

**KIER LIVING**

**RESIDENTIAL DEVELOPMENT**  
**PRESTON ROAD, LONGRIDGE**

**LANDSCAPE MANAGEMENT  
DOCUMENT**

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## **A INTRODUCTION**

This Management Plan sets out the management prescriptions to be adopted for the Public Open Spaces and native buffer planting provided as part of planning consent for the residential development site at Preston Road, Longridge.

In terms of timescale the Landscape Contractor will be responsible for the maintenance of the newly landscaped areas for a period of 12 months following practical completion. During this period the Landscape Contractor will be liable for any defective work. Such defective work, including the replacement of failed plant material, will be rectified within this 12 month period by the Landscape Contractor in accordance with the approved plans and to the satisfaction of the Client and the consultant Landscape Architect. At the end of this 12 month maintenance period, The Public Open Space will be handed over to a management company or Local Authority for ongoing maintenance.

The management prescriptions contained in this document are for the future maintenance and management of work detailed on the following drawings:

R-2012-15B POS Masterplan - Sheet 1  
R-2012-16B POS Masterplan - Sheet 2  
R-2012-17A LAP Detail

These drawings are attached to this document as Appendix 1.

### **A.1 Site Location**

The site is located to the west side of Preston Road (B6243) to the south of Longridge, nr Preston.

### **A.2 The Site**

A.2.1 The site sits on an area of former improved grassland.

### **A.3 The Management Document**

This Management Document describes the Management Operations for the Open Spaces within the development and the native planting along the developments boundaries.

The purpose of this Management Plan is two-fold:

1. Setting out the long term aims and objectives for the site so that all stakeholders and relevant parties can understand how it is intended that the landscape components be developed and establish.
2. Providing a prescriptive series of timed operations which will form a working document to instruct the Management Company / appointed Landscape Contractor on how the objectives will be achieved.



## **B. MANAGEMENT AIM AND OBJECTIVES**

### **B.1 Management Aim**

The operations detailed within this management document are intended to instruct the appointed Contractor and Management Company to carry out the specified maintenance operations to achieve a healthy, landscape structure to the development's communal areas, with a focus towards visual amenity. This will enhance the local environment for residents, pedestrians and local vehicular traffic.

### **B.2 Landscape Vision**

The 'Landscape Vision' is the term given to what it is intended will be the outcome of the management of the site. It is made up of various elements (visual, ecological and recreational) which are described separately below but which are intrinsically linked and must work in harmony in order to achieve a satisfactory outcome.

#### **B.2.1 Visual**

The site shall be managed to provide a visually attractive landscape setting for the residential development which both frames and filters views into the site and that is in keeping with the landscape character of the area. The open spaces to the north of the site and immediately adjacent to houses will be kept more formal and the areas within the southern POS are to be left more informal with a higher focus on wildlife habitats.

#### **B.2.2 Ecological**

The site shall be managed to ensure that the native species, tree and shrub planting establish well to provide a diverse wildlife habitat. This shall underpin both what and how operations are carried out throughout the site.

The ecological objectives for the long-term management, maintenance and monitoring of the habitats comprise the requirements to:

- Maintain the native planting to the boundaries to ensure it develops as an effective vegetated buffer.
- Maintain the new hedgerows with a bushy growth habit and ensure they remain attractive and complementary to the surrounding habitat.
- Minimise the potentially adverse environmental impacts resulting from any management operations on site including minimising the use of herbicides and pesticides.
- Ensure that pruning and trimming is ONLY undertaken outside the bird nesting season (generally accepted as being 1<sup>st</sup> March to 31<sup>st</sup> July but can be longer depending on the species) AND, where feasible, ensuring that the food value of the native vegetation is maximised by aiming to carry out any pruning or trimming in late winter (January or February) or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn in order to retain nuts and berries as winter food for the wildlife.



### **B.2.3 Recreational**

The open spaces will be managed to provide attractive and useable series of informal open spaces and formal LAP area and Trim Trail, to be used by the residents and wider public. The planting adjacent to footpaths, roads and driveways are to be maintained to ensure that site lines are not obscured.

## **B.3 Best Practice Guidelines**

In order to achieve these aims and objectives in a safe, environmentally responsible and sensitive manner there are a series of good practice guidelines which should be observed. Such good practice seeks to minimise the potential for negative impact on the environment and the general public. They are detailed below, in no order of ranking. Reference should also be made to the relevant legislation set out in Appendix 2.

- Ensuring that all operatives are suitably qualified, certified and competent to carry out the specific task or are supervised by such a person.
- Ensuring that all works are carried out in accordance with all relevant legislation; British and European standards; good horticultural and arboricultural practice and that the required risk assessments are undertaken and documented as necessary before carrying out works.
- Ensuring that all operations are carried out at the appropriate times of year during suitable weather and ground conditions to minimise adverse impacts on the existing vegetation and ground conditions.
- Ensuring that all tools and equipment are fit for purpose and appropriate for the particular job and site conditions. The Contractor shall allow the consultant Landscape Architect to inspect all machinery and tools intended for the Aftercare Works prior to its being brought to site if required. The use of heavy plant or machinery is to be minimised to reduce trampling of vegetation and ground compaction.
- Ensuring the safety of all members of the public during operations on site. Using interpretative signage to inform the public of operations on site where necessary and particularly where those operations are considered sensitive or may pose a danger to the public.
- Ensuring that all waste (not retained or re-used on site and including any arising in connection with the approved use of chemicals) is disposed of in accordance with the relevant Waste Management Regulations.
- Monitoring operations on site and keeping records of what was carried out, when and what observations were noted which may need immediate action or need to feed into future reviews of the management plan.

## **B.4 Chemical Control**

When chemical compounds/herbicides are to be used, the Contractor shall ensure that all operatives have read and follow carefully the instructions on the manufacturer's label.

The Contractor shall also consult the 'Recommendation for Safe Use of Chemical Compounds Used in Agriculture and Food Storage' published by DEFRA, Fisheries and Food: Safety Pesticides and Infestation Control Division, London SW1, and



implement recommendations as necessary.

The Contractor shall submit the name of the chemical compound/herbicide, its supplier, a breakdown of its constituents, the mode and recommended rate of application and any species susceptibility for the Landscape Architect's consideration. Approval by the Landscape Architect for the use of a particular chemical compound/herbicide shall, in no way, relieve the Contractor of his contractual obligations.

All chemical compounds/herbicides used shall be kept safe at all times on site. Empty containers must be removed from site and disposed of safely.

## **B.5 Control of Invasive Species**

Himalayan Balsam has been identified on site and is referred to within the 'Ecological Scoping Report' 2014 by Haycock & Jay Associates Ltd.

The legal duty placed on land owners does not oblige the land owner to remove or treat the invasive or injurious species but requires that the land owner does not:

- Allow invasive plants to spread onto adjacent land – the owner of that land has the right to take legal action if this occurs.
- Plant or encourage the spread of invasive plants outside your property – this can include moving contaminated soil from one place to another or incorrectly handling and transporting contaminated material and cuttings.

The Wildlife & Countryside Act 1981 places a legal responsibility on land owners / land managers to control any *invasive, non-native plant* and *animal species* which have been identified as having 'the ability to spread causing damage to the environment, the economy, health or the way we live'. This responsibility also extends to native plants which are deemed to cause a problem to farming productivity. These are termed *injurious weeds*.

The list of plant and animal species which have been identified is listed in Schedule 9 of the ACT.



