

Design Studio Architects

White Hill, Whitwick Road, Markfield

LONG TERM LANDSCAPE MANAGEMENT PLAN



our ref:	23106 / DP / LMP001
date:	09.11.2023
prepared by:	DP
checked by:	TGW

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management scheme

ref: 23106 / DP / MS001

project: White Hill Whitwick Road

date: 07/11/2023

1.0 Statement Of Aims:

- 1.1 Retention of existing mature trees throughout the proposed development.
- 1.2 Enhance the screening benefit of existing site boundary vegetation.
- 1.3 The enhancement of site biodiversity and ecology.
- 1.4 The successful establishment of introduced new planting and grassland.
- 1.5 Achieve a landscape that combines quality design with aspirations of sustainable management and conservation.

2.0 Management Objectives:

- 2.1 Retain and manage the existing mature trees, screen planting to promote longevity.
- 2.2 Maintain and manage areas of introduced native species to ensure successful establishment of plantings including the promotion of self set trees where appropriate.
- 2.3 Manage hedgerow / tree belt to diversify habitat provision by improvement of understorey and establishment of margin vegetation.
- 2.4 Maintain and manage the meadow grass swards to encourage species diversity.
- 2.5 To maintain a clean and tidy finish to all external areas including all elements of soft landscaping, grass sward and tree planting.
- 2.6 To identify early defects in the landscaping and address these quickly by working collectively with the Land Owner.
- 2.7 To ensure best horticultural and health and safety practices at all times.

3.0 GENERAL LANDSCAPE MANAGEMENT OPERATIONS:

3.1 Watering (Plant Establishment):

- (a) **Generally:** watering to be undertaken during plant establishment as needed to maintain healthy growth of all new plants, irrespective of weather conditions. During watering restrictions use alternative water supply.

- (b) **All Plant Material (Including Turf):** to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. All plant beds to be watered to ensure soil is consistently moist to promote successful establishment

3.2 Litter, Refuse and Deleterious Material:

- (a) **All Areas:** are to be kept free of litter, leaves and other debris.
- Carry out litter picking on all soft landscape areas by mechanical means.
 - Hard surface areas to be swept and cleared once inclement weather has ceased.
 - Remove mud, silt and debris from surface gutters and channels in hard surfaces and empty drainage gullies.
 - Remove all arising's off site and dispose of in accordance with Local Authority guidelines.

Timings:

- To be carried out on maintenance visits every month as a minimum (12 times per year).
- (b) **Fly Tipping:** if noted during any maintenance visit.
- Consideration is to be given to install CCTV and signage as a deterrent to fly tipping in the first instance.
 - Instances of fly tipping are to be reported to the landowner as soon as possible.
 - The landowner is to arrange for collection and disposal of any fly tipped materials in accordance with The Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the Environmental Act 1995.
 - The landowner is to report the incidence to the Environment Agency and provide any evidence potentially gathered to identify the offenders to the Local Authority to allow prosecution of offenders.

Timings:

- To be monitored on maintenance visits every week as a minimum (52 times per year).
- Report and arrange for specialised waste disposal company immediately.

3.3 Pernicious Weeds / Pest Control:

- (a) **Soft Landscape Areas:** all shrub areas and grass areas are to be maintained weed, pest and disease free at all times. The contractor is to adopt a pro-active approach to pests, diseases and treat accordingly. Any plant losses as a result of pest and disease infestation will be replaced by the contractor.

- (b) **Hard Landscape Areas:** to ensure existing pathways and hard standings are not encroached by pernicious weeds which would be detrimental to the overall quality or integrity of the features. Remove any self set grass which would threaten these features for the same reasons. Cut back grass and overhanging vegetation on an annual basis.
- (c) **Weed Control:** where feasible, an application of approved residual weed killer (Glyphosate or Neonicotinoides are not to be used) will be permitted, applied as per the manufacturer's instruction and specified frequency.

