

## **LANDSCAPE MANAGEMENT PLAN, LOW MOOR, CLITHEROE.**

### **INTRODUCTION**

This landscape management plan has been prepared by PDP Associates to help provide a long-term management strategy for the communal and open space areas as shown on drawing c-820-01.

The plan outlines the management principles and objectives and gives a detailed programme for the maintenance of the area.

The plan covers all aspects of the soft landscaping within the area; shrub planting, new tree planting, new hedge planting, amenity grass areas, existing trees and existing hedgerows, surfacing and boundary treatments.

### **OBJECTIVES**

The objectives for the Management Plan are:

- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the residents to understand the expectations of the required management, and to give them a point of contact if required.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure best horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.
- To ensure the establishment and future health of the native woodland screen to the north and west boundaries of the site.

## **MANAGEMENT RESPONSIBILITIES**

### **GENERAL NOTES**

- a. All materials and workmanship is to be of the highest possible standard in accordance with relevant good practice.
- b. All work must be carried out by appropriately skilled and experienced operatives for the specific type of work, especially where Control of Substances Hazardous to Health (COSHH) is applicable.
- c. Work is only to be carried out while soil and weather conditions are suitable.
- d. Only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- e. All grass cutting machinery to be well maintained and correctly adjusted to give a clean and even cut. The machinery shall be suitable for the size area to be cut.
- f. All woody cuttings are to be removed from site. Grass cuttings to be left.
- g. Soil, stones and other debris to be removed from hard surfaces and the area left in a clean and tidy condition after maintenance operations are complete.
- h. All litter is to be collected from all soft landscape areas and removed from site.
- i. No burning is allowed on site.
- j. All planting and grass areas to be watered as necessary to ensure their establishment and continued well-being.
- k. All planting areas are to be maintained as weed, pest and disease-free at all times. A pro-active approach to weed, pest and disease control is expected with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage are to be replaced as soon as possible.
- l. Adequate feedings of all grass, plants and trees will take place with an approved slow-release fertiliser.
- m. Chemicals are only to be used where specified and approved.
- n. All vegetation shall be pruned as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.

### **BOUNDARY FENCES**

Management objectives:

- To ensure that all boundary fencing is maintained in a neat, tidy and safe condition.

Management requirements:

- Remove all litter and fallen leaves from the face and base of any fencing/railings, paying particular attention to areas where litter and leave may accumulate.
- Check annually for any damage. Any damage to be rectified at the earliest opportunity.
- Maintain a 1m strip clear of planting to the side and rear of plots 17-19 to allow maintenance access.

#### **AMENITY GRASS AREAS**

Management objectives:

- To provide an even and well-maintained appearance and to control weeds.

Management requirements:

- The Contractor shall use appropriate equipment and machinery driven or operated in a manner appropriate to the task.
- The Contractor shall ensure that machines and equipment do not damage the sward or its visual appearance.
- Once a cut or treatment has started on a site it shall be complete in one operation.
- Litter, stones and other debris shall be collected immediately prior to cutting or treatment being undertaken, and removed off site.
- The Contractor shall immediately on completion, or at the end of each working day, clear any cuttings, earth or other debris that lands on surrounding hard surfaces as a result of cutting or treatments to grass areas.

## **AMENITY GRASS AREAS**

Management requirements (cont):

- Every care shall be taken when mowing around trees in grass areas. Where overhanging branches prevents the specified machinery being used grass shall be cut by other appropriate means.
- The Contractor shall exercise every care in carrying out works around flat and protruding obstacles in grass areas. Heavy or vibrating machinery shall not be driven over manhole and duct covers unless it is obvious they are strong enough to remain undamaged.
- The Contractor shall ensure that any arisings or residue from any activity involved in maintaining the grass areas do not enter any water course, drain or sewer.
- Grass shall be cut to a consistent height over the specified area. There shall be no tufts or bents left standing above the general sward level.
- General grassed areas shall be mown to maintain a height between a maximum of 50 mm and a minimum of 25 mm. The cutting season is to extend from the first week of March to the last week of October each year. During the winter grass shall be maintained at a height of 60 mm.
- Grass shall not be cut in adverse weather and ground conditions. Cutting shall only recommence when it is safe to do so without danger of damaging the sward, surface levels or contours of the ground.
- Where inclement weather conditions delay normal cutting programmes the Contractor is required to resume work as soon as practically possible and is required to restore works to the specified standard by regular, repeated cutting, as necessary.