## **C MANAGEMENT OPERATIONS**

The following operations relate to the maintenance requirements for the various landscape elements on the site in relation to the Public Open Space and the Native Buffer. These operations shall be undertaken by the body / group or organisation which is appointed to manage the site hereafter known as The Contractor. The site shall be visited at the appropriate times of year and for a sufficient number of times to ensure that the operations set out below are carried out with the desired outcome stated.

NOTE: All pruning and hedge trimming shall take place during September-November, outside the nesting season, to prevent the disturbance of nesting birds. In addition, vegetation clearance generally shall be carried out carefully and prior to removal shall be checked for harbouring animals.

Operational schedules, relating to the work items in the following sections are attached at Appendix 3.

### **C.1 Standard Trees**

All standard trees within the development shall be maintained by the Landscape Contractor throughout the twelve (12) months maintenance and rectification period following practical completion of the planting works and then the maintenance shall pass to the Management Company or householder in the case of private garden areas.

- C.1.1 An area of 1000 mm in diameter shall be kept weed-free around each planted tree. Strimmers shall not be used for weed control around trees planted into grass within 500mm of their trunks. All weed control within 500mm of tree trunks shall be carried out by hand or by chemical means or with the protection of a strimmer guard.
- C.1.2 Where approved chemical compounds/herbicides are used, the resultant dead surface matter and dieback of weed growth shall be removed from the areas within fourteen (14) days of application.
- C.1.3 The trees shall be maintained at all times and the stakes and ties shall be inspected regularly to make any required adjustment to conform to stem growth and to prevent chaffing. Damaged or defective stakes and ties shall be replaced as required.
- C.1.4 Trees will be inspected to ensure they remain firm and well secured after frost heave, strong winds and other ground disturbance. 'Collars' at the base of the trunks created by tree movement shall be broken up by forking and backfilling with topsoil as necessary and refirmed.
- C.1.5 A slow release fertiliser shall be applied to the base of each standard tree for the first 3 years after planting. This shall be applied in March/April of each year, at the following rates:
  - a) Advanced Nursery stock, Extra Heavy Standards, Heavy Standards, Selected Standards & Standards 200 gms/Tree
  - b) Light Standards & Feathered Trees 100 gms/Tree
  - c) Specimen Plants, Transplants & Shrubs (in pits) 50 gms/Plant



d) Plants in Shrub Beds & Hedge Lines

25 gms/Plant

- C.1.6 Dead or damaged branches shall be pruned in accordance with section C.8. Chippings / branches resulting from these prunings may be left in small habitat piles in discreetly located sites within the Woodland Core and Woodland edge planting of the buffer areas, as agreed with the consultant Landscape Architect / Ecologist. Where no suitable locations are found, the arisings shall be removed off site.
- C.1.7 Watering shall be carried out as specified under watering section C.10.
- C.1.8 All failures shall be replaced annually in accordance with clause C.11.
- C.1.9 Trees positioned in shrub beds shall have their tree pits maintained as for shrub beds, as specified in clause C.2.
- C.1.10 For trees positioned in ornamental lawn areas where tree pits have been returfed or seeded, Aftercare Work shall be as specified in grass maintenance/mowing section C.12.
- C.1.11 Tree stakes and guards shall be inspected at the end of Year 3 and where trees have established sufficiently well they shall be removed. Where trees are still considered to require support, stakes shall be left in place and re-inspected at the end of Year 4. Ideally all stakes shall be removed by the end of Year 5 so that the trees develop sufficiently robust stems and do not rely on support.



## C.2 ORNAMENTAL SHRUB PLANTING

### Maintenance of Shrub Beds

- C.2.1 Shrub beds, including staked trees and specimen plants, shall be kept free from weed or grass. Forking or hoeing shall be carried out to remove noxious annual and perennial weed roots entirely from the shrub bed before the formation of seed heads. Removal of weed foliage only shall not be permitted.

All weed material resulting from the operation described above shall be collected from the shrub beds and removed from site by the contractor.

- C.2.2 Where herbaceous material or bulbs are incorporated into shrub beds the use of chemical compounds/herbicides shall not be permitted and the areas shall be hand cultivated only.

- C.2.3 Following frosty weather and strong winds, shrub beds shall be inspected to check for plants that have been loosened or lifted and any that have shall be firmed in.

- C.2.4 A slow release fertiliser (e.g. Enmag or similar approved) shall be applied over each shrub bed at a rate of 25 gms/shrub once a year for the first three (3) years after planting in Spring (March/April).

- C.2.5 Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches as specified in section C.8. Shrubs shall be pruned where appropriate during Years 1-3 to promote bushiness.

All arisings shall be carted off-site.

- C.2.6 All failures shall be replaced in accordance with section C.11.

- C.2.7 The ornamental planting areas within the development as a whole shall be assessed in Year 5 prior to the end of the five (5) year management period and any over-mature planting shall be replaced as agreed with the consultant Landscape Architect and Client at the annual walkover.



### **C.3 NEW ORNAMENTAL HEDGES**

#### **Maintenance of Hedges**

- C.3.1 Areas beneath hedges shall be kept free from weed growth. Hand weeding shall be carried out to remove noxious annual and/or perennial weed roots before the formation of seed heads. Bark mulch layer shall be kept topped up to 50mm depth.

All weed material resulting from the operation described above shall be collected and removed from site.

- C.3.2 Following frosty weather and strong winds, the hedgerow shall be inspected and any plant that has been loosened shall be firmed in.

- C.3.3 A slow release fertiliser (e.g. Enmag or similar approved) shall be applied over each shrub bed at a rate of 25 gms/shrub once a year for the first three (3) years after planting in Spring (March/April).

- C.3.4 Hedges shall be pruned to ultimately achieve a healthy, dense, bushy hedgerow at a maximum height of 1m and between 400 & 500mm in width.

- Flowering evergreen hedges should be pruned after flowering and formative pruning shall be carried out as required over the first 3 to 4 years plants after planting to achieve the desired height and width. Once this is achieved hedges can be lightly trimmed to maintain their shape.

All arisings shall be carted off-site.

- C.3.5 All failures shall be replaced in accordance with section C.11.



## **C.4 NEW NATIVE HEDGEROWS**

### **Maintenance of Hedgerows years 1 - 4**

- C.4.1 An area of 300 mm diameter around each transplant shall be kept free from weed growth. All invasive herbaceous scrubby vegetation, (e.g. Bramble & Nettles) and non-native or highly invasive tree species shall be cleared and removed from site four (4) times annually.
- C.4.2 Transplants shall be firmed in as necessary at each maintenance visit and particularly in Year 1 after planting after cold and frosty conditions before roots have taken hold.
- C.4.3 Prune hedgerows to 450 mm in Year 3 to encourage bushiness. In Year 4 trim sides and top to begin formative pruning into an A shaped, dense hedge with a maximum height of 1.2m within the POS and along the Crossland Road frontage and 2 metres within rear gardens along the southern site boundary. Prune only out of the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> July).
- C.4.4 Where hedges abut grassed areas a minimum 2 metre wide grass strip against the hedge line shall be maintained as long grass and cut only every 2 years (to reduce encroachment by other competitive, less desirable plants). All arisings shall be collected and removed from the area to suitable onsite or offsite tip.
- C.4.5 Replace all failures in Year 1 in accordance with Section 11.
- C.4.6 In Years 2-4 replace all failures as required to produce a uniformly vegetated hedge line.
- C.4.7 Remove all litter/fly tipping at each maintenance visit.
- C.4.8 Top up mulch annually in Spring to restrict competition from grasses and herbs during Years 1-4 (See Section 4) to the original depth.
- C.4.9 Do not apply fertilisers to the hedge line or use fertilisers, manure or pesticides within 2 metres of the centre line of the hedge to prevent leaching and the growth of undesirable, competitive ruderal weeds.

