

# Landscape Management Plan

Proposal:  
Demolition of commercial buildings and 156 Wellingborough Road  
Rushden; and residential development of up to 10 dwellings

Development Site:  
Mike Wells Cars, Montague Street, Rushden, NN10 9TP



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Site •  
Mike Wells Cars, Montague Street, Rushden, NN10 9TP

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Report for •  
Mike Wells Cars Ltd

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# Landscape Management Plan

Mike Wells Cars, Montague Street, Rushden, NN10 9TS

**VJS** | Architectural Design  
& Planning Services

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## 1.0 INTRODUCTION & MANAGEMENT RESPONSIBILITIES

- 1.1 This landscape management plan has been prepared by VJS Projects for the Demolition of commercial buildings and 156 Wellingborough Road Rushden; and residential development of up to 10 dwellings at Mike Wells Cars, Montague Street, Rushden, NN10 9TS.
- 1.2 The site extends to 0.18 hectares and the application site comprises an area of land which is primarily used as a car sales forecourt and partly as the rear garden of a residential property. The land is situated within Rushden and comprises an irregular shaped site which borders two roads, Montague Street and Wellingborough Road. The latter of which includes various commercial uses whereas Montague Street is primarily residential. The majority of the site is not occupied by buildings and is laid with hardstanding. A building is located to the south-western corner of the site comprising a two-storey brick building. In the central part of the site is a flat roofed office and garage structure apparently for the maintenance and repair of vehicles. Metal railings along the boundaries define the extent of the area used for car sales.
- 1.3 The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long-term maintenance required to allow the planting to flourish and reach its design potential.
- 1.4 Until communal areas are conveyed or the Management Companies take over, the developer will be responsible for maintaining all the communal areas and will be responsible for replacement of defective stock.

## 2. MANAGEMENT OBJECTIVES

- 2.1 The site shall be managed as a high-quality residential area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the new development.
- 2.2 The proposed planting shall enhance the biodiversity and nature interests.
- 2.3 The developer, the Management Company and the Purchasers/Tenants shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area.
- 2.4 Best Health & Safety practices shall be used at all times.
- 2.5 In order to monitor standards and make amendments where required, it is expected that the developer, and subsequently, the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

### 3. MAINTENANCE VISITS

3.1 There shall be a minimum of 10 maintenance visits per year prior to handover to householders and Management Company to ensure plant establishment. Visits shall be twice weekly during March to October, and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.

### 4. GENERAL

4.1 All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.

4.2 The developer or the Management Companies shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

4.3 The developer, the Management Companies and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.

4.4 The developer and the Management Companies shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good any damage caused.

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

4.6 Weeds, pruning's, leaves, rubbish and other arisings shall be removed from site for composting, where possible the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.

- 4.7 Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.
- 4.8 Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.
- 4.9 Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 4.10 All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 4.11 Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.
- 4.12 Edge valleys in beds shall be maintained to reduce mulch spillage and grass edges shall be cut at each maintenance visit.

## 5. PROPOSED TREES

### Specific objectives:

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To enhance appearance and visual interest

### Maintenance Operations:

- 5.1 In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.
- 5.2 Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between years 5-7 tree stakes shall be removed once trees have established and are root firm.
- 5.3 Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.
- 5.4 Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 8 Plant Replacement.
- 5.5 Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.

## 6. ORNAMENTAL PLANTING

### Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year-round appearance and visual interest

### Maintenance Operations:

- 6.1 All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass and replaced immediately if affected by weed killer.
- 6.2 Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing and create a natural form rather than cube or cloud shapes. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.
- 6.3 Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.
- 6.4 For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.



## 6.5 Pruning of herbaceous planting:

In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.

Tidy up the base of the plant, removing dead foliage and debris.

Remove all material from site.

Apply a 50mm layer of fine horticultural mulch. This will help moisture retention in the soil, contribute to weed suppression and allow delicate stems to grow.

Leave dried flower head over winter for relevant species e.g. ornamental grasses.

## 6.6 Fertilising:

One application, just before or at the time of spring growth.

A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

## 7. GRASSED AREAS

Specific objectives:

To create a level, attractive and even grass sward with uniform height and colour.