## AMENITY GRASS AREAS

Management requirements (cont):

- Following delays occasioned by inclement weather where grass length exceeds the maximum specified height the Contractor shall collect and dispose to tip the arising of the first cut following the delay.
- Where weather conditions inhibit grass growth the Contractor may vary the minimum height of cut. During prolonged dry weather when grass growth is minimal, ensure all bents, flowers and seed heads are removed by rotary mowers.
- All grass clippings falling on paths, roads and other paved surfaces shall be swept-up and removed before the Contractor leaves site.
- Where grass areas abut planted areas, hard surfaces, boundary fences, walls, trees or other obstruction the grass shall be trimmed at every third cut and arisings disposed to tip.
- Edges to planting beds and paved areas shall be re-cut with a half-moon tool once, annually to maintain a defined line closely parallel to the edge of the surface. Edges shall be cut vertically to a minimum depth of 50 mm.
- Where damage has occurred to cut edges turf edges shall be repaired and then re-cut to original line. Beds and edge gaps shall not be significantly enlarged by edge cutting.
- Grass abutting existing and new hedges and other plant growth shall be trimmed level with the general sward level by strimming at every third cut. Litter and debris shall be removed from hedge lines.

## **ORNAMENTAL SHRUB BEDS**

### Management objectives:

- To achieve dense, compact blocks with seasonal colour interest maintaining species diversity. Shrub beds, once established, should be capable of being kept in shape by only occasional pruning/trimming, with weak or straggly growth eliminated. Encouragement of shrub growth and development should not, however, allow encroachment over driveways, nor should visibility splays and general safety/security requirements be compromised.

### Management requirements:

- The Contractor shall allow for shrub bed maintenance work based on a minimum of 6 visits per annum to maintain a tidy, weed-free appearance to the planted areas. Planting maintenance visits during the growing season shall be at intervals of not less than 3 and not more than 5 weeks with one visit also in February/March and one in November/December.
- All grass edges to beds shall be trimmed to even, flowing outlines at least twice with a half-moon or other suitable implement. Beds shall be kept free of weeds, litter and other rubbish and maintained in a tidy state. Weed control will consist of hand removal only.
- During first 2 years, or until complete canopy closure has been achieved, the Contractor shall – once annually – supply and spread an additional 25 mm settled depth of ornamental bark mulch to plant beds in order to top-up the mulch to its original depth.
- Undertake annual pruning of larger shrubs to maintain dense, well-balanced shape and prevent encroachment over paths.
- Undertake annual pruning of other shrubs, appropriate to species and flowering period, to maintain shape and promote flowering.
- During years 1-5, any plant which is dead, dying or diseased shall be replaced on a like-for-like basis.
- After year 5, any plant which is dead, dying or diseased shall be replaced as necessary to ensure plant-cover and retain attractiveness of the shrub bed.

## **HEDGES**

### Management objectives

- To provide dense, even and defensible boundaries.

### Management requirements

- Hedges shall be cut or trimmed as often as required to meet the performance standards according to their type and function. They shall cut outside of bird nesting season; November to January.
- The existing hedges shall be left to grow naturally, with maintenance limited to gapping-up or trimming, if required.
- The Contractor shall use appropriate equipment and machinery driven or operated in the appropriate manner for each task.
- The Contractor shall ensure that machines and equipment do not damage hedge plants or mar the visual appearance of the hedge.
- Once a cut has been started on an individual hedge it shall be complete in one operation.
- The Contractor shall immediately on completion, or at the end of each working day, clear all cuttings from the site.
- Cutting shall be with hand held shears or reciprocating hedge cutters and/or secateurs unless otherwise stated.
- Flail cutting shall not be allowed.
- The crown of trees within hedges shall be lifted to a height above the top line of the hedge.
- Damaged, diseased, dead and missing plants that create gaps in the hedge lines shall be replaced with new plants of an equivalent size annually.
- Hedge bases shall be maintained to prevent other weed growth invading the hedge line.
- Clear hedges and bases of litter and leaves once per month.

## **NEWLY PLANTED STANDARD TREES.**

### **Management Objectives:**

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2.5 m.

### **Management Requirements:**

- The Contractor shall check stakes and ties at each grass cutting visit, and adjusted/replaced as necessary.
- Maintain a 600mm diameter grass and weed-free area at the base of each tree by hand-weeding or careful use of glyphosate.
- Cut-back any damaged bark and treat wound with fungicidal sealant.
- Ensure that sufficient water is applied to maintain healthy growth. Carry-out using a fine rose or sprinkler until full depth of topsoil is saturated. Allow for watering as necessary, the Contractor to be responsible for deciding frequency of water. It is expected that watering of standard trees will still be necessary during the first 2 years of the plan period.
- All stakes and ties shall be removed after Year 4.
- During March/April, 70 g per tree of slow release fertiliser shall be applied. (Years 1-3.)
- During years 1-5, any dead, dying, diseased or lost tree shall be replaced on a like-for-like basis (as per planning condition)
- After year 5, any dead, dying, diseased or lost tree shall be replaced with a standard tree of the same species.