

LANDSCAPE MANAGEMENT PLAN

Guide to the Management of Landscaped Areas at Bowland Wild Boar Park.

On behalf of
Bowland Wild Boar Park

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF DOCUMENT

1.1.1 This management plan sets out the long-term management proposals for the new landscape areas Bowland Wild Boar Park, including all new planting, seeded areas and any areas of existing vegetation running through the site.

1.1.2 The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape, ecology in perpetuity. The Management Plan sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals.

1.2 THE SITE

1.2.1 Location

The site is located east of Lottle Bowland Road.

1.2.2 Site Description and Development Proposals

The detailed landscape proposals for the scheme are set out on drawing c-2217-01.

1.3 PARTIES INVOLVED

- **The Developer:** Bowland Wild Boar Park is responsible for the construction of this development. The developer will be responsible for the protection and management of existing landscape components through the construction phase and the implementation of the hard and soft landscape works in accordance with the planning drawings, including any contractual maintenance period associated with these works.
- **The Local Planning Authority:** This term (abbreviated to LPA) shall refer to the local planning authority and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
- **The developer/Countryside Properties:** The body which will carry out the landscape maintenance works.

2.0 AIMS AND OBJECTIVES

2.1 AIMS

2.1.1 The principal aims of this Landscape Management Plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the residential development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives in the approved planning documents. This will include the appropriate maintenance of existing retained, and proposed landscape components.

2.2 OBJECTIVES

2.2.1 The main objectives of the Landscape Management Plan are as follows:

- **To maintain landscape character:** To protect and conserve the existing landscape character and screening function of the existing trees, hedgerows and to incorporate locally indigenous species within screening/structural landscape areas, to provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness;
- **The sustainable management of existing vegetation:** To retain existing trees, as far as is practicable and other vegetation that is worthy of retention, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety. Any removal of existing trees is mitigated for within the proposed landscape scheme through new planting using large species of trees where possible.
- **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
- **To maintain and enhance biodiversity:** To protect and enhance the nature conservation interest of on-site habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and reptiles;
- **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property; and
- **To provide a mechanism or monitoring and review:** To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances and the views of key stakeholders (Adopting Authority, residents representatives and LPA).

3.0 MANAGEMENT TYPE AREAS

3.1 LANDSCAPE AREAS

3.1.1 The landscape areas subject to this Landscape Management Plan include the following components:

- Management type 1 - New tree planting
- Management type 2 - Native hedgerows
- Management type 3 - Native whip/shrub planting
- Management type 4 - Amenity grassland
- Management type 5 - Visibility splays

3.1.2 The information includes a description and specific management objectives for each area along with the annual and occasional management regimes required.

3.2 NEW TREE PLANTING

3.2.1 Description

- New tree planting is proposed throughout the scheme.

3.2.2 Management Objectives

The management objectives for new tree planting is to:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
- Promote conditions so that trees are healthy and safe; and
- Ensure continuity of the design approach and amenity value of tree planting.

3.2.3 Annual Works

- i) **General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. All trees shall be fertilised using a suitable and approved liquid feed (N10:P15:K10) at a rate of 60g/m² during early May and again in late September. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.
- ii) **Watering trees:** Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

3.2.4 Occasional Works

- i) **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re- instate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25- 35mm below the top of the post, in order to prevent chaffing against the post in high winds. Remove old posts and ties and arisings and dispose off site.
- ii) **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to an annual Arboricultural Assessment by the eventual landscape management company/adopting authority, and any works recommended shall be carried out in accordance with paragraphs 3.6.3 and 3.6.4.
- iii) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are considered, the species should be suitable to the character of the location and adjoining trees. Trees should be a minimum stock size of standards (10-12cm girth), and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

3.3 NATIVE HEDGEROWS

3.3.1 Description

- Native hedgerows are proposed to create a buffer between the proposed development and surrounding landscape.