### **Maintenance of Hedgerows year 5**

- C.4.10 Generally aim to maintain hedges to 1.2m within the POS and along the Crossland Road frontage and 2 metres along the southern site boundary. Prune in Year 5 to establish the desired height and width and maintain the A shape and density of the hedges. Prune outside the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> July) and aim to cut in January or February or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn. Avoid winter cutting in order to retain nuts and berries as winter food for the wildlife.
- C.4.11 Remove any non-native or competitive plants from the ground layer by hand pulling to avoid disturbance to surrounding ground and plant life and dispose of arisings off site.
- C.4.12 Do not apply fertilisers to the hedge line or use fertilisers, manure or pesticides within 2 metres of the centre line of the hedge to prevent leaching and the growth of undesirable, competitive ruderal weeds.



- C.4.13 Assess the need for planting to either replace defective or failed plant material or gap up as necessary to produce a consistently uniform hedge line.
- C.4.14 Remove all litter/fly tipping at each maintenance visit.



## **C.5 NEW WOODLAND**

- C.5.1 The native species planting around the perimeter of the site and within the Public Open Spaces must be managed in accordance with the details below, to ensure that it develops into a native edge with diversity of character, species and scale.
- C.5.2 Carry out weed control ensuring a 500mm square area around the base of each tree is kept weed free. All invasive herbaceous scrubby vegetation, and non-native or highly invasive tree species, shall be cleared and removed from site four (4) times annually.
- C.5.3 Weed control mats and rabbit guards are to be used within all areas of native planting. Inspect weed control mats, to ensure they remain pegged down and in place. Replace any defective mats as required on an annual basis during the planting season in Years 2-5.
- C.5.4 Allow naturally regenerating native tree and shrub species to develop to increase species diversity.
- C.5.5 Following frosty weather and strong winds, the planting shall be inspected and any plant that has been loosened shall be firmed in.
- C.5.6 A slow release fertiliser (e.g. Enmag or similar approved) shall be applied over each shrub bed at a rate of 25 gms/shrub once a year for the first three (3) years after planting in Spring (March/April).
- C.5.7 Water as necessary during periods of prolonged dry weather during the summer months in Years 1-3 to ensure plants continue to thrive.
- C.5.8 Assess any failures in the Autumn of the first season after planting and carry out replacement planting as required using plant material and species to the existing specification as section C.11. Carry out a further assessment of replacement needs in Year 3 and replace as necessary.
- C.5.9 Replace any defective stakes and ties annually. Loosen ties as required to allow for growth. In Year 3-4 assess how well rooted the staked trees are and remove stakes and ties from those which are considered to be sufficiently well rooted.
- C.5.10 Carry out any pruning as required as section C.8 to remove damaged or defective limbs and, where required, any overhanging neighbouring gardens.



## **C.6 EXISTING WOODY VEGETATION**

C.6.1 The existing woody vegetation lies along the boundaries, along the ditches and through the open spaces on site. The aim for the areas of existing established trees, hedges and shrubby vegetation is to manage them to be visually attractive but to also have a high wildlife habitat value. The existing vegetation should be maintained so that it does not block sight lines or access along the adjacent access routes. .

C.6.2 This will be done with the minimal of intervention.

C.6.3 Any vegetation which is damaged or failing to thrive and which constitutes either a health and safety risk or which is visually detrimental in the situation shall be removed. If this involves an off-site tree then the neighbouring land owner must be informed

C.6.4 Requirements for any works other than routine litter picking and weed control, as outlined above, shall be assessed at each annual walkover described in section C.15.

C.6.5 Year 1

Existing trees will be examined and any deadwood, damaged limbs etc. will be removed. All arisings to be removed from site.

C.6.6 Years 2 to 5

Undertake any recommendations for works required as a result of the annual walkover as outlined in section C.15.



## **C.7 POND**

- 7.1 The ponds, ditches and surrounding marginal vegetation shall be managed to ensure that the water flow and quality is maintained and that surface water run-off capacity can be accommodated during normal water level and flood situations.
- 7.3 In order to ensure that the wildlife habitat of the pond and its importance as a habitat within the immediate area is not adversely affected by any management, the maintenance operations shall be timed to avoid any adverse impact on wildlife and shall be undertaken on a phased 3 (or preferably 5) year rotational basis so that sections of undisturbed habitat are maintained at all times. The aim shall be to provide a diverse habitat which has a range of depths and profiles and a variety of herbaceous and scrubby vegetation around the edges with some areas being retained open and clear of vegetation, some areas where overhanging tree and shrub branches and shrubby bankside vegetation create shade over the pond and areas where herbaceous bankside vegetation is allowed to develop.
- 7.4 Great Crested Newts have been identified within the waterbodies on site. Great Crested Newts are European Protected species and an EPS licence must be gained before carrying out any works in or around the waterbodies on site.
- 7.5 All works to be undertaken in consultation with the consultant Ecologist.

### **7.6 Operations**

#### **Year 1**

Identify the different habitat types around the pond; stands of emergent plants; marginal plants; drawdown areas; areas of bare ground; shaded areas. These existing habitats should be protected. Assess whether any dredging is required and by what percentage.

Remove any rubbish, fallen vegetation or matter from the overflow that may detrimentally obstruct water flow.

Assess vegetation coverage of the pond and if necessary reduce to 75%.

If dredging is required then no more than 1m<sup>3</sup> should be removed annually for every 100m<sup>2</sup> of pond area.

#### **Years 2-4**

Remove any rubbish, fallen vegetation or matter from the overflow channel that may detrimentally obstruct water flow.

Where trees and scrub overhang the water, cut back vegetation as necessary to retain the originally surveyed pond edge mix of open and shaded areas.

Create small habitat piles of cord wood (stems over 100mm) and brash arising from the pruning / clearance operations in suitable locations out of general public view. Make the piles between 1-2.5 metres long, 1-1.5 metres wide and 0.3-0.6 metres high. Remove all remaining arisings or obtain approval for chipping and leaving on site for re-use.



**Year 4**

In addition to the prescribed management operations there should be a review in Year 4 to assess the current condition of the habitats against the objectives of the Management Document and adjustments made as necessary to achieve the desired outcomes.



## **C.8 PRUNING**

- C.8.1 All pruning work, whether on newly planted material or existing vegetation, shall be carried out in accordance with BS 3998:2010 where applicable. Resultant wounds shall be treated with approved fungicidal sealant.
- C.8.2 All pruning of trees shall be carried out between November and March inclusive. The following operations shall be carried out:
- a) All diseased tissue and any dieback shall be pruned to the nearest bud with clean wood.
  - b) The removal of unsightly 'water shoots' and epicormic growth from standard, selected standard, heavy standard and extra heavy standard trees.
  - c) Formative pruning to remove branches that cross, are damaged or have malformed shoots, to maintain a balanced tree crown.
- C.8.3 Broken and vandalised branches shall be cut back to the next joint, removing splinter wood, and treated with an approved sealant. If the tree, in the opinion of the consultant Landscape Architect is beyond pruning, it shall be removed and replaced in the next available planting season. The ground over the removed tree shall be made good as required.
- C.8.4 Newly planted shrubs shall be pruned once annually, at the end of the growing season, to remove all deadwood, broken, damaged or crossed branches. At the end of Year 3 shrubs shall be pruned as C.8.5 below.
- C.8.5 Pruning of existing well established shrub material shall be carried out where indicated on the Contract Drawings and shall conform to the following:
- a) Shrubs flowering in winter shall be pruned in spring.
  - b) Shrubs flowering in March to July shall be pruned immediately after flowering.
  - c) Shrubs flowering July to September shall be cut back to old wood in January to February.
  - d) Rose bushes other than Species Roses shall be pruned in February to encourage basal growths and keep plants in a balanced and compact habit.
  - e) Pruning and removal of branches shall be carried out using sharp, clean implements to give a clean cut with one flat face. Any cuts or wounds over 20 mm in diameter are to be painted with an approved sealant.
  - f) The Contractor shall cut newly planted or existing hedges as indicated on the Contract Drawings and in the Schedule of Quantity. Cutting will be such as to encourage a stable shape and remove current growth rather than old wood.
  - g) All arisings from pruning work shall be removed from site.



