

**700 – Harrington
Square**

4th August 2023

**LMP 700
LANDSCAPE MANAGEMENT PLAN**

Commissioned b y
Salboy Ltd.

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Note:

This Management Plan should be read in accordance with Environmental Reports.

10 INTRODUCTION

- 11 This document is concerned with the management and maintenance of the landscape within Harrington Square development site. It applies to all external areas of hard and soft landscape, including all new areas of development and maintenance of existing developed areas. It does not include buildings, signage, underground services and drainage, roads, lighting, mechanical and electrical installations.
- 12 The drawings to which the Landscape Management Plan refers are given in the description of each landscape element recorded in section four.
- 13 Following initial development of the site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. Thereafter, the responsibility of the maintenance will be borne by the appointed management company. Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.
- 14 Where a British Standard or Code of Practice exists, appropriate to any materials, workmanship or operations necessitated by the Works or part thereof, such materials, workmanship or operations shall comply with the latest edition of that British Standard or Code of Practice unless otherwise stated.

20 AIMS & OBJECTIVES

21 Aims

- The purpose of this document is to ensure the appropriate short term and longer-term management of the vegetation and other landscape components to be managed by the appointed management company.
- To adopt a coherent, strategic and integrated approach to the landscape management and maintenance of the landscape elements within the site to reinforce and perpetuate the essential design objectives covered in the Landscape Design Concept.

22 Objectives

- To ensure successful establishment of the new landscape proposals
- To ensure the site is maintained to a high standard following the establishment of all new landscape proposals
- To ensure new tree, shrub, hedges and ornamental planting develops and is maintained in keeping with the context of the site
- To fulfil legal and planning requirements
- To provide a mechanism for monitoring and reviewing the Landscape Management Plan and maintenance operations

3.0 RANGE OF ELEMENTS

To ensure the area is managed appropriately, the site will be considered as comprising of a series of separate but interlinked elements.

Softworks

- 1 Tree Planting
- 2 Herbaceous Planting (Ornamental + Rain Garden)
- 3 Wildflower Biodiverse Green Roof
- 4 Hedges, Shrub Planting
- 5 Bark Mulch Surface

Hardworks

- 6 Surfaces - Paved Areas, paths
- 7 Furniture
- 8 Litter, Leaf and Other Cleaning

Descriptions, management objectives and prescriptions for each of these components are detailed in Section 4.

Please refer to drawings:

Softworks Plan 1 of 3	LN00700-Planting Plan-L-4001
Softworks Plan 2 of 3	LN00700-Planting Plan-L-4002
Softworks Plan 3 of 3	LN00700-Planting Plan-L-4003
Softworks Schedule	LN00700-Planting Plan-L-4004
GA Plan 1 of 3	LN00700-GA Plan-L-1001
GA Plan 2 of 3	LN00700-GA Plan-L-1002
GA Plan 3 of 3	LN00700-GA Plan-L-1003

4.1 Tree Planting

4.1.1 Description:

- See drawings LN00700-Planting Plan-L-4001, LN00700-Planting Plan-L-4002, LN00700-Planting Plan-L-4003 and LN00700-Planting Plan-L-4004

4.1.2 Objectives:

- Establishment of tree planting structure.
- Maintain in safe healthy condition.
- Promote attractive appearance.
- Maintain uniform appearance of trees within each species
- Maintain form for formal shaped trees etc.

4.1.3 Prescription:

- A. Water trees thoroughly during dry periods.
- B. Replace failed or severely damaged trees as specified, subject to investigation and measures to avoid subsequent failure/damage.
- C. Carry out light pruning, removal of deadwood and repair work as necessary. All work to be undertaken by an Arboricultural Association approved contractor.

4.2 Herbaceous Planting (Ornamental + Rain Garden)

4.2.1 Description:

- See drawings LN00700-Planting Plan-L-4001, LN00700-Planting Plan-L-4002, LN00700-Planting Plan-L-4003 and LN00700-Planting Plan-L-4004

4.2.2 Objectives:

- Ensure satisfactory establishment and development of new shrub planting material.
 - Ensure the design concept envisaged for each area is achieved.
 - Maintain planting in a healthy and attractive condition.
 - Maximise particularly intended overall effects, plant relationships and individual plant effects.
- A. Water plants thoroughly during dry periods to ensure establishment.
 - B. Keep beds free of weeds through hoeing and hand weeding.
 - C. Apply slow-release fertilizer each March /April.
 - D. Prune to promote healthy growth and in accordance with required shape
 - E. Prune to remove dead, dying or diseased wood and suckers
 - F. Control pests and diseases.
 - G. Replace poorly established or dead plants.
 - H. Carry out dead heading as appropriate.
 - I. Apply mulch in spring to ensure water retention
 - J. Thin out planting/lift/divide as required.

