

Old Oak Stave, Rogerstone
Landscape Management Plan

by
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1 Introduction

- 1.1 This management plan covers the new hard and soft landscape features within the proposed development at Old Oak Stave, Rogerstone. The objectives of the plan will be achieved through maintenance prescriptions set out at the end of the report.

2 Long Term Design Objectives

- 2.1 The long-term aim is to establish a high-quality / biodiverse landscape residential setting. This will be achieved through a number of overriding objectives to:
- Ensure that the landscape has year-round interest;
 - Ensure a safe environment with natural surveillance for the residents;
 - Create legible and easy to understand environment with navigable paths
 - Use trees and planting beds in a creative way to aid wayfinding;
 - Implementation and establishments of different landscape types shrub and tree planting, hedges, rain gardens, wetland swale meadow grass and lawn areas.

3 Management responsibilities

- 3.1 The maintenance of the site will be the responsible of management company and maintenance of the external areas shall be in accordance with this Management and Maintenance Plan.
- 3.2 The management plan will deliver consistency of approach and maintenance standards and the Landscape Management Plan (LMP) should be reviewed at every 5 years to ensure that the overriding objectives are being achieved.
- 3.3 The landscape features with the LMP are described as:

Soft Landscape

- Proposed tree planting
- Proposed shrub planting
- Proposed climbing planting
- Proposed hedgerows
- Proposed grass sward types
- Swales
- Rain Gardens

Hard landscape

- Footpaths
- Car parking surface and roads
- Seating wall
- Street Furniture / Pergola
- Fencing

- 3.4 The management plan is a live document and sets out to review, monitor and adjust where necessary the short-term landscape objective. A full management review should be undertaken prior to the expiry of the initial management plan.
- 3.5 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor'.
- 3.6 Maintenance visits shall be undertaken at fortnightly intervals to undertake the most intensive maintenance tasks such as grass cutting, removing litter and inspecting components for defects. Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.
- 3.7 A record or log of all maintenance visits should be undertaken by the Contractor and kept as proof that operations are being undertaken and to help inform any changes that may need to be made to respond to site circumstances.

- 3.8 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 3.9 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 3.10 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 3.11 Following expiry of the defects period and the autumn of the 4 subsequent years, the Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 3.12 Chipping and shredding is not permitted on site without prior consent.
- 3.13 Proposals for control of vermin should be submitted for approval if they become a problem.
- 3.14 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

4 MANAGEMENT OF PROPOSED SOFT LANDSCAPE FEATURES

Proposed Trees

Primary Objectives

- 4.1 To ensure new tree planting is managed to enable its successful establishment, and to promote healthy growth and attractive form.
- 4.2 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; applications of slow release fertiliser; inspecting stakes and ties to trees and removing these as soon as trees are self-supporting to benefit tree establishment; re-firming trees in ground after strong winds, frost heave or other disturbances; monitoring and replacing failed planting with new plants between October and March; inspecting trees for pests and diseases; pruning to maintain shape and form and maintaining a mulch layer around the base of the tree to prevent weed competition.
- 4.3 Ensure replacement planting is undertaken to the original specification into well-prepared ground.

Proposed Hedges

Primary Objectives

- 4.4 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense thicket that can be suitably maintained either for ornamental or wildlife value.
- 4.5 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; removing tree/shrub shelters after establishment; pruning/clipping and re-shaping hedge species; removing weeds; hoeing or forking over beds; fertilising; topping up mulch; monitoring for pests and diseases; and replacing dead or dying specimens.
- 4.6 The proposed native hedgerow on the boundaries will be managed at a minimum height of 1.2m.
- 4.7 Ensure replacement planting is undertaken to the original specification into well-prepared ground

Proposed Shrub, Climber and Rain Garden Planting

Primary objectives

- 4.8 To ensure planting within and around the buildings and access roads are suitably cared for to enable successful establishment; to maintain growth and a high aesthetic appearance; and prevent planting beds becoming overgrown and untidy.
- 4.9 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; pruning/clipping and re-shaping species to encourage bushiness; removing weeds; hoeing or forking over beds; fertilising; topping up mulch; monitoring for pests and diseases; and replacing dead or dying specimens as soon as possible when growing conditions permit.
- 4.10 When shrubs start to overlap or dominate less vigorous species, it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 4.11 Monitor and replace failed planting with new equivalent plants between October and March or later if containerised stock is used and weather conditions permit. Dead head flowering shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.