3.3.2 Management Objectives

- To maintain new native hedgerows to a naturalistic appearance and to a given predetermined ultimate height, shape and width for their intended purpose, form and function.
- To ensure continuity of form and density through under or inter-plant any gaps or sparse areas using species mixes to match as required.
- To ensure that leggy and unkempt growth is pruned back and maintained at a functional size so that the hedge does not hold litter or present Health and Safety problems

3.3.3 Annual Works

- General native hedge maintenance:** Top up mulch levels for new hedges where necessary, using the same or similar product to that previously supplied. Prune new and existing native hedges once or twice annually; once in June and, if required, again in November. Single cuts will provide a more natural appearance and a second cut will ensure a neater profile – more suitable to urban areas. Native hedges associated with the urban Public Open Space areas will be maintained to an eventual height of **1.8m**.
- Pruning native hedges:** Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. Remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales. Remove all cut material from site and cart away to tip. Do not site burn. Top out native hedgerows to the above intended eventual height, and face up the sides, using an electric hedge cutting device, to form an even and tidy hedge alignment. Cut larger stems with a shrub pruning tool. Long rural native hedges can be flailed once annually if there is suitable access.

3.3.4 Occasional Works

- Gapping up native hedges:** Remove failed plants for new native hedges and replace with a plant of the same species, to a minimum size of an open ground whip, 0.9-1.2m high, planted between the months of December and mid-March inclusively, unless the plant is either Ilex, Ligustrum or other native evergreen species, when the height can be 500mm minimum and be supplied in a 3L pot. Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge alignment, taking due allowance for natural growth and regeneration of cut material.
- Occasional surgery to larger native hedges:** Native hedges which have grown out into tree lines, should be faced up only, retaining taller trees, unless there are weaknesses in the root stock and stumps from rot. Such trees shall be pollarded to the given hedge height above. Retain any sound stems.

3.4 NATIVE WHIP/SHRUB PLANTING

3.4.1 Description

- Native whip and shrub planting has been proposed on the banks of the SuDS basin and adjacent to the site's western boundary. This planting is designed to contribute to the site sitting in with the rural character of the wider landscape and provide visual interest and amenity value.
- Native species will be selected to provide general habitats and foraging for wildlife including flowering and fruiting varieties.

3.4.2 Management Objectives

The management objectives for native whip and shrub planting are to:

- Ensure the satisfactory establishment and growth of new planting;
- Maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and
- Ensure continuity of the design approach and amenity value of planting.

3.4.3 Annual Works

- i) **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Six to eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb sheet or bark mulch. Note: For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.

- ii) **Spot Herbiciding:** Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations, the product COSHH sheet and EC Directive 91/414/EEC (the “Authorization Directive”) and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997. All herbicides must have an appropriate full or “off-label” approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance: www.pesticides.gov.uk. All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6-week intervals, from late April onwards. The timing of visits may vary according to weather conditions. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Management Contractor’s expense.
- iii) **General planting maintenance:** At each visit firm in and straighten any loose plants.
- iv) **Pruning of planting:** Prune back shrubs in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back Rosaceous and quick and leggy growing plants much harder than other species but prune back by no more than 30% in any one-year. Prune Cornus varieties back to 200mm above ground every 3rd year, but retaining any young growths.
- v) **Watering:** For the first year after planting water both shrubs and whips during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the responsible party and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract. Following the first year after planting watering should be unnecessary as all of the species are native and should be tolerant of drought conditions.

3.4.4 Occasional Works

- i) **Replacement and enhancement planting:** Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs or herbaceous plants so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be open grown whips (60-90 cm high) or where evergreen species a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

- ii) **Thinning and Coppicing:** Thinning and coppicing will allow trees and shrubs to develop diversity of form and different types of nesting, feeding and foraging habitat and extend the potential life of individual plants. Additional thinning of the buffer planting areas may be required at intervals following an initial selective thin. The timing of thinning should be informed by an assessment on site. A competent person, such as a qualified arboriculturist should plan thinning and coppicing operations in advance. All thinning operations should be undertaken between October and February.

3.5 AMENITY GRASS

3.5.1 Description

- Areas of amenity grass within the open space will be kept close-mown.
- Although grass areas will generally be subject to a regular cutting regime for aesthetic reasons and recreational use, the height of the sward can be varied according to amenity and to ensure nature conservation benefits.

