

Landscape Management Plan



**Tyler
Grange**

Land West of Pearl Lane

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Plans:

10595/P18a Soft Landscape Proposals (Sheets 1-9)



Section 1: Introduction

Purpose

- 1.1 This Landscape Management Plan has been prepared by Tyler Grange Group Limited on behalf of Barratts West Midlands in respect of land known as Ernley Meadows, to the west of Pear Lane in Stourport on Severn (hereafter referred to as the 'Site'). The Site is centred on OS grid reference SO 79638 69877. This LMP is to accompany a full planning application for a development of 331 units, with associated green infrastructure.
- 1.2 The purpose of the Landscape Management Plan is to provide details of measures to ensure the successful establishment and ongoing maintenance of the landscape elements of the development proposals.
- 1.3 This Landscape Management Plan should be read in conjunction with the Soft Landscape Proposals 2469/P18a (Sheets 1-9).

Scope of the Landscape Management Plan

- 1.4 This Landscape Management Plan is set out as follows:
 - Section 2 describes the site, and provides an overview of the elements, features and areas that are to be managed within the Landscape Management Plan;
 - Section 3 sets out the planting specification to ensure successful establishment;
 - Section 4 provides more detail on the management objectives;
 - Section 5 sets out the management regimes and responsibilities; and
 - Section 6 sets out the maintenance and management work schedules.



Section 2: Site Context and Aims and Objectives

Site Context

- 2.1 The site, approximately 15.07 ha, is located on the western edge of Astley Cross, a village located on the outskirts of Stourport-on-Severn in Worcestershire. The site comprises two arable fields with associated boundary hedgerows, mature trees, small areas of dense scrub and bare ground, and a tree belt to the northern, eastern, and southern boundaries.
- 2.2 The Landscape Management Plan covers the land as identified within the red line boundary on Plan 2469/P18a Soft Landscape Proposals (sheets 1-9)

Habitats

- 2.3 As set out within the Ecology Assessment (EA), the site supports the following habitats:
- Arable;
 - Bare earth;
 - Hedgerows (intact);
 - Mature trees;
 - Scrub (dense); and
 - Tree belts.
- 2.4 These features have been assessed as being of either negligible or site level ecological importance, with some of the hedgerows, mature trees and tree belts assessed as being local ecological importance. The EA notes that the development has been designed to retain and protect features of ecological importance where possible, namely mature trees, hedgerows and tree belts along the site boundaries. These will be maintained and enhanced through additional hedgerow and tree planting as part of the proposed development.
- 2.5 New soft landscape within the scheme includes the following landscape elements:
- New trees (Including both native and street trees);
 - New native hedges (along boundaries and within the development);
 - New ornamental (evergreen) hedges (within the development area);
 - New ornamental shrubs;
 - New amenity grass (including both seeded and turf);
 - New meadow and wildflower grass (seeded) to include both grassland and pond mixes;
 - New marginal/aquatic planting; and



- New bulb planting.

2.6 The landscape works on site, will be implemented by a specialist landscape contractor (BALI Registered) appointed by Barratts West Midlands and maintained for a period of 12 months by the landscape contractor post Practical Completion, with a management company (appointed by Barratts West Midlands) responsible for the replacement of any trees or shrubs removed, dying, damaged or diseased thereafter, ensuring replacement planting is undertaken at the first opportunity and at latest by the end of the next planting season.

Aims and Objectives

2.7 The landscape proposals have been designed to:

- Create attractive new open space provision, providing opportunity for informal recreation and activity;
- Create an attractive and appropriate setting for the new development, providing all year-round interest and colour for residents and visitors;
- Create a strong landscape framework and green infrastructure which increases biodiversity;
- Maximise biodiversity value of SUDs features; and
- Strengthen and enhance the existing site boundaries and existing trees and hedges which are to be retained.



Section 3: Planting Specification

- 3.1. Soft landscape design as set out in the landscape and planting proposals will be implemented in accordance with the following specification.

