

Ref. M3320-PA-V1-Management Plan



HINCHCLIFFE MILL, HOLMBRIDGE
LANDSCAPE MANAGEMENT PLAN
YEARS 1 – 5

For: Holroyd Homes

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1.0 Introduction

1.1 The Structure of the Plan

This document provides details of the 5 year Landscape Management Plan for the publicly accessible areas at the Hinchcliffe Mill, Holmbridge. The development site is approximately 2ha in size and comprises of 19no. homes set within a substantial landscape infrastructure framework with a considerable quota of public open space. This document sets out how the publicly accessible areas within the site is to be managed and maintained to achieve the overall aim of developing and enhancing the landscape within the development curtilage.

The key objective of the Plan is to organise the management of the landscape into landscape elements by providing a framework of routine operations for each item. This will then be used to guide and instruct the landscape maintenance operations carried out by contractors on site.

The Plan forms a working document and refers to drawing M3320 Landscape Layout Plan, M3320 Soft Landscape Layout and M3320 Hard Landscape prepared by Barnes Walker Ltd, to facilitate the long-term management of the proposed landscape elements comprising trees, hedgerows, ornamental planting, scrub, hard surfacing and open space therein.

1.2 Ecology Mitigation Recommendations

For additional information on the ecology mitigation recommendations please refer to the **Biodiversity Net Gain (BNG) Statement** and **Ecological Impact Assessment** produced by Quants Environmental.

1.3 The Landscape Areas

The areas of public open space to be managed comprises of the following:

- Trees – Newly planted and mature
- Trees – Existing
- Hedges – Structural and native species
- Ornamental Planting
- Existing Scrub and Grassland Areas
- Swale Planting
- Hard Surfacing, Boundary Treatments and Elements

1.4 Delivery & Long-term Management

The delivery of the Management Plan will be facilitated by Holroyd Homes, working with landscape contractors. Defined tasks are outlined below, and

reference should be made to the Landscape Maintenance Schedules for the annual maintenance of each of the landscape elements identified in Section 2.0, refer to document M3320-PA-V1 Maintenance Schedules for details.

The Site Manager of the construction phase appointed by the developer has the responsibility of maintaining a secure and safe site as well as ensuring all activities on site remain lawful during the construction phase. Once the development is operational, this responsibility for long term management shall be passed to a management company.

To ensure the Management Plan is implemented properly and that management aims are being achieved, progress will be reviewed on a regular basis by an appropriately qualified consultant. A site visit will be carried out in years 1, 3, and 5 of the plan to evaluate management actions and habitat quality. This will allow direct measures to be made against the objectives set out within the Management Plan. At the end of the 5 years the Plan should be updated accordingly to ensure the long-term health of the Management Plan.

The Management Plan shall be implemented in accordance with the details contained therein.

2.0 The Landscape Elements & Their Maintenance Regimes

2.1 Introduction

This section describes the design objectives for each of the landscape elements and then the landscape management operations, which are necessary so that these objectives are achieved.

2.2 Newly Planted Trees

The trees on site have been chosen to provide a strong green infrastructure and compliment the many existing semi-mature and mature trees that will be retained and protected, particularly within the adjacent area of Open Space. The site includes a range of native species trees selected to promote biodiversity and ornamental trees to be in-keeping with the residential character of the local area. The trees will give physical presence, provide spatial definition, positive aesthetic and emphasise the character of the site.

The following schedule lists the trees as proposed at the planning stage of the project. There may be some variation to those actually planted depending on nursery availability:

Species	Size	Stock
Acer campestre	14-16cm	Rootball
Alnus glutinosa	16-18cm	Rootball
Betula pendula	10-12cm	Rootball
Carpinus betulus	16-18cm	Rootball
Crataegus monogyna	14-16cm	Rootball
Malus 'Evereste'	14-16cm	Rootball
Sorbus aria 'Lutescens'	14-16cm	Rootball
Ulmus 'New Horizon'	14-16cm	Rootball

Watering

- In the first 3 years newly planted trees are still establishing. Trees should be watered once per week, or as necessary in dry weather, during the growing season (June to October). Apply approximately 50-75 litres/sqm per tree per week. Once they have become well established, most trees only need to be watered during spells of drought.
- A provision of at least 12 waterings per year should be included.
- Trees within areas of hardstanding should be provided with an appropriate watering system installed, i.e. a suitable proprietary root irrigation system.

Fertiliser

- All new trees will benefit from feeding during the first 2-3 years after planting. Once established they will only require feeding once every 5-10 years.