Timings:

- *Eradicate noxious weeds by manual or mechanical means (on a monthly basis) or selective herbicide (applied as per the manufacturer's instruction and specified frequency Glyphosate or Neonicotinoides are not permitted).*
- (d) **Inspections:** Undertake bi-annual inspection of site to monitor any areas of suspected Japanese Knotweed and Himalayan Balsam and pernicious weeds. Report any new findings to the Land Owner for their action.

Timings:

- *Twice yearly; once in April / May and again in August / September.*
- *Report any new Japanese Knotweed and Himalayan Balsam findings to Local Authority Landowner for their record.*

3.4 Ash Dieback:

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- (a) **Inspection / Monitoring:** Existing trees and woodland stands to be inspected for signs of Ash Dieback by a suitably qualified arborist. The appointed arborist should also assess the risk of Armillaria (honey fungus) attack and felling is to be carried out immediately if present.
 - *All monitoring and felling operations with regard to Ash Dieback to be carried out in accordance with the Local Authority Ash Dieback Action Plan (ADAP).*

Timings:

- *On a monthly basis between June and September.*

(b) **If Ash Dieback is noted:**

- *Where more than 50 per cent of the crown is infected, and where survival of the tree depends on epicormic shoots, felling should be carried out immediately and arisings disposed of in accordance with forestresearch.gov guidelines.*
- *Where less than 50 per cent of the crown is infected, trees should be regularly monitored for further decline.*
- *Where feasible and prior agreement has been obtained from the Local Authority felled material can be retained onsite for ecological benefit provided that expert guidance is sought to confirm that any fungal spores pose minimal risk to spreading of the disease.*
- *In all instances clearing of leaf litter and removal from site is to be carried out around the base of any tree noted to be infected.*

Timings:

- *Immediately for trees considered unworthy of retention.*
- *Monitoring to be carried out on a monthly basis for infected trees considered worthy of retention.*

4.0 SOFT LANDSCAPE MANAGEMENT OPERATIONS:

4.1 Existing Mature Tree Management Operations:

- (a) **Condition Survey:** of all retained mature trees situated close to proposed buildings and publicly accessible areas

Timings:

- *Prior to commencement of development proposals and reviewed every ten years from initial survey.*
- *Additional surveys required after storms or severe weather conditions.*

- (b) **Tree Surgery:** to be implemented to promote the longevity of existing mature trees with due consideration for health and safety. All tree surgery works are to be undertaken in accordance with BS 3998 by a qualified arborist registered with the Arboricultural Association. Prior inspection for bats by an appropriately licensed ecologist will be required regardless of the season.

Timings:

- *Prior to commencement of development as detailed on proposals or as identified within the tree survey report or as applied for separately by the main contractor.*
- *To be reviewed every ten years from initial surgery.*
- *Additional surgery required after storms or severe weather conditions should damage be noted.*
- *Restriction of works to late September / October to minimise potential for impact upon protected species.*

- (c) **Decaying trees:** Perpetuate existing, dead and decaying trees for ecological benefit where safe and appropriate to do so. Retain reasonable amounts of felled material on site for benefit of habitat diversity.

- (d) **Protect Existing Trees:** from damage during construction and management operations in accordance with BS 5837: Trees in Relation to Construction.

4.2 Existing Clipped Hedgerow Management Operations:

- (a) **Manage:** shorter hedgerows within area using traditional methods. To be laid every 8-15 years if untrimmed and for trimmed hedges following determination that they require laying and allowing a period of 2-5years untrimmed growth prior to laying.

Timings:

- *Hedges to be laid when the untrimmed stems reach 2.4 -5m high with a stem diameter at base between 50-100mm.*
- *Depending upon soil and the climate, new hedgerows to be laid after 8 -15 years, with previously laid hedges between 7-12 years.*

- (b) **Trimming:** trim hedges on rotation by manual or mechanical means. No more than 50% of site hedges are to be trimmed at any one time. Mechanical trimming to be restricted to use of a bar hedge cutter or freshly sharpened flail.

