

NHSPS,
Hinckley CDC,
Endoscopy & Daycase

Landscape Management Plan
PLANT168-ZZ-XX-RP-L-004 P05
For Information

Date	Revision	Description	Author
02.02.2024	P01	First Issue	SP
23.02.2024	P02	Appendix updated to reflect revised planting plan	SP
19.06.2024	P03	Appendix updated to reflect revised planting plan	SP
04.07.2024	P04	Appendix updated to reflect revised planting plan	SP
05.07.2024	P05	Appendix updated to reflect revised planting plan	SP

Table of Contents

Title	Page
1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES	3
2. PROPOSED LANDSCAPE SCHEME	3
3. IMPLEMENTATION PROGRAMME	4
4. GENERAL MANAGEMENT OBJECTIVES	5
5. WATERING/IRRIGATION	6
6. HERBACEOUS PERENNIALS AND FLOWERING PLANTING	6
7. SHRUB PLANTING	7
8. PROPOSED TREES	8
9. AMENITY GRASSESD AREAS	9
10. WILDFLOWER GRASSED AREAS	10
11. EXISTING TREES	12
APPENDIX A: ANNUAL MAINTENANCE OPERATIONS MATRIX	13
APPENDIX B: PLANTING PLAN	15

1.0 INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

- 1.1 This Landscape Management Plan has been prepared by landscape consultants Plantology Ltd for the at Hinckley CDC, Endoscopy & Day case development, on behalf of Design Buro (Coventry) Ltd.
- 1.2 The purpose of this document is to support the forthcoming Outline Planning Application.
- 1.3 The aim of the Maintenance & Management Plan is to ensure the maintenance and management of the soft landscape areas to an agreed standard; ensuring successful establishment and development of all new planting across the site and longer term. This plan also aims to ensure the visual amenity of the site from within the health center and from the streetscape is preserved and enhanced, and contribute to the wider environment and enhance biodiversity.
- 1.4 This Landscape Management Plan includes the recommendations of Geosphere Environmental 'Biodiversity Net Gain Feasibility Report' 7257,EC,AR,BNG,AS,EB,KL,31-07-23,V2.
- 1.5 All references to planting treatments are based on the planning submission drawings:
 - PLANT168-ZZ-XX-DR-L-002 Planting Plan
- 1.6 The soft landscape will, for the initial 12 months after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Thereafter maintenance will be organised by the persons responsible for the estates management.

2.0 PROPOSED LANDSCAPE SCHEME

- 2.1 This following statement is to be read in conjunction with Plantology Ltd Landscape Proposals Plan listed in section 1.4 above. Copies can be found in Appendix B.
- 2.2 The landscape scheme comprises of the following soft landscape elements;
 - Herbaceous perennials and flowering species
 - Shrub planting
 - Tree planting
 - Amenity Grass Areas
 - Wildflower Areas
 - Existing trees

3.0 IMPLEMENTATION PROGRAMME

- 3.0.1 Soft landscape planting works are to be carried out towards the end of the external works programme. At this stage the final programme and landscape installation period is unknown.
- 3.0.2 If the soft landscaping works programme falls outside of the planting season (November – March) all planting works are to be carried out at the earliest opportunity during the next planting season', unless at the clients request appropriate planting and maintenance operations are in place to accommodate planting out of season.
- 3.0.3 All planting is to be undertaken in accordance with the landscape specification outlined on Plantology Ltd drawings entitled Planting Plan (Appendix B).

3.1 MANAGEMENT OBJECTIVES & RESPONSIBILITY

3.1.0 Defects Period (0-1 Years)

- 3.1.1 Regular maintenance visits shall be carried out in accordance with the site specific detailed Management Operations listed below.
- 3.1.2 The installing landscape contractor will be required to undertake maintenance operations in accordance with a pre-agreed maintenance schedule sufficient to ensure the landscape scheme is handed over to the client weed free and with good plant establishment. A typical visit schedule for the nature of the landscape scheme has been included within Appendix A. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.
- 3.1.3 The appointed landscape contractor is responsible for the management of the site during this time period and is liable for the cost of replacements to all dead/diseased planting, and topping up of mulch where vandalism and theft is not the cause.
- 3.1.4 An annual inspection shall be carried out of the entire landscape for failed planting during late summer following installation works and all failed planting will be replaced 'like-for-like' in the autumn of the next planting season.
- 3.1.5 Best Health & Safety practices shall be used at all times.

3.2 Continued Management (2+ Years)

- 3.2.1 After the above defects period is over the site will be handed over to the client's approved landscape maintenance contractor to undertake the ongoing management thereafter.
- 3.2.2 Regular maintenance will continue to be carried out in accordance with;

- Typical Soft Landscape Maintenance Visit Schedule (Appendix A).
- Site specific Detailed Management operations as listed below.

