

Landscape Management Plan_

Scarlane - Industrial units

Ref- 211-LMP-RM-01

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dag_
Architects

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1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

1.1.

This Landscape Management Plan has been prepared by dag_ Architects for the light Industrial development at the land to the north of Scar Lane in Milnsbridge. The total application site extends to 0.66 hectares in land located south of the railway line, north of Scar Lane and Royal Terrace, west of Crow Lane and east of The Old Railway Goods Yard, Milnsbridge, Huddersfield. The development consists of 4 no. industrial units for B1c (light industry) use with associated parking and turning facilities. There is associated parking throughout the scheme and a large existing woodland acting as a buffer to the existing houses on royal terrace.

1.2.

The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long term maintenance required to allow the trees and planting reach its potential.

1.3.

All references to planting treatments are based on the planning submission drawings:

- 211-PL-01 Proposed Landscape Layout
- 211-PL-02 Proposed Landscape Phasing

1.4.

Until private areas are conveyed or the Management Companies take over, Dag Services Ltd will be responsible for maintaining all the above areas.

2. MANAGEMENT OBJECTIVES

2.1.

The site shall be managed as a light industrial area maintaining an attractive, low maintenance tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, and not detract from the existing nature of the site, acting as a buffer to the existing residential properties to the Southern boundaries.

2.2.

The proposed planting shall enhance the biodiversity and nature conservation interests.

2.3.

Dag Services Ltd and future owners and tenants of the Industrial units will ensure establishment and long-term health of all landscape elements for the benefit of bio-diversity and visual amenity of the area.

2.4.

Best Health & Safety practices shall be used at all times.

2.5.

In order to monitor standards and make amendments where required, it is expected that Dag Services Ltd, and subsequently, future Management Companies will review the management work (with reference to this document) at least quarterly for the first year and annually thereafter.

4. GENERAL

4.1.

All materials and workmanship 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.

4.2.

Dag Services Ltd or the Management Companies 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.

4.3.

Dag Services Ltd relevant Health & Safety regulations and good working practices.

4.4.

Dag Services Ltd shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good any damage caused.

4.5.

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

4.6.

Weeds, prunings, leaves, rubbish and other arisings shall be removed from site for composting, where possible 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.

4.7.

Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.

4.8.

Entomological or disease infestation shall be dealt with as required. 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.

4.9.

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.

4.10.

All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. 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.

4.11.

Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.

5. EXISTING RETAINED WOODLAND AND TREES TO BOUNDARY

Specific objectives:

- To maintain and enhance habitats of existing wildlife populations.
- Retain existing woodland to the east South/east of the site and line of trees along the north boundary, as an established informal screen to the new development and as a landscape feature within the wider landscape character area. (All areas of existing trees and woodland can be seen indicated on the planting proposals **211-PL-01** Proposed Landscape Layout).

Maintenance Operations:

5.1.

The existing woodland 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.

5.2.

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.

5.3.

Canopy ivy should be selectivity thinned out to permit light to reach ground level. Areas of thinning should take place in rotation.

5.4.

All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.

6. 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:

6.1.

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.

6.2.

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.

6.3.

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.

6.4.

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 10 Plant Replacement

6.5.

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.

7. ORNAMENTAL/MEADOW 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 shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass and replaced immediately if affected by weed killer.

7.2.

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

7.3.

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.

7.4.

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.

7.5.

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 50mm 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

7.6.

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).

8. 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:

8.1.

Maintain a sward length within in the limits of 30mm-60mm 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.

8.2.

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.

8.3.

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.

8.4.

Where necessary compacted areas shall be aerated with appropriate equipment in autumn.

8.5.

At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer

8.6.

Depressions to be filled in over time by adding a top dressing and overseeding, using a sandy soil.

9. 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:

9.1.

Refer to planting plans **211-PL-01** Proposed Landscape Layout for guidance on the proposed extent of seed mix.

9.2.

Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.

9.3.

Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.

9.4.

Sward heights to be kept to minimum 15cm with one cut per year in September after the first year. Footpaths through meadow areas to be mown at time of general amenity grass cutting to a height of 30-60mm.

9.5.

No fertiliser or nutrients to be added.

9.6.

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

9.7.

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 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out

9.8.

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

9.9.

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

10.PLANT REPLACEMENT

10.1.

Dag Services LTD to take an annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting.

10.2.

All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.

10.3.

Any new replacement planting shall be tagged so the local authority, Dag Services LTD, the Management Companies or the Purchaser/Tenant is aware that these plants have been planted.

10.4.

Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.

11.LITTER COLLECTION

11.1.

All hard surfacing shall be swept as necessary, and all rubbish removed from site.

11.2.

Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.

11.3.

During autumn maintenance visits all fallen leaves shall be collected and removed from site

12.FENCING/WALLS/RAILING

12.1.

All boundary fencing, walls and railings shall be checked for damage/wear and when necessary shall be replaced/repaired/ re-stained or painted as appropriate.

12.2.

Ensure all retaining walls are maintained in accordance with engineers/manufacturers requirements.

13.HARD SURFACES

13.1.

Provide contact number for future tenants of the industrial units to notify the management company of any hazards.

13.2.

Inspect the hard landscape areas on a six monthly basis to identify and repair any damaged areas.

13.3.

Seasonal maintenance (leaf and snow clearance, de-icing). To be proactively managed with the contractor checking weather reports.

13.4.

Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.

13.5.

Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.

13.6.

Clean slab and block paving every 5 years with product approved cleaning agent or solution.

13.7.

Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.

13.8.

Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development

13.9.

Inspect and maintain lighting columns and replace light fittings when necessary.





- Site Boundary
- Phase 01
- Phase 02
- Phase 03
- Existing woodland to be retained

Landscape Timetable	Phase 01 4 months	Phase 02 8 months	Phase 03 16 months
barrier			●
existing border walls			
proposed lawn			●
proposed terrace/grass			●
existing woodland	protected & retained	protected & retained	protected & retained
emergence hedging			●
native mixed hedge			●
permeable gravel access or barrier	●		●
2.0 metre green palette fence B&B 600's		●	
20 proposed tree to mature (to be removed after 5 years to allow new trees to grow)		●	
retained tree	protected & retained	protected & retained	protected & retained
tree for removal 9	●		

Timetable for implementation subject to start date by Contractor

Appendix C_

	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			●	●	●	●	●	●	●			
Mowing – wildflower areas								●		●		
Apply fertiliser to lawn areas (except meadow)			●						●			
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								●				
Hard Landscape Areas, Boundary Treatments, Lighting & Furniture:												
Weeds in hard surfaces – spray with herbicide					●		●		●			
Clear litter, debris and fallen leaves	●	●	●	●	●	●	●	●	●	●	●	●
Gullies etc - keep clear (as required)	●										●	
Fencing and gates – check condition & repair		●									●	
Check bollards – check condition & repair		●									●	
Check lighting – check condition & repair		●									●	

Note: This table lists the key routine operations required during the long term maintenance period 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.