Proposed Amenity Grass

Primary Objectives

- 4.12 Ensure amenity short-mown grass areas adjacent to the site access road and New Road are suitably managed in order to maintain an attractive sward.
- 4.13 Routine operations will involve: allowing amenity seeded areas to establish to a minimum height of 35mm before first cut; regular mowing to maintain a height of 20-45mm through the growing seasons; removing all litter including fallen leaves from grass areas prior to mowing; fertilising if sward is weak; Edging adjacent to footpaths and beds scarifying and spiking if sward is dominated by moss or showing signs of not draining properly;
- 4.14 Bare areas and areas of dead grass which become apparent, should be made good by over-seeding or turfing at the earliest available opportunity
- 4.15 Grass cutting will be avoided in areas planted with bulbs during late winter/early spring when bulbs are growing/flowering and for a period.

Proposed Species Divers Grass Swards and Swale Embankments

Primary Objectives

- 4.16 Ensure swale sward and outlets are free from litter and deleterious material.
- 4.17 Ensure species divers grass swards and embankments to swales are suitably managed in order to maintain diverse range of species within the sward and a benefit local fauna.
- 4.18 Routine operations to wild flora areas will involve: allowing seeded areas to establish to a minimum height of 50mm before first cut; and repeat every 2 months throughout the first year, then mowing twice per annum April and August in the following seasons; removing all litter.
- 4.19 Routine operations to unmanaged grass sward / meadow grass land will involve: allowing seeded areas to establish to a minimum height of 50mm before first cut; and repeat every 4 months throughout the first year, then mowing once per annum in March in the following seasons; removing all litter
- 4.20 Bare areas and areas of dead grass which become apparent, should be made good by over-seeding at the earliest available opportunity.

5 MANAGEMENT OF PROPOSED HARD LANDSCAPE FEATURES

Hard Surfaces and Street Furniture

Primary Objectives

- 5.1 To ensure that hard surfaces, street furniture and fencing are maintained in a safe, debris-free state to facilitate all-year-round use and an attractive visual appearance
- 5.2 Routine operations will involve: removing debris, litter and fallen leaves through regular sweeping; remove grass arisings; undertaking regular visual inspections for defects.
- 5.3 Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.
- 5.4 Street Furniture and Fencing will be inspected to ensure that it remains soundly and safely installed.

6 MAINTENANCE OPERATIONS

Maintenance Schedule Years 1 to 5 Old Oak Stave, Rogerstone		
Landscape elements / habitat types	Action required	Timings
Advanced nursery stock trees	Newly planted tree stock should be inspected for disease by a competent person and inform the Landowner or management company of any major deterioration in the condition of any landscape element. Tree Surgery / Crown reduction as instructed by a qualified arborist. The works should only be carried out by qualified contractors with proof of adequate insurance cover. Pruning of epicormic or basal growth can normally be undertaken by unqualified personnel. Weed control by ensuring no weed growth within a 500mm diameter of each tree. A suitable herbicide should be used in compliance with manufacturer's instructions. Fertilize using suitable slow release fertilizer as per manufacturer's instructions. Inspect tree ties and stakes as scheduled and after strong winds. Replace loose, broken ties or decayed stakes to original specification. Semi mature trees - inspect tree guys as scheduled and after strong winds, tighten as necessary. Remove ties and stakes. Remove dead trees and replace as per original specification.	Annually – in late autumn Annually inspect and monitor condition of trees. - Sept Annually - Sept Annually - Apr & Aug Till year 4– Apr & Aug Every 3 months Every 3 months or after strong wind Till year 4 5 years after planting. Annually till year 5
Amenity grass sward and road verges	Maintain grass area in a manner appropriate to the intended use removing arisings from site. Grass height: Maintain within a range 20 and 45mm and shall be a vigorous sward, free from disease, fungal growth, discolouration, moss, excessive thatch, weeds, frost heave, worm casts and mole hills, scorch or wilt. Remove Litter and fallen leaves regularly to maintain a neat appearance.	Every 2 weeks during the growing season
Wild Flora Grass sward ESF2	Removing all litter prior to cutting. Year 1 Growth and establishment of wild flowers and grasses may be slow initially. There will often be a flush of annual weeds from the soil in the first growing season. Topping the sward 3 times per annum to control initial weed growth removing cuttings if dense.	April, July and September – year 1