## **C.9 MULCHING**

- C.9.1 All ornamental shrub beds, native shrub beds within POS, ornamental hedges and hedgerows shall be mulched yearly after the completion of the early Spring maintenance visit (i.e. March/April) to achieve a depth of 50 mm.



## **C.10 WATERING**

C.10.1 New planting shall be watered regularly for the first three (3) years during June, July, August and September as necessary, on agreement with the consultant Landscape Architect and Client, and at the rated detailed below.

C.10.2 The following rates are given as a guideline for the volume of water required per visit:

<b>Plant Type</b>	<b>Water Quantity</b>
Trees	30 litres per tree
Specimen Plants	15 litres per plant
Transplants, Shrubs, Hedging and Herbaceous Material	10 litres per plant

(NB 4.5 litres = Approximately 1 gallon)

C.10.3 The Landscape Contractor or Management Company shall allow for bringing to site sufficient water carts, hoses or sprinklers to provide adequate water to fulfil the above Specification and shall also be responsible for paying all charges in connection with the supply of water required unless otherwise instructed in writing by the Client or consultant Landscape Architect.



## **C.11 FAILURE OF PLANT MATERIAL**

- C.11.1 The Landscape Contractor shall replace, at his own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting. Replacements shall take place as early as possible during the planting season following the original planting period.
- C.11.2 Once the areas are handed over to the Management Company or householder they will assume responsibility for replacement failures for a further period of four (4) years, to achieve eighty (80) per cent or original numbers.
- C.11.3 In Year 1 any plant replacements required as a result of vandalism shall be identified separately and shall be provided by the Contractor at the rates indicated in the Schedule of Rates (if provided) or as agreed in writing between the Contractor and the consultant Landscape Architect. In Years 2-5 on areas handed over to the Management Company any replacement planting required as a result of vandalism shall be as agreed at the annual walkover between the Client, Management Company and consultant Landscape Architect.
- C.11.4 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing by the consultant Landscape Architect.
- C.11.5 Any damage to surrounding landscaped areas as a result of the replacement planting shall be repaired and reinstated as required to the satisfaction of the Client or consultant Landscape Architect.



## **C.12 GRASSED AREAS**

### **C.12.1 Short Mown Amenity Grassland and Lawns**

These areas shall be mown as indicated on the Contract Drawings and in the Schedule of Quantity. Litter shall be collected prior to each cut. The disposal of grass cuttings by the chosen machine shall not result in cut grass being left in rows; rather the mowers shall reduce the cuttings to fine particles to be spread around to decompose rapidly.

Works around newly planted trees shall be carried out by hand-tool rather than mechanically.

The grass cutting operation shall include trimming grass edges, trimming around the base of trees, manholes, street lights, signposts, up to the edges of paving, fencing and other boundaries etc. to keep the total area in a neat and tidy condition at all times.

In drought conditions mowing operations shall continue only so long as grass growth continues to reach maximum allowable height. In very wet conditions all operations shall cease until conditions allow operations to continue, without either damaging the surface levels and contours of the grassed areas or leaving divots from mowing machines. Alterations required to the Aftercare Programme, due to special weather conditions, shall be agreed with the consultant Landscape Architect in writing.

### **C.12.2 Wildflower Meadow**

To be successful, initial maintenance on wildflower grass areas must be carefully managed to ensure the creation of suitable conditions for the wildflower seeds to establish without being outcompeted by the grass nurse crop. The following cutting regime is a guideline and the actual cutting programme adopted will dependant on the growth in each situation, this in turn being directly by soil fertility, rainfall and ground temperature. The cutting regime will differ, depending on whether the sward is established in Autumn or Spring.

### **C.12.3 Spring Establishment:**

#### **Year 1**

First cut to 4-7cm approximately, 6 weeks after sowing if sufficient material has established

Second cut to 4-7cm approximately, in may (when sward height exceeds 10cm)

Third cut to 4-7cm approximately, in September/October

All arisings to be removed from site.

#### **Year 2 (where cutting is carried out)**

First cut to 4-7cm approximately, in March/May.

Final cut to 4-7cm approximately, in September/October



#### C.12.4 Autumn Establishment

##### Year 1

First cut to 4-7cm approximately, in March if sufficient material has established

Second cut to 4-7cm approximately, in early May

Third cut to 4cm approximately, in September

All arisings to be removed from site.

##### Year 2

First cut to 4-7cm approximately, in March/April

#### C.12.5 Years 2/3 to 5

Subsequent maintenance of wildflower grass areas shall be undertaken to manage grass at different heights to create a diversity of habitats which will enable the colonisation of a range of plant, bird, small mammal, invertebrate and insect life. Alterations to the cutting regime will ultimately be dependent on the sward composition and how the various areas are establishing and being used and will include:

Cutting in Autumn (end September/October) once grasses and flora has seeded. Removing all arisings from any grass maintenance operations from the grass surface.



## **C.13 HARDWORKS AND PLAY AREA**

### **C.13.1 Fencing and Gates**

Inspect all fences for any necessary repair on each maintenance visit and obtain approval / instruction from the Client to undertake repairs as required.

### **C.13.2 Footpaths**

Where indicated on the Contract Drawings and in the Schedule of Quantity, footpaths shall be treated with a total weed killer in accordance with the manufacturer's instructions. The chemical compound/herbicide shall be approved by the consultant Landscape Architect and be of an appropriate type for the conditions on site applied in accordance with the specific requirements of the herbicide type.

### **C11.3 Play Area**

During the initial 12 months maintenance and defects period following Installation, the equipped Play Space in the POS Area shall be inspected on a daily, weekly and monthly schedule in accordance with NPFA and ROSPA guidelines.

At the end of the initial 12 month maintenance period the Play Area / equipment and safety surfacing in the POS Area shall be inspected by an independent specialist. This shall be an independent organisation approved by the Local Authority and appointed by Stonebridge Homes or the Local Authorities in-house inspection team as agreed with the Local Authority. Any reported defects shall be rectified as required

Following this, the site, as approved for handover, shall be transferred to the Appointed Management Company for ongoing maintenance and the relevant legal agreements shall be put in place.



## C.14 LITTER

C.14.1 Litter shall be collected and carted off-site during each maintenance visit.



## **C.15 ANNUAL WALKOVER & REASSESSMENT OF SCHEDULES OF WORKS**

- C.15.1 An annual walkover assessment will be made by the Client together with a qualified Arboriculturalist, Ecologist and the consultant Landscape Architect. Any recommendations shall be carried out within three (3) months of the report, unless any trees are identified as potentially dangerous and in need of urgent attention. In this instance, works shall be carried out Immediately.
- C.15.2 Following the annual inspection, the Management Document will be reassessed and adjusted as necessary.



## WILDLIFE LEGISLATION

**Breeding Birds**

All wild birds are protected under the **Wildlife & Countryside Act 1981** (as amended) during the breeding season (which is normally assumed to be from the 1<sup>st</sup> March to 31st July).

