

oobe

LANDSCAPE MANAGEMENT PLAN

Rev P01

Planning

Lincolnshire Lakes

Hargreaves

Produced By OP

Checked By CS

January 2025

Revision number	Revision date	Revision note	Prepared by	Approved by
P01	07.01.25	Issued for Planning	OP	CS

Address: Studio 7 & 8, The Kiln, Hoult's Yard, Walker Road, Newcastle upon Tyne, NE6 2HL
177 West George Street, Glasgow Metropolitan Area, Glasgow, G2 2LB
91 George Street, Edinburgh EH2 3ES

CONTENTS

- 1.0 AIMS AND OBJECTIVES OF MANAGEMENT PLAN 4
 - 1.1 Ownership of Responsibilities for Management Plan..... 4
- 2.0 MANAGEMENT PROPOSALS – HARDWORKS 4
 - 2.1 Hard Surfaces 4
 - 2.2 Street Furniture 5
- 3.0 MANAGEMENT PROPOSALS – SOFTWORKS..... 5
 - 3.1 Guidance for replacement sowing and planting 5
 - 3.2 Maintenance 5
 - 3.3 Perpetual/Routine Maintenance Items..... 5
 - 3.4 Year 1- Establishment and Rectification Period 6
 - 3.5 Years 2 -5 7
 - 3.6 Years 6-10..... 8
 - 3.7 Years 11-15 9
 - 3.8 Years 16-25..... 9
 - 3.9 Year 25..... 9
- 4.0 SUMMARY 9

1.0 AIMS AND OBJECTIVES OF MANAGEMENT PLAN

This document refers to all areas submitted for full planning as illustrated on Landscape Site plan 6024-OOB-ZZ-00-D-L-000002 including landscape to amenity areas, habitat areas and along roads, footways and cycleways.

The objective for the landscape proposals is to create an attractive and biodiverse landscape for users and visitors to the development. The scheme is designed to:

- Incorporate a green infrastructure network,
- Link the SuDs features through vegetation where possible; and
- Create diverse habitats for a range of species, in particular Water voles through the planting of suitable habitats
- Provide valuable and varied amenity parkland for recreation

The quality of the environment will create a unique identity for the site and wider masterplan.

The proposed planting includes using various types of wild flower meadow types, flowering lawn in amenity areas, Aquatic and marginal planting, native trees and hedgerows and some smaller areas of perennial planting.

1.1 Ownership of Responsibilities for Management Plan

The contractor shall be responsible through a specialist, for the landscape maintenance and replacement of any plants which fail or die within the first 12 months after Completion. Maintenance thereafter will be carried out to adoptable areas by the Local Authority and to non-adoptable areas by the nominated maintenance contractor.

2.0 MANAGEMENT PROPOSALS – HARDWORKS

2.1 Hard Surfaces

A practical, hard-wearing palette of materials has been selected to footways, cycleways and play areas. The detailing of equipment and furniture are robust and suitable for use.

2.1.1 General maintenance

Maintenance visits to be made as frequently as required to keep the area tidy.

- Remove litter, leaves and other debris
- Surface channels: remove mud, silt and debris
- Drainage gullies: empty traps and flush clean

In general, the removal of daily dirt and detritus can be removed by brushing executed at intervals to achieve an acceptable level of cleanliness. For certain types of soiling, it may be necessary to use detergents or other recommended chemicals. Consideration should be given to the origin of stains to determine the correct type of detergent to be applied in order to achieve successful removal. For larger surface areas and areas subject to heavier soiling it may be advantageous to consider the use of power washing equipment.

In all instances a suitably competent person should carry out all of the above works. Consideration should be given to the health and safety of all cleaning methods, precautions taken and COSHH guidelines adhered to.

2.2 Street Furniture

Street furniture uses fixed robust materials thus limiting opportunity for vandalism and theft. All furniture should be inspected regularly for superficial or physical damage on a monthly basis and repaired as necessary.

Carry out a full clean (hose down and wipe with mild detergent and/or warm soapy water) every three months. Check all fixings and inspect for any damage/vandalism to any items which may cause harm to other users. Damage shall be made safe and repaired as soon as possible.

3.0 MANAGEMENT PROPOSALS – SOFTWORKS

3.1 Guidance for replacement sowing and planting

- Planting should be carried out when the air is calm, moist and frost-free and when the ground is not frozen or waterlogged.
- The contractor shall plant all trees, shrubs and bulbs and sow all seeds in the correct season and to description of layout as outlined in the planting plan and landscape specification.
- Sow seed in correct season (April –October for grass providing that in periods of unusually dry weather the seed bed is kept constantly moist)
- The depth and spread of a tree and shrubs roots (including root balled specimens) should be measured, and a hole excavated large enough to leave a 150mm clear space around and below the roots. On larger stock increase this clear space to 250mm. Under no circumstances should the roots be bent or doubled back to make them fit the planting hole.
- When knocking container grown shrubs and trees plants out of their pots or containers ensure that no protruding roots are damaged; this may necessitate breaking the pot or cutting away the container.
- For bare root trees, prune back any damaged roots to healthy tissue
- Check the crown of larger stock trees for broken or damaged branches and prune back to a suitable point. Remove any dead wood. Treat all pruned roots and shoots over 25mm with a proprietary wound sealant.
- Immediately after planting water all shrubs and trees well, especially in dry conditions and apply mulch over the surface of the planting pit to retain moisture and suppress weed growth.
- Before replanting, the cause of death should be determined. Death may result from poor quality stock; inadequate ground preparations or poor planting methods. The cause of death should be eliminated prior to replanting is possible
- Fit individual guards to protect trees from browsing animals