Maintenance Schedule Years 1 to 5 Old Oak Stave, Rogerstone		
Landscape elements / habitat types	Action required	Timings
	Year 2 to 5 Each spring if plant growth is more than 15cm in height cut (and remove cuttings if dense) to achieve a plant height of between 5cm and 10cm tall. Cut back the main summer growth and remove cuttings so not to leave a mulch and to help reduce soil fertility; Cut aiming to leave a plant height of between 10cm and 20cm. Remove cuttings if too dense to disperse easily and quickly. Leave 10% of the area uncut to provide over-winter nesting and safe refuges for insects and other wildlife.	March August October
Species rich grass sward to Swales EP1	Inspect and remove litter and deleterious material from swales to ensure inlets and outlets remain free of material. – removal all arisings off site. Additional checks and cleansing to be carried out following all flood events. Removing all litter prior to cutting. Year 1 In the first year, annual weed growth may be cut back to a height of 40-60mm to encourage the development of a good perennial ground cover. Year 2 to 5 Swale embankments Each spring if plant growth is more than 15cm in height cut (and remove cuttings if dense) to achieve a plant height of between 5cm and 10cm tall. Cut back the main summer growth and remove cuttings so not to leave a mulch and to help reduce soil fertility; Cut aiming to leave a plant height of between 10cm and 20cm. Remove cuttings if too dense to disperse easily and quickly. Swale basin Establishment of marginal / aquatic vegetation shall be cleared by 33% every year (generally by hand-pulling, raking or netting) in order to retain areas of open water while at the same time maintaining some vegetation and structural variation. Ensuring that clearance is undertaken in strips across the full range of water depths and reducing the dominant species.	Every month As required after flood events April, July and September – year 1 March August October September or October

Maintenance Schedule Years 1 to 5 Old Oak Stave, Rogerstone		
Landscape elements / habitat types	Action required	Timings
	On annual clearance arising should be left within 3m of the ponds for 3 hours before removal off site.	
Rain Gardens	Inspect site following rainfall events. Add/replace vegetation in any eroded areas. Prune and weed rain garden to maintain appearance. Remove accumulated litter and deleterious material. Inspect inlet and inlet area for any sediment accumulation and remove as necessary Test planting bed for pH and adjust as necessary via ameliorants maintaining pH levels between 5.2, and 8.0. Re-mulch planting beds	As necessary Monthly Monthly Monthly Annually Annually till year 4
Shrub planting Grasses and deciduous ferns	Prune shrubs in accordance with best practise and appropriate to species, removing arisings. Grasses and ferns prune previous years foliage to 10cm from ground level (excluding tree ferns) Remove weed growth and remove off site Remove litter and fallen leaves regularly to maintain a neat appearance. Top up bark mulch	Annually between March and April Annually between March and April Weekly in high profile areas and fortnightly in other shrub beds. Weekly in high profile areas and fortnightly in other shrub beds. Annually in March till year 4
Climbing plants	Ensure climbers are fixed to climbing structures such as pergola and timber screening fences.	Bi monthly
Hedge planting	Weed control by ensuring no weed growth within the hedgerow with a suitable herbicide and used in compliance with manufacturer's instructions. Fertilise using suitable slow release fertiliser as per manufacturer's instructions. Prune hedge planting to reduce the height to 1.2m with vertical sides	Annually - March & Aug Till year 4 Till year 4– Apr & Aug Oct / Nov after year 2 and thereafter in alternate years.
Defects	Remove and replace plant losses to original specification.	Annual – Oct till year 5
Leaf Litter	Inspect hard and soft landscape areas and public realm for leaf litter. With appropriate mechanical sweepers and leaf blowers remove leaf litter from hard surfaces, landscape beds and grass areas, to ensure sweeping does not result in damage surfaces or sand jointing to paving areas.	Monthly Oct / Nov and December