3.5.2 Management Objectives

The management objectives for amenity grass areas will be to:

- To ensure the satisfactory establishment of the grass sward and bulbs; and
- To maintain healthy and suitable grass areas, appropriate to function and use.

3.5.3 Annual Works

i) **Mowing and edging:** Amenity grass areas shall be regularly mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted the function and use of each area:

- Close mown lawns shall be cut weekly at peak growing times (mid March to mid-June and September to October), reducing to once a fortnight in hot and dry summer weather, usually between mid-June and late-August. In mild autumns, one further cut may be needed in November. Allow for a maximum of 20 cuts per year. Cut to a height of 25mm, but increase height to 45mm in hot dry weather.
- For verges and general amenity areas grass areas shall be cut fortnightly from Mid-March until the end of October. Reduce frequency to every 21 days in hot and dry weather. Allow for a maximum of 12-15 cuts per year. Cut to a height of 35mm, but increase to a height of 50mm in hot dry weather.

All grass shall be mown once during the spring (mid-March), to a height of 50mm and thereafter on a fortnightly basis, weather permitting. Delay cutting of grass areas containing bulbs (including a 150mm margin) until late June once bulbs have finished flowering and the leaves have wilted after deadheading bulbs in May. Soft edges between grass areas and planting beds shall be kept free from grass by cutting the grass with a 'half moon' edging tool to ensure a neat, clean-cut finish once per year at the start of the growing season. The edge of paving and shrub beds shall be kept free of grass using trimmers or edge clippers once per month during the growing season.

ii) **General lawn care:** Apply an approved turf fertilizer, selective weed killer and moss retardant in May and September, applying strictly in accordance with the manufacturers instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Otherwise amenity grass areas shall be weeded either by hand or (especially persistent weeds) herbicide treated in order to maintain the visual amenity of the area (refer to paragraph 3.6.3).

- iii) **Watering amenity grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of 15 occasions. After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m²) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

3.5.4 Occasional Works

- i. **Replacement of failed turf:** Small areas of dead, dying or failing grass shall initially be made good through changes to the mowing regime or through temporary protection of high wear areas using temporary fencing or similar. Larger areas of degradation may require re-cultivating and reseeded. Cut out sections of distressed and failing or dead areas of turf using a suitable turf-stripping machine or for small areas by hand. Supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil. This sand/soil mix shall also contain grass seed of the same or similar species to the turf. For more wholesale degradation of the turf sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

3.6 AMENITY GRASS

3.6.1 Description

A visibility splay is located at the junction of the site access road and Little Bowland Road.

3.6.2 Management Objectives

The management objectives for the visibility splay will be to:

- Ensure sight-lines are maintained at all times.

3.6.3 Annual Works

Any vegetation other than grass on visibility splays or road sight lines will be kept to below 600mm above channel lines on road. In addition, the visibility splay will be kept free of all structures or vegetation other than that approved in the planning consent.

4.0 IMPLEMENTATION, MONITORING AND REVIEW

4.1 Implementation

- 4.1.1 The developer will undertake all management aspects relating new landscaped areas.
- 4.1.2 The developer will coordinate management of the site in perpetuity in accordance with this Landscape Management Plan and the accompanying maintenance schedules. A representative of the Management Company will be appointed as the main point of contact for residents, relating to the management of the site.
- 4.1.3 The developer may employ a Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.
- 4.1.4 The developer may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.
- 4.1.5 All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

4.2 Process for Monitoring and Review

- 4.2.1 The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.
- 4.2.2 The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA and local residents.
- 4.2.3 To this end the review shall include (as appropriate):
- Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
 - Records or attendance sheets demonstrating the maintenance work undertaken; and
 - A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.
- 4.2.4 The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are need to existing management practices and timeframes. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.
- 4.2.5 After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

5.0 SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance Operation (Landscape/POS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
<i>GENERAL</i>							
Collection and removal of litter and other debris	Once per month	Once per month	Once per month	Once per month	Once per month	12	All hard and soft areas. Cart away litter/debris and remove off site to licensed tip.
<i>SOFTWORKS</i>							
Cutting/trimming of native hedgerows						1	To be carried out outside of the bird nesting season.
Hand weeding		Once per month	Once a month	Once per month		4-8	Weed by hand taking care not to disturb sheet or bark mulch. Remove arisings off site.
Spot herbiciding	Once in late March		Once in late June, once in mid-August	Once in mid-October		4	To occur at approximately 6 week intervals only if required.
Watering		Once per fortnight	Once per fortnight	Once per fortnight		15	Water once per fortnight from April to September until trees/plants/grass areas are established. Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions. Increase watering during hot and dry weather until plants have established.

