

MARCHINGTON INDUSTRIAL ESTATE, Staffordshire

LANDSCAPE MANAGEMENT PLAN

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NEW STREET LLP

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1 LANDSCAPE MANAGEMENT OBJECTIVES

- 1.1 This document has been prepared by Pegasus Group on behalf of New Street LLP. to provide guidance for the continued management of ornamental planting beds and flowering lawn associated with the proposed commercial development at Marchington Industrial Estate, Staffordshire.
 - 1.2 It is intended post implementation that the planting areas and lawn are maintained by a landscape management company.
 - 1.3 The site is bounded by the existing industrial estate in Marchington, and the landscape proposals will coincide with the proposals for 3 new industrial units and car parking areas between the adjacent buildings.
 - 1.4 This document is to be read alongside the detailed landscape proposals which set out the plant schedule and maintenance guidelines prepared by Pegasus Group, drawing ref:

P18-2787_01 Detailed Soft Landscape Proposals
 - 1.5 Refer to Appendix 2: Landscape Management Areas Plan for the extent of areas to be managed.
 - 1.6 The key objectives of the landscape scheme accompanying this proposal are to create a visually attractive and low maintenance planting scheme around the proposed industrial units, softening the appearance of the units and hard landscape associated with the parking areas.
 - 1.7 The landscape proposals and areas to be managed comprise large areas of mixed shrub planting and blocks of individual species along the industrial unit frontages, as well as an area of flowering lawn to the back of the units and parking areas.
 - 1.8 The overall objectives for the Landscape Management Plan are as follows:
 - The flowering lawn will be a low maintenance area to the back of the plots, and the shrub planting beds will be formal in appearance to create an attractive setting for the industrial units.
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- To ensure the successful planting operations, establishment and continued growth through to maturity of the shrubs for the benefits of the users.
- To ensure best horticultural and health and safety practices at all times;
- To maintain and progress standards by thorough management procedures;
- To identify any defects in the landscape early and address them promptly;
- To create a more diverse and species rich habitat through the provision of a flowering lawn mixture and a variety of shrub planting.

2 LANDSCAPE MANAGEMENT PLAN

Elements of Landscape Management

- 2.1 The management requirements for the scheme include a flowering lawn mixture, shrub planting and blocks of individual species.

Environmental Considerations

- 2.2 The control of invasive and pernicious weeds can be carried out with targeted applications of herbicides containing glyphosate. All pesticides and herbicides should be applied according to manufacturer's recommendations and current legislation, including:

- The Food and Environment Protection Act (1985)
- The Control of Pesticides Regulations (1986)
- The Control of Substances Hazardous to Health Regulations (2002)
- The Environment Protection Act (1990)

- 2.3 It is the Contractor's responsibility to ensure that all works are carried out strictly in accordance with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines or directives that relate to the use of hazardous materials. The Contractor will make such notifications as are required under the terms of The Food and Environment Protection Act (1985), and will be responsible for replacing plants killed by inappropriate use of herbicides.

- 2.4 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.

- 2.5 Where appropriate, use should be made of recycled components.

- 2.6 Arisings from management and maintenance operations should be removed from site and deposited at a legal tip or green compost facility.

- 2.7 Where necessary, management and maintenance staff are to water plants at appropriate times during particularly hot weather to ensure minimum water evaporation.

General Landscape Management

- 2.8 The Landscape Contractor is to visit the site and to fully acquaint themselves with local conditions, the nature of the work and the state of the ground (as they will be required to execute work upon it), the programme and manner of work and all other matters affecting

the proposed work. No claim for extra work on the grounds of lack of knowledge will later be entertained.

- 2.9 Care is to be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the contractor's expense.
- 2.10 It is the Contractor's responsibility to ensure that all works and operation are carried out in accordance with the Construction Design and Management Regulations 2015. All work shall be carried out by experienced operatives holding relevant horticultural qualifications and training certificates, or under the supervision on site of such a person. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractor's operations or omissions shall be replaced by the contractor at his own expense during the next planting season.

Litter Removal

- 2.11 The Contractor shall ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.
- 2.12 Particular care shall be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 2.13 All litter and debris shall be removed off site to an authorised tip.
- 2.14 This shall be carried out in accordance with the Code of Practice on Litter and Refuse (2006) issued under Section 89 of the Environment Protection Act (1990).

Flowering lawn mixture

- 2.15 Prior to cutting, all areas shall be cleared of litter and debris in accordance with the section detailed above.