3.2 Maintenance

The planting and seeding is to be maintained as per the maintenance specification and monitored regularly.

3.3 Perpetual/Routine Maintenance Items

Maintenance visits will be made fortnightly during the growing season and as necessary thereafter to fulfil the requirements of this specification:

- Keep all beds clear of weeds by cultivating and use of approved herbicides. Where requested, and in the absence of mulch, fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Do not mulch the swales.
- Keep all beds clear of litter and rubbish.
- The management of any dense shrub planting or any significant tree works should be done outside of the Nesting bird period of March to August.

3.3.1 Pruning:

- Prune plants at the appropriate time to remove dead or dying and diseased wood suckers, to promote healthy growth and natural shape and remove all pruning's.
- When pruning, care should be taken to ensure that the form of the tree or shrub is maintained.

3.3.2 Staking:

- Regularly check conditions of stakes, ties, guys and guards.
- Replace broken or missing items.
- Adjust ties if necessary to prevent rubbing of bark.
- Cut back any damaged bark and treat wound with fungicidal sealant.
- Tie climbers to supports where necessary.
- Carry out regular checks on all advanced stock trees.
- Firm up all trees and shrubs and straighten plants affected by the wind.

3.3.3 Water:

- Ensure that sufficient water is applied to maintain healthy growth. Watering to be carried out using a fine rose or sprinkler until full depth of topsoil is saturated. Water newly planted trees once every one to three weeks during the growing seasons when the weather is dry, thoroughly soaking the mulch and soil to full planting depth.
- Spray crown of trees when in leaf during warm weather. This work should be carried out in the evening.

3.3.4 Plant Check:

Retain dead flowering heads and stems of herbaceous plants as these form an important part of the schemes aesthetic qualities through the winter months. Cut all grasses and perennials at the beginning of March to 6 inches above ground and remove all clippings from site.

- All leaves collected through maintenance to be composted on site.
- Complete a maintenance sheet promptly after each maintenance visit listing all work carried out during the visit. Forward a copy to the CA as soon as possible.
- Ensure trees are inspected on an annual basis to ensure they do not pose a health and safety risk to the sites users, paying due regard to breeding birds and bats should works be required, liaising with an ecologist.

Further detail regarding maintenance requirements to planted areas can be found in the landscape specification.

3.4 Year 1- Establishment and Rectification Period

- Ensure adequate water is provided to all planted areas especially during the establishment period and if the spring or summer following the planting season is particularly dry.

- In a single watering at least 20 to 30 litres of water should be applied to each standard and larger feathered tree.
- Frost lift – During severe winters, newly planted trees and shrubs may have their roots lifted out of the soil by frost action. Autumn planted trees should be checked in early spring and where frost lift has occurred, spread soil over the roots and re-firm by treading.
- Check for dead or broken branches when the tree is in leaf, this is indicated by the absence or sparseness of foliage.
- During April (for grass) and September each year the replacement areas/numbers are to be agreed with the Clients representative and replanted as soon as the planting season begins.
- Replacement trees and shrubs should, be the same age and size as those existing on site.
- During the initial 12-month maintenance period the key items to be monitored are the condition of the stakes, ties, guys and guards and ensure sufficient water is being applied to maintain healthy growth. Repair or replace guards where necessary.

3.5 Years 2 -5

All planting is to be maintained as per the maintenance specification (Q35) and monitored by the nominated landscape contractor at each visit and during September each year the replacement areas/numbers are to be agreed with the site representative and replanted as soon as the planting season begins. Key items to be monitored is the condition of the stakes, ties, guys and guards and ensure sufficient water is being applied to maintain healthy growth.

Throughout this period

- Remove and replace any shrubs/trees which have failed.
- Remove all stakes, rabbit collars from trees and shrubs and dispose of at the contractors own tip. The duration of support should be kept to a minimum. Normally this is around two years but in more exposed sites, full establishment to prevent the risk of damage during moderate or severe gales may take longer. Routinely inspect and repair fences and tree guards up to 5 years when required.
- Ensure all trees are inspected by a suitably qualified arboriculturalist on an annual basis to ensure they do not pose a health and safety risk to the sites users, paying due regard to breeding birds and bats should works be required, liaising with an ecologist.
- Branches and logs from the tree works should be retained onsite and piled up to provide additional habitats. Some of the log piles should be positioned in the shade and some in the sun to attract different species and create interest for study.