- Trees grown for their foliage will benefit from a fertiliser rich in nitrogen.
- In autumn, an organic fertiliser such as well rotted manure or compost can be applied as mulch. Spread the material in layers 5-8cm deep around the tree keeping a clear area immediately around the trunk.
- A contact herbicide should be applied as necessary, once annually in June to maintain a 500mm radius weed free area until year 5;
- A translocated herbicide can be applied as required 4 times per year, once a month from May to August;

Mulch

- Mulch levels will be topped up where necessary.
- Mulches are best applied during the spring, but provided that the soil is moist they can be spread any time of the year except at times of drought or frost. The mulch is to be spread and maintained at an even depth of 50cm.
- Top up the mulch every year or two under young trees. The mulch will help to suppress weed and retain moisture.

Weeding

- Hand weed throughout where necessary. Mulching will help to suppress the weeds.
- Where trees are located in areas of grass or planting, they are likely to be subject to competition from the grass sward, adjacent plants and from weeds respectively. A circle of bare or mulched ground should therefore be maintained within a radius of between 250mm and 500mm around each of the trees.
- Trees within areas of hardstanding i.e. gravel covered tree pits or within tree grills should be maintained in a weed free condition. This can be undertaken by hand weeding or if necessary an application of an appropriate herbicide.
- Over-vigorous weeds such as brambles and nettles are to be removed using a glyphosate based herbicide such as Roundup or similar.
- Long grass growing between the trees and shrubs should be strimmed twice yearly until plants are established.
- Appropriate precautionary measures must be undertaken to protect trees against damage from mowing equipment.

Pruning

- Pruning of young trees should not generally be required unless they have dead, damaged, vandalised or diseases branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.
- As the trees become established, some selective pruning works may be required. This should be undertaken once annually in November.
- Any diseased or rotten wood will be pruned back to sound wood, including the removal of main stems and limbs. A suitably skilled and qualified arboriculturalist shall carry out such pruning.
- All cut material will be removed from the site, unless used within designated log pile habitat creation. No burning on site will occur.

Replacements

- For the first five years all dead and dying specimens (including existing trees) are to be replaced in the following planting season with a tree of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with 'Same Tree Disease'.

Tree Ties

- Tree ties and spacers should be fitted 50mm below the top of the stakes irrespective of the overall height of the stakes (i.e. short or long stakes) to avoid chafing.
- Long-term tree management will include the regular checking and tightening of tree supports (recommended every three months or after severe storms). Any stakes, which show movement or instability, shall be secured or repositioned.
- Damaged ties and stakes should be replaced.
- To prevent the ties chafing the trees, they should be inspected and adjusted at least once per year in April, prior to an increase in the tree girth. This should then be done again in October, after growth has occurred.
- Tree stakes/ties/guards will be removed once trees have established well, between year 3-5 and before the end of the 5 years replacement planting period. Surfaces disturbed will be made good, with any resulting holes filled with suitable topsoil.

2.3 Mature Trees

- The mature trees should be inspected annually to ensure that they are in good health, and are not hazardous to the users of the site. Both the inspection and all works to mature trees should be carried out by qualified arboricultural personnel. Routine pruning should include the following operations:
 - the removal of dead, diseased and dying branches;
 - the removal of vegetation growing onto footpaths, parking areas, POS, roads, signs, sightlines and any other location where it presents a hazard to the users of the site;
 - inspection for, and reporting of, any incidence of pests and disease.
- Occasionally, the inspection may result in a recommendation for more specialist pruning of which crown thinning and reduction are likely to be the most commonly needed.
- All tree works should be carried out in a safe manner complying with all relevant legislation.

2.4 Existing Trees and Woodland

Woodland management will comprise selective thinning in some sections of the woods with the aim to create occasional gaps in the canopy and understorey to encourage natural regeneration and development of the

ground flora. Management will also include controlling the overall ground cover of bramble. Selected areas of scrub growth will be left to provide connectivity through the woodland. Thinning works will need to be carried out on a rotational basis to keep any impacts upon the woodland flora and fauna to a minimum.

- Standing dead wood is to be retained in situ and where possible. This will include reducing the height and spread of standing dead trees to reduce potential failure but retaining habitat value. Where dead trees are too close to public rights of way or newly constructed infrastructure, they should be felled to ground level and left within the woodland.
- Management should seek to retain existing tree heights and be undertaken only by suitably skilled and qualified arboriculturalist.
- Any branches requiring removal should be cut accordance with BS 3998:2010 Tree work - Recommendations.
- If pollarding or coppicing of individual existing trees is deemed necessary by a suitably skilled and qualified arboriculturalist, once started it is important to keep trees within the specified rotation. lapse in management may result in the development of heavy branches and or stems, dense crown foliage and decay or disease associated with heavy pruning.
- Cut material of appropriate size should be retained as large wood/habitat piles within, and around, the informal POS areas. These wood/habitat piles will provide additional habitat for reptiles and invertebrates.
- Trees across the site situated within hedgerows and tree groups will need minimal management. Works will consist of removing broken, dead and or dying branches where trees are in close proximity to public footpaths, public opens space and newly constructed infrastructure and plots. All tree work will again be in accordance with BS 3998:2010 Tree work - Recommendations.

