

Peasey Hill, Rainbow Lane, Malton
5 Year Soft Landscape Management and Maintenance Plan



Dec 2017



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Ref.	Revision	Notes	Author	Checked	Date
1079_001	-	Landscape Strategy	HS	-	Dec '17

1.0 Introduction

Southern Green Ltd was commissioned by Lindum Group to develop a five year Landscape Management and Maintenance Plan covering the proposed landscape open spaces as part of a proposed residential development at Peasey Hills, Rainbow Lane, Malton.

This report covers the management of the open spaces only, not front and back gardens which will be privately owned and be the responsibility of the individual occupiers.

The site currently forms a broadly triangular wedge between existing residential areas at Dickens Road to the south, the A64 to the north and Rainbow Equine Hospital to the north-east. The site is currently in agricultural use, with a fall of approximately 10m from southeast to north west.



2.0 Landscape Proposals

Southern Green were commissioned by Lindum Group to prepare a Landscape Strategy and Detailed Planting Proposals for the site to support the Reserved Matters planning application. The aims of the landscape proposals are to soften the built form, increase the biodiversity value of the site and provide an attractive place in which to live which contributes and responds sensitively to the setting and character of the surrounding area with particular consideration given to the site boundaries. The Landscape Strategy has been informed by ecological work as well as comments from the planning authority.

Native structure planting has been shown along most boundaries to enhance existing, or create new features and provide a defensible edge to the surrounding land. Along the southern boundary, fronting onto Rainbow Lane individual trees are set in a generous grassed area providing a suitable setting for the entrance with adjacent properties providing an active frontage. To the north boundary, structure planting, scrub planting and individual trees are proposed to screen and soften the proposed acoustic fence.

Individual trees proposed within the site are predominantly native and have been proposed to enhance the streetscape and provide structure and screening to the site boundaries. Ornamental shrub planting is proposed throughout the housing layout to provide an attractive and structured setting to the streetscape. Species rich amenity grass seeding, wildflower mixes and flowering turf seed mixes have also been proposed within open spaces, site boundaries and in both front and back gardens (respectively) to increase the biodiversity value of the site.

3.0 Management Responsibilities

Following practical completion of the landscape scheme, the management and maintenance of the external environment and open spaces (as detailed in Section 6.0 of this document) will be the responsibility of the appropriately qualified contractor who originally implemented it. They will take full responsibility for the application of all management and maintenance schedules described in the first year of this plan.

During this time additional planting may be undertaken (as required) to ensure the successful establishment of the scheme.

After this time the responsibility for management and maintenance will be passed over to the Landscape Management and Maintenance company appointed by Lindum Group.



4.0 Key Management Aims

- To promote healthy growth and maintain a high standard of appearance of all planting areas and trees and establish an attractive environment to live in;
- Provide seasonal colour and interest throughout the year and enhance site biodiversity;
- To ensure that, through good quality ongoing maintenance, all planting becomes successfully established and that planting beds are regularly checked to ensure there are no visible bare patches of soil, mulch or gravel;
- To ensure all tree stakes, ties and climber supports continue to provide necessary support throughout maintenance period to ensure that species remain in a healthy, attractive and safe condition;
- To keep planting areas weed free and make sure any pernicious weeds such as dock, dandelion and thistle are immediately removed;
- To ensure vigorous species are contained and prevented from taking over and dominating planting areas;
- To successfully establish new native woodland planting at the site boundaries;
- To ensure planting proposals assist in softening the built form of the development and assist with integrating it into its surroundings.

5.0 Notes

- If replacement planting is required within the management and maintenance period the approved softworks drawing and planting schedules contained within it should be referred to and planting should be reinstated in accordance with the following drawings:
 - 1079_001 Landscape Strategy;
 - 1079_002 Detailed planting proposals.
- If there is a particular problem with an individual species due to unforeseen site conditions etc please liaise with the landscape architect responsible for the original proposals to select a suitable alternative/ replacement.