Maintenance Operation (Landscape/POS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov – Dec (8 weeks)		
Watering		Once per fortnight	Once per fortnight	Once per fortnight		15	Water once per fortnight from April to September until trees/plants/grass areas are established. Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions. Increase watering during hot and dry weather until plants have established.
General maintenance of planted areas						12	Check at each visit. Apply bark mulch as and when required within the first 3 years.
Fertilising trees and shrubs		Once in early May		Once in mid-September		2	Fertilize new trees and planting, once in early May and once in late September. Use a slow release product, ideally granular.
Pruning trees and shrubs	Optimum time for Buddleia & Cornus				Optimum time for most species	1	As required to sound horticultural practice between October and March. Cut back grasses in spring.
Cutting amenity grass areas	Only if required from start of growing season	Once every fortnight	Once every 3 weeks	Once every fortnight	As required to finish of growing season	12-15 times per year	Mowing frequency to be adjusted according to climatic conditions and use. Reduce frequency to every 21 days in hot and dry weather.

Maintenance Operation (Landscape/POS)	Number of Visits (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Adopting Organisation and the Contractor. Indicative timings are shown with a)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
Edging amenity grass areas		Once per month	Once per month	Once per month		7	Re-profile and edge shrub beds at start of growing season with half moon tool, then strim or cut margins with edging shears throughout growing season.
Replacement of tree, hedgerow and shrub planting					Optimum time for most species	1	As required. To include enhancement planting.

New Ground Wood

Specification for Soft and Hard Landscaping Works

All landscape works shall comply with BS 5413:1993.

Unless otherwise specified:-

A. Setting Out

1. Planting shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using radii written on the ground using two parallel strings and a blue builder's spirit. The corners between curves shall be set from a straight string and a spirit level. Check that all setting out conforms to the plan before construction and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may incur amendment of the contract programme.
2. All planting beds shall be a minimum of 1 metre wide, except where there are insufficient spaces, due to the constraints of walls and path edges and their foundations. Where narrow beds between walls and paths are specified, ensure that the bed has space for root protection headings before planting. If it is not possible to achieve this, the landscape architect shall contact the site manager or landscape architect to create and lay the bed out by hand. The bed can be reduced to 500mm if all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re-locate them to the specified width at his own expense.

B. Ground Preparation

1. Pre-planting herbicide application shall be applied by suitable spraying apparatus using an approved translocated systemic herbicide to manufacturer's instructions and to 1987 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both used free and are to receive specific about plants. Spray immediately if any weeds are present. If weeds are showing, but there may be a delay before planting, the area is to be worked, spray after one month following cultivation. In other dormant weeds to be removed, all weeding shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from insecticide usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rate off all dead material from site.
2. Carry out the following works to the working level on site to ensure it conforms to BS 3882:2015, being free from visible larger than 50mm diameter, concrete, all roads, walls, posts, and have less than 200mm class 2 or 3 aggregate over the surface. For beds less than 5 metres in width, the soil compaction or machine rollers shall be to a depth of 300mm, ensuring that the substrate and topsoil are compacted to a minimum of 5 metres in depth. For beds greater than 5 metres in width, limited use of road rollers shall be used to compact the substrate to a depth of 300mm, except where there are services, or within 10 metres of the edges of the bed or 10 metres of existing buildings. Do not re-plant areas where roots greater than 50mm diameter are encountered. Do not break up soil within the root protection zone of any retained tree. Refer to Asset Tree Arteriovascular Impedance Assessment for further information.
3. Dispose of any removed material in a suitable way. Do not allow any material to be left on site. All planting beds to be graded to a level 50mm below adjacent grass or paved surfaces, 100mm below where appropriate and much is not specified, within 400-600mm of edges to ensure bank or weed strip mulches are retained. Where grass is present, the soil level shall be flush (maximum 20mm below) but never proud of adjacent paved surfaces, to receive site water runoff. The landscape architect is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread sufficient material. The landscape architect shall allow for adjustment of levels, in accordance with the specification, to ensure drainage. Where beds are specified, single sheet raised beds shall be graded to the specified levels above adjacent grass or paved surfaces within 600mm of the edges of the bed. This is to allow for sheet mulch and bank allowed strip mulch, to prevent water from seeping into the pavements and able to allow surface water to drain from paths to be planted areas.
4. The edges and top level of raised beds shall be graded flush with the finished pavement level for up to 150mm below), to allow surface water to drain from pavements to grass areas. Grass areas should therefore never be proud of paved areas. Soil levels more than 10mm below pavement edges will cause major drainage problems.
5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882:2007, and be free from roots (over 50mm diameter), concrete, nails, mesh and bricks (over 50mm in length) and shall be substituted at set out, unless Representative samples shall be approved by the landscape architect before being applied to site. No imported soil shall be supplied to site without a written instruction.