General

- Proposals to be read in conjunction with the Architect's and Engineer's Drawings;
- All landscape operations to be in accordance with all relevant British Standards including BS4428: 1989 & BS 3936: 1992 and all amendments to date;
- Plant material to conform to the National Plant Specification;
- All stock (other than container grown) shall be planted between November 30th and 28th February. Planting operations shall be carried out in suitable weather and all plants re-firmed if lifted by frost during the contract. No planting shall take place in dry, hot and sunny weather or indeed of frost and snow are present, or in cold east winds, regardless of the stock specified;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, pest & disease control;
- The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

Soil and Mulch

- Existing topsoil (if present and suitable) to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface;
- Any imported topsoil to be to BS3882, medium texture, neutral PH value, free of debris including glass and/or contaminants and reasonably stone free with no stones over 20mm in size;
- Topsoil depths to be 450mm for groundcover planting and 150mm for grass areas;
- Finished topsoil levels to be 25mm above adjacent paved surfaces, and 300mm wide hard surfaced mowing margin to be provided where lawn adjoins buildings;



- Topsoil depths to be 450mm for shrubs, hedges and groundcover planting and 150mm for grass areas;
- All planting areas to be covered with a 75mm depth of medium grade bark mulch.

Plant Material Treatment

- All trees and shrubs are to be supplied from nurseries in the UK with plant passports provided and biosecurity protocols strictly followed. The Landscape Architect is to approve the nursery selected by the Landscape Subcontractor for the supply of plants. The landscape subcontractor is responsible for the protection of plant material being hardened off or grown at their nursery and shall make good defects;
- Root Dip – Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting;
- Anti-Desiccant – Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf and evergreens etc. prior to transportation and during any delay in planting;
- Pruning – Allow for pruning of all deciduous trees and shrubs by 1/3rd following planting at Landscape Architects direction or as indicated in the planting schedule;
- Tree Stakes and Ties – Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut, not less than 100mm in diameter.

Existing Trees and Shrubs

- Where existing trees and shrubs are to be retained, they should be subject to a full pre-construction Arboricultural inspection for safety, followed by an annual inspection thereafter;
- Any surgery required shall be in accordance with BS3998 (2010 and all amendments to date) 'Tree Work – Recommendations' and shall require the prior approval of the Landscape Architect or Arboriculturalist. All works should be undertaken in accordance with the Arboricultural Method Statement;
- Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS5837 (2005 and all amendments to date) 'Trees in relation to Construction – Recommendations', and should be fully fenced off, prior to the commencement of any works. No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge root protection areas or under canopies.

Tree Planting

- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers; eg. Greenleaf Re-root 600/100 placed between the tree and services;
- All trees shown to be planted ensuring a minimum of 5 metres from buildings;



- Contractor to ascertain the location of all sewers and services prior to tree planting;
- Allow for the use of container grown stock during the periods 1 April to 31 October, and field grown stock from 1 November to 31 March;
- Trees planted within grassed areas to be provided with appropriate conical strimmer guards;
- Multi-stem trees to be planted in topsoil pits 2000mm diameter x 750mm depth or larger as necessary to allow 500mm soil around rootball with angled stakes Topsoil depth should align with the depth of the rootball with subsoil used beneath the rootball to ensure its stability and a firm base. No tree should have a top of soil level above the tree root flare;
- Heavy standard trees (12-14cm girth) to be planted in topsoil and subsoil pits 1200 diameter x 900mm deep, supported by a double stake Topsoil up to 350mm deep and the remainder subsoil. The rootball must sit on a subsoil base to reduce potential for settlement;
- Tree pits of extra heavy standard trees to be underground guyed, pits to be 1200mm depth, 1200mm wide and 2000mm in length. Detailing of tree pit to include tree pit irrigation "Root rain precinct" or similar approved; "Green leaf root director; Underground "Deadmen" guying system "Platipus" attached to 2 no concrete kerbs and pit backfilled with urban tree sand or similar approved. Base of pit to be broken up to 150mm depth beneath 150mm clean coarse angular gravel. All surface finishes as per Architect's detailing;
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth.

Hedgerow Planting (Native and Ornamental (Evergreen))

- Plant hedging in trenches 400mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled, If mixed species set out within groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix;
- Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th);
- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification).