- *Retain existing tree standards emerging from the hedgerows. Protect trees from bark damage during hedgerow management operations.*
- *Keep pathways clear from overgrowth, increasing frequency of cutting / pruning if necessary.*

Timings:

- *Every three years during early December to late February.*
- *Pathway clearance on a monthly basis during growing seasons.*

- (c) **'Gap up':** planting the hedgerows, using an appropriate mix of species that includes Hawthorn, Hazel, Blackthorn, Holly, Beech and Wild Rose.

4.3 Proposed Hedgerow Management Operations:

- (a) **Pruning:** to be carried out by mechanical or manual means. Arisings to be shredded and used to mulch where appropriate. Pruning to be carried out in early spring and / or late autumn.

- *Prune hedges to an 'A' shape to encourage a dense, wide base.*
- *Support fences and tree protection guards / spirals to be removed once the hedgerow is sufficiently established (5 years after planting).*
- *Keep pathways clear from overgrowth on a monthly basis during growing seasons, increasing frequency of cutting / pruning if necessary.*

Timings:

- *To be carried out twice a year during the initial establishment period three to five years from planting. Mechanical trimming to be restricted to use of a bar hedge cutter or freshly sharpened flail.*
- *To be carried out every two years once hedgerow is established.*
- *Ten years from establishment, hedges to be coppiced and regrowth laid to encourage density at base. Hedge laying to be repeated every 30 years thereafter if trimmed as prescribed, or every 15 years if untrimmed.*

- (b) **Replant Failures:** Replace any dead or damaged planting (matching species and size) during the appropriate planting season on an annual basis for a period of five years after practical completion. The planted areas are to be reviewed every five years thereafter to ensure adequate canopy cover, re-planting dead or damaged planting with the same species should gaps in planted areas be noted.

4.4 Hedgerow Margin Vegetation Management Operations:

- (a) **Establishment:** of hedgerow margins by maintaining graduated profiles of shrubs, taller broadleaf herbs and grasses. Diversity of ground flora will be encouraged by restriction of dominant plants such as Brambles.

- *Routine reduction of persistently dominant ground flora including Nettles and coarse grasses to be undertaken by mechanical or manual means for improvement of species diversity. Collect arisings and remove from site.*

Timings:

- *Cutting and clearance during late March to Early April will be followed by an additional cut during late October. Arisings to be collected and removed from site in all cases.*

4.5 Wildflower Meadow Management Operations:

The main aim during the first few months after sowing must be to control competition from weeds to ensure that the sown species are able to become an established sward. Cutting regimes are the most appropriate means of control.

- (a) **Initial Establishment: Autumn sown meadow (late August – late October)**

- *Autumn sow to allow sufficient germination time for slower species. Vernalization (winter cold treatment) is required for some species to germinate – notably Yellow Rattle and Cowslip.*

Timings:

- *Cut meadows with cornfield annuals in late March or early April to 75 mm (should grass species exceed 75mm). Followed by a second cut to 75 mm to occur during late August to September.*
- *Cut meadows without cornfield annuals in late March or early April to 75mm when average height exceeds 100 mm (likely on sites of higher fertility). Repeat cut to reduce competition from annual weeds whenever growth exceeds 200 mm (3-4 times during first year).*
- *Cutting to be carried out during dry spells, arisings to be collected and removed from site on all occasions.*

- (b) **Initial Establishment: Spring sown meadow (late March – early May)**

- *Do not cut meadows with cornfield annuals until after mid-May. Allow the annuals to flower and cut in late August. When regrowth exceeds 100mm – cut to a height of 75 mm. Make final cut in late October to a height of 75 mm.*

Timings:

- *Cut meadows without cornfield annuals when height exceeds 100 mm - reducing the height to 75 mm (3-4 times during the first year).*
- *Cutting to be carried out during dry spells, arisings to be collected and removed from site on all occasions.*

(c) **Meadow management: subsequent cutting to initial establishment to improve diversity.**

