

**CLITHEROE ROAD, WHALLEY**

**LOVELL**

**LANDSCAPE MANAGEMENT PLAN**



**tba**

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**Landscape Architecture  
Arboriculture**

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## 1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all the area of buffer planting to the rear of plots 143 to 150 at the development at Clitheroe Road, Whalley, refer to drawing number 6384.01D. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The management plan is intended to enable the management company to satisfactorily look after the site. The management plan should be reviewed every 5 years to ensure that the management being carried continues to be appropriate for the site.

## 2.0 LANDSCAPE ELEMENTS

2.1 The following landscape elements will be present on the site:

- Tree planting
- Native shrub planting
- Grass

## 3.0 AREA COVERED

3.1 The works shall be carried out to the landscaped areas in accordance with the following:

6384.01D *Landscape Proposal Feb'26 (drawing referenced in appendix A)*

Other drawings 6384.02D to 6384.04D, 6384.05E, 6384.06E *Landscape Proposal Feb'26*

## 4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.1 Individual trees, once established, will have their stakes and ties checked.
- 4.2 The management of the native shrub mix will also focus on two stages of development. The first stage is their establishment to form vigorous communities able to contribute to the design objectives of screening, amenity and nature conservation interest. Once establishment is secured, the principal activity will be the selection of some specimens for long-term development. In general the native planting will be both thinned and coppiced to maintain age diversity.
- 4.3 Areas of close mown grass will be maintained to give a neat and tidy appearance.
- 4.4 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

## MANAGEMENT OPERATIONS

### 5.0 TREE PLANTING

- 5.1 Trees should be planted to BS 8245:2014 Trees from Nursery to Independence in the landscape.
- 5.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.

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- 5.3 The individual trees should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This will be achieved by the use of mulch/mulch mats as described in section 12.0 and hand weeding around the base of the tree as described in 11.0.
- 5.4 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established, after year 4, when the stakes and ties can be removed.
- 5.5 All pruning shall be carried out to the highest horticultural standard and shall be carried out using secateurs and hand saws only. Stems to be removed shall be pruned back flush to an outward pointing bud or the nearest junction with another branch, while maintaining the natural shape of the tree. Pruning shall include:
- The removal of dead, diseased and dying vegetation, secondary leader shoots, duplicated branches and potentially weak or tight forks
  - The removal of side growth and suckers back to the trunk or root with a minimum disturbance of the roots
  - The removal of vegetation growing onto footpaths, car parks, road, signs, sightlines and any other location where it presents a hazard to the users of the site
  - The removal of vegetation growing over windows and lights where it presents a security hazard
  - Inspection of trees for pests and diseases
  - No works to trees to be carried out in the bird nesting season that is March to August unless the trees have been inspected by and Ecologist for any signs of nesting birds.
- 5.6 Watering of new tree planting:

Trees should be watered using a can with a rose attachment on the end or a sprinkler that will administer water slowly and at a low pressure, mimicking rainfall.. Water should be applied to the base of the tree, evenly distributed over the entirety of the root ball to encourage even development. A newly planted tree should be watered when planted and at the point of bud burst in the spring and this should be continued throughout the spring and summer months until the leaves have fallen in the autumn (deciduous trees). Watering should be carried out for the first two summers after planting. Watering of evergreen trees may be needed in the winter if it is particularly dry weather. During the height of summer water should be applied at a rate of 2 domestic buckets full (or 20 litres) of water every other day. Watering can begin to be reduced as autumn approaches. Trees still need additional water even if it has been raining. Ensure that the water is draining well away after 10 minutes of application of the water to make sure that the water gets to the tree and is not just sitting on the surface.

- 5.7 Ensure sufficient irrigation as described at section 9.0.

## **6.0 NATIVE TREE/SHRUB PLANTING METHOD OF OPERATION**

### **6.1 Weed Control**

- 6.1.1 Newly planted native shrub areas should be kept weed free as grasses and herbs are strong competitors for moisture and nutrients. Young trees in a grass sward often show classic stress symptoms: sparse small leaves, shoot dieback and a yellowing or browning of leaves caused by nitrogen deficiency and water stress respectively. Mowing or cutting is an ineffective means of controlling weeds. It has been demonstrated that mowing increases the vigour of a grass sward, thereby increasing soil moisture defects and decreasing tree vigour.
- 6.1.2 The careful use of herbicides is an effective method of weed control and it is therefore proposed that these be applied for a period of three years until the woodland canopy has sufficiently developed to suppress weeds naturally.

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### 6.3 Beating Up

- 6.3.1 Some losses after planting are almost inevitable and therefore beating up (the process of replacing trees and shrubs that have died soon after planting) will be undertaken. This will be carried out in the season immediately following the planting operation.

### 6.4 Thinning

- 6.4.1 During the establishment phase of the planting, as it is randomly planted, the plantation will consist of individual trees under stress from the substrate and climatic factors, and from any physical damage or inherent weakness to the plant. As the plants grow, interaction between individuals creates an active process of competition which has a tendency to have an advantageous effect on some species at the expense of others. Problems brought about by suppression due to differential growth rates of different species occur as early as the third year after planting. In order to preserve the slower growing species such as Holly, it will be necessarily critical to time the thinning correctly. As these slower growing species are spread randomly throughout the plantation, they will probably be suppressed at the same time, therefore if the thinning operation is left too late their wholesale loss could result.
- 6.4.2 The nurse species, Hazel, will dominate the plantation after three years. As it is the objective to protect the slower growing species by using nurse species, rather than to suppress them, thinning should take place at this juncture

### 6.5 Coppicing

- 6.5.1 To achieve structural diversity at an early stage selective group-coppicing of Hazel in groups of 5-10m<sup>2</sup> covering one third of the total area of the plantation will be undertaken.
- 6.5.2 To achieve age diversity, small clearings will be made to encourage natural regeneration. Small scale planting of slower species could also take place within the clearings to further increase age diversity.