4.3 Wildflower Biodiverse Green Roof

4.4 Wildflower roof

4.4.1 Description:

- See drawings LN00700-Planting Plan-L-4001, LN00700-Planting Plan-L-4002, LN00700-Planting Plan-L-4003 and LN00700-Planting Plan-L-4004

4.4.2 Objectives:

- Promote a well-maintained appearance.
- Promote biodiversity and maintain a diverse and longer sward
- Control undesirable herbaceous species.

4.4.3 First year Prescription:

- A. Water newly established plants
- B. Thereafter water during dry periods.
- C. Maintain weed free - dig out any perennial weeds
- D. Cut with scythe in Early August and remove risings.
- E. Further cut between Sept-March if necessary.

Ongoing prescription

- A. Maintain weed free - dig out any perennial weeds
- B. Remove non desired woody species.
- C. Replace any dead or dying plants
- D. Control pests and diseases.
- E. Removal of unwanted invasive species
- F. Water as required in drought conditions
- G. No fertilizer should be used, grass growth regulator will not be permitted
- H. Cut with scythe down to 50mm in Aug and remove
- I. Further cut between Sept-March if necessary
- J. Strimming where wildflowers abut pathway
- K. Regular reinstatement of damaged or worn areas by seeding

4.5 Hedges, Shrub Planting

4.5.1 Description:

- See drawings LN00700-Planting Plan-L-4001, LN00700-Planting Plan-L-4002, LN00700-Planting Plan-L-4003 and LN00700-Planting Plan-L-4004

4.5.2 Objectives:

- Ensure establishment of new hedgerows
- Maintain hedges in a healthy and attractive condition.
- Maintain structure, integrity and density as appropriate to each species.
- Achieve intended shape annually.
- Maintain and not exceed the ideal width/height of the hedge specified in planting plans/schedule.
- Carry out works when least invasive to wildlife breeding cycle

4.5.3 First year Prescription:

- F. Water newly established plants thoroughly during dry periods.
- G. Maintain weed free surround to hedge base.
- H. Prune shrubs to retain shrub-like character and sizes

Ongoing prescription

- I. Remove non desired woody species.
- J. Replace any dead or dying plants
- K. Prune to promote healthy growth and in accordance with required shape
- L. Control pests and diseases.
- M. Removal of unwanted invasive species
- N. Prune shrubs annually to retain shrub-like character and intended size

4.6 Bark Mulch

4.6.1 Description:

- Granulated bark mulch surface to planting beds

4.6.2 Objectives:

- Maintenance of attractive uniform surface between plants
- Weed suppression and soil water retention

4.6.3 Prescription:

- Top up mulch annually to 75mm depth as required
- Remove weed growth by combination of hand weeding and chemical control

5.1 Hard Surfaces**5.1.1 Description**

- See drawings LN00700-GA Plan-L-1001, LN00700-GA Plan-L-1002, LN00700-GA Plan-L-1003
- Various surfaces

5.1.2 Management Objectives

- Provide appropriate surfaces for specific uses
- Ensure surfaces are safe to use
- Ensure surfaces are comfortable to use (relative to role)
- Maintain an appropriate appearance relative to context
- Prevent long term deterioration of surfaces due to wear and differential settlement

5.1.3 Prescription

- a. In order to fulfil the management objectives for hard surfaced areas the following works will be undertaken:
 - cleaning activities as described below
 - weed control, using contact or translocated herbicides
 - moss and algae control in known problem areas and in other areas as necessary
 - maintenance of edge support and base layer drainage
 - routine surface treatments
 - repair of surfaces
 - resurfacing
- b. The range of work implemented and the relative levels of inputs on hard surfaces to fulfil the objectives will vary particularly in relation to materials used, the situation of any surface and the intensity of use.
- c. Regular cleaning of hard surfaces will reduce weed, moss and algae control needs. However, even with rigorous cleaning, specific weed control and in some areas moss and algae control will be necessary to maintain a good appearance and safe surfaces.
- d. All hard surfaces will probably need some form of chemical weed control in places, e.g:
 - Paving – gaps, cracks and other damaged areas only
 - Self-binding and loose materials – the entire surface
- e. From an environmental perspective the method of weed control will need to be restricted to sprays of contact or translocated herbicide. Both methods require weeds to be present to be treated.
- f. Manufacturer's instructions are to be followed to ensure appropriate methodology

5.2 Furniture**5.2.1 Description**

- Seating
- Cycle stand
- Railing

5.2.2 Management Objectives

- Ensure good levels of appearance
- Ensure the safety and comfort of users
- Prevent the physical deterioration of components
- Ensure longevity of furniture and equipment