- *Arisings to be collected and removed from site.*
- *Increase / decrease cutting regime according to growth rates and exceptional weather conditions (e.g. drought or excess rain).*
- *An uncut margin is to be left alongside hedgerows.*

Timings:

- *First annual cut in late March or Early April to 75 mm (if grass species exceed 75mm), followed by a second cut to 75 mm during late August to September. After the initial year the cuts are to be made in June or July during hot dry weather.*

(d) **Meadow Reinstatement Works:** For a period of five years after practical completion any failed areas are to be re-seeded as above establishment on an annual basis. Area to be reviewed every year thereafter, areas of excess wear and tear to be cordoned off where practicable. Improvement works to comprise, re-seeding and alleviation of compaction.

(e) **Ecology Surveys:** will be used to evaluate the establishment process by assessment of species present. Changes and additions to management operations will be in accordance with survey findings and recommendations.

5.0 HARD LANDSCAPE MANAGEMENT OPERATIONS:

5.1 Proposed Close Boarded Fence:

- (a) **Check:** all parts of fencing and gates for signs of wear and tear, repairing / replacing if necessary any;
- Any post which has become destabilised is leaning and or is otherwise not correctly secured in concrete surround. Remove by deconstructing rails and replacing with new posts (Class 4 treated for timber or steel reinforced for concrete).
 - Any section (Panels / Gravel Boards and / or Gates) which are rotten / broken / cracked or showing signs of onerous decay (so that the element will cease to function within 12 months if left unchecked). Replacing with new Class 4 treated timbers and / or reinforced concrete elements.
 - Tighten any fixing, latch, brace or support (as necessary to ensure longevity) which is showing signs of destabilisation or replace worn fixtures and fittings with galvanised components.
 - Regularly check and replace any warped or sagging timbers and re-hang sagging gates to ensure normal operation.

Timings:

- Carry out checks on a monthly basis.
- Replace items as soon as is practicable to maintain fencing.

- (b) **Remove:** from site any items left over from maintenance work.

6.0 SITE SAFETY:

- 6.1** When working in public areas, carrying out hedgerow maintenance or grass cutting, do so with due regard for public health and safety. Ensure adequate notification, with protective fencing and signage as appropriate.
- 6.2** Power tools such as chain saws or scrub cutters should be operated only by qualified and experienced operatives. Ensure such machinery is never left unattended. Particular care should be taken when working with machinery on slopes or steep banks.
- 6.3** Carefully inspect water depths prior to commencing work in or adjacent to wetland areas. Sudden increases in depth are to be clearly marked. Never work on ice over deep water.
- 6.4** Use of chemical weed control is to be in strict accordance with manufacturers' recommendations and the Control of Pesticides Regulations.

7.0 MONITORING AND REVIEW:

- 7.1** This management scheme and maintenance schedule have been prepared for 20+ years and are to be undertaken and adhered to in perpetuity; ongoing for the lifetime of the development. The first 5 years of the maintenance schedule is primarily concerned with establishment of the new landscape scheme. Should the operations within the maintenance schedule continue uninterrupted until year 20 then the schedule is to be repeated from year 10 on a cyclical basis for the lifetime of the development.
- 7.2** The management of the site is to be reviewed every five years for the lifetime of the development to ensure the aims and objectives of the scheme are being met, incorporating any additional operations required.
- 7.3** On review any amendments or additional operations (as identified within the review carried out as per item 5.2) to the Management Operations and / or Frequency are to be agreed in writing with the Local Planning Authority prior to the commencement of the revised plan. The continuation of the current Management Plan is to be ongoing until written LPA approval of the revised Management Plan is received and at this time the revised Management Plan is to be put into effect, superseding the previous iteration.
- 7.4** Whilst the included Maintenance Schedule covers a period of 20 years the maintenance of the development is to be carried out in perpetuity. Any amendments to timings and frequency of operations as an outcome of the review as identified in item 5.2 are to be agreed in writing with the Local Planning Authority prior to the commencement of the revised schedule. The continuation of the current Management Schedule is to be ongoing until written LPA approval of the revised Management Schedule is received and at this time the revised Management Schedule is to be put into effect, superseding the previous iteration.
- 7.5** If no amendments to the timings or frequency of the Management Schedule are required for the duration of 20 years then at that time the schedule of maintenance is to be recommenced as from year 10 (which would then in effect be year 21) on the attached schedule and the subsequent ongoing schedule of maintenance be undertaken as identified between years 10-20 within the schedule and repeated in perpetuity unless amendments are required as item 5.4.