3.2.3 Any plant losses during this period will be noted and brought to the attention of the client's maintenance surveyor for 'like-for-like' replacement in accordance to the approved landscape plans within 5 years from scheme completion. Within this period any considerations for significant changes to the planting scheme are to be reported to the local planning authority for approval in advance of undertaking any changes.

3.2.4 A review of the landscape scheme by the maintenance contractor's project manager will be carried out during year 5 with the aim of reviewing the maintenance operations set out in the Management Plan and setting out the ongoing management/ maintenance principles for the continued development of planting scheme thereafter.

4.0 GENERAL

4.1 Workmanship shall be in line with British Standards for Grounds Maintenance.

4.2 All materials are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.

4.3 All selected herbicides to have full EU approval for use on amenity vegetation as advised by BASIS qualified supplier plus relevant COSHH data and Materials Safety Data.

4.4 The client 'NHS Property Services' and their appointed contractors shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

4.5 The client 'NHS Property Services' and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.

4.6 All work shall be carried out while soil and weather conditions are suitable.

4.7 Litter collection to be undertaken at each maintenance visit. All rubbish that is detrimental to the appearance of the soft landscape beds, including paper, packaging materials, bottles, cans, and similar debris to be collected and removed from site.

4.8 Planting beds to be kept weed free at all times. Herbicide chemical treatment or hoe/hand weeding as necessary and large weeds will be physically removed to tip whilst ensuring minimum disturbance to mulched surfaces. Planted areas will be left in a neat and clean condition upon completion.

4.9 Contractor to monitor for presence of any invasive reportable weeds at each maintenance visit.

- 4.10 Weeds, prunings, leaves, rubbish and other arisings shall be removed from site where possible at the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.
- 4.11 Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for residents.
- 4.12 Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.
- 4.13 All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 4.14 Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.
- 4.15 Mulch levels shall be maintained, being topped up when necessary to a minimum depth of 75mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.
- 4.16 Edge valleys in beds shall be maintained to reduce mulch spillage and grass edges shall be cut at each maintenance visit.

5.0 WATERING/IRRIGATION

- 5.1 The intention is that the scheme will be reliant on natural precipitation, however;
- 5.2 Contractor to monitor the scheme for any additional irrigation requirements, particularly through the 1st year from completion to ensure the continued successful establishment of the planting.
- 5.3 Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 5.4 The volume of water and frequency of any watering visits is to be determined by the landscape contractor in accordance with good horticultural practice, BS 8545:2014 and specific to any identified areas of landscape planting that require watering.

6.0 HERBACEOUS PERENNIALS AND FLOWERING PLANTING

Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year round appearance and visual interest

Maintenance Operations:

- 6.1 All plants to be checked for weeding, staking, dividing and any dead shoots/ flowers to be removed.
- 6.2 Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing and create a natural form rather than cube or cloud shapes. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.
- 6.3 Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.
- 6.4 For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.
- 6.5 Pruning of herbaceous planting:
 - In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
 - Tidy up the base of the plant, removing dead foliage and debris.
 - Remove all material from site.
 - Apply a 75mm layer of fine horticultural mulch. This will help moisture retention in the soil, contribute to weed suppression and allow delicate stems to grow.
 - Leave dried flower head over winter for relevant species e.g. ornamental grasses.
- 6.6 Fertilising:
 - One application, just before or at the time of spring growth.
 - A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

7.0 SHRUB PLANTING

Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year round appearance and visual interest

Maintenance Operations:

- 7.1 All planting to be managed to provide a crisp/neat edge to all hard landscaped areas including footpaths, roads, walls and car park bays, otherwise shrubs are to be allowed to grow freely to achieve their natural form and knit together to form an effective ground cover.
- 7.2 Check that each plant is growing healthily and remove all dead wood, damaged or diseased branches, water shoots and reversion growth.
- 7.3 Formative and seasonal pruning to be carried out to encourage healthy and bushy growth and desirable ornamental features. E.g. flowers, fruits, autumn colour, stem colour etc. Remove suckers by cutting back level with source stem or root along with dead shoots. Pruning shrubs to be carried out after they have finished flowering in late winter or early spring.
- 7.4 All plants to be re-firmed after frost or wind to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.
- 7.5 Shrubs to be maintained to keep vehicular and pedestrian visibility sight lines open.

8.0 PROPOSED TREES

Specific objectives:

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To enhance appearance and visual interest

Maintenance Operations:

- 8.1 In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.
- 8.2 Carry out formative pruning in accordance with BS 3998 as required for all young and newly planted trees. Formative pruning should aim to produce a tree which in maturity will be free from major physical weaknesses. Unwanted secondary leading shoots and potentially weak forks which could fail in adverse weather conditions should be removed.

Formative pruning should continue until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances are produced. Works to include;

- Removing dead branches
- Removing co-dominant leaders,
- Over vigorous laterals to be subordinated (to retain size at no more than 50% diameter of main stem at point of attachment)
- Removal of opposite branches
- Removal of upright/ crossing branches within the crown
- Lower branches (from nursery) subordinated.

