



Seven Stiles Avenue Newport

Landscape Management Plan

Prepared for and on behalf of Hagley Building & Civil Engineers Ltd

By

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1.0 Introduction

DEP Landscape Architecture Ltd. have been appointed by Hagley Building & Civil Engineers Ltd to produce a Landscape Management Plan, to ensure the proposed and existing landscape around the development site is established and maintained as the design intended.

It is presumed that all areas of landscaping within the site will be maintained by the appointed maintenance contractor.

Objectives

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

The persons or company 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. It is intended that this management plan will be used by the landowner and or appointed landscape contractor to maintain the site for the duration of its life. It would be appropriate to review the plan every 3-5 years to ensure that the management objectives and maintenance regimes are still appropriate and responds to any changes to the environment or land use.

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

- Establish trees, native hedges, ornamental shrubs, and grassland around the site to provide screening to the development and improve species and structural diversity across the site.
- Maintain a clean and safe environment.
- Ensure that the site is maintained to a high standard.
- Provide a structured system which allows for the regular review of all external areas and soft landscaping to identify areas which require special attention, replanting or repairing.
- Provide a list of operations by which the appointed landscape contractor should use when organising weekly, monthly and annual operations.
- Ensure that general operations are prioritised in order of importance and are cost effective.
- Provide a document which can be used as a point of reference for all external works, products and protocols associated with the maintenance of the site.

2.0 Drawing References

This document assumes that the development and proposed landscaping has been implemented in line with the latest revision of the following drawings:

6026.01 Planting Plan

All external hard and soft works are subject to a minimum 12 months defects liability period by the contractor(s) who implemented the works.

3.0 Health and Safety

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

- Contractors or any persons working on the site should make themselves aware of the location of underground services, defining the exact locations with the Statutory Authorities prior to commencing works below the surface.
- Working in areas that are publically accessible and adjacent to residential properties.
- Working (and using machinery) on slopes.
- The use of chemicals known to be hazardous to humans and animals.
- Lifting heavy objects and working with heavy machinery.
- Works to trees including the use of chainsaws/machinery, climbing heights, falling branches.

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

Any contractors that have been employed by the client should carry out a Risk Assessment and this should be retained for reference in the future if necessary.

3.1 Site Operations

During the implementation works all operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing and the contractor is to adhere to the latest guidance on safe working practice, including information from the recognised industry body, the local authority and the government Health and Safety Executive.

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.

3.2 Disposal of materials from site

Unless specified it is presumed that where possible leaves, grass and general arisings will be chipped or composted on site otherwise they should be removed and deposited at a licensed tip in the appropriate green waste section.

4.0 Landscape Maintenance of Soft Works

4.1 Proposed Trees

Objectives

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

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 by a mulch mat or mulch material (chippings or bark mulch). Herbicides should be avoided unless approved for use by the ecologist.
- For trees within grassed areas maintain a 1sq.m clear circle around the tree to reduce competition from grasses for nutrients and water. This could then be maintained using a mulch and by hand weeding. 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.
- Where used 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.

4.2 Proposed Native Shrub Mix

Objectives

Promote the establishment of healthy shrubs to provide valuable wildlife habitats, increase species and structural diversity and provide interest around the site.

Inspections

Inspect the shrubs annually when they are in fully leaf to ensure that they are thriving and record defects requiring remedial works.

Maintenance Operations

Newly planted shrubs will take some time to establish, and until this occurs, they are subject to competition from weeds. To reduce competition around the base of each plant maintain a 30cm diameter clear area by hand weeding or using a non-residual based herbicide (to be approved by the Ecologist) during the first 3 years.

After 3-5 years or after the canopy cover has established this should not be necessary and the ground flora underneath should be allowed to establish naturally as this will provide valuable habitat for local wildlife.

If they show signs of poor growth or reduced vigour an application of the appropriate fertiliser should be carried out. Any failed shrubs should be replaced to the original specification.

During establishment shrubs may require regular watering particularly during prolonged dry periods during the summer months. These areas 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.

Annually check shrub guards and adjust where necessary to allow the plants to grow without restriction, the guards should be removed once the shrubs have established in 3-5 years.

Pruning of young shrubs should not generally be required unless they have dead or diseased branches. In such cases the branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape. Pruning should be undertaken outside of the breeding bird season (March - August).

As part of the annual maintenance operations remove dead, diseased, suppressed or poorly formed shrubs to avoid overcrowding and allow the better-quality shrubs to develop an even and open form. After 5 years and as part of the management regime in the longer term consider localised coppicing or thinning to aim for finished centres of between 2-3m to prevent overcrowding and to allow individual specimens to reach their full potential. These works should be advised by an Arboriculturalist and works carried out in early spring before 1st March to avoid nesting birds.

Remove litter that has collected in the shrubs as part of the general maintenance operations in the wider landscape.

4.3 Proposed Native Hedgerows

Objectives

The native hedgerows around the development are intended to define the boundary and provide screening. The hedgerows should appear neat and tidy and have dense, healthy vegetative growth.

Inspections

Inspect the hedgerows 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 at the base of the hedge.
- Maintain the area underneath the hedge weed free, lightly dig over the surface using a hoe, uproot and remove all weeds. Hand weed only.
- Do not trim the top of the hedge until it has achieved the minimum height of 1800mm high. Lightly trim the sides of the hedge in June and 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 hedge has reached the desired minimum height of 1800mm it should be lightly trimmed twice annually, and the arisings removed from site. Trimming should be undertaken outside of the breeding bird season (March–August).

