



HERMITAGE PARK, LEPTON

LANDSCAPE MANAGEMENT PLAN

Produced for
Miller Homes

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1.0 INTRODUCTION

1.0.1 This Landscape Management Plan (LMP) has been prepared on behalf of Miller Homes in connection with the site at Hermitage Park, Lepton (hereafter named 'the site') and is intended to provide a framework for the management of newly created and existing landscape areas which fall outside of private dwelling curtilage.

1.0.2 The landscape proposals for the proposed development are those submitted and/or approved by planning.

1.1 PURPOSE

1.1.1 To sustain an attractive landscape setting to the development, for the long term benefit of occupiers, the public and biodiversity, it is essential to consider practical arrangements and make financial provision for its future management. To achieve this, planned management and maintenance operations are prescribed for both "soft" planted and "hard" paved spaces. These operations may well need to change / be reviewed over time as planting matures and the needs of the building occupants evolve.

LOCATION

1.2.0 The location of the site is identified in the figure 1 below



2.0 DESIGN AIMS & CHARACTER AREAS

2.0.1 The site as defined by the red line boundary, is being developed by Miller Homes. On completion the areas identified in the 'Management Company Plan', Appendix A will be transferred to a management company with a managing agent who will manage and maintain those areas in perpetuity in accordance with the LMP.

Miller Homes will notify the Council in writing with the relevant details when the management company is instructed and when management operations will be started.

2.0.2 The landscape strategy for the development is based upon the creation of an interconnected landscape of green infrastructure across the whole of the site.

2.0.3 The objectives of the landscape strategy are to:

- Retain existing trees and hedges wherever possible
- Provide public open space and equipped play space
- Provide an attractive and distinctive environment for residents through the use of ornamental tree, hedge and shrub planting on internal streets and in front gardens
- Provide mitigation for the loss of vegetation through the native planting of new meadows, hedgerows, specimen trees, and scrub areas.

2.0.4 The site can be divided into a series of character areas for the purposes of Landscape Management & Maintenance, these are illustrated in Appendix B:

- Landscape Character Area 1 – Hermitage Avenue
- Landscape Character Area 2 – Equipped Playspace
- Landscape Character Area 3 – Woodsome View Green
- Landscape Character Area 4 – Lepton Great Wood Buffer

2.0.5 A description of each character area, its landscape treatments and maintenance objectives is outlined in the following section.

2.0.6 PLANT REPLACEMENT

Any tree, shrub, or hedge that dies or is removed must be replaced with similar size and species unless approved by the Local Planning Authority for five years after completion. Planting audits should be undertaken on an annual basis at the end of the growing season (August or September) during years 1 to 5 of establishment. This includes both public and private realm. Plants will be replaced in the first available planting season (November to March).

2.0.7 PLANNING APPROVALS & LEGAL OBLIGATIONS

All management works are to be in accordance with planning approval, planning conditions and Section 106 legal obligations.

2.0.6 Landscape Character Area 1 – Hermitage Avenue

This typology includes the highway verges and 2 small verges at either side of the entrance to the site.

The character area contains the following Landscape Treatments:

- Existing Hedges
- Specimen Trees
- Mown Grass
- Surfaced Footpaths

The main objectives of the Landscape Management Plan within Character Area 1 will be to:

- Maintain optimum growing conditions and health of trees;
- Maintain existing hedges to manage size/overhanging of grass areas and tidy appearance
- Maintain well-managed grass areas; and
- Maintain tidy litter-free areas.

2.0.7 Landscape Character Area 2 – Equipped Playspace

This typology includes the equipped playspace, a naturalistic area for play set amongst the trees and meadow, to include predominantly natural features such as a tunnel made from a natural tree trunk, boulders, embankment slide, mounding with a lookout and other timber play equipment, with natural loose fill safety surfacing. The area immediately surrounding the play area will be closely mown grass suitable for informal games.

The character area contains the following Landscape Treatments:

- Existing Trees
- Specimen Trees
- Mown Grass
- Surfaced Footpaths
- Playspace

The main objectives of the Landscape Management Plan within Character Area 2 will be to:

- Maintain play equipment and surfacing to required standards
- Replacement of equipment when it reaches the practical end of its operational life
- Maintain optimum growing conditions and health of trees;
- Monitor and maintain existing trees;
- Maintain a well-managed grass areas; and
- Maintain tidy litter-free areas.