### 6.6 Stakes and Ties

- 6.6.1 During the establishment period, any stakes will be checked for stability and effectiveness. All ties will be adjusted as they become too tight so as not to cause damage to trees.

## 7.0 SCHEDULE OF MAINTENANCE

### 7.1 From Completion of Planting to Year Three

- 7.1.1 For a period of three years immediately following completion of planting the whole of the native tree/shrub planting shall be kept weed free by the application of Glyphosate to both grass and broadleaved weeds during periods of active growth. During the first year a minimum of four applications shall be undertaken followed by a minimum of two applications per year for the second and third year.
- 7.1.2 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.
- 7.1.3 The Contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, amended 1997, drawn up under the Food and Environment Protection Act 1985.
- 7.1.4 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
- 7.1.5 Any plants or grass areas damaged during spraying operations shall be made good as directed by the landscape architect to his entire satisfaction.

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7.1.6 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

7.1.7 Wetting agent shall be added to all herbicide solutions in accordance with recommended conditions of use.

**7.2 From Completion of Planting to Year Five**

7.2.1 Once yearly all stakes shall be checked for stability and effectiveness. They shall be re-firmed if they have become loose and they shall be removed once, after year 4, once they are no longer required for support of the shrub. Ties shall be checked at the same time and adjusted if they have become too tight or if rubbing of the tree on the stake is occurring.

**7.3 First Year Following Completion of Planting**

7.3.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

**7.4 Third Year Following Completion of Planting**

7.4.1 During the winter months, three years following completion of the first planting of the first planting operation thinning, by complete removal of plants and their roots, shall be carried out.

7.4.2 At the same time as the thinning operation, coppicing of Hazel shall be carried out.

7.4.3 The thinning and coppicing operations shall be carried out to the instructions of the landscape architect.

**7.5 Fifth/Tenth/Fifteenth and Twentieth Year Following Planting**

7.5.1 The plantation shall be thoroughly inspected to assess its condition Thinning/coppicing operations, as detailed above, shall be carried out as deemed necessary. Any defects shall be reported to the adopting authority.

**8.0 CLOSE MOWN GRASS**

8.1 Regular maintenance of the close mown seeded areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. A minimum of fortnightly cuts will be undertaken unless weather conditions alter the frequency. If weather conditions prevent cutting then an intermediate cut will be undertaken at the earliest opportunity lifting the risings to ensure a neat appearance. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. Subsequent cuts should be to a height of approximately 40mm, with the cuttings dispersed.

8.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

8.3 Ensure sufficient irrigation during establishment and during dry periods see 9.0.

**9.0 WATERING**

9.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.

9.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.

9.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.

9.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

#### **10.0 LITTER PICKING AND DEBRIS REMOVAL**

10.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately and repairs arranged within 5 working days.

#### **11.0 WEED CONTROL AND USE OF HERBICIDES**

11.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. This shall be carried out three times per year and only if weed growth is dense shall beds be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to watercourses.

11.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.

11.3 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.

11.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.

11.5 Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

#### **12.0 MULCH**

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a 300mm diameter circle around the base of the native shrub transplant and 600mm diameter circle around the base of the trees.

13.0 MAINTENANCE SCHEDULE

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Litter picking	1 per month or as required	The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.	All	
Watering	To be agreed or as required	Watering may be required during the establishment period of new planting.  The appointed management company shall ensure that sufficient water is applied to maintain healthy growth of all soft landscape areas.	All	
Tree planting	2 per year Pruning to avoid bird nesting season, that is March to August.  1 per year	Individual trees whether planted as specimens or within groups, will be inspected twice annually.  Stakes and ties should be checked, adjusted and replaced as necessary twice per year until the trees are established. After year 4 the stakes and ties can be removed.  If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches.  Areas of mulch to be topped up as necessary  Replacement planting shall be carried out for a period of 5 years.	No.	
Native shrubs	1 per year Pruning to avoid bird nesting season, that is March to August.	Once yearly all stakes shall be checked for stability and effectiveness. They shall be re-firmed if they have become loose and after year four they shall be removed once they are no longer required for support of the shrub. Ties shall be checked at the same time and adjusted if they have become too tight or if rubbing of the shrub on the stake is occurring.  All plants shall be firmed in by treading after frost lift or wind rock.  During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.	m <sup>2</sup>	

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
		<p>Areas of mulch to be topped up as necessary</p> <p>Replacement planting shall be carried out for a period of 5 years. During the winter months, three years following completion of the first planting of the first planting operation thinning, by complete removal of plants and their roots, shall be carried out. At the same time as the thinning operation, coppicing of Hazel shall be carried out.</p> <p>Thinning and coppicing operations, as detailed above, shall be carried out at intervals of 5/10/15 and 20 years.</p>		
Close Mown Grass	Fortnightly	<p>Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on the weather conditions. The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.</p>	m <sup>2</sup>	

## Appendix A