Ornamental Shrub Planting

- Plant shrubs in accordance with the landscape drawings. All non-perishable containers shall be removed, and any damaged roots carefully pruned. Excavate planting holes



75mm wider than the root spread. Each plant shall be planted at its correct depth, to the original soil or nursery mark, to BS4428:1989. Compost and sand additives shall be worked well into backfill whilst backfilling is in progress, taking care not to raise general levels of the soil so that bed edges are less than 65-80mm below the adjacent pavement edges;

- Gaps around the root ball shall be filled to half its depth and firmed by hand, but avoiding damage to the roots. Further soil can then be used to fill the voids to the surface and firmed by treading, taking care not to over firm and damage roots;
- Water in all plants within 2 hours of planting with 25 litres minimum per metre squared;
- Prune back leggy growth immediately after planting;
- Approved bark mulch to a depth of 75mm

New trees, shrubs and hedges are to be maintained by:

- Fertilising for healthy growth;
- Replacing dead or dying trees and shrubs with similar species;
- Check and adjust ties and firm up stakes;
- Check and adjust rabbit guards;
- Weed control;
- Watering.

Seeding

- Grass seeding cultivation to be brought to a fine tilth and all stones over 25mm in all directions removed. Areas to be uniformly firmed. Grass seed to be sown at rates shown below and as per Emorsgate recommendations. Roll the seeded area with a ribbed crinkle or Cambridge roller upon completion.
- Proposed Wildflower Meadow Mix to be planting with Emorsgate Seeding, using Emorsgate EM1F 'Basic General Purpose Wild Flowers' or similar approved at 1.5g per m²;
- Proposed Grassland Meadow Mix to be planting with Emorsgate Seeding, using Emorsgate EM1 'Basic General Purpose Meadow Mixture' or similar approved at 4g per m²;
- Proposed Pond Edge Meadow Mix to be planting with Emorsgate Seeding, using Emorsgate EP1 'Pond Edge Mixture' or similar approved at 4g per m²;
- When grass is between 40-75mm high remove stones and debris exceeding 50mm in any dimension and roll with a lightweight roller. Approximately 48 hours later cut grass to approximately 35mm high;
- Remove and dispose of all arisings.



Turf

- Turf to BS3969 from an approved source;
- When topsoil is reasonably dry and workable, grade to smooth, flowing contours removing all minor hollows and ridges;
- Cultivate soil to full depth and break up any compacted topsoil;
- Apply approved herbicide to control perennial weeds and allow period of time to elapse as recommended by manufacturer before final cultivation. Apply proprietary fertiliser;
- Reduce top 25mm topsoil to a fine tilth by further cultivation. Remove stones exceeding 50mm in any dimension;
- Lay turf with broken joints, well butted up, working from planks laid on previously laid turves, during appropriate season and weather condition;
- Adjust levels by raking out or filling with fine soil under turves;
- Consolidate by lightly and evenly firming with wooded beaters as laying proceeds. Do not use rollers;
- Dress turf with fine topsoil and brush in to fill joints;
- Thoroughly water completed turf within 24 hours of laying;
- When grass is 50mm high remove debris, litter and any stones later in dry conditions cut grass to between 25-30mm;
- Remove and dispose of all arisings.

New marginal/aquatic planting

- Plant in accordance with the landscape drawings. All non-perishable containers shall be removed, and any damaged roots carefully pruned. Excavate planting holes 75mm wider than the root spread. Each plant shall be planted at its correct depth, to the original soil or nursery mark, to BS4428:1989. Compost shall be worked well into backfill whilst backfilling is in progress, taking care not to raise general levels of the soil;
- Gaps around the root ball shall be filled to half its depth and firmed by hand, but avoiding damage to the roots. Further soil can then be used to fill the voids to the surface and firmed by treading, taking care not to over firm and damage roots;
- Water in all plants within 2 hours of planting with 25 litres minimum per metre squared.

New bulb planting

- Dig out area 10-15cm depth, scattering bulbs and replace the soil. Plant the bulbs nose end up at 20 per m2. replacing excavated topsoil and firm in.



Section 4: Management Objectives

- 4.1. The landscape works will receive post installation management and maintenance in accordance with the approved planning permission. This will be undertaken by two separate companies, both appointed directly by Barratts West Midlands. Initially by the landscape contractor and then by the appointed management company. All defects resulting from plant loss, disease, or failure to thrive will be replaced on a like for like basis.
- 4.2. Set out below are the management objectives for the landscape works.