2.0.8 Landscape Character Area 3 – Woodsome View Green

An informal open space which preserves a view of Woodsome Hall from the centre of the site. To each side of the space existing mature trees are and hedgerows are retained. Basins are created for the attenuation of surface water. A variety of fruit trees will be planted to create a small community orchard.

The character area contains the following Landscape Treatments:

- Existing Trees and hedgerows
- Hedge Planting
- Specimen Trees, including fruit trees
- Mown Grass
- Meadow Grass
- Surfaced Footpaths & Seating Areas

The main objectives of the Landscape Management Plan within Character Area 3 will be to:

- Maintain street furniture and replace when necessary
- Maintain optimum growing conditions and health of trees;
- To aid successful establishment and consistency of appearance of new hedgerows;
- Monitor and maintain existing trees and hedgerows;
- Maintain a well-managed grass areas; and
- Maintain tidy litter-free areas.

2.0.9 Landscape Character Area 4 – Lepton Great Wood Buffer

Lepton Great Wood is located immediately east of the Site and is designated as a Local Wildlife Site. It also contains Ancient Semi-Natural Woodland, A wide buffer is to be created to the boundary of the woodland, with the following purposes:

To prevent development pressure to the woodland, provide a corridor for public access pathways and to provide compensatory trees planting.

The character area contains the following Landscape Treatments:

- Existing Woodland Edge
- Hedge Planting
- Specimen Trees
- Mown Grass
- Meadow Grass
- Surfaced Footpaths, Boardwalks & Seating Areas

The main objectives of the Landscape Management Plan within Character Area 3 will be to:

- Maintain street furniture and boardwalks and replace when necessary
- Maintain optimum growing conditions and health of trees;
- Monitor and maintain existing trees;
- To aid successful establishment and consistency of appearance of new hedgerows;
- Maintain a well-managed grass areas; and
- Maintain tidy litter-free areas.

The maintenance specification requirements of each character area are described in more detail in Sections 3 & 4.

3.0 MANAGEMENT OPERATIONS

3.0.1 The schedules below list the timing of key annual operations for specific landscape areas, as shown on the approved landscape drawings. For required standard, the schedules should be read in conjunction with Specification for Maintenance and BS7370:Part 4 Grounds maintenance - Recommendations for maintenance of soft landscape.

Schedule 1: General (site wide)															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Litter pick	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
2	Removal of fallen leaves from footpaths	3 times a year										x	x	x	
3	Litter bins to be emptied for the lifetime of the scheme	When required	x	x	x	x	x	x	x	x	x	x	x	x	

Schedule 2: Specimen Trees															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Tree inspection for damage and disease	Annually							x						
2	Assessment of dead/missing trees	Annually									x				
3	Replace dead/missing trees for the first 5 years following planting	Annually												x	
4	Weed Control to all tree surrounds	Monthly from March to October			x	x	x	x	x	x	x	x			
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x	
7	Check tree support (adjust & replace asrequired)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
8	Watering Water trees when required, monitor the requirement for watering, varying the frequency of these visits according to climatic conditions	Weekly from April to September				x	x	x	x	x	x				

Schedule 3: Proposed Hedgerows																
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D		
1	Assessment of dead/missing plants	Annually									x					
2	Replace dead/missingplants for the first 5 years following planting	Annually												x		
3	Weed Control to all plants and topping up of mulch	Monthly from March to October			x	x	x	x	x	x	x	x				
4	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x		
5	Pest & disease control	Once during growing season				x	x	x	x	x						
6	Check plant guards (adjust & replace as required)			x			x			x			x			
7	Watering Water when required, monitor the requirement for watering, varying the frequency of these visits according to climatic conditions	Weekly from April to September for the first year after planting				x	x	x	x	x	x					
8	Hedgerow pruning Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. Remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales. Remove all cut material from site and cart away to tip. Do not site burn. Top out native hedgerows to the intended height, and face up the sides, using an electric hedge cutting device, to form an even and tidy hedge alignment. Cut larger stems with a shrub pruning tool.			x							x					

Schedule 4: Proposed Ornamental Shrubs and Grasses															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Assessment of dead/missing plants	Annually									x				
2	Replace dead/missing plants for the first 5 years following planting	Annually										x			
3	Weed Control to all plants	Monthly from April to September				x	x	x	x	x	x				
4	Watering	Weekly from April to September for first year after planting				x	x	x	x	x	x				
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Fertilizer	One application annually (in March or April)			x	x									
7	Soil Aeration	Twice a year			x							x			
8	Remove dead/faded flowers throughout season (dependent upon species) to prolong flowering period	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
9	Cut dead growth back to ground level (dependent upon species).	Annually (February or March)		x	x										
10	Mulching – topping up	Annually				x									