6.0 Maintenance Schedules

Items (General)	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5			
			J	F	M	A	M	J	J	A	S	O	N	D				
Landscape Management and Maintenance Plan	To ensure the maintenance evolves with the site, promote successful establishment and adapts to future requirements/ standards	Review the maintenance schedules and revise where necessary												1				Every year as Year 1. This action should be continued after Year 5.
Litter removal	To maintain high standard of appearance	Remove all litter and chewing gum from surfaces & planting areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1
Manual weed control	To ensure successful establishment of planting	Remove all arisings off site			1	1	2	2	2	2	2	2	1					Every year as Year 1 - weeding requirements will gradually reduce as planting establishes and fills beds
Chemical weed control	To ensure successful establishment of planting	Spring and summer and only where other methods of weed control have failed. Not to be undertaken within 10m of water-bodies.			1					1								Every year as Year 1 - weeding requirements will gradually reduce as planting establishes and fills beds
Trimming/ pruning of shrub planting	To ensure successful establishment of planting	To be undertaken using hand tools only, not electric trimmers					1					1						Careful pruning of all shrubs will be continually required to ensure long term success of planting scheme and ensure no singular plant becomes dominant.
Removal of past seasons growth of herbaceous planting	To promote healthy growth and retain high standard of appearance	Retain attractive seed heads and grass foliage until Spring, mulching still required where foliage remains			1											1		Every year as Year 1 - as herbaceous planting matures some species may require lifting and splitting, excess plant material can be used to fill gaps where planting has been unsuccessful (only where species match)

Items (General)	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5		
			J	F	M	A	M	J	J	A	S	O	N	D			
Digging over of all planting areas	To maintain high standard of appearance, and open texture of soil surface	All areas of open soil are to be cultivated to within 50mm around each plant immediately prior to mulching and after weeding is completed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1
Mulching	To all herbaceous plant species to protect corms/ tubers from frost damage	Mulch all plants once all existing foliage has died back and been removed (unless otherwise specified)			1										1		Every year as Year 1
Fertiliser application	To create healthy, attractive shrub and herbaceous planting areas. To ensure that during the five year maintenance period that all planting establishes and that planting beds have no visible bare patches of soil at the end of the 5 year maintenance period	Using slow release fertiliser. Not to be used within 10m of waterbodies.			1												Every year as Year 1
Snow removal (as required)	To prevent damage to shape of specimen shrubs	During sustained periods of snow fall remove snow from specimen shrubs to avoid damage from weight of snow	As required during sustained periods of snow fall											As required during sustained periods of snow fall			Every year as Year 1
Check and adjust tree ties	To ensure all tree stakes and ties continue to provide necessary support throughout maintenance period	All tree ties and stakes are to be checked and tightened as required during maintenance visits and following strong winds	As required												Every year as Year 1. Review tree ties and stakes after 5 years and remove if tree is secure.		
Watering	As required to ensure successful establishment of all planting, and throughout the 5 year maintenance period during prolonged spells without rain	Ensure no plants are over or under watered, both actions are equally detrimental to the health of the plants			1		1		1								Regular watering should not be required for original planting once it has become established. For all small shrub/ herbaceous planting under typical circumstances this should take approx. 1 growing season, for large specimens watering should be provided as required for up to 2 growing seasons and for trees, 3 growing seasons.

Items (Specific)	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5		
			J	F	M	A	M	J	J	A	S	O	N	D			
Trees	To ensure that trees remain in a healthy, attractive and safe condition	Pruning and repair of wounds	If required												If required	Every year as Year 1	
		Removal/ adjustment of stakes and ties	As required												Every year as Year 1. Remove tree stakes and ties at the end of the 5 year maintenance period		
		Watering	As required depending on weather conditions mainly through May to August. Water daily during dry spells												As required based on weather conditions. Water daily during dry spells (especially important during years 1 - 3)		
		Check root irrigation systems are working efficiently and clear as necessary			1	1											Every year as Year 1
		Check underground guying to tree pits. If guying fails, lift and reset tree with new guys			1	1	1										Every year as Year 1. Especially important following strong winds
		Other works - removal of debris trapped in branches etc	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1
		Tree inspection/ check to monitor the health and condition of existing and new trees on site and advise on any remedial pruning required.	Initial inspection 2 years after proposed trees have been planted												Every 2 years after initial check. Detailed tree survey to be undertaken every 10 years to advise on any major works/ replacement planting required.		
		Formative pruning of establishing trees to promote healthy growth	As required - between Oct - March												Every 2 years and to be advised by tree inspection/ check. Best timings for pruning works to suite the different species on site.		
		Remedial pruning to trees - dead-wood, crown clean, crown lift (particularly along roadsides)	As required - between Oct - March, and check after storm events												Undertake works highlighted in assessment report every 2 years and after storm events as required.		