**Bat species**

All British bat species and their roosts are legally protected under the **Wildlife & Countryside Act 1981** (as amended), through inclusion in Schedule 5 and under the **Conservation of Habitats and Species Regulations 2010** which implements the EC Directive 92/43/EEC in the UK. Under the legislation, it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy or obstruct access to bat roosts. Since the introduction of the **Countryside and Rights of Way (CROW) Act** in **2000** it is also an offence to recklessly harm or disturb bats in their roosting places.

**Reptile species**

The four common reptile species (Common Lizard, Grass Snake, Adder and Slow-worm) are listed under Schedule 5 of the **Wildlife & Countryside Act 1981** (as amended), in respect of Section 9(5) and part 9(1). This protection was extended by the Countryside and Rights of Way (CROW) Act 2000. This legislation makes it an offence to:

Intentionally or recklessly, kill or injure any of the above species and / or;  
Sell, or attempt to sell, any part of the species, alive or dead.

The Sand Lizard and Smooth Snake receive greater protection under both the **Wildlife & Countryside Act 1981** (as amended) and from the Conservation of Habitats and Species Regulations 2010 which gives them full protection under Regulation 39.

The legislation protects these species from:

deliberately or intentionally killing and capturing (taking) or intentional injuring;  
deliberately disturbing;  
deliberately taking or destroying eggs;  
damaging or destroying a breeding site or resting place, or intentionally damaging a place used for shelter and protection;  
intentionally obstructing access to a place used for shelter; and  
keeping, transporting, selling or exchanging; offering for sale or advertising.

**Water Vole**

Since April 2008 the Water Vole has received full protection under Section 9 of the **Wildlife & Countryside Act 1981** (as amended). Legal protection makes it an offence to:-

intentionally kill, injure or take (capture) a water vole;  
possess or control a live or dead water vole or any part of a water vole;  
intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection or disturb a water vole while they are using such a place;  
sell, offer for sale or advertise for live or dead water voles.



## HEALTH & SAFETY LEGISLATION

Health & Safety at Work Act 1974 (and amendments)  
HSE's Managing Health and Safety in Forestry

## PESTICIDES, BIOLOGICAL CONTROL AGENTS LEGISLATION

Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (amended) Regulations 1997 (COP(A)R)  
Control of Substances Hazardous to Health 2002 (COSHH)  
Waste Management (Duty of Care) Regulations 2002  
Waste Management Regulations 1996  
Waste Management Licensing Regulations 1994 (plus carious amendments)  
Environment Protection Act 1990



APPENDIX 1  
POS MASTERPLAN  
Dwg R-2012-15B & 16B









PLANTING SCHEDULES

TREE SCHEDULE

SPECIES	Ht in m Girth in cm	NUMBERS REQUIRED			
		2.5-3.0	3.0-3.5	3.5-4.25	4.25 min
Acer campestre (Ac)	11	9	2	7	
Acer rubrum (Ar)	-	-	11	-	
Acer saccharinum (As)	3	-	-	8	
Aesculus hippocastanum (Ah)	-	4	-	-	
Alnus glutinosa (Ag)	15	5	1	5	
Betula pendula (Bp)	26	12	-	6	
Malus sylvestris (Ms)	11	5	3	-	
Prunus avium (Pa)	12	3	8	-	
Prunus avium (Pa)	4	-	-	11	
Prunus avium (Pa)	-	-	12	-	
Quercus robur (Qr)	4	2	1	-	
Salix alba (Sa)	2	4	2	-	
Sorbus aria (Sa)	3	1	-	4	
Sorbus aucuparia (Sou)	17	3	2	-	
Tilia cordata (Tc)	4	3	-	4	
Tilia cordata 'Greenspire' (TCGS)	-	-	12	-	

All trees to have clear stems to 1.8m above ground level and 2.0m above ground level for extra heavy standard and semi mature trees with well developed branching heads with a single, central leader and healthy, fibrous root systems.

Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

NATIVE SPECIES SHRUB SCHEDULE

WOODLAND CORE MIX					
Nr	Name	Height/cm	Root	Age	Pot/L
68	Alnus glutinosa	60-80cm	B	1+1	
176	Betula pendula	60-80cm	B	1+1	
440	Corylus avellana	60-80cm	B	1+2	
176	Crataegus monogyna	60-80cm	B	1+1	
86	Ilex aquifolium	40-60cm	C		2L
86	Lonicera periclymenum 'Belgica'	60-80cm	C		2L
86	Prunus avium	60-80cm	B	1+1	
440	Quercus robur	60-80cm	B	1+1	
176	Sorbus aucuparia	60-80cm	B	1+1	

LIGHT WOODLAND MIX					
Nr	Name	Height/cm	Root	Age	Pot/L
685	Acer campestre	80-100cm	B	1+1	
911	Betula pendula	80-100cm	B	1+1	
885	Carpinus betulus	80-100cm	B	1+1	
685	Corylus avellana	60-80cm	B	1+1	
457	Ilex aquifolium	60-80cm	C		3L
457	Prunus avium	80-100cm	B	1+1	
685	Sorbus aucuparia	80-100cm	B	1+1	

WOODLAND EDGE MIX					
Nr	Name	Height/cm	Root	Age	Pot/L
625	Acer campestre	40-60cm	B	1+1	
625	Betula pendula	40-60cm	B	1+1	
1876	Cornus sanguinea	40-60cm	B	1+1	
218	Corylus avellana	50-60cm	B	1+1	
625	Hedera helix	40-60cm	C		2L
625	Lonicera periclymenum	60-80cm	C		2L
1250	Rosa arvensis	40-60cm	B	1+1	
1250	Rosa carolina	30-40cm	B	1+1	
625	Rubus fruticosus	40-60cm	C	1+1	2L
1876	Sambucus nigra	60-80cm	B	1+1	
625	Sorbus aucuparia	40-60cm	B	1+1	
1250	Viburnum opulus	40-60cm	B	1+1	

NATIVE SHRUB MIX					
Nr	Name	Height/cm	Root	Age	Pot/L
1083	Cornus sanguinea	40-60cm	B	1+1	
541	Cytisus scoparius	40-60cm	B	1+1	
272	Hedera helix	40-60cm	C		2L
272	Lonicera periclymenum	60-80cm	C		3L
541	Rosa arvensis	40-60cm	B	1+1	
541	Rosa carolina	30-40cm	B	1+1	
272	Rubus fruticosus	40-60cm	C	1+1	2L
812	Sambucus nigra	60-80cm	B	1+1	
1083	Viburnum opulus	40-60cm	B	1+1	

LOW NATIVE SHRUB MIX					
Nr	Name	Height/cm	Root	Age	Pot/L
585	Cornus sanguinea	40-60cm	B	1+1	
188	Cytisus scoparius	40-60cm	B	1+1	
188	Hedera helix	40-60cm	C		2L
188	Lonicera periclymenum	60-80cm	C		3L
377	Rosa arvensis	40-60cm	B	1+1	
188	Rosa carolina	30-40cm	B	1+1	
188	Rubus fruticosus	40-60cm	C	1+1	2L

Native species shall be planted into 450mm depth, good quality clean topsoil incorporating organic compost and slow release fertiliser, over un-compacted sub-grade. Prior to planting all bare-root plant stock shall be dipped into a suitable mycorrhizal plant dip in accordance with the manufacturers recommendations.

Plants shall be planted in groups of 3-11 of a single species with the taller growing species to the back of the areas and the lower growing species to the edges of the areas. Planted areas to be mulched after planting with coarse grade forest mulch to a uniform depth of 50mm.

Photodegradable or biodegradable mulch mats to be used. Plants to be fitted with rabbit guards.