Schedule 5: Existing Trees															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Tree inspection for damage and disease	Twice a year							x				x		
2	Pruning (subject to site assessment)	Annually												x	
3	Understorey control	Twice per year					x			x					
4	Trees stakes and ties inspected	Annually			x										
5	Tree stakes to be removed in years 2 or 3, but may be later than that if the trees need additional time to establish.	Annually			x										

Schedule 6: Proposed Amenity Grass Areas (Including bulb planting)															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Weed Control	Twice a year					x				x				
2	Fertilizer application	Two applications annually (in April or September)				x					x				
3	Mowing (For bulb areas, mowing to commence 6 weeks after end of bulb flowering period - typically July to October)	Fortnightly from March to October			x	x	x	x	x	x	x	x			
4	Trim/re-form edges	Monthly from March to October			x	x	x	x	x	x	x	x			
5	Re-cultivation and seeding of any failed or worn areas	When required									x				
6	Thatch/moss removal	Annually			x										

Schedule 7: Proposed Flowering Lawn Areas															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Weed Control	Twice a year					x				x				
2	Fertilizer application	Two applications annually (in April or September)				x					x				
3	Mowing	Fortnightly from March to October.			x	x	x	x	x	x	x	x			
4	Trim/re-form edges	Monthly from March to October			x	x	x	x	x	x	x	x			
5	Re-cultivation and seeding of any failed or worn areas	When required									x				
6	Thatch/moss removal	Annually			x										

Schedule 8: Proposed Meadow Grass Areas (General Purpose & Wetland)															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Weed Control	Twice a year					x				x				
2	Mowing Main cut late August. Remove cuttings from main cut. Following August regular mowing to 100mm over autumn and winter. Remove cuttings from later cuttings if dense.	Weekly from March to October	x	x						x	x	x	x	x	
3	Trim/re-form edges	Monthly from March to October					x				x				
4	Re-cultivation and seeding of any failed or worn areas	When required									x				
5	Thatch/moss removal	Annually			x										

Schedule 9: Proposed Native Scrub & Woodland															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Assessment of dead/missing plants	Annually									x				
2	Replace dead/missing plants	Annually										x			
3	Weed Control to all plants	Monthly from April to September				x	x	x	x	x	x				
4	Watering Water when required, monitor the requirement for watering, varying the frequency of these visits according to climatic conditions	Weekly from April to September for the first year after planting				x	x	x	x	x	x				
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Fertilizer	One application annually (in March or April)			x	x									
7	Soil Aeration	Twice a year			x							x			
8	Remove dead/faded flowers throughout season (dependent upon species)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	

	to prolong flowering period															
9	Cut dead growth back to ground level(dependent upon species).	Annually (February or March)		x	x											
10	Mulching – topping up	Annually				x										

Schedule 11: Playspace (generic maintenance details, refer to actual manufacturer/installer for full details)															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Verify equipment's stability, junctions and missing parts. Inspect bolts, screws and nuts for absence, jams, corrosion and wear. Add missing parts, secure joints, apply missing fixing agent and replace corroded parts.	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
2	Check suspension for wear. Replace worn parts and/or remove non-functioning parts.	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
3	Inspect rotating parts such as hinges, rolling-element bearings, etc. for wear and acceptability. Replace worn parts and/or remove non-functioning parts.	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
4	Check wood for splinters, unacceptable damage and signs of rot. Especially at ground level. Repair damage. Replace affected wood. Smoothen splintered wood and sharp edges.	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
5	Inspect foundation for stability, tearing and coverage. Restore foundation and covering material.	Every 3 months	x			x			x			x			
6	Examine rubber and synthetic parts for wear, damage and break. Replace original parts.	Every 3 months	x			x			x			x			
7	Inspect metal for corrosion and damage in the coating. Restore any damaged coating (after removing rust and applying primer).	Every 6 months	x						x						
8	Check ropes, cables, chains and nets for wear and damage. Steel cables and nets which are tensioned must be checked for tension. Replace parts where necessary. Steel cables and nets must be tensioned.	Every 3 months	x			x			x			x			
9	Inspect equipment for unsafe changes and additions. Remove unsafe additions and correct unsafe changes.	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
10	Inspect safety surfaces. Restore, fill and repair where necessary.	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	

