

Phase 2 and 3, Land East of Chipping Lane, Longridge

11319_R08_Landscape Management Plan

1.0 Introduction

- 1.1 This Landscape Management Plan should be read in conjunction with the **Landscape Strategy Plan (TG Ref: 11319/P73)** and **Soft Landscape Proposals (TG Ref:11319/P74)** which shows the site layout and soft landscape works for the site boundaries and communal areas for the Phase 2 and 3 Works at Land East of Chipping Lane, Longridge. The management plan relates to the communal spaces, gardens and boundary vegetation found on site. It excludes areas of existing retained woodland and other vegetation along the western boundary.

2.0 General

- 2.1. The site is situated immediately to the north of the settlement of Longridge. Consisting of pastoral fields dissected by field boundary hedgerows and hedgerow trees broadly surrounded by open countryside to the north and existing residential and commercial development to the south. Topographically the site has localised undulation, with ground levels rolling gently north-west to south-east.
- 2.2. The Landscape Strategy Plan (**TG Ref: 11319/P73**) has identified a number of areas requiring special attention. These are the following:
- Residential Development;
 - Native Boundary Planting and hedgerows (retained and enhanced);
 - Internal Green Infrastructure Corridors (retained and enhanced); and
 - Informal Open Space.
- 2.3. These character areas provide a basic concept for the envisaged management of landscape works within the site boundary which is expanded upon within this document.
- 2.4. Landscaping works on site will pertain to the communal spaces within the site boundary as well as the front gardens of the residential properties. These works will include tree planting, native hedgerow planting, ornamental hedgerow planting, shrub and herbaceous planting, ground cover planting, amenity grassland seeding, bulb planting and wildflower meadow planting.
- 2.5. The landscape works undertaken on-site will be maintained for a period of 12 months by a landscape contractor post Practical Completion, and following on from this, the landowner shall be responsible for the replacement of any trees or shrubs which are dying, damaged or diseased within 10 years of planting within the next planting season.

3.0 Aims & Objectives

3.1 The landscape is designed to:

- Strengthen the existing site boundaries;
- Improve visual amenity;
- Create aesthetically pleasing new open space provision, within the development; and
- Ensure the protection of key landscape features within and surrounding the site.

4.0 Management Objectives

4.1. The landscaping on-site will receive installation management and maintenance for a period of 12 months from the date of practical completion. Within this time and the following 9 years, all defects resulting from plant loss, disease or failure to thrive, will be replaced. Any replacements within the first 12 months will be the responsibility of the contractor. The landowner will take responsibility thereafter for replacements within the remaining 9 years.

Tree Planting

- 4.2. Trees are to be planted at their mature spacing. A minimum distance of 4 meters from foundations of buildings and 1 meter from fence lines and kerbs will be enforced on all trees. Tree surgery such as crown lifting, or dead wood removal will be carried out, as and when required.
- 4.3. All trees with rootballs are to be planted with double stakes and all bare root trees with single stakes. Stakes should be inserted on the side of the prevailing wind so that the tree is blown away from the stake.
- 4.4. Double stakes should be equally spaced around the tree outside the root ball and secured to the trunk with a timber crossbar and tie.
- 4.5. Single stakes should be inserted before planting and the stake should be one-third of the height of the tree. This anchors the roots and allows the stem to sway and thicken.
- 4.6. Ties should be checked regularly for rubbing and adjusted if necessary. Constriction of the stem by ties happens very quickly, so fast growing trees need frequent checking. After bad weather, check for abrasion and snapped stakes or ties.
- 4.7. In years 5-10 remove staking if tree has established well and the stakes are no longer required.
- 4.8. The ground around the base of the tree is to be covered with a bark mulch in order to conserve moisture and reduce weed growth. For trees located within planting beds the bark mulch should be retained until such time as the area has been covered by shrub planting. Additional topping up of necessary mulching should take place on an annual basis.
- 4.9. All weed and grasses that self-seed around the base should be removed immediately.
- 4.10. Where trees are planted adjacent to existing planting, measures are to be taken to ensure the existing vegetation is protected.

Native Hedgerow Planting

- 4.11. Native hedgerows are to be incorporated within the boundary vegetation to the north of the site adjacent to the retained agricultural land (**11319/P74**) to continue the existing hedgerows along the entirety of the northern boundary which currently encloses the development, they will also be planted along the southern boundary to the rear of existing properties. Bare root stock is to be planted in double staggered rows to establish a natural hedgerow and planted at 5 plants per linear metre.
- 4.12. For the mixed native hedgerow, hedging should be planted in groups of 5 to 8 of the same species.
- 4.13. The ground around the newly planted hedgerows are to be bark mulched in order to reduce weed growth and conserve moisture within the soil / root.
- 4.14. Careful clipping and pruning will be required in the early years of implementation to ensure a well-clothed hedge.

