

**Proposed Residential Development.**  
**Former Baguleys Site, Midgland Road, Blackpool, FY4 5HE**

**Landscape Management and Maintenance Plan**

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## **1.0 INTRODUCTION**

This Landscape Management and Maintenance Plan has been prepared by Richard Eaves chartered Landscape Architect and should be read in conjunction with Landscape Proposals Drawing 4156.03 and Public Open Space Landscape Proposals drawing 4156.04 Rev A.

The Landscape Management and Maintenance Plan provides a framework for sustainable and cost effective landscape management in perpetuity. This is a flexible document and allows for updates and amendments where necessary.

### **LANDSCAPE COMPONENTS AND MANAGEMENT OBJECTIVES**

#### **2.1 Existing Trees and Hedgerows**

The existing trees and hedgerows which occur on the boundaries will be retained where possible and protected to prevent damage during construction works in accordance with BS5837: 2012.

The primary objective for management of existing trees and hedgerows on site will be to ensure that they continue to grow and provide scale, visual amenity and ecological habitats whilst ensuring public safety.

#### **2.2 Tree Planting**

Standard trees will be established throughout the development to enhance visual amenity.

The management objectives will be to ensure their healthy growth, develop their value as wildlife habitat and provide a strong landscape structure to the site.

### **2.3 Native Hedgerow Planting**

Mixed species native hedgerow planting will be established, to bolster existing hedgerows on the site.

The management objectives will be to ensure their healthy growth and provide well-furnished hedgerows that contribute to landscape structure, biodiversity and providing ecological connectivity.

### **2.4 Native Shrub Planting**

Native shrub planting will be established at strategic locations.

The management objectives will be to ensure their healthy growth and provide interest, colour, form and texture and enhance the landscape structure of the site.

### **2.5 Grassland**

Amenity grassland will be established in area of public open space for informal recreation.

Management objectives will be to establish a durable hard wearing sward that does not require intensive management.

Front and rear gardens will be turfed.

The management objective will be to provide neat fine and even textured ornamental lawns.

### 3.0 MAINTENANCE SCHEDULES

The following tables outline the maintenance operations required and the frequency with which they should be carried out.

Note: Watering should be undertaken during dry periods of weather in spring and summer months. A dry period must be considered as 5 days without rainfall at which point a watering regime must be implemented.

Ref	Maintenance Operation	Frequency
<b>Existing Trees and Hedgerows To Be Retained</b>		
1	Note: No tree works are to be undertaken without prior written approval of the Local Planning Authority. <b>FORMATIVE PRUNING</b> Undertake any pruning work as required to remove weak, dead and diseased wood to any trees which are at risk of causing damage to people or property.	As necessary
2	<b>CROWN LIFTING</b> Ensure overhanging branches of trees located adjacent to roads / footpaths are pruned to allow sufficient clearance.	As necessary November to February
3	<b>HEDGEROW CUTTING</b> Trim to line and level.	Annually September to February
4	<b>MONITOR AND REVIEW</b> Inspect to ensure public safety and undertake any recommended works.	Annually
<b>Tree Planting</b>		
1	<b>WEED CONTROL</b> Hand weeding / spot treatment / weed wipe application of herbicide.	Throughout season as necessary
2	<b>FERTILISER (Provisional)</b> Apply slow release fertiliser around the bases of all planting. Soil fertility to be maintained at appropriate levels.	As necessary
3	<b>TREE SUPPORTS</b> Check and maintain tree stakes and ties, straighten trees if necessary Remove stakes and ties after year 4.	As necessary  As instructed
4	<b>WATERING</b> Water all trees to maintain soil moisture around tree roots at appropriate levels for optimum growth.	Years 1-2 until planting is established