C. Planting

1. All planting must be carried out in accordance with the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of planting holes and required depths for planting, watering, and care requirements.
2. The substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which does not conform to the specification, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of quantities and associated notes. (5.0 plants are 150mm diameter and 1.5m deep). All shrubs, other than ground cover, shall be minimum 100mm diameter and 1.5m high. All plants shall be supplied in suitable condition to suit the site. Plants shall be delivered to site, not root bound, barked or sunken. There shall be a minimum of 3 branches per shrub. This specification is the minimum standard required and any stock falling below this standard, in any way, shall be rejected and replaced at the contractor's expense at the contractor's cost.
3. Refer to accompanying Landscape Management Plan for further details.
4. Pruned trees shall be delivered to site to the required, variety and size as specified on the planting plan, to include 1.5m diameter above ground and 100mm below ground) and this to be with a maximum of 20mm maximum from the top of the soil.
5. Top to be of cultivated grade such as Rosmarinus 'Hudsonii', or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any top rejected by the landscape architect at his best cost.
6. Self-ligging climbing shrubs or wall shrubs shall be trained to the wall/edge with black or white plastic covered garden wire. Training wires shall be attached vertically to the wall/edge by means of 125mm diameter stainless steel eye screws fitted through the wall/edge at 200mm from ground, and the 125mm from top of the wall/edge, and along the wire lightly between the flanges. Train the climber to the wire with plastic covered garden wire. (See 1.8 x 1.8m generally) (but 1.8 x 0.6m for corner or where space is restricted). Indicate for adapting any panels for locations where walls or fences are less than 1.8m. (The 1.8m panels to be manufactured using steel roofing screws 125mm long by 6mm diameter, incorporating 30mm wide metal washers to ensure that the panel is not loose on the wall/edge) for from the wall/edge to the wire between of wires. Ensure that all timber in pressure impregnated with non-phenolic preservative and then painted along a dark brown non-phenolic preservative wood stain such as Sikkens 'Classic' water based preservative. Ensure that the timber is not in contact with the ground but is fixed with plastic coated garden wire legs.
7. Climbers specified outside protected areas shall be specially prepared climber plants. Climber legs shall be 500mm x 400mm and 600mm deep (minimum size), and be installed with treated timber spikes (diameter 10mm) to be fixed into the base of the panel, before being fixed to the wall/edge with black wire. Ensure no damage to foundations and services, and make good all structures and surfaces disturbed. Furnish with 50g of Fibre 'Nutrosol' slow release fertiliser, water with 15 litres of water per climber per.
8. Mulch

D. Mulch

1. When specified by the additional specification notes on this plan, supply and spread appropriate 'woven fabric' sheet mulch and planting beds, previously cultivated, graded and fertilised before planting, and then with finished grade to a minimum of 500mm compact, (100mm depth) and 100mm depth (1m wide). Keeping the depth is essential to prevent fleas of material becoming exposed. Refer to the specification for 'woven fabric' sheet mulch bed plan.
2. Following planting and after removal of plant materials, 'woven fabric' sheet mulch shall be applied to all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid any spillage onto pavements or lawns. i.e. no substitution of mulch type will be acceptable. It is essential to have a well-sorted, large particle, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