Schedule 13: Hard Surfaces & Street Furniture																
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D		
1	Inspect surfaces and edgings for any defects, carry out repair and replacement to original standard as and when necessary	Monthly	x	x	x	x	x	x	x	x	x	x	x	x		
2	Inspect street furniture for any defects, carry out repair and replacement to original standard as and when necessary	Monthly	x	x	x	x	x	x	x	x	x	x	x	x		
3	Remove weed growth from paving edges/joints	Monthly from March to October			x	x	x	x	x	x	x	x				
4	Carry out cleaning of paved surfaces by sweeper machine or jet wash to remove moss, lichen, surface marks and debris	Twice a year					x				x					

4.0 MAINTENANCE SPECIFICATIONS

Definitions:

CA means the Contract Administrator, a person appointed by the managing agent to oversee work on site and implementation of the LMP.

4.0.1 This section contains an outline specification for the general maintenance operations of the proposed landscape character areas as identified in Appendix B.

4.0.2 This document should be reviewed after this time to ensure the content is still relevant to the ongoing maintenance of the site. Each of the areas described are identified on drawing 22 5587 101.

General and detailed requirements for landscape maintenance are provided below:

4.1.0 GENERAL REQUIREMENTS

NOTICE TO CA

4.1.1 Inform the CA of all maintenance visits including outline of planned works.

REINSTATEMENT

4.1.2 Reinstate to original condition any damage or disturbance to soil structure, planting, grass and fencing.

CONTROL OF MAMMALIAN PESTS

4.1.3 Only approved specialist firms and methods to be used. Contractor to submit proposals to CA for written approval.

DISPOSAL OF ARISING

4.1.6 Unless specified otherwise, dispose of arising from all operations and remove from site to a suitably licensed tip.

CHIPPING OR SHREDDING ON SITE

4.1.7 Chipping or shredding on site is not permitted.

LITTER

4.1.8 Collect and remove from site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site.

PROTECTION OF EXISTING GRASS

4.1.9 Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

CLEANLINESS

- 4.1.10 Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition at completion and after any maintenance operations.

LEAF REMOVAL

- 4.1.11 Collect fallen leaves from mown grassed areas, ornamental planting beds and footpaths and remove from site for recycling.

PRUNING GENERALLY

- 4.1.12 Prune in accordance with good horticultural and arboricultural practice:
- Do not damage or tear the stem or bark when removing branches
 - Keep wounds as small as possible and cut cleanly back to sound wood.
 - Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Prune larger branches neither flush nor leaving a stub, but using the branch barkridge or branch collar as a pruning guide.
 - Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
 - Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
 - Give notice to CA if disease or infection is detected.
 - Do not use growth retardants, fungicide or pruning sealant unless instructed.

PRUNING OF EXCESSIVE OVERHANG

- 4.1.13 Remove any growth annually, as outlined in Maintenance Schedules, encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.

4.2.0 TREES AND HEDGEROWS GENERALLY

PROTECTION

- 4.2.1 Existing trees and vegetation to be protected throughout any adjacent maintenance works:
- If any planting, digging, storing of materials or changing of surface levels are to be carried out within the Root Protection Area (RPA) of existing trees and vegetation, a methodology defining the conditions for protecting trees shall be prepared. This methodology shall be in accordance with BS5837: 2012 Trees in Relation to Construction and BS 3998:2010 Recommendations for Tree Work;
 - The RPA shall be based upon table 2 of BS5837: 2012;
 - Any excavation or cultivation within the RPA should be carried out carefully by hand;
 - No vehicles, machinery, spoil, debris, chemicals, fuels etc. are to be stored within the area of the RPA.

INSPECTION

- 4.2.2 Existing trees and vegetation shall be regularly inspected for damage and disease each season. Professional advice shall be sought if any trees appear damaged, dangerous or diseased.

PRUNING

- 4.2.3 Carry out any pruning, if necessary following inspection, in keeping with good horticultural practice and avoiding the breeding bird season. Professional advice shall be sought prior to carrying out any works to trees. All tree works to BS 3998:2010 Recommendations for Tree Work

UNDERSTOREY CONTROL

- 4.2.4 Cut ground vegetation layer (weeds and grasses) to achieve tidy appearance. Cut to 100mm twice within growing season and remove arising from site. DO NOT cut woody shrub understorey.