Ornamental Hedgerow Planting

- 4.15. A mixture of ornamental hedges is to be established along the front boundaries of the plots shown on **11319/P74** to define the private residential areas. Bare root stock is to be planted in a row.
- 4.16. For the mixed ornamental hedgerow, hedging should be planted in groups of 3 to 5 of the same cultivar. The ground around the hedgerow plants should be bark mulched to conserve moisture and reduce weed growth.
- 4.17. Careful clipping and pruning will be required in the early years to ensure the development of a well-clothed hedge.

Shrub Planting

- 4.18. Native and ornamental shrubs are to be planted at the densities and locations shown on the plans **11319/P74** in order to establish an aesthetically pleasing public open space.
- 4.19. The ground around the ornamental planting should be bark mulched to conserve moisture and reduce weed growth.
- 4.20. Shrubs should be maintained to ensure a weed free condition through combined techniques including by hand, herbicides, cultivation and mulching. Inspections should be carried out once a month.
- 4.21. To promote bushy, healthy growth and to maintain the required shape prune or clip when necessary.
- 4.22. Trim back growth overhanging adjacent footpaths when required.
- 4.23. Remove / replace individual specimens as required.

Amenity Grass Seeding

- 4.24. Amenity grass seeding is to be established within the public open spaces and amenity spaces, using a wear-tolerant mixture (Emorsgate EG21 – Fine Amenity Turfgrass Mixture).
- 4.25. To give the grasses the best chance of thriving, the following steps should be taken:
 - Do not mow the grass too short, especially during periods of prolonged dry or cold weather; and
 - Do not clear fallen leaves in the autumn.

- 4.26. In periods of drought, some dieback of grass is likely. Watering is a solution to this but is often unsustainable. In some years it may be necessary to re-seed badly affected areas at the end of the season.
- 4.27. Moss should be accepted for shaded areas, but kept in check by raking, which is best done in spring when the grass is growing well, so that the grass can quickly recover and grow into the gaps created by moss removal.
- 4.28. Grass should be mown as required throughout the year, although the main mowing period is between March and October. During this period mowing should ideally be undertaken fortnightly.
- 4.29. All mowing should be undertaken in such a way as to cause as little disturbance to the public as possible and should be completed between 7.30am and 7.30pm, Monday to Saturday. After mowing, all grass should be left in a clean, tidy, litter-free condition with adjacent pathways cleared if required.

Wildflower Meadow Seeding

- 4.30. Areas of wildflower meadow is to be established across larger areas of open space within the site (as identified on **11319/P74**). The mixture will comprise 20% native wildflowers and 80% slow growing grasses (Emorsgate EM2 Standard General Purpose Meadow Mixture). Most of the sown meadow species will consist of perennials which will be slow to germinate and grow and are therefore unlikely to flower during the first growing season. The resulting planting will consist of mainly annual weeds within the first growing season which will require topping or mowing.
- 4.31. When sowing within the autumn period, spring and summer cuts of the species are not to occur within the first growing season. Once the annual planting has flowered cuts are to occur within the mid-summer period and any excess vegetation is to be removed. It is important to cut back annuals before they die back, set seed and collapse. This cut will reveal the developing meadow mixture and give it the space required to develop.
- 4.32. In the second and subsequent years the Wildflower Meadow areas will require a summer 'hay cut' in combination with autumn and possibly spring mowing. In order to allow sown species to flower the meadow area must not be cut from spring to the mid-summer period (July / August) until the species have flowered. After flowering has occurred a hay cut is to be completed using a scythe, petrol strimmer or tractor mower to approximately 50mm and the arisings left spread out over the ground for 1 to 7 days in order for seeds to be shed before the arisings are removed from the site.

Bulb Planting

- 4.33. Naturalised bulbs are to be planted in drifts at the densities and locations shown on **11319/P74** in order to establish an aesthetically pleasing public open space
- 4.34. Do not cut grassed areas containing bulbs before flowering. Wait until all foliage has died back before cutting.

Marginal Aquatic Planting

Clearance of any litter and debris within SuDS systems.

5.0 Management Regimes

- 5.1. Existing Buffers to boundaries and green corridor within site are to be maintained by:

- Occasional thinning of understory scrub planting;
- Pruning trees to maintain correct shape and prevent plants encroaching on paths or roads;
- Replacing dead or dying trees and shrubs with similar species;
- Weed control; and
- Watering.