Existing Hedges and Trees

- 4.3. Existing trees to be inspected on a regular basis, at least once a year to ensure they remain in a safe and healthy condition, free of disease, damaged or broken stems/branches and dead wood. Trimming back of growth overhanging adjacent footpaths or windows when required.
- 4.4. Occasional thinning of understorey scrub to maintain healthy growth of larger trees and shrubs and maintain an area of amenity grass.
- 4.5. Replace dead or dying specimens with a similar suitable species in accordance with the approved planning permission.
- 4.6. Native hedgerow planting will be managed to achieve a maximum height of 2.5m.
- 4.7. Careful trimming and pruning will be required in the early years to ensure the development of a well-clothed hedge. Trimming should aim to form an 'A' profile.

Tree Planting

- 4.8. Trees are planted at their mature spacing. Tree surgery such as crown lifting or dead wood removal will be carried out as required.
- 4.9. All trees with root balls to be planted with double stakes or a single stub stake for multi-stem trees. Stakes should be inserted on the side of the prevailing wind so that the tree is blown away from the stake.
- 4.10. Double stakes should be equally spaced around the tree outside the root ball and secured to the trunk a timber crossbar and tie.
- 4.11. Check the ties regularly for rubbing and adjust if necessary. Constriction of the stem by ties happens very quickly, so fast-growing trees need frequent checking. After bad weather, check for abrasion and snapped stakes or ties.
- 4.12. In years 2 and onwards remove staking if tree has established well and the stakes are no longer required.
- 4.13. Newly planted trees will be watered throughout May – August months in fortnightly intervals-weekly intervals during particularly dry weather. For the remainder of the year watering is to be undertaken after any period of four weeks without significant rain to thoroughly wet the top 150mm of soil around the tree roots.



- 4.14. The ground in 1m diameter circle around the trees will be bark mulched to conserve moisture and reduce weed growth. This mulch will be topped up annually.
- 4.15. All weeds and grasses that self-seed around the base of the tree are to be removed.
- 4.16. Where trees are to be planted adjacent to existing planting, existing vegetation must be protected.

Native Hedgerow Planting

- 4.17. Native hedgerows are to be incorporated into the boundary treatments of the plots as shown on the planting plans to define the private residential edge. Bare root stock is to be planted in a double staggered row to establish a natural hedgerow.
- 4.18. Native hedgerow planting will be managed to achieve a maximum height of 2.5m.
- 4.19. The ground around the hedgerow transplants will be bark mulched to conserve moisture and reduce weed growth.
- 4.20. Careful trimming and pruning will be required in the early years to ensure the development of a well-clothed hedge. Trimming should aim to form an 'A' profile.

Ornamental Hedgerow Planting (Evergreen Hedgerows)

- 4.21. New ornamental hedges are to be established along the front boundaries of the plots shown on the planting plans to define the private residential.
- 4.22. The ground around the hedgerow plants will be bark mulched to conserve moisture and reduce weed growth.
- 4.23. Careful clipping and pruning will be required in the early years to ensure the development of a well-clothed and consistent hedge. Ornamental hedges will be managed to achieve a minimum height of 1m.

All Hedging

- 4.24. Inspect monthly for the first year and maintain shrubs/hedging in a weed free condition through combined techniques by hand, herbicides, cultivation and mulching.
- 4.25. Prune or clip to promote bushy, healthy growth and required shape when necessary.
- 4.26. Trimming back of growth overhanging adjacent footpaths or windows when required.
- 4.27. Remove/replace individual specimens as required.

Ornamental Shrub Planting

- 4.28. Mixture of new ornamental shrubs are to be established within new planting beds as shown on the planting plans.
- 4.29. Shrubs are to be planted in accordance with the planting schedule shown on the planting plans.