4.3.0 SPECIMEN TREES

TREE STAKES AND TIES

- 4.3.2 Check stability of trees, especially after severe winds and firm as necessary (at least 4 inspections per year).

- Replace loose, broken or decayed stakes to original specification.
- If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Stakes and ties shall be removed during spring when no longer required to support the tree. Fill stake holes with lightly compacted soil.

WEEDS

- 4.3.3 Maintain a 1m radius around each plant free from vegetation by spraying with glyphosate as scheduled. Remove dead vegetation 3 weeks after application.

REFIRMING OF TREES

- 4.3.4 Refirm trees after strong winds, frost heave and other disturbances.
- Tread around the base until firmly bedded.
 - Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

FERTILIZER

- 4.3.5 Apply Multi-purpose plant food and soil improver fertiliser each season in March or April.
- Spread evenly.
 - Carefully lift and replace any mulch materials.
 - Apply at manufacturer's recommended rate.

REPLACEMENT PLANTING

- 4.3.6 Replace any trees that have failed (between 1 November and 31 March).

DISEASE

- 4.3.7 Carry out annual check for signs of disease and undertake treatment as required

TREE WORK GENERALLY

- Before starting work agree which trees, shrubs and hedges are to be removed or pruned. Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998:2010 Recommendations for Tree Work, and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'
- Cut branches as Arboricultural Association Leaflet 'Mature tree management'.
- Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well-balanced natural appearance.
- Operatives must hold a Certificate of Competence for Chain saw work.
- All tree work is to be carried out by an approved member of the Arboricultural Association.

ADDITIONAL WORK

- 4.3.8 Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

PREVENTION OF WOUND BLEEDING

- 4.3.9 To BS 3998, clause 8.

PREVENTION OF DISEASE TRANSMISSION

- 4.3.10 To BS 3998, clause 9 and Appendix B.

CLEANING OUT AND DEADWOODING

- 4.3.11 Remove:
- Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies.
 - Rubbish, windblown or accumulated in branch forks.
 - Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.

4.3.12 CUTTING AND PRUNING GENERALLY

- Use appropriate, well maintained and sharp tools
- For final pruning cuts:
 - Do not use chainsaws on branches of less than 50 mm diameter.
 - When using handsaws, form a smooth cut surface.
 - Do not use anvil type secateurs.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only with prior approval from CA.
- Remove in small sections and lower to ground with ropes and slings
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

4.3.13 BARK DAMAGE

- Do not attempt to stop sap bleeding from wounds
- Remove ragged edges and splintered wood from wounds using a sharp knife.
- Keep wounds as small as possible.
- Inform CA immediately if liquid or flux oozing from apparently healthy bark.

4.3.14 MAINTENANCE OF MULCH

- Top up with same type of mulch to 75 mm thickness
- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

4.4.0 PROPOSED NATIVE MIX PLANTING (Includes woodland, woodland edge, native shrub)

PLANT GUARDS

- 4.4.2 Plant guards to be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage.

Guards to be removed at the appropriate time, typically during 4th or 5th year, dependant on the mammal population.

WEEDS

- 4.4.3 Remove any weed growth within plant guards by hand and maintain entire planting area free from vegetation by spraying with glyphosate as scheduled.

REFIRMING OF PLANTS

- 4.4.4 Refirm after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

FERTILIZER

- 4.4.5 Apply Multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

REPLACEMENT PLANTING

- 4.4.6 Replace any plants that have failed (between 1 November and 31 March).

DISEASE

- 4.4.7 Carry out annual check for signs of disease and undertake treatment as required.

4.4.8 MAINTENANCE OF MULCH

- Top up with same type of mulch to 75 mm thickness
- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

4.4.9 THINNING BY REMOVAL OF SURPLUS PLANTS

- Thin all plants except understorey using methods within BS 7370-4.
- Begin thinning only after agreement with CA.
- Minimise disturbance to adjacent plants
- Refill holes with topsoil to leave an even graded surface.
- Maintain mulch as original specification.
- Make good any minor damage to adjacent plants immediately.
- Select plants for retention that have a strong healthy habit.
- Mature planting density to be agreed with CA.

4.5.0 PROPOSED HEDGEROWS

PLANT GUARDS

- 4.5.2 Plant guards to be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage.
- Guards to be removed at the appropriate time, typically during 4th or 5th year, dependant on the mammal population.