Maintenance Schedule Years 1 to 5 Old Oak Stave, Rogerstone		
Landscape elements / habitat types	Action required	Timings
Notifiable weed growth and other injurious weeds or invasive plants / Notifiable weed growth	All areas affected shall be fenced off to minimise the possibility of unintentionally spreading the injurious weeds or invasive plants. Appoint specialist firm to undertake herbicide treatment to eradicate invasive plant.	May and August Inspect, manage accordingly.
Maintain fencing, and gates	Inspect all gate locking mechanisms fencing and pergola, and make good – temporary measurements to secure site to be installed if necessary. Inspect and undertake herbicide treatment ensuring no weed or moss growth under gates, fences, guard or handrail.	monthly inspections Annually
Footpaths	Inspect all footpath surfaces are in safe and serviceable condition – cordon off any unsafe areas of paving and undertake repair. Inspect manhole and inspection covers within footpath surface for trip hazards – undertake repair where necessary. Inspect and undertake herbicide treatment ensuring no weed or moss growth on footpath surface. Snow and ice clearance - at times of inclement weather, apply rock salt, evenly spread at 20gms per square metre, to all footpath surfaces. Care shall be taken to avoid spreading rock salt near and around trees, planting beds and grass verges.	Monthly inspections Monthly inspections Every 3 months As necessary
Gabion wall	Inspect to ensure the weld mesh joints to gabion baskets are intact and in good condition and do not cause a Health and Safety issue – make good if necessary.	Every 3 months
Cycle racks	Inspect to cycle racks and hoops are in sound condition / fit for purpose of use and not a Health and Safety issue – make good and or replace when necessary.	monthly
Reviewing the maintenance and management plan	Qualified personnel shall monitor / report and adjust the short-term maintenance plan and timings twice a year. The long-term management plan including its objectives and deliverability should be reviewed every 5 years and should be adjusted as appropriate.	Twice per annum Every 5 years

7 Details of Plant Replacement

- 7.1 Location of plant species are indicated on Davies Landscape Architects drawing DLA-1993-L-02.
- 7.2 Replacement plants shall be implemented at the sizes and densities identified on planting plan .

Replacement Plant Sources

- 7.3 Replacement plants shall be obtained from a nursery that are members of the Horticultural Trades Association Nursery Certification Scheme and approved by the project and local authority landscape architect.
- 7.4 All replacement stock shall be of local provenance or if unavailable national provenance. Origin and provenance have the meaning given in the National Plant Specification and grown in the UK.

Implementation of Replacement Plants

- 7.5 Plant handling and planting operations shall be undertaken in accordance with Horticultural Trades Association “Handling and Establishing Landscape Plants” (Parts I-III).

Timetable for Implementation of Replacement Plants

- 7.6 The replacement of failed plants shall be undertaken by the end of the next available planting season and during the following periods:
- Deciduous trees and shrubs: Late October to late March.
 - Conifers and evergreens: September/ October or April/ May.
 - Container grown plants: At any time if ground and weather conditions are favourable.