- 5.2.3 Prescription
- In order to fulfil the management objectives for the furniture and structures the following works will be undertaken:
 - cleaning activities as described below
 - weed control, using contact or translocated herbicides
 - moss and algae control in known problem areas and in other areas as necessary
 - Routine inspections for health and safety
 - resurfacing, surface treatment, painting as appropriate
 - Routine inspections for defective parts or components
 - The range of work will vary in relation to materials used and the intensity of use.
 - Manufacturer's instructions are to be followed to ensure appropriate methodology.
 - Report on necessary repairs and action appropriately

5.3 Litter, Leaf and Other Cleaning

5.3.1 Description

- Site wide appearance

Management Objectives

- 5.3.2
- Ensure good levels of appearance
 - Ensure the safety and comfort of users
 - Prevent the physical deterioration of landscape components

5.3.3 Prescription

- a. Litter collection
 - All areas to be picked once per week
 - Additional litter picking will be undertaken as necessary
 - Measures to be drawn up and implemented according to degree of problem
- b. Hard surface sweeping to remove litter
 - Hard surfaced areas in high profile areas will be swept once per fortnight
 - Hard surfaced areas in other areas will be swept on six occasions per year
 - Additional sweeping will be undertaken as necessary
- c. Other cleaning on hard surfaces, including:
 - Special treatments of stains and graffiti
 - Treatment of spillages
 - Removal of mud and soil
 - Leaf collection
 - High profile areas where leaf accumulation is a problem will be cleared of leaves on two occasions each autumn
 - Other areas where leaf accumulation is a problem will be cleared of leaves after leaf fall is complete

60 IMPLEMENTATION, MONITORING & REVIEW

- 6.1 The elements covered by this Landscape Maintenance Plan are the subject of the Maintenance Schedule (within section 7).
- 6.2 The Maintenance Schedule incorporates the management objectives and broad prescriptions set out in this Landscape Maintenance Plan and gives detailed programme information. The Schedule also incorporates inspection and monitoring.
- 6.3 The management proposals will be undertaken, with professional landscape design, ecological and landscape management advice. A key person will be identified as responsible for implementation of the Landscape Management Plan and associated inspections, programmes and monitoring.
- 6.3 All materials, workmanship, quality and operations will be in accordance with current British Standards, Codes of Practice and legislation.

70 MANAGEMENT SCHEDULE

- 7.1 The maintenance operations described in the following schedule will be implemented under a landscape maintenance contract, following the end of the 12 month maintenance and defects liability period associated with the construction phase of the development. The maintenance operations will apply to a period of at least five years. Subsequently, maintenance operations will be reviewed and modified to achieve the long-term objectives described in the Landscape Management Plan.

700 - Suggested Landscape Maintenance Frequency Table for Regular Maintenance Operations - For Contractor's Reference																						
Action	Responsibility	Year of work						No of ops/yr	Month of Operation												Notes	
		1	2	3	4	5	6+		Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec		
SITE INSPECTIONS																						
Carry out an initial site inspection to verify works post-completion and submit written report detailing any specific works required	Contractor & Onsite Management team	*						NA	*	*	*	*	*	*	*	*	*	*	*	*	*	One-off inspection following PC
Weekly site inspections to all areas and inspection reports with dated photos where required	Contractor & Onsite Management team	*						52	4	4	5	4	5	4	5	5	4	4	4	4		
CLEANSING																						
Weekly cleanse to all areas and inspection reports with dated photos where required. Ensure all litter is collected from shrub beds and paved surfaces.	Contractor & Onsite Management team	*	*	*	*	*	*	52	4	4	5	4	5	4	5	5	4	4	4	4		
Leaf clearance as required to maintain clear planting beds and safe pathways	Contractor & Onsite Management team	*	*	*	*	*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*	Likely to be more intensive during the autumn months	
Fly Tipping: remove fly tipped material as required	Contractor & Onsite Management team	PROVISIONAL						NA	*	*	*	*	*	*	*	*	*	*	*	*		
GENERAL																						
Litter collection and removal from site	Contractor & Onsite Management team	*	*	*	*	*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*	Keep litter free at all times - weekly litter collection	
Weed control	Onsite Management team	*	*	*	*	*	*	NA	*	*	1	1	1	1	1	1	1	*	*	*	As specified	
Watering	Onsite Management team	*	*	*	*	*	*				*	*	*	*	*	*	*	*	*		Daily if required in summer	
Top up mulch, firm plants, Check ties, supports etc	Onsite Management team	*	*	*	*	*	*	2			1							1			To 75mm as required	
Pest and disease control	Onsite Management team	*	*	*	*	*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*		
SHRUBS, TREES AND HEDGEROWS & HERBACEOUS PLANTING																						
Shrub Planting																						
Hand weed within planting beds.	Contractor & Onsite Management team	*	*	*	*	*	*	7				1	1	1	1	1	1	1				
Top up mulch to areas of newly established ornamental planting to maintain depth of 75mm (as required)	Contractor & Onsite Management team	*	*	*	*	*	*	NA			*											
Annual prune of current years growth to promote new growth, enhance vigour, prevent encroachment onto adjacent footpaths and facilitate ease of access. Consider individual species requirements, and utilise a free-form pruning style to retain the plant's natural form.	Contractor & Onsite Management team	*	*	*	*	*	*	1											1		Consider individual species requirement	
Water shrub beds during establishment and then following prolonged periods of drought (in excess of 14 days).	Contractor & Onsite Management team	*	*	*	*	*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*		