2.5 Hedges

Structural Hedges

Structural hedges will provide aesthetic advantages and low-level screening and containment. Hedges have been used to define space, provide screening and soften boundary treatments.

Hedgerows are to be maintained in a weed free condition (aided by bark mulch).

Structural species hedgerows should be maintained as follows:

- Following planting, all hedges are to be mulched with a 50mm depth of BSI PAS 100 standard mulch;
- The depth of mulch should be maintained at a minimum of 50mm until the hedgerows are well established; Mulch layer may need to be topped up every year or two.
- Annual trim in October until objective height is achieved; Thin-back laterals in first 2-3 years to shape. Shape to oblique angle (wider base

than top), particularly in formative second year, allowing the apical shoot to grow to the desired height before trimming back.

- Once the objective height is achieved, the hedges should be trimmed 3 times annually in April, June and October to the various objective heights required. Trimming should achieve flat, uniform sides and a flat, level top to the hedges.
- Allow hedges to grow laterally through any adjacent fences. Once projecting growth is established and sufficiently dense, trim back to a minimum distance of 50cm from fences. Adjust trimming distance as required to achieve dense hedge growth as viewed from non-planted side of fence. Where space permits trim opposite side of hedge to match in order to maintain balanced growth.
- If necessary an appropriate contact herbicide should be applied in May.
- To prevent weed growth, fertiliser application should be avoided unless there are localised areas of poor growth. Hand weed throughout where necessary.
- Watering should be carried out as necessary, particularly from June to October for the first 3 years following planting. A provision of at least 12 waterings per year should be included.

New Hedges (up to establishment only)

Newly planted hedges take some time to establish and until this occurs they are subject to very vigorous competition in their root zone from weed growth. The use of mulch mats aims to minimise this competition until plants are established and also helps to retain moisture within the root zone. To ensure that plants thrive, the following checks and actions are required:

- New planting should be regularly inspected during establishment to encourage healthy, vigorous condition. Until the new planting is established, formative pruning will be undertaken once annually to keep the hedgerow tidy.
- Individual tree guards will be required to prevent damage to newly planted saplings by browsing rabbits and will be removed once established.
- Check that all rabbit guards are in place and undamaged, replacing any that are damaged or loose.
- Tree guards will be reviewed and removed as necessary after three years.
- Remove any weed growth at base of plant either by hand weeding or spot treatment with an approved translocated herbicide. If treating near swales check that any herbicide is suitable for use near water.
- Remove litter from all beds.
- Water as required until plants are established.
- Control pests and diseases by monitoring regularly and treating affected areas swiftly as required.
- At the appropriate time and when weather conditions allow, add a folia or granular feed to maintain healthy growth of plant material.
- Any diseased or rotten wood will be pruned back to sound wood, including the removal of main stems and limbs.
- All cut material will be removed from the site, unless used within designated log pile habitat creation. No burning on site will occur.
- Like-for-like replacement of failed saplings will be undertaken until the hedgerow is mature and established.

Once newly planted hedgerows area established, they will enter the same management regime as the existing hedgerows.

The following schedule lists the hedges as proposed at the planning stage of the project. There may be some variation to those actually planted depending on nursery availability:

HEDGES	Size	Stock
Taxus baccata	1.2m high	Bareroot, 4no. Per lin/m
Fagus sylvatica	1.2m high	Bareroot, 4no. Per lin/m

2.6 Ornamental Planting

Ornamental planting is proposed to provide interest around the site, offering a mix of deciduous and evergreen species for seasonal interest.

Ornamental planting areas are to be maintained in a weed free condition (aided by bark mulch).

- The ornamental planting areas are predominantly species which are not native to this country, and newly planted stock can take some time to establish. Until this occurs, young plants are subject to competition in their root-zone from weeds.
- Many areas of ornamental planting contain groundcover species which might be damaged by herbicides. These areas will therefore need to be hand-weeded and will require regular hoeing. Areas of ornamental planting should also be watered until they are established.
- The end of the establishment phase is usually when the leaf canopies of the plants meet and they are thereby able to suppress weed growth. After establishment, the weed population will change to become more localised, but probably larger specimens. These can be hand-weeded or receive a spot treatment of an appropriate herbicide as necessary through the growing season.
- Only a small amount of routine annual pruning should be necessary in the first five years. Where shrubs grow over roads, paths or sightlines, their growth should be controlled to prevent a hazard to the site users. The ornamental plants should not be pruned routinely since this spoils their natural shape. The shrubs should not be pruned to a plain surface (like hedges are); pruning should consist of the removal of individual branches, to maintain the natural shape of the plant. Pruning should therefore be carried out by horticulturally competent personnel.
- An approved translocated herbicide should be applied as required for the control of pernicious weed growth.
- Remove litter from all beds.
- Ensure that all plants are firmed into the soil.
- Water as necessary
- Control pests and diseases by monitoring regularly and treating affected areas swiftly as required.