To enhance appearance and visual interest

Maintenance Operations:

- 7.1 Maintain a sward length within in the limits of 30mm-60mm and edges kept neat and tidy. Remove clippings from the site. Clippings shall also be removed from all paths and roads and taken off site.
- 7.2 When necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. All arisings shall be removed from site.
- 7.3 Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary. Depressions to be filled in over time by adding a top dressing and overseeding, using a sandy soil.
- 7.4 Where necessary compacted areas shall be aerated with appropriate equipment in autumn.
- 7.5 At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

## 8. PLANT REPLACEMENT

- 8.1 An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. The list shall be submitted to the developer or the Management Companies, as appropriate immediately after the visit with accompanying financial implications. Replacement planting shall be implemented in accordance with the planning requirements. The developer shall be responsible for the replacement planting for the first year after planting, but for the remainder years the Management Companies shall be responsible for the replacement of dead or dying plants.
- 8.2 All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.
- 8.3 Any new replacement planting shall be tagged so the local authority, the developer, the Management Companies or the Purchaser/Tenant is aware that these plants will have a further one year's defect liability period. The contractor shall provide the developer or the Management Companies with a list of replacements and their location after completion.
- 8.4 Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.
- 8.5 Approval of all remedial and replacement work shall be obtained before commencing any remedial work.

## 9. LITTER COLLECTION

- 9.1 All hard surfacing shall be swept as necessary, and all rubbish removed from site.
- 9.2 Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.
- 9.3 During autumn maintenance visits all fallen leaves shall be collected and removed from site.

## 10. FENCING/WALLS/RAILINGS

- 10.1 All fencing, walls and railings shall be checked for damage/wear and when necessary, shall be replaced/repaired/ re-stained or painted as appropriate.
- 10.2 Ensure all retaining walls are maintained in accordance with engineers/manufacturers requirements.

## 11. HARD SURFACES

- 11.1 Provide contact number for residents to notify the management company of any hazards.
- 11.2 Inspect the hard landscape areas on a six-monthly basis to identify and repair any damaged areas.
- 11.3 Seasonal maintenance (leaf and snow clearance, de-icing). To be proactively managed with the contractor checking weather reports.
- 11.4 Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.
- 11.5 Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.

- 11.6 Clean slab and block paving every 5 years with product approved cleaning agent or solution. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving and repair any damaged paving units, pointing, haunching and edgings.
- 11.7 Visually inspect the porous block-paving on a regular basis. Ensure no displacement of any organic matter has occurred onto the surface of the pavement particularly after heavy precipitation. The paving should be agitated (e.g. brushed, vacuumed, etc.) at least twice a year, ideally in the spring and autumn to ensure no vegetation of any sort is allowed to grow and develop in the joints.
- 11.8 Visually inspect non-porous block-paving on a regular basis. Intensively clean paving every 5-10 years, brushing in jointing sand after cleaning. Top up jointing sand after 2 weeks and brush in where required to fill joints.
- 11.9 Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.
- 11.10 Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.
- 11.11 Inspect and maintain lighting columns and replace light fittings when necessary.

12. APPENDIX A – ANNUAL MAINTENANCE OPERATIONS MATRIX

	J	F	M	A	M	J	J	A	S	O	N	D
<b>General Operations:</b>												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement Planting	✓											
<b>Grass Areas:</b>												
Mowing – amenity areas keep grass at a sward height of 30-60mm			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – wildflower areas								✓		✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (except meadow)			✓						✓			
Form edges to lawn areas (as required)	✓					✓						
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
<b>Shrub Areas</b>												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
<b>Proposed Trees</b>												
Check condition and treat (as required)												✓
Pruning for good habit & safety (as required)												✓
Check, adjust, repair trees stakes & ties		✓										✓
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
<b>Hard Landscape Areas, Boundary Treatments, Lighting &amp; Furniture:</b>												
Weeds in hard surfaces - spray with herbicide					✓		✓		✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓											✓
Fencing and gates - check condition & repair		✓										✓
Check bollards - check condition & repair		✓										✓
Check lighting - check condition & repair		✓										✓

Note: This table lists the key routine operations required during both the defects and long-term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor and developer are responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

12. APPENDIX B – PROPOSED SITE LAYOUT

