is to create areas of short mown grass for informal recreation with easy pedestrian access.

2.28 Areas of short grass should be maintained as follows:

- The sward should be cut 14 times per year once in April, twice in May, 3 times in June, July and August and twice in September;
- An appropriate selective herbicide can be applied as necessary once per year in May;
- A slow release fertiliser is to be applied as necessary once per year in May – requirement for this should be reviewed annually;
- Watering should be carried out as necessary, particularly from June to October for the first 3 years following implementation. A provision of at least 12 waterings per year should be included;
- Before cutting, remove all litter and debris from grass areas;
- Trim edges adjacent to planting areas using long handled shears;
- Trim and reform edges adjacent to hard surfacing / manholes etc. as necessary;
- At the end of each visit ensure that the site is left in a tidy condition;
- Repair any worn patches by appropriate preparation and subsequent reseeding works;
- Manually spike to aerate turf and maintain drainage if problem areas occur;
- Scarification should be undertaken where excessive moss and thatch occur;
- and
- Fungicide application as required to control the spread of fungal disease.

Ornamental Planting

2.29 Ornamental planting is proposed to provide interest at the site entrance, offering a mix of deciduous and evergreen species for seasonal interest.

2.30 Ornamental planting areas are to be maintained in a weed free condition (aided by bark mulch) as follows:

- The ornamental planting areas are predominantly species which are not native to this country, and newly planted stock can take some time to establish. Until this occurs, young plants are subject to competition in their root-zone from weeds.
- Many areas of ornamental planting contain groundcover species which might be damaged by herbicides. These areas will therefore need to be hand-weeded and will require regular hoeing. Areas of ornamental planting should also be watered until they are established.
- The end of the establishment phase is usually when the leaf canopies of the plants meet and they are thereby able to suppress weed growth. After establishment, the weed population will change to become more localised, but probably larger specimens. These can be hand-weeded or receive a spot treatment of an appropriate herbicide as necessary through the growing season.
- Only a small amount of routine annual pruning should be necessary in the first five years. Where shrubs grow over roads, paths or sightlines, their growth should be controlled to prevent a hazard to the site users. The ornamental plants should not be pruned routinely since this can spoil their natural shape. The shrubs should not be pruned to a plain surface (like hedges are); pruning should consist of the removal of individual branches, to maintain the natural shape of the plant. Pruning should therefore be carried out by horticulturally competent personnel.
- An approved translocated herbicide should be applied as required for the control of pernicious weed growth.
- Remove litter from all beds.
- Ensure that all plants are firmed into the soil.
- Water as necessary

- Control pests and diseases by monitoring regularly and treating affected areas swiftly as required.
- At the appropriate time and when weather conditions allow, add a folia or granular feed to maintain healthy growth of plant material.
- Prune back shrubs overhanging hard areas.

Other Elements

- 2.31 Elements include surfaces, post and wire fences, steel fences/railings, timber knee railings, benches, bins and play equipment.
- 2.32 Surfaces, post footings etc and fixings for benches, bins etc to be checked annually. Surfacing and or trims/edges should be repaired where necessary and fence posts should be upright and firm and footings intact. Fixings should remain secure and not be showing any signs of rust. All defects should be recorded carefully and arrangements made for making good, repair, adjustments, tightening or re-painting/staining/graffiti removal as required should be undertaken within seven days by an approved fencing, decorating or cleansing contractor as appropriate.
- 2.33 Where elements are in need of wholesale replacement, extension or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be effected immediately. Demolish and remove defective elements and replace.
- 2.34 In terms of the play area, RoSPA (The Royal Society for the Prevention of Accidents) recommends a tiered approach to playground safety: Routine Visual (daily/weekly), Operational (1–3 months), and Annual (professional) inspections. The annual inspection should be undertaken and recorded by a specialist, suitably qualified inspector from RoSPA Play Safety or an independent company that use suitably qualified inspectors.

General Information

Use of Herbicides

- 2.35 The use of herbicides for riparian vegetation management is only acceptable as part of a management solution for spot treatment of nuisance or invasive plant species such as Giant hogweed, Japanese knotweed and Himalayan balsam. The Environment Agency must be consulted if any control measures are undertaken that involve the application of herbicides near watercourses.

Litter Clearance

- 2.36 Litter picks and general litter clearance should be carried out on all landscape areas, newly created habitats and retained habitats on a monthly basis. Litter picks should be undertaken prior to grass cutting operations. All litter to be disposed of appropriately off site.

Maintenance Schedules

- 2.37 The schedules are compiled for the annual maintenance routines associated with each of the landscape elements identified above. Reference document M3774-MPS-26.06-V1 for details.
- 2.38 The frequency and timing of most landscape maintenance operations will depend upon the weather and growing conditions. The operations described are therefore for guidance only, and should be carried out according to the requirements of the site conditions and therefore not treated as a rigid programme.
- 2.39 If maintenance is undertaken by an external contractor, payments should be linked to work actually completed, rather than paying an unvarying monthly maintenance sum which is a twelfth of the total. In this way, expenditure will match the requirements of the site more accurately. All operations should therefore be regarded as provisional items. Whether specific operations are carried out should be judged against the conditions on site at the time.