- 8.3 Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between years 5-7 tree stakes shall be removed once trees have established and are root firm.
- 8.4 Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.
- 8.5 Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 3.0 Plant Replacement.
- 8.6 Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.
- 8.7 All trees on site should be inspected by an arboricultural consultant annually and findings attuned promptly to ensure the site poses no risks.
- 8.8 All tree works to be carried undertaken outside of Bird Nesting Season (March- September inclusive).

9.0 AMENITY GRASSED AREAS

Specific objectives:

- To create a level, attractive and even grass sward with uniform height and colour.
- To enhance appearance and visual interest.

Maintenance Operations:

- 9.1 Maintain a sward length within the limits of 25mm-50mm and edges kept neat and tidy. Remove clippings from the site. Clippings shall also be removed from all paths and roads and taken off site.
- 9.2 When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. All arisings shall be removed from site.
- 9.3 Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.
- 9.4 Where necessary compacted areas shall be aerated with appropriate equipment in autumn.
- 9.5 At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.
- 9.6 Depressions to be filled in over time by adding a top dressing and overseeding, using a sandy soil.
- 9.7 Failed areas of grass to be re-sown/ over-seeded in accordance with original specification as required ensuring a 100% covering.

10.0 MEADOW GRASS AREAS

Specific objectives

- To create an attractive grass sward with height and colour
- To provide habitats for reptiles, insects, bees & butterflies

Maintenance Operations

- 10.1 Refer to planting plan for guidance on the proposed extent of seed mix.
- 10.2 Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.
- 10.3 Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.
- 10.4 Sward heights to be kept to minimum 15cm with one cut per year in September after the first year. A 90cm mown strip between (25mm-50mm) will be maintained to meadow grass areas to ensure a tidy visual appearance.

10.5 No fertiliser or nutrients to be added.

10.6 Top dress if required with additional appropriate native origin seed if slow to establish.

10.7 Year One

- First cut to 5cm March/April (Spring Seeding 1st cut in May)
- Cut every 2 months or when sward reaches 15cm
- Final cut September/October
- Allow cut grass to dry and disperse seed before removing arisings
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15cm.
- Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out.

10.8 Future years

- One cut in September to 15cm
- Remove all cuttings
- Allow cut grass to dry and disperse seed before removing arisings
- The requirements in future years is to maintain a species diverse sward of value to wildlife

10.9 The site may require further cuts in the autumn period to remove untidy growth in an extended growing season

10.10 There are 6-8 vascular plant species per m² present, including at least 2 forbs. The grassland will be planted with an appropriate seed mix to ensure that 6-8 species (ideally more) are present. Refer to planting plan for guidance on the specification of seed mix.

10.11 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. This grassland will be planted and managed to ensure a varied sward height. Refer to planting plan Appendix B for guidance on the proposed extent of sward heights to be maintained.

10.12 Some scattered scrub (including bramble *Rubus fruticosus* agg.) may be present, but scrub accounts for less than 20 % of total grassland area. Scrub will be removed where necessary.

10.13 Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. The grassland will be managed and protected from damage.

- 10.14 Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). Grassland will be managed to ensure that significant levels of bare ground is not present.
- 10.15 Cover of bracken less than 20%. Grassland will be managed and bracken will be spot removed where necessary.
- 10.16 There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA). The grassland will be managed to ensure that there is no invasive non-native species present.

11.0 EXISTING TREES

Specific objectives:

- To maintain and enhance habitats of existing wildlife populations.
- Retain existing trees, as an established informal screen and retain the overall landscape character.

Maintenance Operations:

- 11.1 This Landscape Management Plan should be read in conjunction with the Arboricultural Report for existing tree information in regards to maintenance works involving existing trees to be retained.
- 11.2 The existing trees to be retained and boundary trees provide a good habitat for many species of wildlife and birds. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people.
- 11.3 Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken.
- 11.4 Canopy ivy should be selectivity thinned out to permit light to reach ground level. Areas of thinning should take place in rotation.
- 11.5 All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.
- 11.6 It is recommended that annual site wide safety and condition surveys are undertaken by a suitably qualified arborist to those existing retained trees that are located along the boundaries.

Appendix A

Typical Soft Landscape Maintenance Visit Schedule

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations:												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement Planting										✓	✓	
Grass Areas:												
Mowing – amenity areas keep grass at a sward height of 25-50mm			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – wildflower areas								✓		✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (except meadow)			✓						✓			
Form edges to lawn areas (as required)	✓					✓						
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Shrub Areas:												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
Proposed Trees:												
Check condition and treat (as required)											✓	
Pruning for good habit & safety (as required)											✓	
Check, adjust, repair trees stakes & ties		✓									✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			

Note: This table lists the key routine operations required during both the defects and long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

Appendix B

PLANT168-ZZ-XX-DR-L-002 Planting Plan and Schedule