- At the appropriate time and when weather conditions allow, add a folia or granular feed to maintain healthy growth of plant material.
- Prune back shrubs overhanging hard areas.

2.7 Existing Scrub

Maintenance Operations

- The marginal areas adjacent to the woodland and trees should be cut using a slightly different regime. Approximately 50% of the margin should be left and the other 50% should be cut to 50cm height. The following year this should be reversed so that the area which was left should be cut and the area which was cut should be left. This cutting pattern should be adopted for the margins which should vary in width by weaving gently between 2 and 5 metres.
- Removal of invasive species such as Sycamore and Himalyan Balsam.
- Cut brambles annually to reduce dominance of scrub.

2.8 Bioswale Planting

Bioswales are to be planted with native and ornamental species selected for seasonally wet engineered soils.

Bioswales are to be maintained in a weed free condition.

- The Bioswales contain species which are not native to this country, and newly planted stock can take some time to establish. Until this occurs, young plants are subject to competition in their root-zone from weeds.
- The Bioswales contain groundcover species which might be damaged by herbicides. These areas will therefore need to be hand-weeded and will require regular hoeing. New planting within Bioswales should also be watered until the plants are established.
- The end of the establishment phase is usually when the leaf canopies of the plants meet and they are thereby able to suppress weed growth. After establishment, the weed population will change to become more localised, but probably larger specimens. These can be hand-weeded or receive a spot treatment of an appropriate herbicide as necessary through the growing season.
- Only a small amount of routine annual pruning should be necessary in the first five years. Where planting grows over roads, paths or sightlines, their growth should be controlled to prevent a hazard to the site users. The Bioswale plants should not be pruned routinely since this spoils their natural shape. Pruning should therefore be carried out by horticulturally competent personnel.
- An approved translocated herbicide should be applied as required for the control of pernicious weed growth.
- Remove litter from all beds.
- Ensure that all plants are firmed into the soil.
- Water as necessary.

- Control pests and diseases by monitoring regularly and treating affected areas swiftly as required.
- At the appropriate time and when weather conditions allow, add a folia or granular feed to maintain healthy growth of plant material.
- Prune back shrubs overhanging hard areas.
- Drainage channels should be kept clear of silt and other debris throughout the year.

BIOSWALE MIX	Size	Stock
Miscanthus sinensis 'Kleine Fontane'	30cm	2L
Iris siberica	30cm	2L
Astilbe alba	30cm	2L
Caltha palustris	30cm	2L

2.9 Hard Surfaces, Boundary Treatments & Elements

Hard surfaces within this management plan encompass areas of public footpath and boundary treatments within the open space.

- The site should be inspected regularly and any litter removed.
- Any graffiti or vandalism should be removed/rectified as soon as possible, since if it is left unattended the problem tends to escalate.
- All problems with hard elements should be attended to as a matter of urgency.
- Routine maintenance of the hard elements and surfaces should be carried out in accordance with a programme, since this allows budgeting for the work.
- Some weed control will be required on hard surfaces, particularly those which are not sealed (such as areas of compacted gravel). Weed control should be carried out if the surfaces are hazardous for pedestrians or unsightly, but residual herbicides should not be used.
- Elements including all boundary treatments, fences, railings, hard surfaces, board walks, street furniture and lighting should all be inspected regularly for defects, damage, trip hazards and vandalism in accordance with manufacturer's recommendations. Repairs and replacements should be carried as a matter of urgency to maintain site safety.
- Drainage channels should be kept clear of silt and other debris throughout the year.

3.0 Routine operation schedules

The schedules are compiled for the annual maintenance of each of the landscape elements identified in Section 2.0, refer to document M3320-PA-V1-Maintenance Schedules for details.

The frequency and timing of most landscape maintenance operations will depend upon the weather and growing conditions. The operations described are therefore for guidance only, and should be carried out according to the requirements of the site conditions and therefore not treated as a rigid programme.

If maintenance is undertaken by an external contractor, payments should be linked to work actually completed, rather than paying an unvarying monthly maintenance sum which is a twelfth of the total. In this way, expenditure will match the requirements of the site more accurately. All operations should therefore be regarded as provisional items. Whether specific operations are carried out should be judged against the conditions on site at the time.

Further Information

If any additional information or advice is required regarding the landscape design intentions or maintenance requirements please contact the designer Barnes Walker Ltd. 0161 946 0808