3.5.1 Flowering Lawn

Mow all lawn areas regularly between March and October at regular intervals to maintain a length of grass suitable for amenity use. Remove arisings and fertilise annually if required. Mowing regimes can be varied to provide open space and paths through areas where flowering lawn is left to grow to meadow height. Grass to road edges to be mown regularly with grasses left to grow taller in centre around avenue trees.

3.5.2 Wild flower Meadows

Post establishment the areas of meadow seeding will be subject to a routine mowing regime, with the meadow mix being cut back once per year (early spring/ as per ecologist recommendation to habitat areas) to a height of 50mm-70mm. Grass paths through areas of meadow seeding should be mown regularly through the growing season for differentiation. For Habitat areas, particularly Water Vole habitat refer to the Ecologist Habitat management Plan.

3.5.3 Perennials & Grasses

Cut all of the foliage from the plant in spring. This can be done down to around 10cm above the ground by strimming and raking and collecting the cuttings. Make sure tools are sharp and try to avoid trampling. Spring flowering bulbs will provide interest early in the year to these areas. Remove all arisings from site and do not fertilise.

3.5.4 Aquatics and Marginals

- Aquatic plants are a food source in ditches and basins. The more varied the structure and composition of such plant communities, the greater the diversity of other wildlife they can support. However, in some cases aquatic plants can become so dominant that they choke the water course. Knowing the growth habits of aquatic plants and being able to recognise potential nuisance species is vital for good water management.
- The main drivers for aquatic plant control for Lincolnshire Lakes are habitat maintenance, flood management, blocked inlets and outlets, water quality (some algae release toxins into the water), de-oxygenation and invasive species.
- Weed control can be undertaken using mechanical or chemical methods. The type of control varies depending on whether it is individual plants, stands, or large areas that require control. Part removal is better for wildlife as some habitats are retained.
- Most native emergent, rooted, submerged and floating leaved plants are controlled effectively by cutting. This should ideally be done from the bank, either by hand or using a weed-cutting bucket on a digger. This is not desirable for invasive species, so care must be taken when dealing with these.
- Timing of cutting is important as it stimulates regrowth. As a rule, submerged plants are cut in summer and emergent in the autumn. Cut material should be removed from the site. Vegetation control should be repeated as needed – annually to every 3–5 years.
- Pre-survey information and walk over checks before work begins should be undertaken to identify and preserve important and protected animal and plant species.¹

3.6 Years 6-10

All planting is to be maintained as per the maintenance specification (Q35) and monitored by the nominated landscape contractor at each visit and during April (grass) and September (planting) each year the replacement areas/numbers are to be agreed with the land owner's representative and replanted as soon as the planting season begins. Key items to be monitored is the condition of the stakes, ties, guys and guards and ensure sufficient water is being applied to maintain healthy growth.

Regularly inspect and monitor growth and establishment of native tree and structure planting – consider thinning if trees are establishing and growing well to prevent overcrowding. Advice should be sought from a qualified landscape architect or qualified arboriculturalist when considering woodland thinning.

1 The New Rivers and Wildlife Handbook, RSPB/NRA/RSNC, 1995. ISBN 0903138700

3.7 Years 11-15

All planting is to be maintained as per the maintenance specification (Q35) and monitored by the nominated landscape contractor at each visit and during April (grass) and September (planting) each year the replacement areas/numbers are to be agreed with the land owner's representative and replanted as soon as the planting season begins. Key items to be monitored is the condition of the stakes, ties, guys and guards and ensure sufficient water is being applied to maintain healthy growth.

Regularly inspect and monitor the growth of trees and shrubs to ensure healthy establishment. It may be desirable to raise the tree crowns to ensure clear pedestrian routes through the site.

Advice should be sought from a qualified landscape architect or qualified arboriculturalist when considering pruning and thinning so works are carried out at the right time and the worthiest trees are retained.

3.8 Years 16-25

All planting is to be maintained as per the maintenance specification (Q35) and monitored by the nominated landscape contractor at each visit and during April (grass) and September (planting) each year the replacement areas/numbers are to be agreed with the land owner's representative and replanted as soon as the planting season begins. Key items to be monitored is the condition of the stakes, ties, guys and guards and ensure sufficient water is being applied to maintain healthy growth.

All trees should be monitored with regard to health and safety, assessing the health of the tree and condition of branches.

3.9 Year 25

Evaluate the effectiveness of the development of the planted areas.

4.0 SUMMARY

The Landscape management plan as specified above would meet the criteria to conserve and enhance the new planting within the site. For detailed management of habitat areas refer to Ecologists information.

The management proposals have been developed for the first 5-year period, which allows for the proposed planting to establish and develop increasing the setting and identity of the site.

This report has been prepared by OOBELimited. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Hargreaves for the landscape associated with the Lincolnshire Lakes; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from OOBELimited.

OOBELimited disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