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		1	2	3	4	5	6+		Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec		
Wildflower Biodiverse Green Roof																						
Hand weed	Contractor & Onsite Management team	*	*	*	*	*	*	NA			*	1	1	1	1	1	1	1				
Water newly established plants and thereafter water during dry periods.	Contractor & Onsite Management team	*	*	*	*	*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*		
Strimming where wildflowers abuts pathway.	Contractor & Onsite Management team	*	*	*	*	*	*	NA					*	*	*	*	*	*				
Regular reinstatement of damaged or worn areas by seeding	Contractor & Onsite Management team	*	*	*	*	*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*		
Cut with scythe down to 50mm in Early August and remove risings. Further cuts between Sept-March if necessary.	Contractor & Onsite Management team	*	*	*	*	*	*	1	*	*	*					1		*	*	*		
Newly Planted Trees																						
Crown pruning as required to maintain form, health and vigour.	Contractor & Onsite Management team	PROVISIONAL						NA	*	*								*	*	Consider individual species requirement		
Application of fertilizer to specimen trees	Contractor & Onsite Management team	PROVISIONAL						1			*											
Undertake re-affirming of proposed trees and stakes and loosen/refit ties as required to facilitate following years growth	Contractor & Onsite Management team	*	*	*	*	*	*	NA			*							*				
Remedial arboricultural works as required in response to annual inspection	Contractor & Onsite Management team	PROVISIONAL						NA	*	*									*	*		
Herbaceous Perennials (Ornamental + Rain Gardens)																						
Dead head shrubs/ herbaceous	Contractor & Onsite Management team	*	*	*	*	*	*	NA			*		*	*	*	*	*				as required	
Thin out planting, Lift / divide herbaceous	Contractor & Onsite Management team	*	*	*	*	*	*	NA			*							*			as required	
Cut back herbaceous	Contractor & Onsite Management team	*	*	*	*	*	*	NA			*								*		Evergreen grasses/herbaceous only removal of unsightly leaves	

700 - Suggested Landscape Maintenance Frequency Table for Regular Maintenance Operations - For Contractor's Reference																						
Action	Responsibility	Year of work						No of ops/vr	Month of Operation												Notes	
		1	2	3	4	5	6+		Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec		
HARDSCAPE																						
Treat any weeds in hard surfaces/street furniture: Apply a suitable foliar acting or residual herbicide to all hard surfaces and gravel. Allow a recommended time period for the herbicide to take effect before clearing the arisings.	Contractor & Onsite Management team	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	
Sweep mulch and litter from all hard areas, Clean and remove all stains, debris, vegetation (moss/algae) and litter from all hard areas, street furniture, drains and gullies, surface gutters and channels	Contractor & Onsite Management team	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	
All footpaths, roads and cycle ways are to be de-iced and cleared of snow on reaching a depth of 5mm. The material for de-icing is to be agreed with the site manage and shall be spread evenly at a rate per the manufacturer’s recommendation.	Contractor & Onsite Management team	*	*	*	*	*	*		*	*	*								*	*		
Jet-wash concrete paver pavements. Frequency to be increased as necessary to maintain public realm aesthetic appearance.	Contractor & Onsite Management team	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	To be agreed with onsite management team.
Routine inspections for defective parts/health and safety and where necessary reporting on and carrying out repairs to hard paving and furniture/play equipment	Contractor & Onsite Management team	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	follow manufacturer's instructions / guidelines
MONITOR AND REVIEW																						
Undertake Annual Arboricultural Assessment	Contractor & Onsite Management team	*	*	*	*	*	*	NA	*										*	*		To be undertaken by a qualified Arboriculturalist
Undertake 5 yearly review of management and maintenance operations to review progress and to adapt regimes as required. Repeat the process for the duration of the 25 year management plan	Onsite Management team					*	*	NA	*	*	*	*	*	*	*	*	*	*	*	*	*	
Annual assessment and review of management plan objectives, prescriptions, schedule of maintenance works, budget and costings.	Contractor & Onsite Management team	*	*	*	*	*	*	1							1							

* Operation to be undertaken as required during specified period

N.B. As/when required for the health and establishment of the planting and the items