- 4.30. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and plant operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', Plant I-III.
- 4.31. All planting areas to be evenly mixed at a ratio of 1:1 with approved topsoil and approved tree and shrub planting compost. Topsoil to BS 3882 (2007) as qualified by full contract specification. All shrub planting areas shall be cultivated to the full depths of 450mm. Weed, rubbish and stones over 20mm gauge shall be removed, maximum stone content 20%. Any excess excavated material to be taken off site and disposed of by the contractor.
- 4.32. Soil additives are to be applied to all newly planting areas and to manufacturers' recommendations where appropriate:
- 4.33. Incorporate Enmag (6:20:10) granular fertiliser approx. 100g/m² to ornamental beds.
- 4.34. The ground around the existing and proposed shrubs will be bark mulched to conserve moisture and reduce weed growth. Ornamental Bark to consist of predominantly matured British Pine Bark with an even nominal particle size distribution of 5-35mm with 0% dust and fines and less than 5% wood content. The product shall be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance.
- 4.35. Watering to be carried out prior to application of bark mulch. On completion of planting a minimum of 4.5 litres per shrub using a can with a fine rose.
- 4.36. Shrubs should be maintained to ensure a weed free condition through combined techniques including by hand, herbicides, cultivation and mulching. Inspections should be carried out once a month.
- 4.37. To promote bushy, healthy growth and to maintain the required shape prune or clip when necessary.
- 4.38. Trim back growth overhanging adjacent footpaths when required.

Seeding and Turf

- 4.39. Amenity grass is to be established within the open spaces (as shown on the planting plans), using Emorsgate EM1 'Basic General Purpose Meadow Mixture'. Turf is to be established within the front gardens. To give the grasses the best chance of thriving, the following steps should be taken:
- 4.40. Do not mow the grass too short, especially during periods of prolonged dry or cold weather; and
- 4.41. Do not clear fallen leaves in the autumn.
- 4.42. In periods of drought, some dieback of grass is likely. Watering is a solution to this but is often unsustainable. In some years it may be necessary to re-seed badly affected areas at the end of the season.
- 4.43. Moss should be accepted for shaded areas, but kept in check by raking, which is best done in spring when the grass is growing well so that the grass can quickly recover and grow into the gaps created by moss removal.



- 4.44. Most grass will be mown as required throughout the year, although the main mowing period is between March and October, during this period mowing should ideally be undertaken fortnightly.
- 4.45. All mowing should be undertaken in such a way as to cause as little disturbance to the public as possible and will be completed between 7.30am and 7.30pm, Monday to Saturday. After mowing, all grass shall be left in a clean, tidy, litter-free condition with adjacent pathways cleared if required.

Wildflower Grass and Meadow Seeding

- 4.46. A wildflower area is to be established across areas of the open space landscape within the site as shown on the planting plans. The mixture will comprise 20% native wildflowers and 80% grass species (Emorsgate EM1F – Basic General Purpose Wild Flowers). Most of the sown meadow species will consist of perennials which will be slow to germinate and grow and are therefore unlikely to flower during the first growing season. The resulting planting will consist of mainly annual weeds within the first growing season which will require topping or mowing.
- 4.47. When sowing within the autumn period, spring and summer cuts of the species are not to occur within the first growing season. Once the annual planting has flowered cuts are to occur within the mid-summer period and any excess vegetation is to be removed. It is important to cut back annuals before they die back, set seed and collapse. This cut will reveal the developing meadow mixture and give it the space required to develop.
- 4.48. In the second and subsequent years the wildflower seeding areas will require different cutting regimes which will be based on ecological requirements.
- 4.49. In areas within the development as shown on the planting plans which are to be seeded with Meadow Grass (EM1 Mix); areas likely to be wet margins of pond or basins will be seeded with a wet Meadow Mixture (EP1 Mix); and small pockets of wildflowers through the open spaces will be seeded with a Wildflower Mix (EM1F Mix). A summer 'hay cut' in combination with autumn and possibly spring mowing is required for these seed mixes. In order to allow sown species to flower the meadow area must not be cut from spring to the mid-summer period (July / August) until the species have flowered. After flowering has occurred a hay cut is to be completed using a scythe, petrol trimmer or tractor mower to approximately 50mm and the arisings left spread out over the ground for 1 to 7 days in order for seeds to be shed before the arisings are removed from the site.
- 4.50. Meadow areas will include two contrasting mowing regimes, the core areas being maintained as longer 'meadows' and the borders and edges (primarily where they adjoin paths, roads or properties) being maintained as short grass or 'close mown' to ensure that a neat and managed appearance is maintained throughout the development.
- 4.51. As with amenity grass areas, short grass margins/edges are to be cut fortnightly during the main mowing period between March and October. After mowing, all grass shall be left in a clean, tidy, litter-free condition with adjacent pathways cleared if required.
- 4.52. Areas with longer grass will be cut to 50mm three times a year in early spring, mid-summer and late autumn). Arisings to be removed.