Items (Specific)	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5	
			J	F	M	A	M	J	J	A	S	O	N	D		
Ornamental Shrubs, herbaceous areas and specimens generally	To create healthy, attractive shrub and herbaceous planting areas	Pruning to encourage best display of given species, taking account of natural habit and form:														Every year as Year 1
		Winter flowering				1										Every year as Year 1
		Shrubs flowering March - July								1						Every year as Year 1
		Shrubs flowering July - October												1		Every year as Year 1
		Manual weed control (September to March, or as required)	1	1	1							1	1	1	1	Every year as Year 1
	Planting areas should be kept weed free and any pernicious weeds such as dock and thistle immediately removed	New planting for gapping up/ replacements, if required	Bare root stock October - March Containerised stock - all year round												Every year as Year 1	
		Turn over soil - break up ground				1										Every year as Year 1
		Watering (as necessary during dry conditions and after 10 days without significant rainfall)					1	1	1	1						For all small shrub/ herbaceous planting under typical circumstances this should take approx. 1 growing season.
To ensure planting proposals assist in softening the development and complementing the built form																

Items (Specific)	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5
			J	F	M	A	M	J	J	A	S	O	N	D	
Herbaceous perennials	To ensure perennials add colour, interest and form on a yearly basis to the generally evergreen structure of the ornamental planting	Allow to die back naturally over the autumn then remove dead foliage to tidy the area	As required - end Nov to Feb												Every year as Year 1
		Lift and split herbaceous plant species. Excess species to fill gaps where other plants have been unsuccessful (replace with matching species only)	As required - end Nov to Feb												Every year as Year 1
	To prevent vigorous species taking over planting areas	Staking of herbaceous planting (as required)					1	1	1	1	1	1			Every year as Year 1

Items (Specific)	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5			
			J	F	M	A	M	J	J	A	S	O	N	D				
Native Hedgerows to site boundaries (existing)	To create an improved and defined perimeter landscape feature to the western and northern boundaries of the site integrating a proposed native hedge with the existing.	Watering during dry conditions					1	1	1	1							Every year as Year 1	
		Apply Enmag (or similar approved) fertiliser to manufacturers recommendations			1													Every year as Year 1
		Check tree guards	As required - especially following strong winds												Every year as Year 1.			
	Infilling the existing hedge with native species to reduce gaps and enhance species diversity.	Check stakes/ canes	As required - March to April												Every year as Year 1. Remove tree stakes at the end of the 5 year maintenance period			
		Once established, assess and selectively thin proposed native hedge (only if required to assist growth of other species)	As required - late October to February												If required between October to February during years 4 - 5. works must only be carried out in months outwith the bird nesting season.			
	To maintain a healthy and dense hedgerow to an appropriate height.	Trimming hedgerows to maintain vigor and density	As required - late October to March												Target height of the existing and proposed hedgerow is 2.5m and, apart from the hedgerow trees, they should not be allowed to grow beyond 3m in height. For new hedges only formative pruning to the sides of the hedge to be undertaken every 2nd year until target height is reached. Trimming to top and sides of hedge every 2 yrs thereafter.			
To establish attractive, diverse and healthy native hedgerows. with ecological benefits	Once established, assess and selectively thin proposed native hedge (only if required to promote growth of other species)	As required - October to February												If required between October to February during years 4 - 5, and every 5yrs thereafter. Works must only be carried out in months outwith the bird nesting season.				
Species Rich Grass areas	To ensure successful establishment of species rich grass seeding and continuation/ annual succession of plant/ grass species through natural seed dispersion.	Cut annually, generally July/ August for Spring flowering mixes.							1								Every year as Year 1	
		Re-seed to ensure succession of original species/ planting scheme.	If required. Monitor success of species and re-seed bare areas with the same species mix.												Every year as Year 1			
		Removal of noxious/ injurious weed species. By hand if within 10m of a waterbody, by use of appropriate herbicide otherwise.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1