

Landscape management plans required by planning condition



INTRODUCTION

It is in everyone's interest to create and sustain an attractive landscape setting to developments, for the benefit of both occupiers and the public. The submission of a management plan and its implementation is often made a condition of Planning Permission or the subject of a Planning Agreement. These are commonly applied in development that has:

1. a significant public aspect
2. important habitat qualities or opportunities
3. communal private spaces in larger residential development
4. public "Greenspace"

To achieve this, planned management and maintenance operations are needed for both "soft" planted and "hard" paved spaces. These operations may well need to change over time as planting matures and as the changing character and needs of the occupied development evolve.

DESIGN PREFACE

Management operations have to be focussed by the original design intentions and the management plan should be prefaced by these:

- ❑ *A statement of the overall design vision for the fully developed landscape*
- ❑ *Identification of sub-areas or compartments and their particular design characteristics or conservation aims*
- ❑ *Special considerations of protected species / habitats and biodiversity enhancement*
- ❑ *Maintenance frequencies of various vegetation types by reference to each sub area*
- ❑ *A statement of reinstatement actions where loss or damage or design failure occurs*
- ❑ *Timed observations and re-surveys of particular areas or habitats*
- ❑ *A plan review process, to include mechanisms for residents / occupiers, the local community and special interest group involvement to contribute their views*

COMMONLY OCCURRING FACTORS

Hard Landscaped Areas

- Maintenance of boundary walls, fencing, bollards, and any temporary protective fencing e.g. post and wire /chestnut palings and trip rails and timing of removal.
- Maintenance of hard paved and loose surfaces such as gravel. Making good damaged units or subsidence to match original materials.
- Re-levelling of tree grilles in hard paved areas and making-up levels of infilled gravel mulches. Removal of tree guards, tree grille sections.
- Frequency of removal of litter and rubbish and response time to fly-tipping and abandoned vehicles.
- Cleaning of stained paving surfaces by pressure washer / removal of chewing gum.
- Repairs to walls and copings. Removal of graffiti.
- Extension / strengthening of fencing or other barriers, consistent with existing designs.
- Reconsideration of failed access / circulation arrangements and appropriate new paving and / or protective railings.
- Maintenance and cleaning of degraded paint finishes, gates, railings etc

Special Design Features

- Retention, operation and maintenance of water features.
- Operation and repairs / replacement lamping of amenity and special lighting.
- Provision of Public Art and its periodic cleaning / specialist repair.
- Maintenance of safety apparatus and signage.

Planting Establishment Period

- Watering in drought periods, including volume, frequency and method of application.
- Weed controls, such as residual and spray herbicide applications and mulch reinstatement.
- Inspections and making good losses with replacement planting stock.
- Firming -in and possible pruning of wind-rocked plants. Tying-in of climbing plants.
- Hedge clipping and ultimate design heights.
- Formative shrub pruning - note that the routine clipping of shrubs should be avoided.
- Maintenance of 1m diam. mulched surrounds to trees planted in grass areas.
- Slow release fertiliser or residual herbicide applications where appropriate.
- Extension or strengthening of fencing or other barriers where planting is becoming eroded, trampled or damaged.
- Adjustment checks of tree ties, stakes and guards, protective fencing and their timed removal.
- Inspection for pests, vermin and plant diseases and remedial actions.

Ornamental shrub areas

- Replanting of failed stock or redesign /re-specification of failed areas.
- Mulch replenishment until close cover achieved.
- Formative and seasonal pruning for stem, foliage and flowering budwood.
- Re-balancing of growth, removal of over-vigorous species.

Hedges and Mass Planting

- Hedge cutting – designed heights and frequency of cut. Removal of clippings.
- Thinning of mass planted vegetation where climax trees are emerging.
- Management of understorey and herb edges at 5 and 10 + years onward. Periodic coppicing where appropriate. Formation of new paths.
- Use rabbit guards / tree shelters/ fencing if rodent damage becomes apparent.
- Removal of litter.

Grass and Herb layer

- Re-sowing of failed areas of grass.
- Selective herbicide treatment / feeding during establishment.
- Aeration/thatch removal of high quality amenity lawns.
- Frequency, timing and heights of cut for grass / wild flower meadow edge / bulb areas.
- Appropriate cutting regimes and machinery types and design quality (e.g. cylinder / rotary / flail) boxing off of clippings and removal from site or site dispersal.
- Removal of litter prior to cutting.
- Cleaning of paths after grass cutting.

Trees

- Regular safety inspections and report on condition of trees by arboricultural adviser.
- Implementation programmes of recommended tree work to comply with British Standard B.S. 3998: 1989 'Recommendations for tree work.'
- Procedures for emergency tree work.
- Formative pruning of new trees and progressive crown lifting and leader selection, and minimum / maximum heights of crown lifting.
- Planned pruning of pleached trees, mop headed pollards or coppiced trees.
- Investigation of failed growth of trees, remedial actions and replanting.
- Aeration of compacted soils and use of soil inoculants where trees become moribund.
- Watering and feeding programme for trees in containers.
- Advice on consent procedures for protected tree work.