NATIVE HEDGE

NATIVE HEDGE MIX					
Nr	Name	Height/cm	Age	Root	Pot/L
110	Acer campestre	60-80cm	1+1	B	
110	Corylus avellana	40-60cm	1+1	B	
1089	Crataegus monogyna	40-60cm	1+1	B	
217	Ilex aquifolium	40-60cm	1+1	C	3L
437	Prunus spinosa	60-80cm	1+1	B	
217	Sambucus nigra	60-80cm	1+1	B	

NATIVE HEDGE MIX 2					
Nr	Name	Height/cm	Age	Root	Pot/L
169	Acer campestre	60-80cm	1+1	B	
670	Corylus avellana	40-60cm	1+1	B	
334	Ilex aquifolium	40-60cm		C	3L
1674	Prunus spinosa	60-80cm	1+1	B	
502	Sambucus nigra	60-80cm	1+1	B	

Hedge to be planted in a previously prepared trench, 500mm wide and 450mm deep backfilled with a 3:1 mix of multipurpose topsoil to BS3882:2015 and planting compost. Bare-root transplants to be dipped in a suitable mycorrhizal dip before planting. Plants to be planted in a double staggered row, 300-350mm wide, at 5m, plants per linear metre with species planted randomly throughout in groups of 7 to 30 of a single species.

The hedge lines shall be mulched after planting with a coarse forest bark mulch to a uniform depth of 50mm. Plants to be fitted with rabbit guards.

GRASS SEEDING

LOW MAINTENANCE GRASS MIX

Existing grassland to be protected and retained. Where areas require re-seeding the following specification is to be used.

50mm depth of topsoil complying with BS3882:2015 to be spread to area.

Pre-seed fertiliser to be applied at 50g/m<sup>2</sup>. Soil to be decompacted and cultivated using a disc harrow or rotavator, to 50mm depth then further cultivated and rolled to produce a firm seed bed.

Species rich grass seed mix such as Germinall Seeds WFG20 Eco Species Rich Lawn mix to be sown at 10g/m<sup>2</sup>.

WILDFLOWER MIX

Topsoil to be removed and subsoil to be cultivated using a disc harrow or rotavator, to 30mm depth then further cultivated and rolled to produce a firm seed bed.

An 80% grasses/20% wildflower seed mix to be sown. Eg: Emorsgate Seeds, EM1 at 4gms/square metre.

POND EDGE WILDFLOWER MIX TO BALANCING PONDS

Subsoil to be cultivated using a disc harrow or rotavator, to 30mm depth then further cultivated and rolled to produce a firm seed bed.

An 80% grasses/20% wildflower seed mix to be sown. Eg: Emorsgate Seeds, EP1 at 4gms/square metre.

TRIM TRAIL

A total of 10 Trim Trail Stations will be located alongside the footpaths within the southern open space.

- Press Ups (Pu/S)
- Chin Ups (CU/S)
- Hurdles (HU/S)
- Parallel Bars (PA/S)
- Ladder Walk (LW/S)
- Leap Frog (LF/S)
- Pole Climb (PC/S)
- Vault (VA/S)
- Sit Ups (SU/S)
- Step Ups (ST/S)

All equipment is to be installed as per manufacturers instructions. Equipment to be installed into hosiellid bark surfacing with timber edging, to dimensions and depths specified by equipment manufacturer.

Play equipment supplier: Playdate or similar approved. Tel: 015395 31561. Email: enquiries@playdate.co.uk

SEE DRAWING R-2012-2B & R-2012-3B FOR LANDSCAPE MASTERPLAN, R-2012-15B FOR NORTH POS MASTERPLAN AND R-2012-17A FOR LAP AND PLAY AREA DETAILS



See drawing R-2012-15B for northern section of POS Masterplan

client  
**Kier Living**

project  
Residential Development  
**PRESTON ROAD,  
LONGRIDGE**

drawing title  
**LANDSCAPE MASTERPLAN  
SHEET 2 of 2**

scale  
1:500  
@A0

date  
Jan 18

drawn by  
EW

drawing no  
R/2012/168

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APPENDIX 2  
LAP DETAILS  
Dwg R-2012-17A





KEY

- Proposed heavy standard (12-14cm girth) tree
- Proposed evergreen flowering hedge (Escallonia)
- Proposed ornamental shrub planting
- Proposed turf
- Proposed resin bound gravel
- Proposed bitmac path
- Proposed 1000mm high vertical metal railing powder coated colour: RAL 9005

NOTES

PLAY AREA SCHEDULE

A GLACIAL BOULDERS

Large Caledonian smooth and rounded glacial boulders set into concrete to avoid movement. Used for seating and clambering and placed 300-500mm distance between rocks. To be min 600mm and max 1200mm length and set min 300-600mm above ground. CED Tel: 01708 867237

B CROCODILE PLAY SCULPTURE

Timber crocodile installed as per manufacturers recommendations. Ref SKU: BX/HMP 350006, Handmade Places Tel 01420 474111

C PLAY TREES

2no 1800mm length play tree with all barks and sharps removed and 4no timber rounds 300mm diameter to be 600mm total length set 200mm into ground in concrete footing. Ruskin Trees Tel 01277 849990

D STEPPING STONES

Marshalls Charnwood textured concrete paving 450x450x50mm laid on full mortar bed. To be colour buff ref: FL7051000. Marshalls Tel: 0370 241 2463

E SEATING

Benches to be Furnitubes NEO B6A 3 person seat 1800 x 630 x 655mm cast ductile iron seat coated silver with tropical hardwood slats. To be anchored into ground foundation using M10 stud/fixing.

F BINS

To be furnitube Boston Litter Bin BOS 490T In-ground fixed litter bin  
Steel-frame in black plastic coated finish, iroko slats in Sadolin stain Steel liner, capacity 80 litres, with facility to secure with padlock. To be set into 300 x 300 x 450 deep foundation. Furnitube Tel: 0208 3783200.

SURFACING

- Main path through site to be bitmac with Marshalls charcoal keyblock edging 200x100x60mm running stretcher/running bond.
- Circular path to be bitmac with Marshalls charcoal keyblock edging 200x100x60mm laid header/soldier course running around mound. Also to be laid around perimeter of site at foot of fencing as mowing strip. Ref: PV2050500. Marshalls Tel: 0370 241 2463
- Area containing crocodile play sculpture and glacial boulder to be resin bound gravel laid to manufacturers instructions.
  - Surface course of resin bound gravel 3mm nominal size to 16mm depth laid by approved installers
  - Binder course of 50mm depth of AC14 close surf asphalt concrete max 160/220 pen to BSEN13108-1:2006.
  - Sub Base 150mm depth of well compacted non-frost susceptible Type1 granular sub base to SHW clause 803 or locally available secondary or recycled aggregates which comply with the requirements of the specification for Highways Works for sub-bases.
  - On top of sub grade a geotextile membrane to prevent upward migration of fine soil particles.
  - To be addagrip colour: scandinavian pearl
  - Addagrip Tel: 01825 761333

FENCING

To be mild steel Anti Trap Bow Top fencing with a wider gap between each hoop above the top rail, to prevent children getting their heads, necks or limbs stuck between pales. To fully conform to play fence standards in BS EN 1176. To be Hot dip galvanised and powder coated to BS EN 13438 Colour: Black RAL 9005. 19mm pales with domed top caps, 2737mm wide panels, Posts 60.3 dia x1500mm. Posts to be set into concrete footings.

GATES

To be self closing gate option, with an in-ground operator with adjustable closing rate and soft close feature to ensure that the gate returns to the closed position after use preserving the integrity of the perimeter and prevents slamming and trapped fingers.