5.2. Trees, shrubs and hedges are to be maintained by:

- Fertilising for continued healthy growth;
- Pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads;
- Weed control;
- Watering;
- Check and adjust ties; and
- Firming up of stakes.

5.3. Amenity grass seeding is to be maintained by:

- Regular cutting; and
- Weed control through mowing or spot spraying where necessary.

5.4. Wildflower grass areas to be maintained by:

- Cutting twice a year; and
- Weed control through mowing or spot spraying where necessary.

6.0 Maintenance Activity Schedule

6.1. The first 12 months' management is to be included within the landscape contract; however, maintenance activities for subsequent years have been included below for information, to ensure the soft landscaping is managed effectively beyond the time limits of the construction works.

Component	Task	Time of Year	Frequency
YEAR 1: Monthly visits throughout the first year, fortnightly during growing season, and more frequently if required due to weather conditions			
Trees:	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	April / May	Annually
	Replace any failed specimens	Oct to March	As required (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Shrub Planting:	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	Re-firm plants	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit

Component	Task	Time of Year	Frequency
	Replace any failed specimens	Bare root stock Oct to March. Containerised stock all year round	As required (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Hedgerows (Native & Ornamental):	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens	Oct to March	As required (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
Amenity Grass Seeded Areas:	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear meter
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings	April to August / September to March	Fortnightly, or as often as required during growing season.
Remove loose moss by scarification	April / May	Annually	

Component	Task	Time of Year	Frequency
Wildflower Meadow Areas:	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to 50mm and remove arising's. Cut to take place immediately after first flowering of annuals*	July / Aug*	Annually*
	Spot treatments of noxious weeds using selective herbicides	Throughout	Annually (As required)
Bulbs	Cut grassed area within which bulbs are planted only once all foliage has died back	Spring	Once all foliage has died back.
YEAR 2: Monthly visits recommended throughout year 2, fortnightly during growing season, and more frequently if required due to weather conditions			
Trees:	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	April / May	Annually
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so

Component	Task	Time of Year	Frequency
Shrub Planting:	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear meter
	Re-firm plants	After strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Bare root stock Oct to March. Containerised stock all year round.	Only if instructed (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Hedgerows (Native & Ornamental):	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)

Component	Task	Time of Year	Frequency
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Amenity Grass Seeded Areas:	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arising's	April to August / September to March	Fortnightly, or as often as required during growing season.
	Remove loose moss by scarification	April / May	Annually
Wildflower Meadow Areas:	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Annual 'Hay Cut' - Cut to 50mm and spread arising's over the wildflower area to shed seed. Leave arising's for 1 to 7 days then remove	July/August after flowering*	Annually*
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
	Spot treatments of noxious weeds using selective herbicides	Throughout	As required (Annually)
Bulbs	Cut grassed area within which bulbs are planted only once all foliage has died back	Spring	Once all foliage has died back
SUBSEQUENT YEARS: Monthly visits throughout subsequent years and more frequently if required due to weather conditions			
Trees:	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)

Component	Task	Time of Year	Frequency
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	April / May	Annually
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Shrub Planting:	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Bare root stock Oct to March. Containerised stock all year round	Only if instructed (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Hedgerows (Native & Ornamental):	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually

Component	Task	Time of Year	Frequency
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Amenity Grass Seeded Areas:	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings	April to August / September to March	Fortnightly, or as often as required during growing season
	Remove loose moss by scarification	April / May	Annually
Wildflower Meadow Areas:	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Annual 'Hay Cut' - Cut to 50mm and spread arisings over the wildflower area to shed seed. Leave arising's for 1 to 7 days then remove	July/August after flowering*	Annually*
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
	Spot treatments of noxious weeds using selective herbicides	Throughout	Annually (As required)
Bulbs	Cut grassed area within which bulbs are planted only once all foliage has died back	Spring	Once all foliage has died back.

****First cut of annuals and subsequent 'Hay Cuts' must take place after flowering***

*****No cutting or grazing to take place from spring through to late July/August***



Hard Landscaping Maintenance

Component	Task	Time of Year	Frequency
Hard Landscaping	Damage to hard landscape works to be reinstated to the original condition as required.	Annually	As required
Surfacing	Remove any weeds with an approved herbicide or by hand work including any other debris as required.	Annually	As required
Drainage Systems	Inspect all drainage systems annually and repair as necessary.	Annually	As required
Access Roads	Cut back vegetation to maintain unobstructed pedestrian and vehicular routes.	Annually	As required
Boundary Treatments	Inspect and repair and replace any boundary treatments where necessary.	Annually	As required

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