WEEDS

- 4.5.3 Remove any weed growth within plant guards by hand and maintain a 0.3 m wide strip (on each side of the hedgerow) free from vegetation by spraying with glyphosate in early summer and late spring.

REFIRMING OF PLANTS

- 4.5.4 Refirm after strong winds, frost heave and other disturbances.
- Tread around the base until firmly bedded.
 - Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

FERTILIZER

- 4.5.5 Apply Multi-purpose plant food and soil improver fertiliser each season in March or April.
- Spread evenly.
 - Carefully lift and replace any mulch materials.
 - Apply at manufacturer's recommended rate.

REPLACEMENT PLANTING

- 4.5.6 Replace any plants that have failed (between 1 November and 31 March).

DISEASE

- 4.5.7 Carry out annual check for signs of disease and undertake treatment as required

HEDGEROW PRUNING

- 4.5.8 New hedgerows will be pruned for the first 2 to 3 years to encourage dense bushy growth, in keeping with good horticultural practice
Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

- 4.5.9 Once established hedgerow pruning no more than one side of each mixed-native hedgerow in any year.

4.5.10 HEDGEROW DESIGN HEIGHTS

Mixed-native hedgerows: 1.2m high, 1m wide at base, gentle taper to top.
Ornamental hedgerows (including single species deciduous): 0.9m high, 0.7m wide at base, gentle taper to top.

4.6.0 PROPOSED ORNAMENTAL SHRUBS AND GRASSES

ESTABLISHMENT OF NEW PLANTING

4.6.2 Duration the initial establishment period of newly planted shrubs and grasses, carry out maintenance operations as follows:

- Keep planting beds clear of weeds by use of hand weeding and by maintaining full depth of mulch.
- Maintain weed free planting beds, ensuring a weed free area around each shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: as outlined in Maintenance Schedule

FERTILIZER

4.6.3 Apply multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

REFIRMING OF PLANTS

4.6.4 Refirm after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

4.6.5 PRUNING ORNAMENTAL SHRUBS AND GRASSES

- 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.

4.6.6 PRUNING FLOWERING SPECIES

- Winter flowering shrubs in Spring.
- Shrubs flowering between March and July, immediately after the flowering period.
- Shrubs flowering between July and October, back to old wood in winter.
- Rose bushes in early spring to encourage basal growths and a balanced, compact habit.

REMOVAL OF DEAD PLANT MATERIAL

4.6.7 At the end of the growing season, check all shrubs and remove all dead foliage, deadwood, and broken or damaged branches and stems.

DEAD AND DISEASED PLANTS

4.6.8 Remove plants as soon as possible and replace in the next scheduled round of replacement planting.

4.6.9 REINSTATEMENT OF SHRUBS AND GRASSES

Remove dead and damaged plants:

- Carefully move mulch to one side and dig over the soil, leaving it fit for replanting.
- Do not disturb roots of adjacent plants.

Replacement plants:

- To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
- Submit details and cost of plants for approval before ordering.
- Dressing with soil Association certified organic granular slow release fertiliser applied at manufacturer's recommended rate.

4.6.10 THINNING BY REMOVAL OF SURPLUS PLANTS

- Thin all plants except hedge planting using methods within BS 7370-4.
- Begin when foliage of adjacent plants has begun to touch.
- Minimise disturbance to adjacent plants
- Refill holes with topsoil to leave an even graded surface.
- Maintain mulch as original specification.
- Make good any minor damage to adjacent plants immediately.
- Select plants for retention that have a strong healthy habit.
- Mature planting density to be agreed with CA.

4.6.11 HAND WEEDING

- Remove weeds entirely, including roots.
- Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Upon completion, rake area to a neat, clean condition.
- Reinstate mulch to original depth.

SOIL AERATION

- 4.6.12 Prick up to aerate the soil of root areas and break surface crust and reduce to crumb and level off. Do not damage plants and their roots.

SOIL LEVEL ADJUSTMENT

- 4.6.13 Reduce level of soil/mulch at edges of beds to 75 mm below adjacent grass or hardsurface. Spread arrisings (if any) evenly over the bed.

MAINTENANCE OF MULCH

- Top up with same type of mulch to 75 mm thickness
- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

4.7.0 PROPOSED FLOWERING LAWN AREAS

MAINTENANCE OF GRASSED AREAS

- 4.7.1 Maintain grass areas in a manner appropriate to the intended use.
- Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
 - Prevent waterlogging and compaction.
 - Repair damage from trampling, abrasion or scalping.
 - Maintain grass areas so as to be reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
 - Edges to be kept neat and well defined, in clean straight lines or smooth flowing curves.
 - Remove Litter and fallen leaves regularly to maintain a neat appearance.