yearly management programme



project: 23106 / DP / MPr001			review date: 5 Years from landscape practical completion											
SOFT GENERAL MAINTENANCE			spring			summer			autumn			winter		
Landscape Type	Operation	Frequency	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
3.1 ALL	Watering	As required for plant establishment	2	2	2	4	4	4	4	2				
3.2 ALL	Litter Pick	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Fly Tipping	Monitor weekly	4	4	4	4	4	4	4	4	4	4	4	4
3.3 ALL	Weed Control	Monthly	1	1	1	1	1	1	1	1	1	1	1	1
	Japanese Knotweed	Biannual inspection			1				1					
3.4 Ash Dieback	Inspection/Monitoring	Monthly between June and Sept				1	1	1	1					



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SOFT LANDSCAPE MAINTENANCE			spring			summer			autumn			winter		
Landscape Type	Operation	Frequency	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
4.1 Existing Trees	Tree Surgery	Prior to development and once every ten years thereafter. Between late Sept / October.												
	Condition Survey	Prior to development. Additional surveys required after storms or severe weather conditions.												
4.2 Existing Hedges	Laying / Coppice	Hedges to be laid when the untrimmed stems reach 2.4 -5m high with a stem diameter at base between 50-100mm. Depending upon soil and the climate, new hedgerows to be laid after 8 -15 years, with previously laid hedges between 7-12 years.												
	Trimming to Shape	Once a year to maintain shape											1	
	Trimming to Pathways	If required during growing season	1	1	1	1	1	1	1	1				
4.3 Prop Hedgerow	Laying / Coppice	Hedges to be laid when the untrimmed stems reach 2.4 -5m high with a stem diameter at base between 50-100mm. Depending upon soil and the climate, new hedgerows to be laid after 8 -15 years, with previously laid hedges between 7-12 years.												
	Check Tree guards / spirals	Once a month until established	1	1	1	1	1	1	1	1	1	1	1	1
4.4 Hedge Margin	Cut back / Trim	Biannually as management plan	1							1				
4.5 Wildflower Grass	Cut back / Trim	Biannually as management plan	1						1					

HARD LANDSCAPE MAINTENANCE			spring			summer			autumn			winter		
Landscape Type	Operation	Frequency	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
3.2 ALL	Litter Pick	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Sweep / clean surfaces	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Clean gutters and drains	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Empty Litter Bins	Weekly	4	4	4	4	4	4	4	4	4	4	4	4
	Fly Tipping	Monitor and report weekly	4	4	4	4	4	4	4	4	4	4	4	4
3.3 ALL	Weed Control	Monthly	1	1	1	1	1	1	1	1	1	1	1	1
	Japanese Knotweed	Biannual inspection			1				1					
5.1 Close Board Fence	Check	Monthly (repair / replace if necessary)	1	1	1	1	1	1	1	1	1	1	1	1
	Paint / re-stain	Annually							1					

The Landscape Maintenance is to be carried out by an approved Landscape Contractor who is a certified member of B.A.L.I (British Association of Landscape Industries). The maintenance is to commence on completion of the approved landscape proposals.

This maintenance programme has been prepared on an annual basis as an example of routine maintenance tasks on a month-by-month basis. The landscape maintenance contractor is to undertake their own individual maintenance programme or approval in order to meet the requirements of the management plan. All maintenance is to be carried out by competent staff with good plant knowledge and routine tasks listed above are to be adjusted to compensate for variations in seasons and weather.

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