New marginal/aquatic planting



- 4.53. The waterbody which contains the marginal and aquatic planting will be designed to hold permanent standing water, and management will focus primarily on maximising the nature conservation interest of the waterbody and its surrounding habitats.
- 4.54. Aquatic and marginal vegetation will be checked annually and where necessary cleared to maintain 70% open water. Only 1/3 or less of marginal areas should be cleared annually on a rotational basis during autumn. Arisings removed from open water should be left next to the pond for at least 7 days before taking to a designated composting area or removed from site to allow amphibians/invertebrates to return to the pond.
- 4.55. Should desilting be required, this should be undertaken between November and January by a long-armed excavator.
- 4.56. The pond should be monitored annually to assess signs of drying, colonisation of vegetation and any accumulation of sediment or debris.
- 4.57. Any inlets and outlets should be checked regularly (monthly and/or in times of heavy rainfall) for build-up of litter / sediment and cleared as required.
- 4.58. Headwalls and basin banks should be inspected for damage, if damage is observed, an ecologist should be consulted prior to any works to highlight potential constraints regarding protected species.
- 4.59. Bankside vegetation should be strimmed/cut on rotation to a minimum height of 100mm. Arisings from bankside vegetation above the water level should be removed immediately to a designated composting area or removed from site. Weeds on the banks and within marginal vegetation should be hand-pulled.

New bulb planting

- 4.60. Before the bulbs are laid out, the soil should be thoroughly loosened to a depth of 10-15cm. Lay out or scatter the bulbs evenly over the location being planted (at 20 per meter square) and then cover with a layer of soil (10 to 15cm thick). After planting, the planted area should be evenly raked and then mulched with organic material 2-3cm thick.
- 4.61. Grass In which flower bulbs have been planted should not be mowed until 6 to 8 weeks after the flowering period. Do not cut before flowering. Interval between end of flowering and start of grass cutting, every 6 weeks thereafter.



Section 5: Management Regimes and Responsibilities

- 5.1. As a minimum monthly maintenance visits should be undertaken to inspect, monitor as well as to carry out routine operations, including weeding and litter picking, with other specific operations being undertaken as scheduled below.
- 5.2. During the growing season (generally late April until the end of October – but depending on climatic conditions) further visits will need to be undertaken to ensure that amenity grass areas are kept in a tidy and well-kept condition. This is likely to be on a fortnightly basis.
- 5.3. Existing hedges and trees are to be maintained by:
- Occasional thinning of understorey scrub planting;
 - Pruning trees to maintain correct shape and prevent plants encroaching on paths or roads; and
 - Weed control.
- 5.4. Proposed trees, shrubs and hedges are to be maintained by:
- Fertilising for continued healthy growth;
 - Pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads;
 - Flail cutting of existing hedges on a rotational basis;
 - Weed control;
 - Watering;
 - Check and adjust ties; and
 - Firming up of stakes.
- 5.5. Amenity grass is to be maintained by:
- Regular cutting; and
 - Weed control through mowing or spot spraying where necessary.
- 5.6. Wildflower and meadow grass is to be maintained by:
- Periodic cutting; and
 - Weed control through mowing or spot spraying where necessary.
- 5.7. Aquatic and marginal planting is to be maintained by:



- Periodic cutting;
- Pond desilting; and
- Removal of debris.

5.8. Bulb planting is to be maintained by:

- Periodic cutting.

Maintenance and Management Responsibilities

- 5.9. The first 12 months management is to be included within the landscape contract, and be undertaken by the landscape contractor (appointed by Barratts West Midlands) to their own specification with the sole purpose of ensuring that the softworks are planted (in accordance with the planting plans) and successfully established. All plant failures within the first year will be replaced by the contractor on a like for like basis.
- 5.10. Maintenance and management activities for subsequent years (following end of defects period) are set out below (which covers a minimum period of 5 years) to ensure the soft landscaping is managed effectively beyond the time limits of the implementation and establishment works. The responsibility for this management and maintenance will be with the management company which will be appointed by Barratts West Midlands.
- 5.11. Management and maintenance operations will be monitored and reviewed annually on an on-going basis and where required modified if the operations and frequencies set out do not deliver the required results or meet the specific aims and objectives.



