

LDA DESIGN

Landscape Management Plan
101 CAMLEY STREET: CANALSIDE GARDENS
LANDSCAPE AND PUBLIC REALM

18th November 2020

Issue for Construction

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A	Issue for Tender	AW	07 th August 2020
B	Log pile added to planting area	AW	18 th November 2020

Revision History

This document has been prepared and checked in accordance with ISO 9001:2000

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1.0 Management Plan Aims and Objectives

This report gives guidance on the longer term maintenance and management measures required to keep the proposed public realm and landscape works for the Canalside Gardens in good order. The Canalside Gardens has been identified as an area to enhance local wildlife and it should be noted that a more relaxed maintenance regime is proposed in this area in contrast to the main development. Biodiversity enhancement such as the retaining small piles of arisings and allowing natural plant colonisation (in keeping with design character) aim to provide a more naturalistic maintenance approach. The key objectives for maintenance and management include:

- To ensure an efficient and sustainable landscape management and maintenance regime through the lifetime of the development
- To encourage and support local wildlife and increase biodiversity.
- To provide high quality and safe external environment for all users
- To ensure the successful establishment and continued growth of the trees and planting within the landscape proposal.

1.1. Design Intent

The planting strategy for the Canalside Gardens responds to local context. Planting reflects the wildness of local surroundings including Camley Street Natural Park, creating a beautiful and ecologically rich green pocket. The planting mix includes shade loving species comprising of a matrix of ferns, grasses and glossy ground cover for year-round interest. Plant communities arranged in a matrix style effect allows them to self-sustain with reduced maintenance requirements. High densities of evergreen plants will provide form and structure throughout the year. The planting scheme includes a beautiful and ecologically rich mix of native plants to enhance local ecology. Species identified as good pollinators have also been incorporated to provide forage for a wide variety of pollinating insects. Flowering wall climbers are spaced at regular intervals to spread along the boundary wall creating a beautiful green curtain and help soften this imposing feature. The planting design has been developed to achieve the following objectives:

- To create visual interest for as much of the year as possible and complement the adjacent hard materials.
- To introduce biodiversity and benefits for wildlife.
- Plant species have been chosen for self-sustaining qualities and species combined for an effective low maintenance plant community.
- Plant species have been chosen to respond to local microclimates such as deep shade, underneath existing mature trees or adjacent to the existing boundary wall.

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2.0 General Management Operations

The scheme has been designed to reduce the long term maintenance and management requirements as much as reasonably possible. The general maintenance measures outlined below represent current best practice. The works should be left in a clean, tidy condition at completion and after any maintenance operations.

2.1. Control of Litter/Vandalism

Removal of litter and debris, taking care not to damage plants when removing litter and not using a vacuum system for removal.

2.2. Mulch

Occasional top up of mulch if required to remove visible topsoil and reduce weed growth (typical depth 50mm).

2.3. Weeding

An attempt should be made to allow the natural colonisation of plants to provide additional value to wildlife. Whilst colonisation of native species is encouraged, the Wildlife and Countryside Act (1981) recognises the need to control certain species of invasive plants listing them in Schedule 9.

In the interests of wildlife, hand weeding (including mechanical methods) should take precedence and herbicides should not be used unless essential to ensure the complete removal of noxious weeds or other very significant weed growth. Herbicide application is only to be carried out by a suitably trained person, in periods of low winds, and with careful directional application to ensure no spray/drift onto tree/shrub species. Only suitable herbicide products under current regulations will be used. All precautions recommended by the manufacturer must be observed and containers removed from site immediately after they have been emptied or are no longer required.

2.4. Pest and Disease Control

All plant material shall be inspected for the presence of any pests or disease occurring on the site and appropriate action shall be taken to remedy the disease and eradicate pests.

All materials used in connection with these works shall be of an approved type and be applied and used in accordance with the conditions for the use of herbicides.

2.5. Watering

It is only anticipated that watering to ensure continuing thriving of all planting in the first two years from planting (assumed this will be the responsibility of the softworks sub-contractor and depending on rainfall levels). Subsequent to this, unless there is an exceptionally dry, hot period, it is assumed that this will not be required. At each visit, maintenance operatives would be expected to assess the health and vigour of the plants to ensure no plants appear to be suffering through lack of water.

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2.6. Log Pile

Proposed log pile is to be located in a discreet area to the back of the party wall. Surrounding planting should be carefully maintained to provide some screening and prevent any disturbance. Degrading logs are not to be removed as they provide habitat and help support local wildlife.

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3.0 Management to Planting Areas

The establishment and future success of the planting is largely dependent on the standard and frequency of the maintenance and management it receives. A successful maintenance plan comprises two components; establishment for the first 5 years, followed by on-going maintenance. Following the establishment period, it is recommended to continue the relevant operations outlined below.

3.1. Planting

All plants have been selected for their low maintenance; however it is suggested that the following general maintenance needs to be carried out typically in spring and autumn.

- Trim: Older flowering stems of herbaceous perennials.
- Cut back: Deciduous grasses and herbaceous planting to 100mm-300mm in height before new growth appears.
- Climbing plants: remove excess growth, to ensure that nearby windows are kept clear at all times.
- Collect arisings and create discrete piles within the planting beds to provide food for invertebrates.
- Remove: Failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season.
- Top up mulch annually to achieve a 50mm depth

Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				✓		✓		✓		✓		
Pruning operations and trimming of herbaceous and grass species	Annually			✓									
Replace damaged, vandalised or unhealthy stock	Annually	✓	✓	✓							✓	✓	✓
Water during prolonged dry spells					✓	✓	✓	✓	✓	✓			
Top up mulch	Annually			✓									

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3.2. Shrubs

- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Remove suckers by cutting back level with the source stem or root.
- Remove weak, dead and diseased branches.
- Collect arisings and create discrete piles at the base of existing shrubs to provide food for invertebrates.

Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				✓		✓		✓		✓		
Pruning operations and trimming of ornamental shrub species	Annually			✓									
Replace damaged, vandalised or unhealthy stock	Annually	✓	✓	✓							✓	✓	✓
Water during prolonged dry spells					✓	✓	✓	✓	✓	✓			
Top up mulch	Annually			✓									

3.3. Trees

- Formatively prune if necessary to achieve natural shape and healthy growth
- Remove any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season
- Inspection, adjustment and maintenance of anchors and ties;
- Removal of any items that have been attached to trees;
- Re-firming of trees after strong winds, frost heave or other disturbances;
- Pruning to remove dead, dying or diseased wood

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Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				✓		✓		✓		✓		
Re-firming of trees	All year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Selective pruning for optimum growth	Annually	✓	✓										
Pruning (general)	As required	✓	✓										✓
Replace damaged, vandalised or unhealthy stock	Annually	✓	✓									✓	✓
Water during prolonged dry spells					✓	✓	✓	✓	✓	✓			
Top up mulch	Annually			✓									