All fencing and gates to be Jackons Fencing Anti trap Bow Top fencing and Anti Trap Bow Top gate Tel: 01829 770 776

PLANTING SCHEDULES

ORNAMENTAL PLANTING SCHEDULE				
Herbaceous				
Nr	Name	Ht in cm	Pot(L)	Density
10	Carex morrowii 'Evergold'		3L	12.00
9	Perovskia atriplicifolia 'Blue Spire'		3L	5.00
Shrub				
Nr	Name	Ht in cm	Pot(L)	Density
8	Brachyglottis 'Sunshine'	30-40cm	3L	4.00
18	Ceanothus thyrsiflorus repens	30-40cm (D)	3L	5.00
8	Cholsya 'Aztec Pearl'	30-40cm	3L	4.00
18	Cholsya ternata	30-40cm	3L	3.00
9	Escallonia 'Donard Radiance'	40-60cm	3L	4.00
22	Euonymus fortunei 'Emerald Gaiety'	20-30cm (D)	3L	6.00
20	Euonymus fortunei 'Emerald n Gold'	20-30cm (D)	3L	6.00
26	Hebe 'Autumn Glory'	20-30cm	3L	4.00
11	Hebe pingulifolia 'Sutherlandii'	20-30cm	3L	6.00
10	Hebe 'Red Edge'	20-30cm	3L	5.00
29	Lavandula angustifolia 'Hidcote'	20-30cm	3L	5.00
5	Philadelphus 'Manteau d'Hermine'	30-40cm	3L	3.00
9	Skimmia japonica 'Rubella'	30-40cm	3L	4.00
17	Skimmia X confusa 'Kew Green'	30-40cm	3L	4.00

All shrub material shall be first quality, sturdy, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice.

All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

TREE SCHEDULE

SPECIES	NUMBERS REQUIRED	
	Ht in m	4.25 min
	Girth in cm	⊕ 12-14
Betula utilis Jaquemontii (BuJ)		2
Pyrus calleryana 'Chanticleer' (PcC)		3

All trees to have clear stems to 1.8m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems.  
Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground.  
Foundation design of new buildings and walls shall accommodate proposed tree planting in accordance with NHBC and engineer's guidelines.

HEDGE SCHEDULE

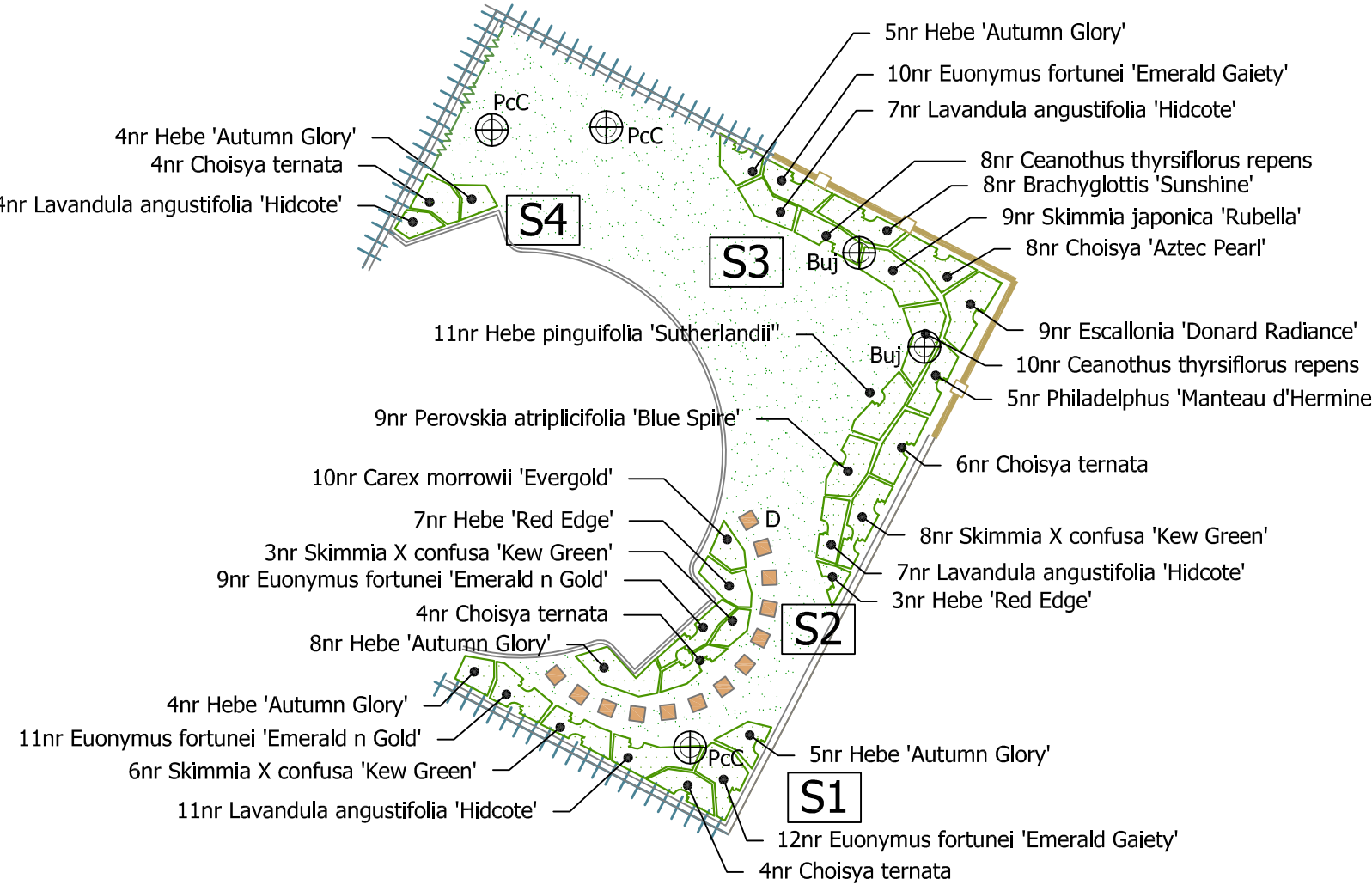
Escallonia Hedge Schedule			
Species	Pot size	Size in cm	Nos Reqd
Escallonia 'Red Elf'	5 litres	60-80	37.5

Hedge to be planted in a single row with plants set 300mm apart

Plant material to be planted into prepared trenches backfilled with a 3:1 mix of multi-purpose topsoil to BS3882:2015 and proprietary planting compost with added slow release fertiliser. The trench shall be a minimum of 400mm wide by 400mm deep. The trench shall be a minimum of 150mm wider and deeper than the pot rootball and the plants shall be planted at even spacings in a continuous line. The hedge lines shall be mulched after planting with a uniform depth of 50mm depth forest mulch.