- 2.16 Flowering lawn areas should be mown regularly throughout the first year of establishment to help maintain a balance between grasses which are faster growing and the wildflower species. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. The grassland should be assessed at each visit and mown when heights of the sward reach above 100mm. Mow these areas to a height of 40-60mm. All arisings should be removed to on-site compost heaps or off site.
- 2.17 The management of the flowering lawn will alter in the second year from sowing and will be maintained the following way in the long term. The lawn should be mown regularly, maintaining a height of 25–40mm, until late June when the mowing can be relaxed to permit flowering. The next cut should be 4-8 weeks later. Mowing can also be suspended earlier in the year to allow the cowslips to flower. The exact timing of the cut within these months will be dependent on weather conditions, should the ground be too wet to proceed, the maintenance regime should be postponed.
- 2.18 All arisings are to be removed from site following cutting operations.
- 2.19 Additional mowing will be required in Autumn (September) to remove excess grass growth and promote flowering species. Mow the lawn to a height of 25-40mm with a rotary, flail or similar mower. Arisings should remain on the ground for a minimum of 24 hours; all arisings are to be removed from site following cutting operations. **See landscape proposals for guidance on the extent of flowering lawn. The areas of flowering lawn shall be maintained as such to ensure there is no reduction in flowering lawn areas.**

Ornamental Shrub Planting

- 2.20 During years 1-5 or until canopy closure, planting will be maintained by annual visits.
- 2.21 Prior to maintenance, all areas will be cleared of litter and debris in accordance with the section set out above.
- 2.22 All plants shall be checked and if necessary firmed up in the ground.
- 2.23 Any damaged shoots or branches shall be pruned off using secateurs.
- 2.24 The Contractor will ensure that all shrubs are maintained 90% free of weed growth. This will normally be achieved by the application of appropriate contact or residual herbicides,

although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.

- 2.25 The Contractor will remove any dead, dying or diseased plants, which are evident during any maintenance visit. The Operations Manager will be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the contractor's operations or omissions will be replaced by the contractor at his own expense during the next planting season.
- 2.26 Where the operations manager has agreed that plant deaths have arisen due to circumstances out of the control of the contractor, replacement planting will be instructed by the Operations manager and paid for at an agreed rate.
- 2.27 All replacement planting will be with like species unless otherwise agreed with the Operations Manager.
- 2.28 In any mulched areas where the depth of the layer of mulch has fallen below 75mm extra mulch will be added to increase its depth to 75mm.
- 2.29 The contractor will clean all hard standings, gullies, gratings and grassed areas of soil spillage, bark mulch, leaves etc. which emanate from adjacent shrub beds.

3 REVIEW

Review of Management Plan

3.1 It is proposed that the Landscape Management Plan will be reviewed annually allowing for minor variations in maintenance or timing of work. The management plan will be revised every 5 years to take on more major changes such as the exclusion of operations.

3.2 It is anticipated that there will be an annual review of the site looking at the following:

Litter;

Pedestrian routes and desire lines;

Shrub bed establishment;

Flowering lawn establishment

It is anticipated that following the review, any problems or changes that are impacting on the landscape will be accommodated with the agreement of the Local Authority.

APPENDIX 1 - LANDSCAPE MAINTENANCE PROGRAMME

Marchington Industrial Estate, Staffordshire: Annual Landscape Management Plan Maintenance Schedule

Management Scope: Maintenance Activity	January	February	March	April	May	June	July	August	September	October	November	December
Litter and debris removal												
Pick all litter from areas of hard and soft landscape and remove from site (twice weekly March to September).	•	•	•	•	•	•	•	•	•	•	•	•
Flowering lawn												
Cut grass.				•	•	•		•	•			
Control/remove weeds.				•			•		•			
Repair worn areas.				•			•		•			
Shrub planting												
Spray ground with herbicide (mechanical removal in any ecologically important areas).				•		•		•				
Replace shelters and guards as necessary, firm plants as required.	•	•	•	•	•	•	•	•	•	•	•	•
Replace dead/dying/vandalised transplants and shelters.	•	•	•								•	•
Prune back plants encroaching over kerbs/road edges etc.				•	•	•	•	•	•			
Remove shelters/stakes/ties from established plants.	Approximately 4-5 years after planting											
Coppice c. 25% of species mix (weakest plants).	Approximately 7years after planting											

APPENDIX 2 - LANDSCAPE MANAGEMENT AREAS PLAN