4.4 Proposed Amenity Grass

Objectives

The grass proposed is a species-rich grass seed mix (WFG20 Eco Species Rich Lawn by Germinal or similar and approved). Regularly mown grassland will provide a transition between the more formal landscape and the naturalistic habitats around the site. It is therefore important that the grass is well maintained and not patchy or overgrown. The flowering lawn mixture will also provide attractive flowers and habitat for pollinators

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

- The grass sward should be kept well-watered until it has established particularly during prolonged dry periods if the seed has been sown in the spring/ summer months.
- Carry out a litter pick before each cut.
- The sward should be cut to maintain the grass between 75mm and 100mm high. The grass should be cut using a hand push or ride on mower.

- The grass should look to be cut min 12 times a year but maybe required up to once a week along grass verges close to the development in the height of the summer.
- Grass cuttings should be removed from site and deposited in a licensed tip.
- The edges should be 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 and mowers around the base of trees and close to shrubs.
- Once a year in the spring reform the grass 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 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.
- 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 and worn areas, particular around the play equipment. These items should be identified and addressed in the annual check

5.0 Work Schedules

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
TREES																
Annual inspection to check trees are in full leaf						1							1	1-5	Contractor	Record defects requiring remedial works.
Weed control around base of trees.						1							1	1-5	Contractor	Avoid use of herbicides.
Pruning														1-5	Contractor	Should not be required during the first few years, after which, as required avoiding bird breeding season and frosts. Sharp clean knife to be used.
Tree replacements											1			1	Contractor	As required plant Nov-Mar.
Pest and disease control														1-5	Contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from an ecologist.
Tree stake and tree tie inspection, repair and adjustment				1						1			2	2-5	Contractor	Year 3, remove stakes when trees have rooted sufficiently.
Slow-release fertilizer				1									1	1-5	Contractor	Once in late spring only if showing poor signs of growth.
Watering						2	2	2	2				8	1-2	Contractor	Watering to be carried out if there has been a period of dry weather for 2 weeks or more between June and September.

PROPOSED NATIVE SHRUB MIX																
Annual inspection to check native shrubs						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Trimming			1										1	1-5	Contractor	Trim to promote dense bushy growth, avoid the bird nest season
Check Plants			1						1				2	1-5	Contractor	Check plants, if they are loose or uprooted then heal them back in
Check Ties and guards			1						1				2	1-5	Contractor	Check ties and guards and re-secure or re-place if loose or missing. Once the plants have established then remove.
Weeding			1						1				2	1-3	Contractor	During establishment period treat the base of each shrub with a non-residual based herbicide (to be approved by the Ecologist) for the first 3 years to remove weeds and aid establishment. Year 4 onwards allow ground flora and grasses to establish naturally around the shrubs for the benefit of wildlife.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Cutting		1											1	3-5	Contractor	Starting in year 5 locally coppice or thin shrubs to prevent over crowding and promote healthy growth. Carry out only every 2-3 years on a rotational basis to promote wildlife. Cut outside of the bird nesting season
Watering					2	2	2	2					8	1	Appointed contractor	Water hedges during the first growing season in the first year of establishment when there has been periods of no rainfall for a week or more until the soil is fully saturated.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Contractor	Remove litter or debris that has collected around the shrubs and dispose of in a licensed tip.

PROPOSED NATIVE HEDGE																
Annual inspection to check hedges						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Trimming						1							1	1-5	Contractor	Trim side of the hedge to promote dense bushy growth, avoid the bird nest season.
Check Plants			1						1				2	1-5	Contractor	Check plants, if they are loose or uprooted then heal them back in
Check Ties and guards			1						1				2	1-5	Contractor	Check ties and guards and re-secure or re-place if loose or missing. Once the plants have established then remove.
Weeding			1						1				2	1-3	Contractor	During establishment period treat the base of the hedge with a non-residual based herbicide (to be approved by the Ecologist) for the first 3 years to remove weeds and aid establishment. Year 4 onwards allow ground flora and grasses to establish naturally under the hedge as a wildlife margin.
Cutting		1											1/3	5	Contractor	Only cut top of hedge when it achieves the minimum height of 1800mm. Cut every 2-3 years after berries have been eaten to benefit wildlife, cut outside of the bird nesting season.
Watering					2	2	2	2					8	1	Appointed contractor	Water hedges during the first growing season in the first year of establishment when there have been periods of no rainfall for a week or more until the soil is fully saturated.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Contractor	Remove litter or debris that has collected around the base of the hedge and dispose of in a licensed tip.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Proposed Amenity Grass																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting and once a month. Check for wildlife before disposing of the debris in a licensed tip.
Cut grass and trim edges to paths and road.				2	2	2	2	2	2				12	1-5	Appointed contractor	Cut areas of well-maintained grass to 25-50mm high and remove arisings from site.
Redefine cutting			1							1			2	1-5	Appointed contractor	Remove any grass turf that has overgrown onto paths and reform edges to shrub beds.
Remove arisings from site			1	2	2	2	2	2	2	1			12	1-5	Appointed contractor	Dispose arising in a licensed tip.
Remove self-seeded trees, woody vegetation and any prolific weeds (docks, thistles etc.).									1				1	1-5	Appointed contractor	Cutback and remove any woody vegetation and hand weed only. Dispose of appropriately.
Watering														1-5	Appointed contractor	As required in periods of drought during the first year of establishment

REVIEW OF MANAGEMENT PLAN																
Management plan to be reviewed and updated as required following ecological monitoring and annual inspections as listed in the tables above.												1	1	5	Ecologist/Landscape Architect and Management Company	Plan to be reviewed in year 5 (and once every 3-5 years thereafter) to ensure frequency of visits and management techniques are appropriate to promote ecology, promotes active management and responds to changes to the landscape as the site matures.
Annual Landscape Strategy												1	1	1-5	Ecologist/Landscape Architect and Management Company	An annual landscape strategy should be produced at the end of each year to provide a list of additional works required to activity maintain the site which fall outside of the general maintenance operations.