5	<b>FORMATIVE PRUNING</b> Remove damaged / diseased limbs. Trees will require occasional formative pruning	As necessary  As necessary
6	<b>BEATING UP / REPLACEMENTS</b> Replace any vandalised, unhealthy and dead trees including those exhibiting poor growth. Resolve any underlying problems.	Annually at the next available planting season
7	<b>CROWN LIFTING</b> Trees located adjacent to roads / footpaths. Remove overhanging branch systems to give sufficient clearance. Remove whole branches back to the stem. Do not leave stubs.	As necessary November to February
<b>Native Hedgerow Planting</b>		
1	<b>WEED CONTROL</b> Suppress weeds at base of hedge by hand pulling / spot treatment / weed wipe application of herbicide as required.	As necessary
2	<b>FERTILISER (Provisional)</b> Apply slow release fertiliser around the bases of all planting. Soil fertility to be maintained at appropriate levels.	As necessary
3	<b>WATERING</b> Water all hedgerows to maintain soil moisture and promote optimum growth.	Years 1-2 until planting is established
4	<b>MULCHING</b> Top up mulch to a settled depth of 50mm.	Annually as necessary
5	<b>BEATING UP / REPLACEMENTS</b> Replace any vandalised, dead or unhealthy hedgerow plants including those exhibiting poor growth. Resolve any underlying problems.	Annually at the next available planting season
6	<b>CUTTING</b> Trim to line and level.	Annually September to February
<b>Native Shrub Planting</b>		
1	<b>WEED CONTROL</b> Suppress weeds by hand weeding / spot treatment / weed wipe application of herbicide.	Throughout season as necessary
2	<b>FERTILISER (Provisional)</b> Apply slow release fertiliser around the bases of all planting. Soil fertility to be maintained at appropriate levels.	As necessary
3	<b>WATERING</b> Water all shrubs to maintain soil moisture around roots at appropriate levels for optimum growth.	Years 1-2 until planting is established
4	<b>MULCHING</b> Top up mulch to a settled depth of 50mm.	Annually as necessary

5	<b>BEATING UP / REPLACEMENTS</b> Replace any vandalised, unhealthy and dead shrubs including those exhibiting poor growth. Resolve any underlying problems.	Annually at the next available planting season
6	<b>PRUNING</b> As appropriate to species and to prevent encroachment onto lawns and hard surfaces.	As necessary
<b>Grassland: Amenity Grassland</b>		
1	<b>MOWING</b> Cut to a height of 25mm fortnightly. Cut edges and strim around obstacles as part of same operation.	March-October
2	<b>WEED CONTROL</b> Mowing eventually eradicates broadleaved weeds but where greater control is required a suitable selective herbicide should be used in accordance with the manufacturers instructions.	As necessary
3	<b>RE-SEEDING</b> Where swards fail to establish, die out or suffer excessive wear, re-sow and resolve any underlying problems.	As necessary
4	<b>AERATION</b> Spiking to a depth of 75mm should be carried out to relieve compaction and improve surface water penetration when / where required.	As necessary
<b>Grassland: Turf</b>		
1	<b>MOWING</b> Once established cut to a height of 10-20mm. Cut edges as part of same operation.	As necessary March-October
2	<b>WATERING</b> Water to prevent drying out.	As necessary March-October
3	<b>REPAIR</b> Re turf and resolve any underlying problems.	As necessary

#### 4.0 MANAGEMENT RESPONSIBILITIES

##### 4.1 Arrangement of Responsibilities

Initially Denmac Holdings will be responsible for existing trees and hedgerows and will appoint a management company to oversee the implementation of this management plan and to approve any changes to the plan. The management company will be responsible for ensuring that suitably qualified

and competent arboricultural and landscape contractors are appointed to undertake the required work.

All workmanship is to be in accordance with BS4428 Code of Practice for General Landscape Operations (Excluding hard surfaces) and BS3998: 2010 Tree work- Recommendations.

When properties are sold the maintenance of garden areas will be handed over to the householder.

#### **4.2 Annual Monitoring**

The site will be inspected annually to check compliance with the Landscape Management Plan and to recommend any changes that may be considered necessary.