E. BS Codes

1. BS 5413:1993
2. BS 3882:2007
3. BS 3882:2015

F. General Notes for the Developer

1. True Protection:- Please refer to All About Trees tree protection information. No digging to take places within the root protection zones of protected trees.
2. Ground Tests:- Set levels for shrub beds and other areas should have any compacted subgrade thoroughly broken up by machine before introducing the ground worker to spread topsoil or the landscape contractor to receive new soil in the beds with suitable subgrade. Do not re-plant or plant in plastic and soil. Edge soil spread from on site should be to the following minimum depths:- Shrub beds 150mm, allow for excavation of 45mm of the subgrade for edge beds to have beds 100mm deep. Finished pavement or grass areas or under to receive about and back mulch, 100mm below where about mulch is not to be used. 200mm deep pits will be as per BS 5413:2014. The soil shall be spread for grass areas both with any areas of paving and after settlement, the soil level shall be no greater than 10mm below pavement areas to allow 10mm depth for areas to be grassed, the soil level shall be flush with any finished paved surfaces after settlement (a 20mm minimum of from below) to allow 20mm water to drain into soil surface. Settlement shall be no greater than the tolerance given, or problems will be encountered with means (the tolerances) in danger of leaching concrete edging) or where in areas of pavements, their drainage problems will be encountered. Existing paved and repaired works shall conform to BS 3882:2007, and be free from dampness, cracks greater than 10mm diameter, concrete, voids, mesh, debris, etc. cement and hollow tiles, but shall have a dry cement of less than 20%.
3. Hardwoods:- Hard woods, unless otherwise agreed, shall be checked out by the developer or main contractor. All materials and workmanship shall be in accordance with the contract documents and the hard wood sheet.
4. All paths and edges shall be set out properly to lines and radii, with all curves marked on the ground using painted pegs and string or site marker paint, achieving 'dipping corners' effect. Setting out shall be agreed with the landscape architect and undertaken by the landscape architect.
5. Hard surfaces shall be constructed after suitable base preparation has been done, using full depth of sub-grade, with open and substrate. The indicative depths of base courses are minimum depths assuming suitable subgrade conditions.
6. All materials shall be supplied by approved suppliers to the site (e.g. BS 5413:2014). The contractor shall be responsible for the thorough removal of all contaminants (detritus) to the complete satisfaction of the landscape architect. The contractor shall prepare the ground-level surface by weeding with detergent and water and ammonia with a minimum 20g/l solution, followed by a solution of 100g/l of sodium hypochlorite then allowed to dry thoroughly. Supply and joint 'type' 600mm from Site Ltd (Tel: 01793 734444) supplied with a handbook, instructions in accordance with the manufacturer's instructions, COSHH regulations and the product COSHH sheet. Supply this, with a copy of the COSHH sheet, to the site manager before starting work. Application of both materials should be at temperatures above five degrees Celsius and in any event above the current dew point temperature. Paint shall be subject to inspection by experts and if found wanting, shall be removed and replaced at the contractor's expense only.
7. All need users to use AQD water based preservatives applied by various means by Permaform or other similar and approved company. The labour shall then be stained with the coats of Sikkens 'water' finish in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet.

Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8543:2014. To include single 1.6m timber stake, 600mm above ground, space and biodegradable tie.

Native hedge planting. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Species to be planted in random, single species groups of no more than 5 plants.

Areas of amenity grass seed mix or existing grassland, made good.

New native planting at 1m (shrub species) and 2m (tree species) centres, including tubular guards and stakes.