TURFED AREAS

The topsoiled area to be turfed, is to be grade and cross-graded to even running falls, to allow the finished levels of the turf to be 40mm above the adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm in diameter etc, shall be removed from the surface.  
Apply an even application of approved fertiliser at a rate of 70g/m² and rake in. No turves shall be laid in exceptionally frosty weather or in other unsuitable weather conditions. The turves shall be laid in a stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turves should be laid off planks, working over turves previously laid. A dressing of fine, sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints.  
Turves shall be watered regularly to prevent them drying out before they establish



Rev A: LAP Amended in line with layout drawing 2B (SEL) Feb 18

<div>Sue Farmer BA HND MLI Landscape Architect</div> <div>Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk</div>	client Kier Living			
	project Residential Development PRESTON ROAD, LONGRIDGE			
	drawing title LAP DETAIL			
	scale 1:200 @A1	date Feb 18	drwn by SEL	drawing no R/2012/17A



## APPENDIX 3

### Operational Schedules

Operation	Year					Proposed Frequency	Restrictions
	1	2	3	4	5		
<b>Standard Trees - Section C.1</b>							
Maintain tree pits weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in sensitive / nature conservation areas
Fertilise trees	✓	✓	✓			Once annually	In March or April
Water trees	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section C.10)
Check firmness of trees in tree pits and re-firm as required	✓	✓	✓			At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Prune damaged branches	✓	✓	✓	✓	✓	As required	Prune as soon as identified (See Section C.8)
Check tree stakes & ties & repair / replace	✓	✓	✓			Every 3 months	Replace with materials to existing specification and replace as soon as identified
Check establishment of trees and remove stakes as required			✓	✓		As required	
Replace defective & failed trees	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section C.15)
Top up mulch to tree pits in grassed areas	✓	✓				Once annually	In March or April (See Section C.9)
Litter pick and remove all arisings	✓	✓	✓	✓	✓	At each visit	Dispose of to tip in accordance with relevant Waste Management Regulations
<b>Ornamental Shrub Planting - Section C.2</b>							
Maintain shrub beds weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in areas containing herbaceous plant material or bulbs
Apply slow release fertiliser	✓	✓	✓	✓	✓	Once annually	In March or April



Check firmness of shrubs in shrub bed and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section C.10)
Prune damaged shrubs	✓	✓	✓	✓	✓	As required	Prune as soon as identified
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	Varied responsibility and replacement requirements dependant on Year of replacement & area (See Section C.11)
Top up mulch	✓	✓	✓	✓	✓	Once annually	In March or April (See Section C.9)
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife
<b><i>New Ornamental Hedge Planting - Section C.3</i></b>							
Maintain 300mm diameter area around each plant weed free and remove undesirable herbaceous or woody species	✓	✓	✓	✓	✓	Four times annually	Avoid the use of chemicals in sensitive areas
Control the spread of any invasive or undesirable weed	✓	✓	✓	✓	✓	As required	Before flowering / seeding and in accordance with specific requirements for the particular weed species
Check firmness of plant material in ground and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Lightly trim Beech hedges in mid-summer and winter		✓	✓	✓	✓	Once annually	Until desired height and width is achieved
Prune flowering evergreen hedges after flowering	✓	✓	✓	✓		Once annually	Until desired height and width is achieved
Lightly trim evergreen flowering hedges				✓	✓	Once annually	To maintain desired height and shape
Prune Laurel hedges in spring / early summer	✓	✓	✓	✓		Once annually	Until desired height and width is achieved



Lightly trim Laurel hedges in spring/early summer				✓	✓	Once annually	To maintain desired height and shape
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section C.10)
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section C.11)
Top up mulch	✓	✓				Once annually	In March or April (See Section C.9)
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations
<b>New Native Hedgerows - Section C.4</b>							
Maintain 300mm diameter area around each plant weed free	✓	✓	✓	✓	✓	Four times annually	Avoid use of chemicals and hand pull to avoid disturbing hedge roots and other ground flora particularly as hedge establishes
Identify suitable native tree species for retention as standards. Tag for identification	✓	✓					
Check firmness of plant material in ground and re-firm as required	✓	✓	✓	✓	✓	At each visit	
Hard prune to 450mm height			✓			Once	Out of bird nesting season
Prune sides and top to achieve A shape and encourage bushy growth			✓			Once annually	Out of bird nesting season
Continue pruning to achieve desired height and width carting out cutting to sides in alternate years					✓	Once annually	Out of bird nesting season
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section 10)
Replace all defective & failed plant material	✓					Once	Under landscape implementation defects



Assess the need for replacing defective & failed plant material to achieve a consistently uniform hedge		✓	✓	✓	✓	Once annually	In nearest planting season - numbers and rates as agreed with Client (See Section 11)
Top up mulch	✓	✓	✓	✓		Once annually	Assess the need for top-up mulch in Year 5 depending on hedge establishment and developing ground flora
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife
<b>New Woodland - Section C.5</b>							
Maintain 500mm diameter area around each plant weed free and remove undesirable herbaceous or woody species	✓	✓	✓	✓	✓	Four times annually	Avoid the use of chemicals in sensitive areas
Control the spread of any invasive or undesirable weed	✓	✓	✓	✓	✓	As required	Before flowering / seeding and in accordance with specific requirements for the particular weed species
Check firmness of plant material in ground and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section C.10)
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section C.15)
Top up mulch	✓	✓				Once annually	In March or April (See Section C.9)
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations



<b>Existing Woody Vegetation C.6</b>							
Carry out recommendations in tree report	✓						Out of bird nesting season
Identify suitable species of naturally regenerating plant material and allow to develop	✓	✓	✓	✓	✓	As required	Tag as necessary to identify
Coppice any native vegetation as required	✓				✓		Out of bird nesting season
Remove any failing / dead material for Health & Safety or visual reasons (otherwise leave in situ)	✓	✓	✓	✓	✓	As required	Out of bird nesting season
Remove any non-native or undesirable native species	✓	✓	✓	✓	✓	As required	Out of bird nesting season
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations
<b>Ponds Section C.7</b>							
Cut back vegetation overhanging the pond as described	✓				✓		Out of bird nesting season
Remove any rubbish, fallen vegetation or matter obstructing water flow	✓	✓	✓	✓	✓		Check for harbouring wildlife
Carry out dredging operations as required to achieve objectives	✓	✓	✓	✓	✓	As required	Check for harbouring wildlife
Control any non-native or undesirable native species	✓	✓	✓	✓	✓	As required	Before flowering / seeding and in accordance with specific requirements for the particular weed species
Maintain marginal planting by cutting/thinning as required	✓		✓		✓	As required	Check for harbouring wildlife
Maintain deep water aquatics as required	✓		✓		✓	As required	Check for harbouring wildlife



Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife
<b>Grassed Areas - Section C.12</b>							
Maintain private garden lawns	✓					As required between height tolerances as specified	
Maintain short mown amenity grassland areas	✓	✓	✓	✓	✓		
Maintain wildflower grass areas during the early establishment period	✓	✓				Up to 3 times for newly established areas in Year 1. Twice in Year 2 (as specified)	Remove arisings
Maintain wildflower meadow areas			✓	✓	✓	Once annually Sept/October	Remove arisings
Apply fertiliser to amenity grass areas only	✓	✓	✓	✓	✓	Once annually	Spring or Autumn
Apply selective herbicide to amenity grass areas only	✓	✓	✓	✓	✓	Once annually	As required and instructed by the Landscape Architect
Reinstate any damaged areas of amenity grass as required by re-seeding or re-turfing		✓	✓	✓	✓	Annually in season	
<b>Hardworks and Play Area - Section C.13</b>							
Maintain fencing and gates within POS & repair or replace any damaged or defective parts as required	✓	✓	✓	✓	✓	As required	Use materials to match existing
Maintain footpath and repair or replace any damaged or defective part as required	✓	✓	✓	✓	✓	As required	Use materials to match existing
Inspect and maintain play areas and equipment as specified	✓	✓	✓	✓	✓	At each visit	As specified in C.13.3



**Litter - Section C.12**

Collect all litter and remove from site	✓	✓	✓	✓	✓	On each visit	

**Annual walkover and reassessment of schedules of works - Section C.13**

Carry out annual walkover	✓	✓	✓	✓			Act on findings of walkover and make any adjustments to Management Document as required
Undertake necessary survey work with specialist consultants, review this document and prepare new plan as required					✓	Once	Consult with Client, consultant Landscape Architect, Ecologist, Arboriculturalist and Management Company as required