Section 6: Work Schedule

Component	Task	Time of Year	Frequency
<i>Monthly visits throughout the first year, fortnightly during growing season for grass cutting, and more frequently if required due to weather conditions. Visits to continue in accordance with the approved planning permission.</i>			
Native and Street Trees:	Prune and repair wounds in accordance with good horticultural and arboricultural practice.	Oct to Feb	As required (annually)
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base.	Feb and after strong winds, frost heave and other disturbances.	As required (annually)
	Hand weed mulched areas around trees.	June to Sept	Monthly/every visit
	Apply suitable non-selective herbicide to control weeds.	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	April / May	Annually
	Replace any failed specimens.	Oct to March	As required (next available planting season)
	Remove debris / litter	Throughout	Monthly/every visit
	Top up bark mulch around bases of trees to full depth of 75mm.	April	Annually
	Watering of newly established trees	Throughout	As required after a period of four weeks without significant rainfall



Component	Task	Time of Year	Frequency
Existing Trees and Hedges:	Replace dead or dying trees with similar appropriate species (Standard, min. girth 12cm).	Oct to March	As required (next available planting season) Trees to be inspected annually
	Prune and repair wounds in accordance with good horticultural and arboricultural practice.	Oct to Feb	As required (annually) Trees to be inspected annually
	Apply suitable non-selective herbicide to control weeds.	April / Oct	Twice a year (only if required)
	Trimming and selective thinning of the canopy where dense	April to Oct.	5 times per year
	Remove debris / litter	Throughout	Monthly/every visit
	Flail cut existing hedges and remove arisings.	January/ February	Once in 3 years
New Hedgerows (Native and Ornamental (Evergreen))	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly/every visit
	Apply suitable non-selective herbicide to control weeds.	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	Mar / April	Annually



Component	Task	Time of Year	Frequency
	Remove debris / litter	Throughout	Monthly/every visit
	Replace any failed specimens.	Oct to March	As required (next available planting season)
	Top up bark mulch hedge base to full depth of 75mm.	April	Annually
	Watering of newly established hedgerows.	Throughout	As required after a period of four weeks without significant rainfall.
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule.	May to Sept	As required (annually)
Ornamenta I Shrub Planting	Trimming	April to Oct	5 times per year
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly/every visit
	Apply suitable non-selective herbicide to control weeds.	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	Mar / April	Annually
	Remove debris / litter	Throughout	Monthly (every visit)
	Replace any failed specimens	Oct to March	As required (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm.	April	Annually



Component	Task	Time of Year	Frequency
	Watering of newly established shrubs	Throughout	As required after a period of four weeks without significant rainfall.
	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour.	Feb (or as appropriate to species)	Annually
	Top up bark mulch around bases of shrubs to full depth of 75mm.	April	Annually
Amenity Grass Areas:	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy.	Throughout	2 hours per year per 100 linear meters
	Remove debris / litter	Throughout	Monthly/every visit
	Cut to within the limits of 20mm-40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings.	April to October	Fortnightly, or as often as required during growing season
	Remove loose moss by scarification	April / May	Annually
	Watering of lawns	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Wildflower and Meadow Grass Seeded Areas:	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule.	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Monthly (every visit)



Component	Task	Time of Year	Frequency
	Neat edges - cut fortnightly and remove arisings in areas of close mown grass.	March to October	Fortnightly
	Cut to 50mm	March to October	3 times per year
	Spot treatments of noxious weeds using selective herbicides.	Throughout	As required (Annually)
Marginal/Aquatic Planting:	To be checked annually and where necessary, cleared to maintain 70% open water. Bankside vegetation should be strimmed/cut to a minimum height of 100mm.	November to January	Annually
	Maximum of 1/3 of marginal areas should be cleared annually on a rotational basis.		
	Any desilting, should be undertaken by a long-armed excavator	November to January	As required (Annually)
	Remove debris / litter	Throughout	Monthly (every visit) and/or in times of heavy rainfall
Bulb Planting:	Do not cut before flowering finishes and leave interval of 6 weeks between end of flowering and start of grass cutting.	April to October	Once (when flowering finishes)



Plans:

2469/P18a Soft Landscape Proposals (Sheets 1 -9)





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