MAINTENANCE OF GRASSED AREAS

4.7.2 Maintenance to be carried out to BS 7370-3. Carry out maintenance appropriate to turf, as follows:

- To achieve maintenance objectives to BS 7370-3, table 6.
- To a maintenance programme to BS 7370-3, clause 11.
- Using appropriate mowing methods to BS 7370-3, table 3.

4.7.3 GRASS CUTTING GENERALLY

- Before mowing remove litter, rubbish and debris.
- Finish to be neat and even, without surface rutting, compaction or damage to grass.
- Leave edges neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas are to be swept clear and arisings removed.
- Obtain instructions from CA in drought or wet conditions.

TREE STEMS

4.7.4 Do not use mowing machinery closer than 1m to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

MOWING GRASS AREAS

4.7.5 Maintain grass height: between 25 and 50 mm. remove arisings

RE-FORMING GRASS EDGES

4.7.6 For all edges abutting paths, manhole covers, borders and the like:

- Draw back soil and re-form edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

FERTILIZER

4.7.7 Apply approved appropriate lawn fertiliser each Spring and Autumn.

- Spread evenly.
- Apply at manufacturer's recommended rate.

REINSTATEMENT OF DAMAGED LAWN

4.7.8 Reinstall worn areas as follows:

- Remove damaged turf to a depth of 150 mm.
- Cultivate substrate to a fine tilth.
- Reinstall with either:
 - re-turfing with turf of a quality and appearance to match existing. or
 - topsoiling to BS 3882 multi-purpose class, free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.

4.8.0 PROPOSED BULB AREAS

BULBS IN GRASSED AREAS

4.8.1 Do not cut bulb areas before flowering

- Interval between end of bulb flowering and start of grass cutting (minimum): 6 weeks.
- Box and remove arisings from site after first cut
- Following first cut, bulb areas shall be maintained as outlined as above.

4.9.0 PROPOSED MEADOW GRASS AREAS

CUTTING YEAR 1

- 4.9.1 Most of the sown meadow species are perennial and will be slow to germinate and grow and will not usually flower in the first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing in a mid-summer cut and remove the vegetation. It is important to cut back the annuals before they die back, set seed and collapse; this cut will reveal the developing meadow mixture and give it the space it needs to develop.

CUTTING ONCE ESTABLISHED (YEAR 2 ONWARDS)

- 4.9.2 In the second and subsequent years sowings are to be managed using traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back to c 100mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 100mm and again in spring if needed.

CONTROL OF INVASIVE/NOXIOUS WEEDS

- 4.9.3 Control of invasive/noxious weeds will be managed by hand pulling or mechanical control (e.g. strimming of thistles or hand pulling of ragwort); the use of herbicides should be avoided but if necessary large infestations may be controlled by the application of glyphosate.

APPENDICES

Appendix A Management Company Areas

Appendix B Character Areas



Rev	Date	Description	Drawn	Check
				
Architecture Planning Urban Design Landscape				
CLIENT: MILLER HOMES		DRAWING NUMBER: 22.5611.108D		
PROJECT: HERMITAGE PARK, LEPTON		SCALE @ A0: 1:500		
DRAWING: LANDSCAPE MANAGEMENT COMPANY AREAS		DRAWN: LB	DATE: JUN 25	
		CHECKED: VS	DATE: JUN 25	
JRP Associates 14 Marine Court Calder Park, Wakefield, WF4 3PL				
T 01924 383322 E info@jrp.co.uk W jrp.co.uk				

MANAGEMENT CHARACTER AREAS:

- WOODSOME VIEW
GREEN
- PLAYSPACE
- LEPTON GREAT
WOOD BUFFER
- HERMITAGE AVENUE



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Rev. Date Description		Drawn Check	
		Architecture Planning Urban Design Landscape	
CLIENT: MILLER HOMES		DRAWING NUMBER: 22.5611.107D	
PROJECT: HERMITAGE PARK, LEPTON		SCALE @ A0: 1:500	
DRAWING: LANDSCAPE MANAGEMENT CHARACTER AREAS		DRAWN: LB	DATE: JUN 25
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