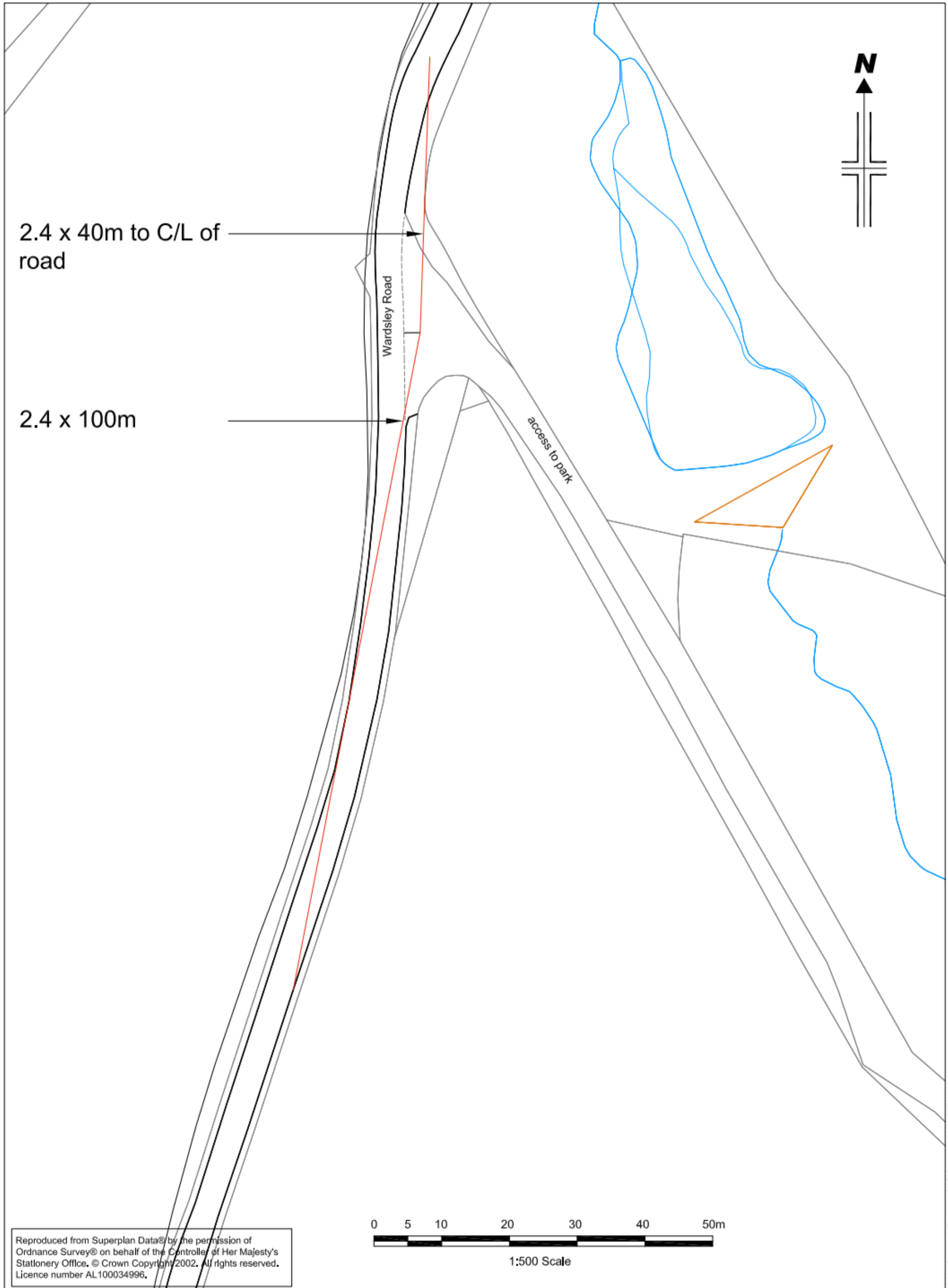
PDP
Professional Development Plan


Client: Bowland Wild Boar Park
Project: Park Extension

Drawing title: Detailed landscape proposals

Scale: 1:200 @ A1
Drawn by: PDP
Date: March 2024

Drawing No: **c-2217-01**



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		Job	Bowland Wild Boar Park, Chipping	Drawn	DME	Checked		Approved		Date	Aug 2023	
		Title	Visibility Splays to Wardsley Road	Rev.								

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Location of site visibility splay